



WESTHEIMER LAKES II

NEC OF FM 1093 & WESTHEIMER LAKES N. DRIVE | KATY, TEXAS

**ENDCAP WITH PATIO AND SMALL SPACES
AVAILABLE FOR LEASE**



PROJECT HIGHLIGHTS

Westheimer Lakes II

NEC OF FM 1093 & WESTHEIMER LAKES N. DRIVE
KATY, TEXAS

- **Neighborhood retail in explosive** southwest Katy market
- Surrounded by **top-rated master planned communities**
- **Great traffic and visibility** on FM 1093 near FM 1463

AVAILABLE (FOR LEASE):

Endcap with patio and small spaces



TRAFFIC COUNTS

18,766 VPD on FM 1093



\$172K AVG HHI

within 3 miles



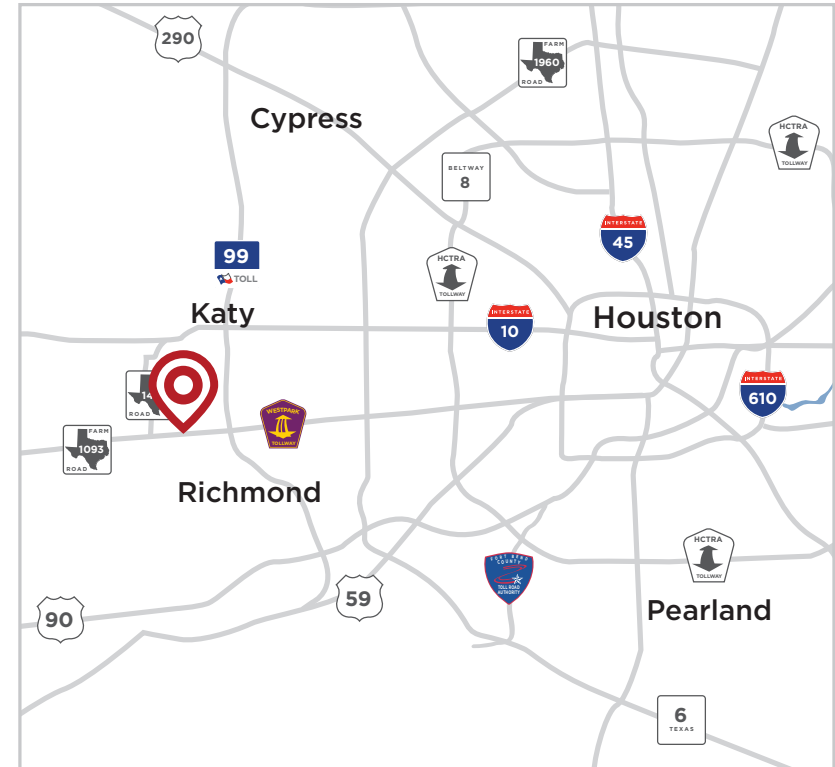
151,429 POPULATION

within 5 miles



185% GROWTH

from 2010 - 2020 within 3 miles



MAJOR AREA EMPLOYERS



AUSTEN BALDRIDGE

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SITE PLAN

KEY	BUSINESS	TEASE AREAS	KEY	BUSINESS	TEASE AREAS	KEY	BUSINESS	TEASE AREAS
1	Dr. David Bright Orthodontist	2,620 SF	6	Physical Therapy & Care	4,224 SF	11	Available For Lease	1,230 SF
2	The Bowl Pho Vietnamese Noodle House	2,000 SF	7	Goldfish Swim School	8,755 SF	12	Dr. Rose Vuong Dentist	1,771 SF
3	Available For Lease	1,932 SF	8	Katy Sports & Fitness	8,500 SF	13	NaturElle Skin Bar	1,283 SF
4	Available For Lease	4,110 SF	9	Pizza Hut	1,725 SF	14	Grooming by Azita	2,529 SF
5	Available For Lease	2,085 SF	10	Stratos Smoke & CBD	1,230 SF	15	The I School	8,338 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART
 COVERED PATIO



02.21 | 03.20



DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 10/20



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	2,882	21,715	47,475
Current Population	9,292	66,147	151,429
2010 Census Population	5,358	23,344	65,528
Population Growth 2010 to 2020	74%	185%	132%
2020 Median Age	35	35	35

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$157,560	\$172,152	\$168,913
Median Household Income	\$150,851	\$148,817	\$146,489
Per Capita Income	\$50,947	\$55,076	\$54,000

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	66%	67%	66%
Black or African American	12%	11%	11%
Asian or Pacific Islander	14%	14%	16%
Hispanic	23%	22%	22%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	11%	11%	10%
2 Person Households	28%	25%	25%
3+ Person Households	61%	63%	64%
Owner-Occupied Housing Units	90%	88%	90%
Renter-Occupied Housing Units	10%	12%	10%

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who

will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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