

GREENBERG & COMPANY

COMMERCIAL REAL ESTATE BROKERAGE FIRM



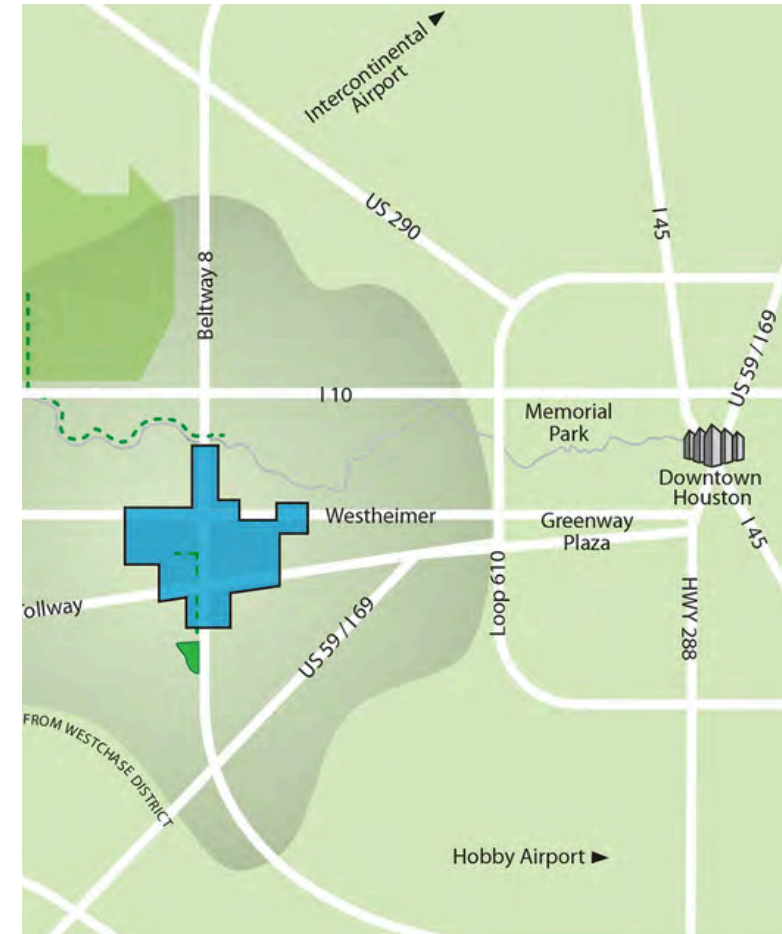
9524 WESTHEIMER RD | HOUSTON TX 77063

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | WWW.GREENBERGCOMPANY.COM | 713.778.0900

EXCELLENT LOCATION

WESTCHASE DISTRICT | GREAT VISIBILITY | HIGH TRAFFIC COUNTS | DRIVE-THRU

PROPERTY DETAILS



This is a single tenant retail building situated near Westheimer Road and S. Gessner. It is west of Loop 610 and the Galleria, South of the Katy Freeway and one mile east of the Sam Houston Parkway. Major thoroughfare along Westheimer Rd.

