

# For Lease

14929  
Westpark Dr

Houston, TX 77082



"At Apex Realtors, We are not a 9-5,  
We are a start to finish business"

For More Information:

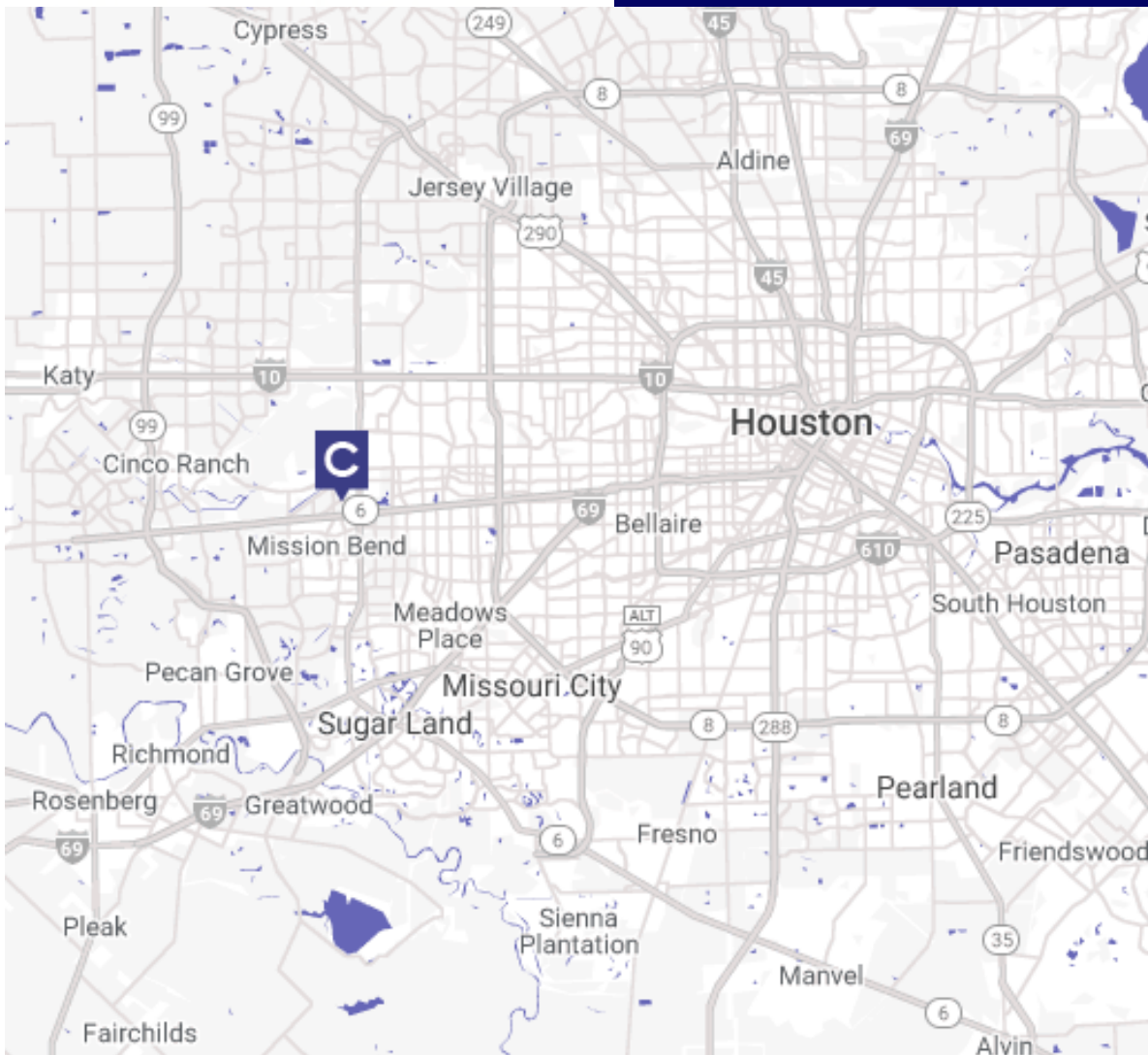
Farid Chatur, Designated Broker  
Apex Brokerage LLC

832-685-APEX(2739)  
farid@apexrealtors.com

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## Property Information

|                |                 |
|----------------|-----------------|
| Divisible Upto | > 1,700 SF      |
| Sqft Available | > 6,800 SF      |
| Rent           | > \$18.00 SF/YR |
| Service Type   | > Triple Net    |

## Demographics

|                             | 1 mile | 3 mile  |
|-----------------------------|--------|---------|
| Population                  | 22,456 | 140,435 |
| Households                  | 7,854  | 48,038  |
| Median Age                  | 33.30  | 34.30   |
| Population Growth '21 - '26 | 3.12%  | 3.82%   |

