

# THE SHOPS AT RIVER OAKS



OFFERING MEMORANDUM

WPW  
REALTY ADVISORS



# Investment Overview

WPW Realty Advisors is pleased to present for sale The Shops at River Oaks. The property is located at 3734-3738 Westheimer Rd., Houston, TX 77027.

Comprised of 2 tenants, The Shops at River Oaks is an approximately 9,330 square foot center situated on approximately 41,870 square feet of land.

The center is located just east of Wesleyan St./Willowick Rd. and the famous Highland Village Shopping Center, just south of River Oaks subdivision and just north of Greenway.

**Highland Village** was built in 1952 to serve Houston's carriage trade, the residents of the surrounding enclaves that are among the city's wealthiest neighborhoods.

**River Oaks District** is home to over 60 luxury brands and 12 memorable culinary experiences. The District is Houston's most distinct open-air gathering place for community events, art installations & activations, influenced by Houstonian's unique culture and lifestyle.

**Greenway Plaza** has evolved into one of Greater Houston's largest employment centers, with over 4.4 million square feet of office space on a 52-acre campus.

## Offering Summary

LOCATION:	3734-3738 Westheimer Rd Houston, TX 77027
LAND SIZE:	±41,870 SF
BUILDING SIZE:	±9,330 SF
OCCUPANCY:	100% Leased
PRICE:	Call for Pricing
CURRENT NOI:	\$542,320





# Investment Highlights



## EASILY ACCESSIBLE

Easy Access to US-59 & Loop 610 via Wesleyan & Westheimer



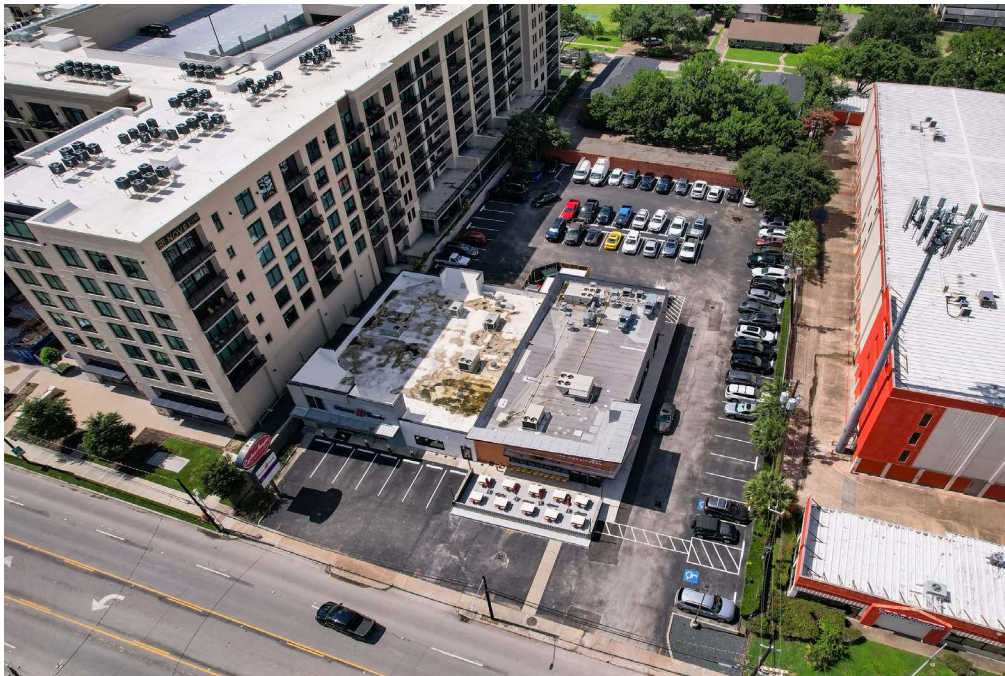
## NEARBY ATTRACTIONS:

Near Central Market, Highland Village, River Oaks District, Greenway Plaza, The Galleria, Upper Kirby District