AVAILABLE SF: **10,000 SF**

LOT SIZE: **31,990 SF**

MARKET: **HOUSTON**

SUBMARKET: **WESTCHASE**

LEASE PRICE: CALL FOR DETAILS

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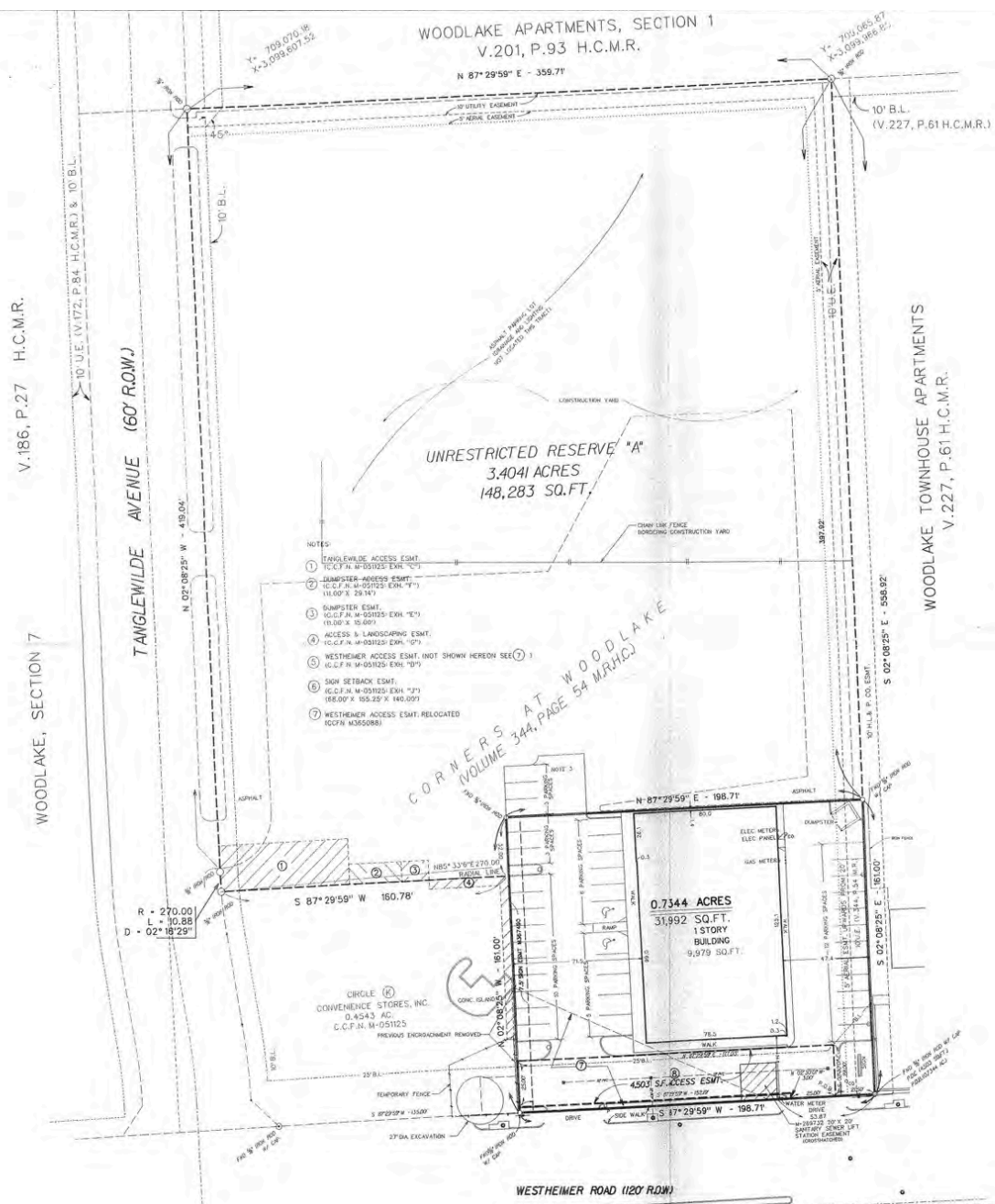


HIGHLIGHTS



More than 1,500 businesses reside in Westchase; several are associated with the petroleum industry, for which Houston is considered a major capital. Major employers that have offices in Westchase include ABB Group, BMC Software, Chevron, Phillips 66, Dow Chemical, Petrochina, and Jacobs Engineering. The Westchase management district is approximately **4.32 square miles in size**, with **16.3 million square feet of office space contained in 118 buildings**. Several projects valued at millions of dollars aimed at improving the Westchase District are underway.