## Property Highlights

CORNER LOT, HIGH TRAFFIC COUNTS, GREAT VISIBILITY  
• 2 Drive Thrus Available • Brick Exterior

## Traffic Count

| Collection Street | Cross Street       | Traffic Vol | Last Mea | Distance |
|-------------------|--------------------|-------------|----------|----------|
| Green Crest D     | Cedar Gardens Dr S | 1,991       | 2018     | 0.15 mi  |
| Westpark Dr       | Addicks Clodine Rd | 10,082      | 2018     | 0.37 mi  |
| Alief Clodine Rd  | Estrada Dr E       | 19,170      | 2018     | 0.53 mi  |
| Winkelman Rd      | Paladora Dr S      | 4,164       | 2018     | 0.65 mi  |
| Addicks Howell Rd | Alief Clodine Rd S | 51,562      | 2014     | 0.66 mi  |

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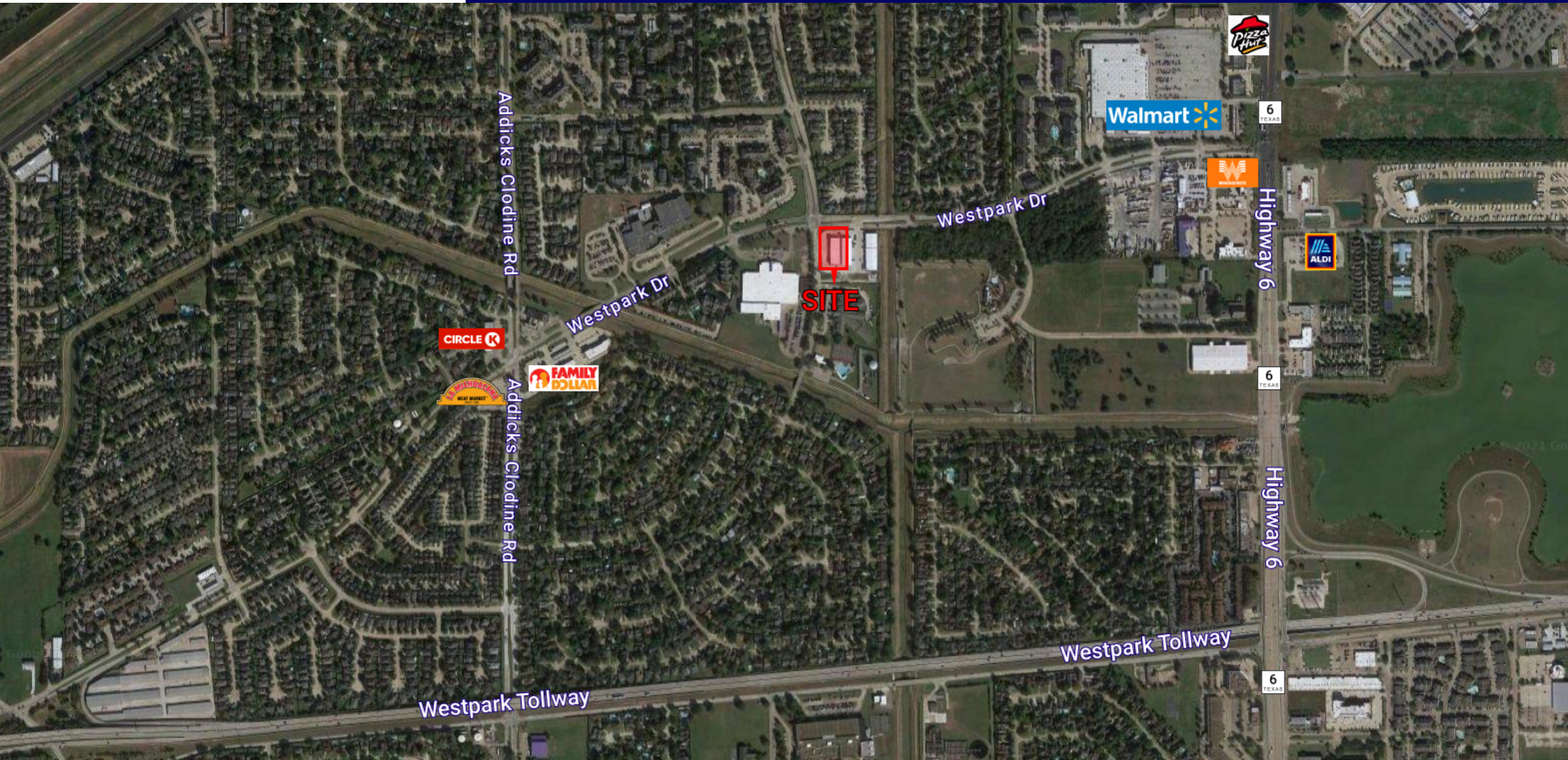
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