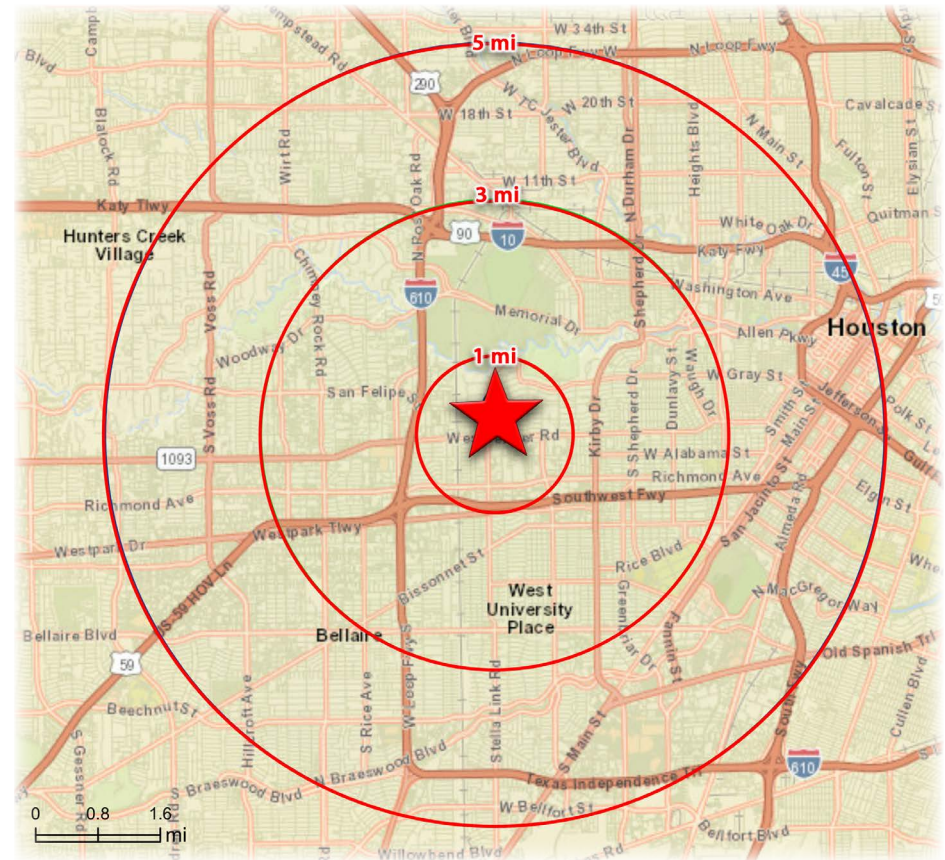


## INCOME GROWTH + UPSIDE OPPORTUNITY:

- Built in rental increases allowing for natural income growth
- Simultaneous expirations allowing for potential redevelopment