SURVEY



- NOTES:
- 1 ALL PAVED AREAS ARE NON-EXCLUSIVE EASEMENTS FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS AND EGRESS TO AND BETWEEN WESTHEIMER AND TANGLEWILDE ROADS, AND RESERVE 'A' AND C (M367490)
 - 2 ALL PAVED AREAS ARE NON-EXCLUSIVE EASEMENTS FOR ACCESS TO ANY REFUSE CONTAINER THAT THE OWNER OF RESERVE 'A' MAY PLACE ADJACENT TO CIRCLE K TRACT (M367490)
 - 3 RESERVE 'A' IS SUBJECT TO A PARKING EASEMENT IN FAVOR OF RESERVE 'C' FOR 10 BAY FOOT PARKING SPACES AND DRIVE LANE (M367490)
 - 4 THIS PROPERTY IS LOCATED IN "ZONE X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS PER FIRM FLOOD INSURANCE RATE MAP, PANEL NUMBER 4820000275, EFFECTIVE DATE, SEPTEMBER 26, 1990.
 - 5 RESERVE 'C' IS SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS CONTAINED IN LEASE AGREEMENT (M-387494).
 - 6 THIS SURVEY HAS BEEN MADE PLACING RELIANCE ON CHICAGO TITLE COMPANY'S REPORT ISSUED UNDER G.F. NO. 405718-C-14 DATED MAY 19, 1992.
 - 7 ENCROACHMENT CALLED OUT IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. M397496, EXHIBIT "C", ITEM 10, NO LONGER EXISTS.

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (SCALE FACTOR = 0.999801), AS DETERMINED BY THE STATE OF TEXAS. DISTANCES ARE HORIZONTAL SURFACE DISTANCES.

- LEGEND
- CLEAN OUT
 - POWER POLE
 - LIGHT POLE
 - MANHOLE
 - TELEPHONE PEDESTAL
 - ELEC. JUNCTION BOX

WITH RESPECT TO THIS SURVEY, THE UNDERSIGNED HEREBY CERTIFIES TO INVEST WEST FINANCIAL CORPORATION, A CALIFORNIA CORPORATION, PIER IMPORTS, INC., PER GROUP, INC., CHICAGO TITLE INSURANCE COMPANY, AND NATIONAL WESTERN LIFE INSURANCE COMPANY AS FOLLOWS: (1) THIS SURVEY WAS ACTUALLY MADE ON THE GROUND, IS CORRECT ACCORDING TO THE RECORD DESCRIPTION OF THE LAND, CORRECTLY SHOWS THE SQUARE FOOTAGE AND LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS, THE NUMBER AND LAYOUT OF ALL LOADING DOCKS AND PARKING SPACES AND FACILITIES AND THE LOCATION OF ALL WATER COURSES, WATER BODIES, LOT LINES AND MONUMENTS (2) EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE EASEMENTS BENEFITING OR BURDENING THE PREMISES OR RIGHTS-OF-WAY ACROSS THE LAND OR ANY OTHER EASEMENT OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS UPON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF THE BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS ON THE PREMISES AND NO ENCROACHMENTS ON THE LAND BY BUILDINGS, STRUCTURES OR IMPROVEMENTS SITUATED ON ADJOINING PREMISES (3) THIS PROPERTY IS LOCATED IN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN" AS PER FIRM FLOOD INSURANCE RATE MAP PANEL NUMBER 4820000275, EFFECTIVE DATE, SEPTEMBER 26, 1990 (4) THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS OF LAND TITLE SURVEYS ESTABLISHED BY ALTA AND ASSOC CLASS A, 1986. DATE SURVEYED: MAY 19, 1992.

NORTH
SCALE 1" = 30'

Andrew Lonnie Sikes
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 2914

PLAT OF
0.7344 ACRES
31,992 SQ.FT.
BEING RESERVE "C"
REPLAT OF CORNERS OF WOODLAKE, RESERVE "A"
(VOL. 344, PG. 54 M.R.)
JOHN D. TAYLOR LEAGUE, ABSTRACT-72
HARRIS COUNTY, TEXAS
FOR:
PIER GROUP, INC.,
A DELAWARE CORPORATION
ANDREW LONNIE SIKES, INC.
SURVEYING & MAPPING
10835 SEABOARD LOOP, HOUSTON, TX 77099
TELEPHONE NO. (713) 879-7132

