



1222 WITTE RD

RETAIL DEVELOPMENT AVAILABLE FOR SALE OR LEASE

SEC Westview Dr & Witte Rd | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 1222 Witte Rd
Houston, TX 77055

Size: **Total SF: 8,433 SF**

- 4,623 SF – Second Generation Restaurant Available For Lease
- 2,500 SF – The Decoy - Sports Bar + 3 volleyball courts & covered pavilion
- 1,310 SF – Underbelly Burger

Price: Call for Pricing

HIGHLIGHTS:

- Newly constructed retail development available for purchase
- 4,623 SF of 2nd gen. restaurant space available for lease
- 77 parking spaces
- Located within the highly desirable Spring Branch neighborhood
- Easy access to Interstate 10 and Beltway 8, two of Houston MSA's major highways

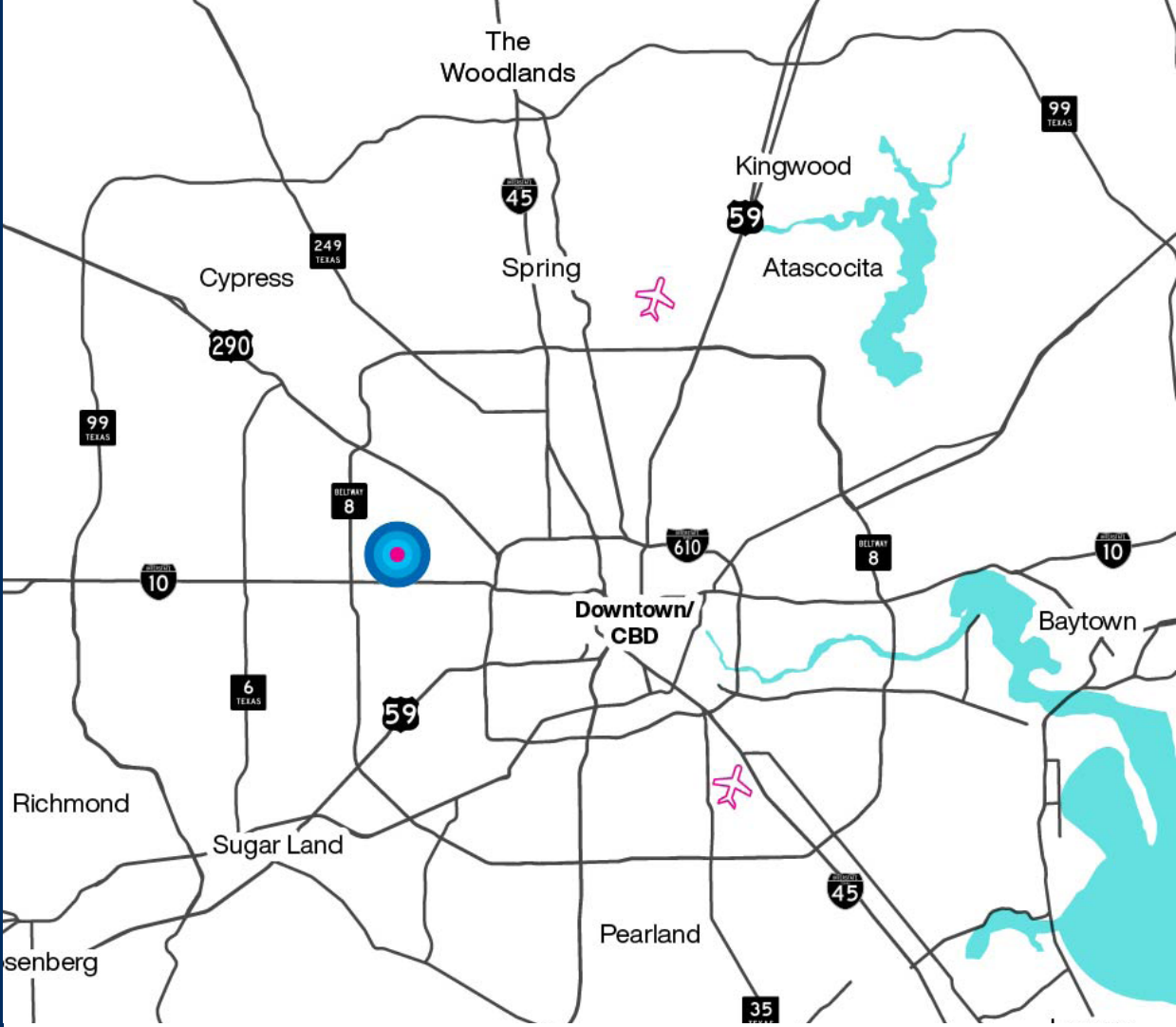
TRAFFIC COUNTS:

Westview Dr: 6,408 CPD '22

Witte Rd: 6,786 CPD '22

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	18,377	136,738	367,445
Daytime Pop.	47,373	190,411	535,430
Avg HH Income	\$99,909	\$143,998	\$116,903



SITE PLAN



Houston Christian High School

Northbrook High School

The Lion Lane School

SITE

Randalls **chico's** **BARNES & NOBLE** **ULTA**
LOVESAC **TALBOTS** **ATHLETA** **Hallmark**
Bath & Body Works **GAP** **ESCALANTE'S** **WHITEHOUSE BLACKMARKET**
GRIMALDI'S **POTTERY BARN** **WILLIAMS SONOMA** **CAVA**
BANANA REPUBLIC **ANN TAYLOR**