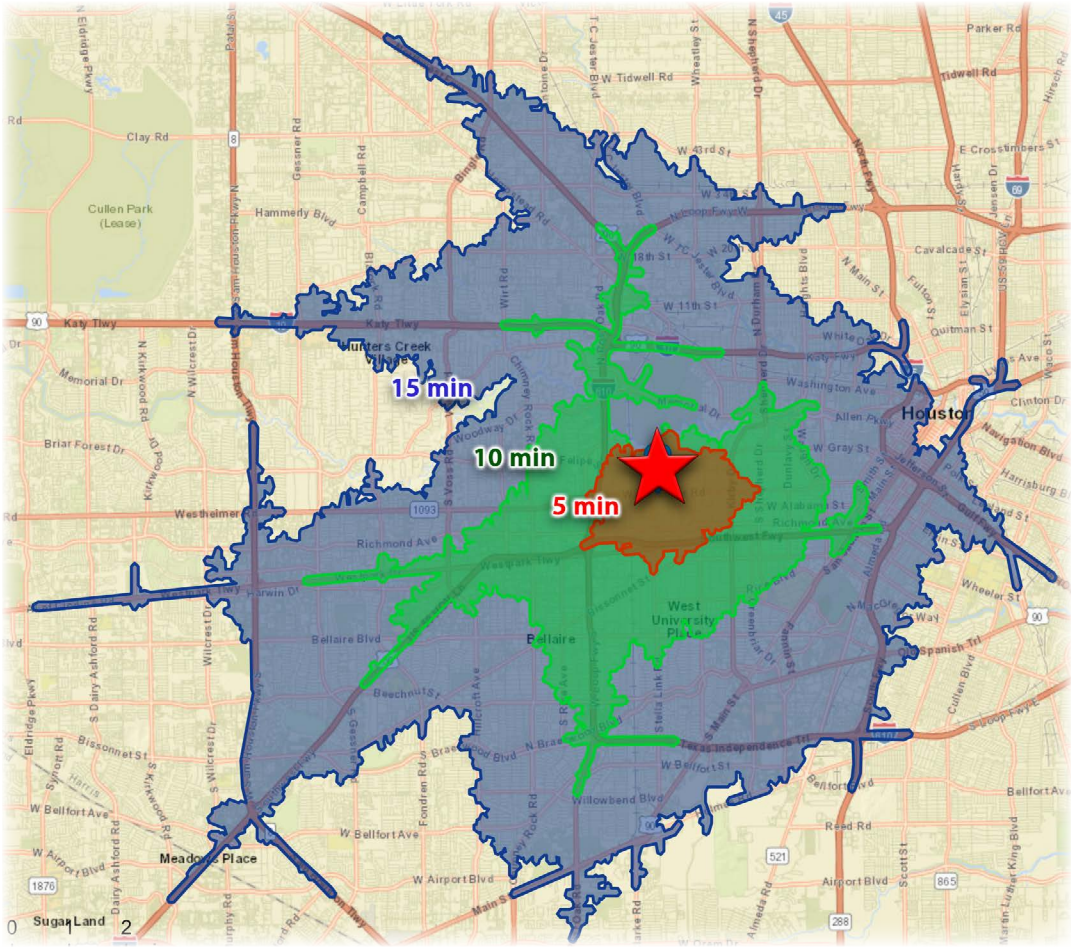


Demographic Snapshot:	1 mile	3 mile	5 mile
2024 Total Population:	25,626	201,582	530,727
2029 Total Population:	27,004	208,625	546,062
2024 Daytime Population:	58,703	351,323	1,020,469
2024 Estimated Households:	14,989	102,574	258,828
2024 Average HH Income:	\$161,561	\$179,005	\$153,443





Demographic Snapshot:	5 min	10 min	15 min
2024 Total Population:	32,645	176,668	709,710
2029 Total Population:	34,010	181,605	726,875
2024 Daytime Population:	70,519	324,874	1,214,784
2024 Estimated Households:	18,600	87,532	328,785
2024 Average HH Income:	\$168,965	\$163,788	\$134,337