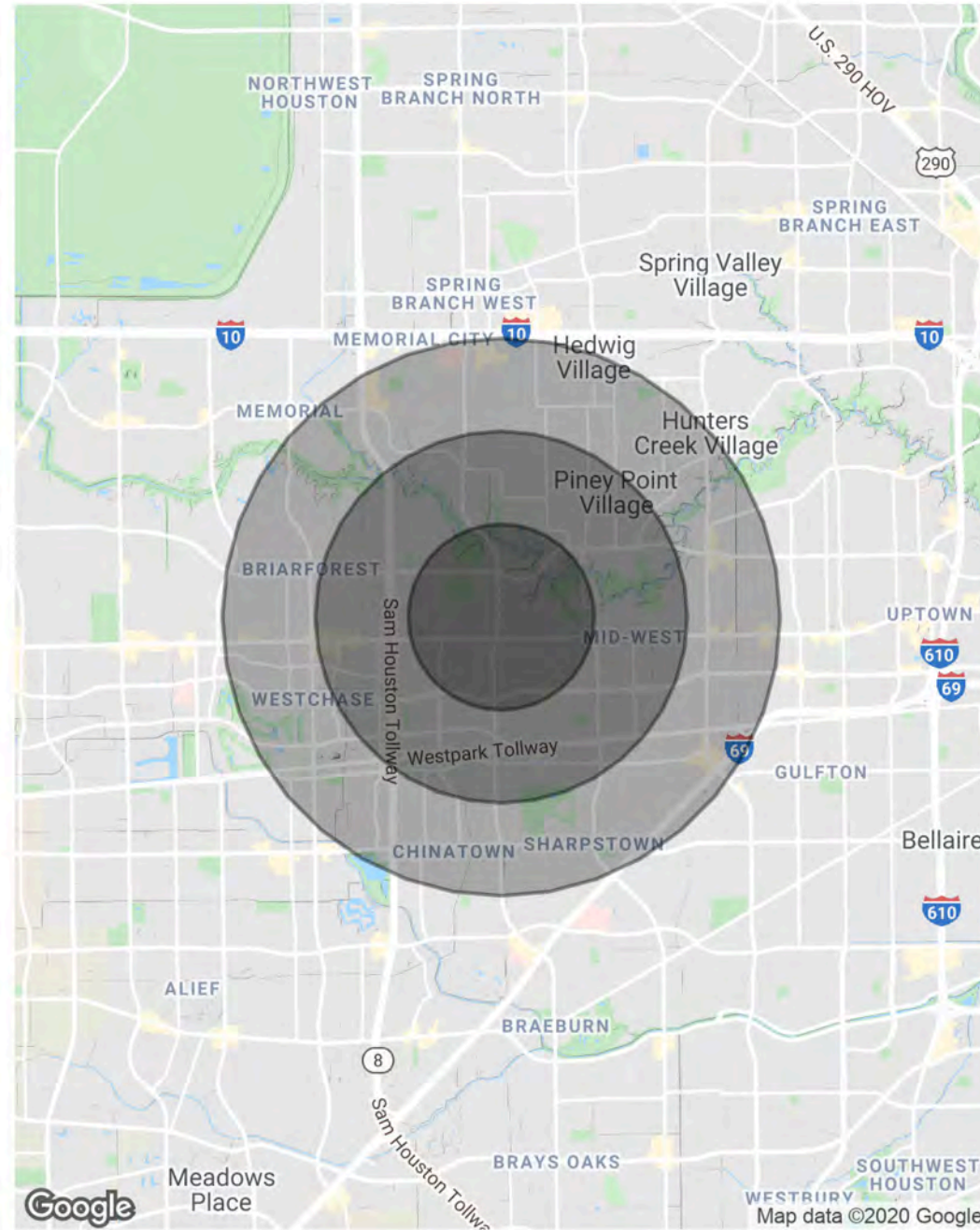
DRAWN BY: JMN/AJG DATE DRAWN: 7/11/1991
FIELD WORK BY: JAL JOB NO: 421-92-01
DATE REVISED: 5/27/92 DWG. NO: 1093

DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,920	73,776	167,972
Average age	38.2	35.3	34.8
Average age (Male)	36.6	35.1	34.3
Average age (Female)	39.9	36.1	35.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,016	34,490	74,102
# of persons per HH	1.9	2.1	2.3
Average HH income	\$83,980	\$86,277	\$82,350
Average house value	\$392,509	\$477,405	\$373,465

* Demographic data derived from 2010 US Census



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice.

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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

Greenberg & Company	382141	-	713-778-0900
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Greenberg	236747	david@greenbergcompany.com	713-778-0900
Designated Broker of Firm	License No.	Email	Phone

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