Walmart

TORRYS VACCO
KIRBY ICE HOUSE **MIA'S**

Academy SPORTS-OUTDOORS **FIVE GUYS** **MOD**
crumbl **Olive Garden** **PETSMART**
Schlotzsky's **Denny's** **rack** **EL RELY**
GENCHI GRILL **FREEBIRDS** **ME**

ROSS **DSW** **OfficeMax**
Marshalls **TJ-maxx** **SAS**
HomeGoods **FIVE BELOW** **LONGHORN STEAKHOUSE**

10

387,238 CPD (23)

395,397 CPD (23)

10

Stratford High School

TJ-maxx

Gesner Rd

Kroger
Memorial Senior High School

Target **macys** **JCPenney** **Dillard's**
Abercrombie & Fitch **FOREVER 21** **Cosplay Factory**
OLD NAVY **HOLLISTER** **VICTORIAS SECRET** **Starbucks** **HOTEL ZAZA**
CINEMARK

Total Wine & More

Lakeside Country Club

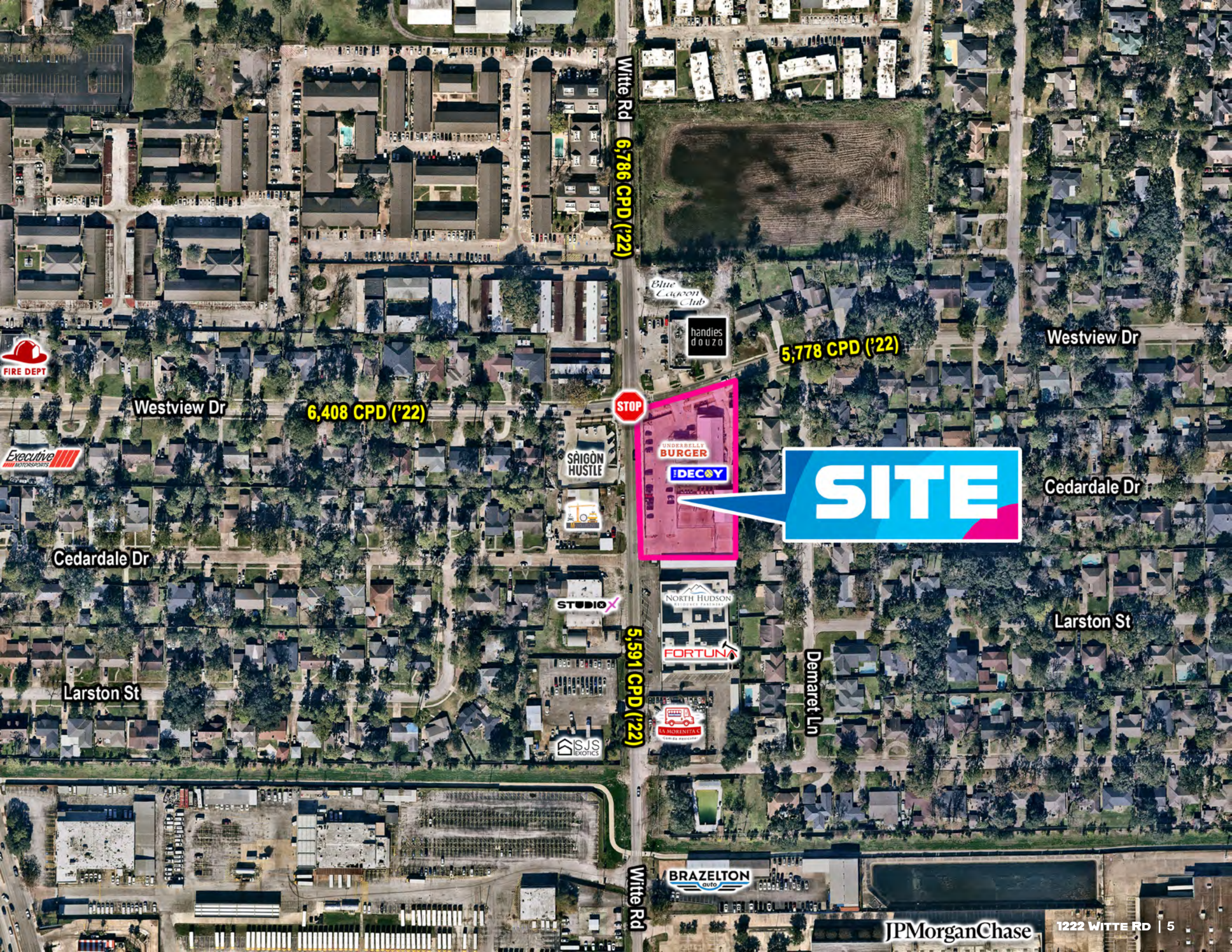
Westside Tennis Club

BELTWAY 8

TRADER JOE'S

WHOLE FOODS

1222 WITTE RD **Kroger**



Witte Rd
6,786 CPD ('22)

5,778 CPD ('22)

6,408 CPD ('22)

STOP

5,591 CPD ('22)

Witte Rd

Westview Dr

Westview Dr

Cedar Dale Dr

Cedar Dale Dr

Larston St

Larston St

Demaree Ln

BRAZELTON
auto

JPMorganChase

1222 WITTE RD | 5

AVAILABLE
4,623 SF



**AVAILABLE
SIGNAGE**





2ND GEN. RESTAURANT





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.

Blue Ox Brokerage, LLC	9009549	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Duncan Brooks Shanklin III	618418	bs@blueoxgroup.com	713.966.2738
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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SEC Westview Dr & Witte Rd | Houston, TX

Josh Jacobs | 713.204.4433
jj@theblueoxgroup.com

Brooks Shanklin | 713.966.2738
bs@theblueoxgroup.com



www.BLUEOXGROUP.COM