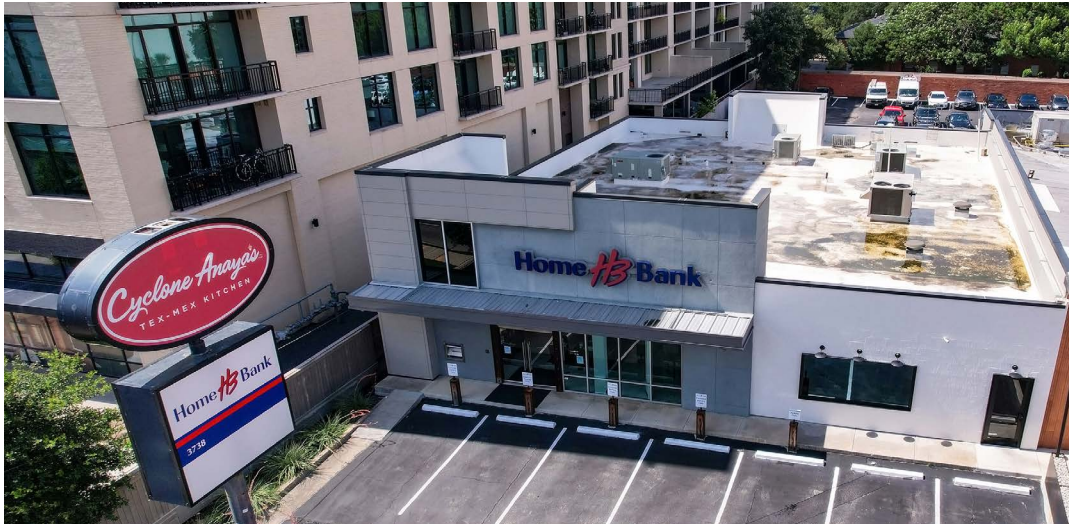


# Tenant Profiles



A Houston staple since 1966, Cyclone Anaya's was founded by famed Mexican wrestler Jesus Becerra Valencia, better known by his stage name, Cyclone Anaya, and his wife Carolina – a former Miss Houston. After nearly 60 years, Cyclone Anaya's has become a Texas legacy, serving Carolina's original homemade recipes in 7 restaurants. In 2017, Cyclone's children, Rico and Vienna, sold the restaurant to locally based Heritage Restaurant Group, who intends on keeping the tradition alive and giving Texas and the nation the taste of fine homemade Mexican food that has made Cyclone Anaya's famous.

The Heritage Restaurant Group is part of the Sugar Land-based Dhanani Group. Starting in the gas and convenience store business in 1976, the Dhanani Group first became a Burger King franchisee in 1994 with the first co-branded restaurant in Houston, Texas. The Sugar Land, Texas-based company is now ranked one of the country's largest QSR franchisees for Burger King Corporation (275+ locations) and Popeyes (150+ locations) with a growing presence in casual and fine dining starting with La Madeleine restaurants (37+ locations).



Chartered in 1908 as Home Building and Loan, Home Bank, N.A., is one of the nation's most stable lending and financial institutions. As the oldest financial institution chartered in Lafayette Parish, through the years Home Bank has expanded to serve growing and vibrant markets with over 40 locations across Louisiana, Mississippi and Texas. Home Bancorp, Inc. is the holding company for Home Bank, National Association, a nationally chartered bank headquartered in Lafayette, Louisiana. Home Bancorp, Inc. trades on the Nasdaq Global Market under the symbol "HBCP". The location was originally leased to Texas Bank, who was acquired by Home Bank in 2022.



# Property Overview



## ADDRESS

3734-3738 Westheimer Rd,  
Houston, TX 77027



## TOTAL LAND AREA

41,870 SF



## YEAR BUILT

1965/2003  
Reno. 2017/2023



## TRAFFIC COUNTS

Westheimer Rd: 22,447 VPD west of site  
Westheimer Rd: 28,278 VPD east of site  
Willowick Rd: 15,492 VPD north of site  
Westheimer Rd: 24,617 VPD south of site



## PARCEL

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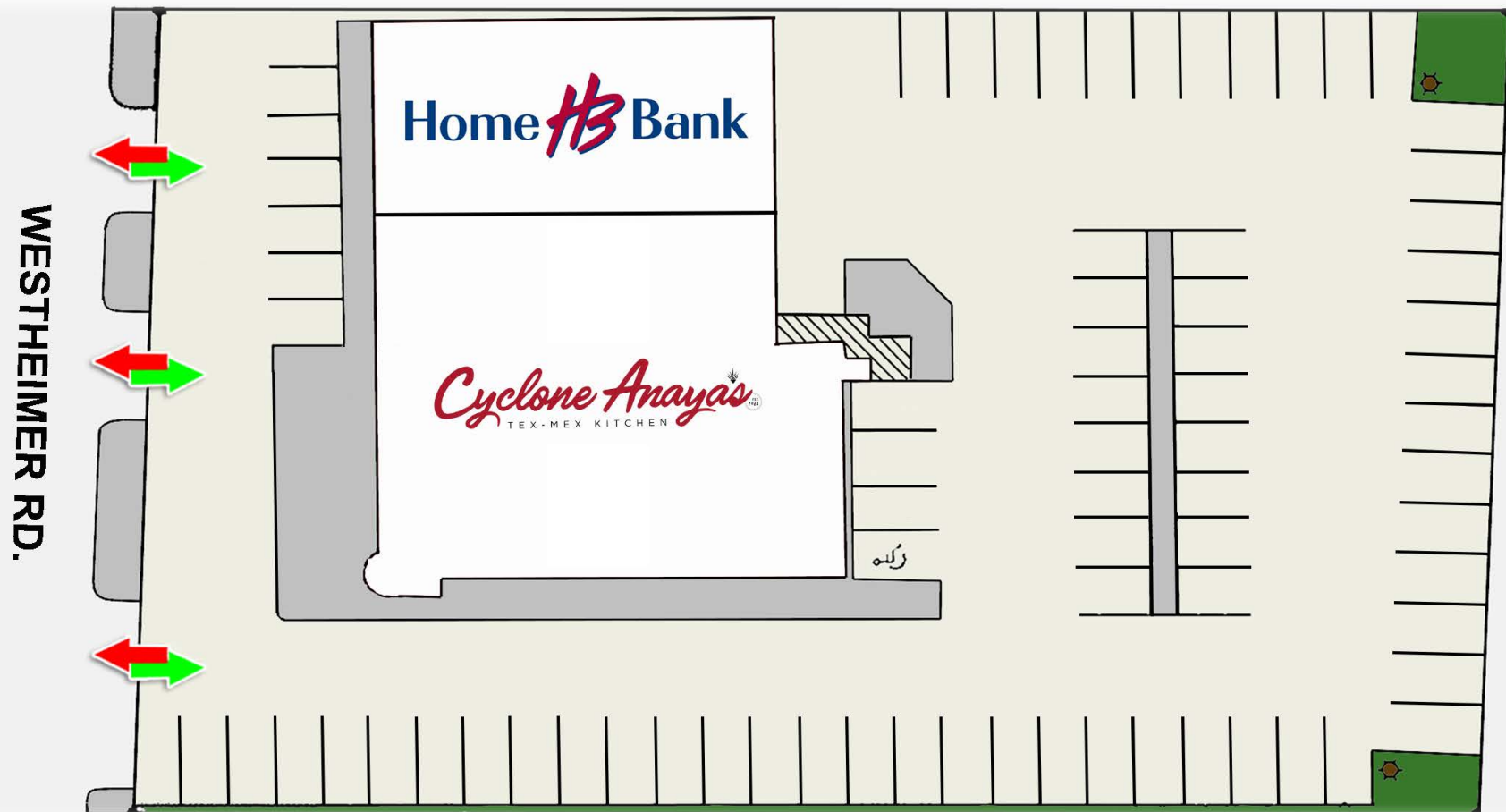
## TOTAL GLA

±9,330 SF



## INGRESS/EGRESS

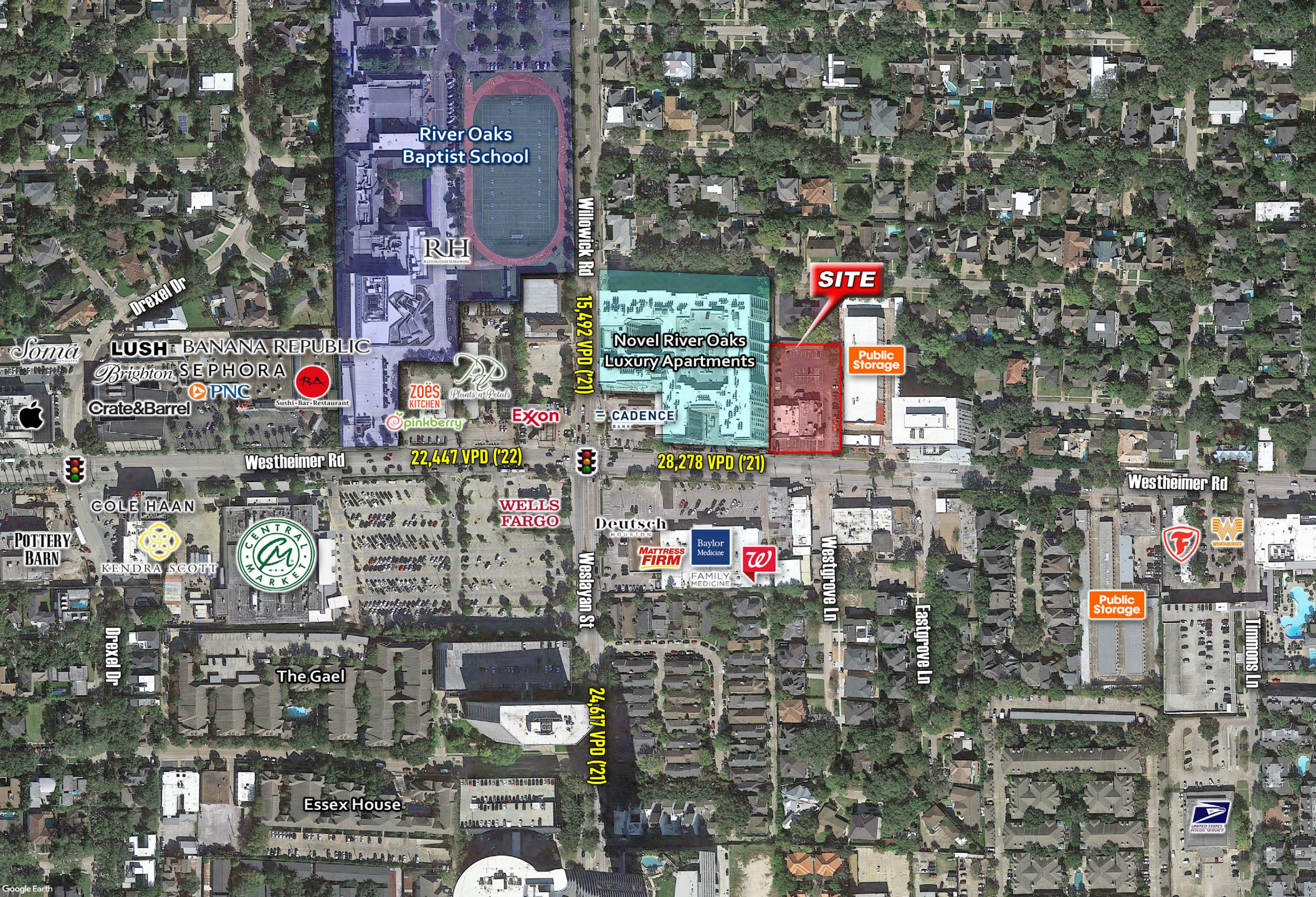
Three access points on  
Westheimer Rd







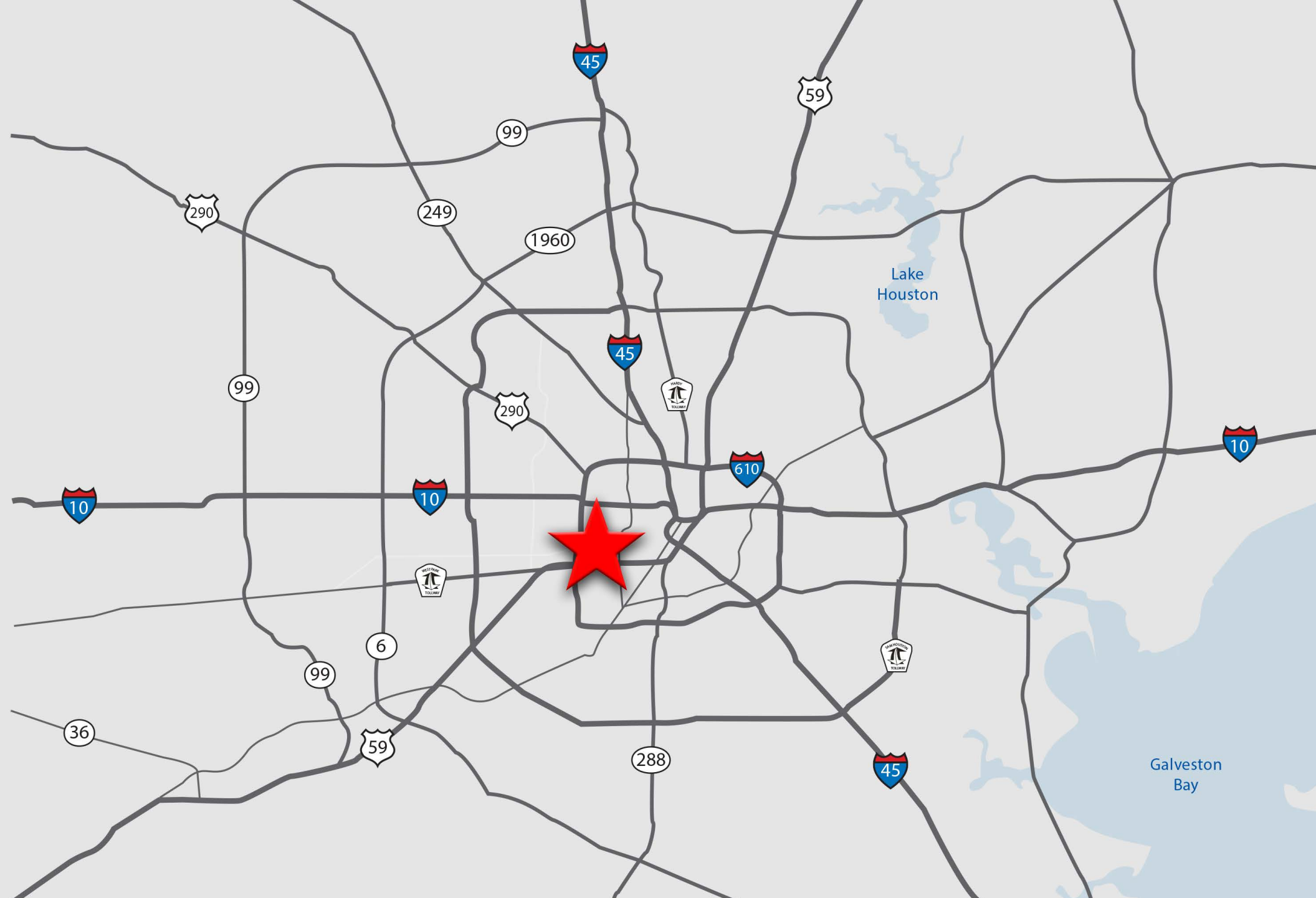
















## Demographics



**2024 Population**  
(3 mi Radius)  
**201,582**

**Average HH Income**  
(3 mi Radius)  
**\$179,005**

**Households**  
(3 mi Radius)  
**102,574**

**Daytime Population**  
(3 mi Radius)  
**251,323**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	16,867	160,054	431,447
2020 Total Population	22,121	189,411	501,242
2020 Group Quarters	0	4,135	9,568
2024 Total Population	25,626	201,582	530,727
2024 Group Quarters	0	4,245	10,117
2029 Total Population	27,004	208,625	546,062
2024-2029 Annual Rate	1.05%	0.69%	0.57%
2024 Total Daytime Population	58,703	351,323	1,020,469
Workers	50,282	273,527	805,541
Residents	8,421	77,796	214,928
<b>Household Summary</b>			
2010 Households	9,939	81,056	203,352
2010 Average Household Size	1.70	1.93	2.07
2020 Total Households	12,809	95,027	241,201
2020 Average Household Size	1.73	1.95	2.04
2024 Households	14,989	102,574	258,828
2024 Average Household Size	1.71	1.92	2.01
2029 Households	15,990	108,085	271,377
2029 Average Household Size	1.69	1.89	1.97
2024-2029 Annual Rate	1.30%	1.05%	0.95%
2010 Families	3,726	35,646	94,012
2010 Average Family Size	2.53	2.79	2.95
2024 Families	5,465	44,847	114,992
2024 Average Family Size	2.54	2.82	2.94
2029 Families	5,731	46,295	118,347
2029 Average Family Size	2.53	2.81	2.91
2024-2029 Annual Rate	0.96%	0.64%	0.58%
<b>2024 Households by Income</b>			
Household Income Base	14,989	102,574	258,828
<\$15,000	4.6%	5.2%	7.7%
\$15,000 - \$24,999	2.2%	3.0%	4.4%
\$25,000 - \$34,999	5.9%	4.6%	5.5%
\$35,000 - \$49,999	5.0%	6.4%	8.5%
\$50,000 - \$74,999	11.7%	13.6%	15.2%
\$75,000 - \$99,999	13.4%	10.1%	10.5%
\$100,000 - \$149,999	25.3%	16.9%	15.2%
\$150,000 - \$199,999	8.0%	11.0%	9.4%
\$200,000+	24.0%	29.3%	23.6%
Average Household Income	\$161,561	\$179,005	\$153,443
<b>Median Household Income</b>			
2024	\$109,858	\$116,695	\$94,754
2029	\$117,433	\$131,138	\$106,633
<b>Median Home Value</b>			
2024	\$876,095	\$689,476	\$585,025
2029	\$955,550	\$777,029	\$667,013





## 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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