

**AVAILABLE
4,026 SF**



**AVAILABLE
1,600 SF**



neomed
URGENT CARE • IV THERAPY

1406 WIRT RD
TWO-STORY RETAIL CENTER FOR LEASE
NEC Wirt Rd & Westview Dr | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 1406 Wirt Rd
Houston, TX 77055

Availability: 1st Floor: 1,600 SF
2nd Floor: 4,026 SF

Price: 1st Floor: \$50.00 PSF + \$12.00 NNN
2nd Floor: \$45.00 PSF + \$12.00 NNN

HIGHLIGHTS:

- 1st and 2nd floor space available
- Located on the hard corner at a signalized intersection
- Positioned in the heart of the Spring Branch trade area
- Easy access to Interstate 10, Loop 610 & Hwy 290
- Major area retailers include: Kroger, Walgreens, Petsmart, Ikea, Texas Children's Pediatrics and Goodwill amongst others

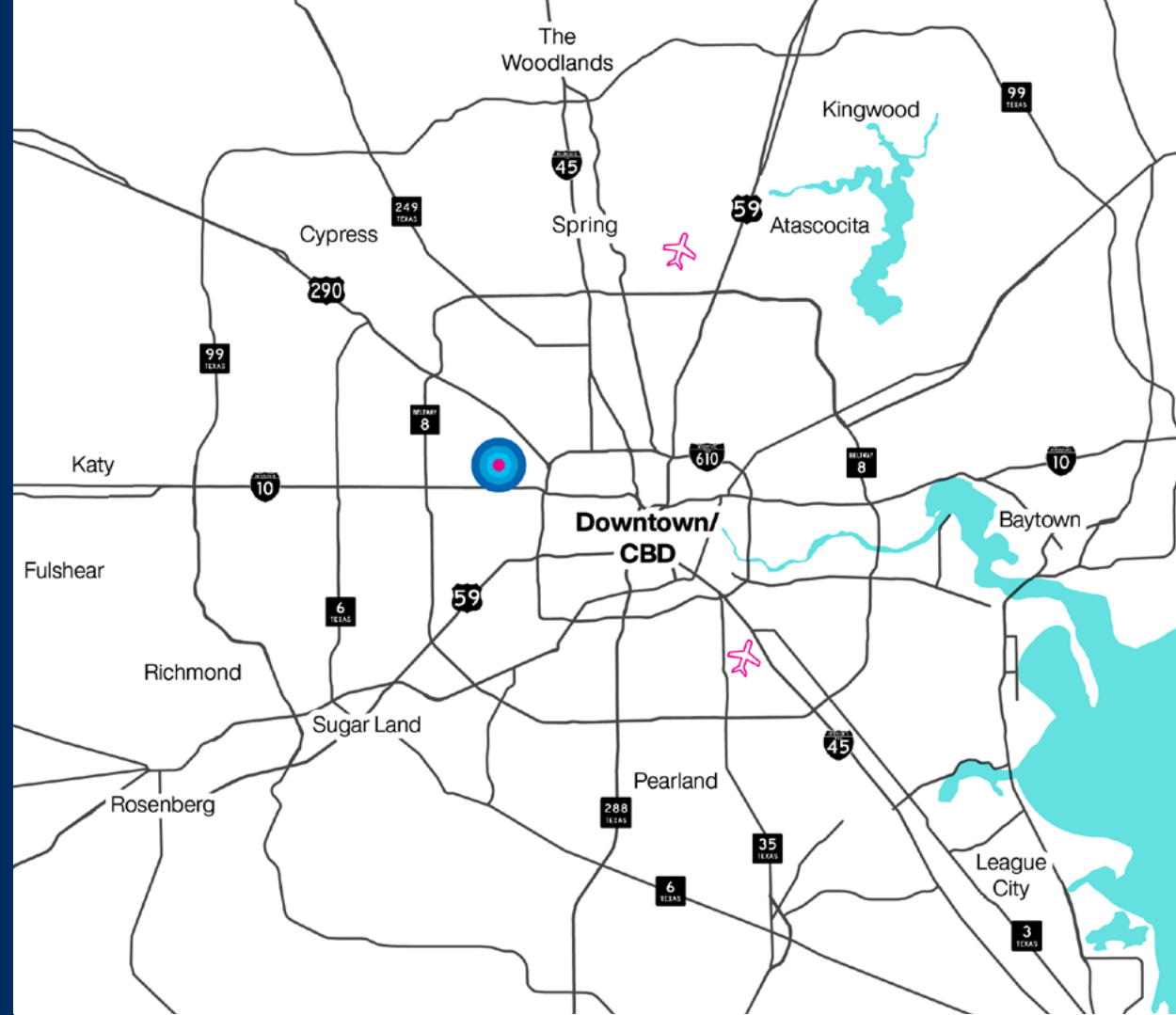
TRAFFIC COUNTS:

Wirt Rd: 22,430 CPD '21

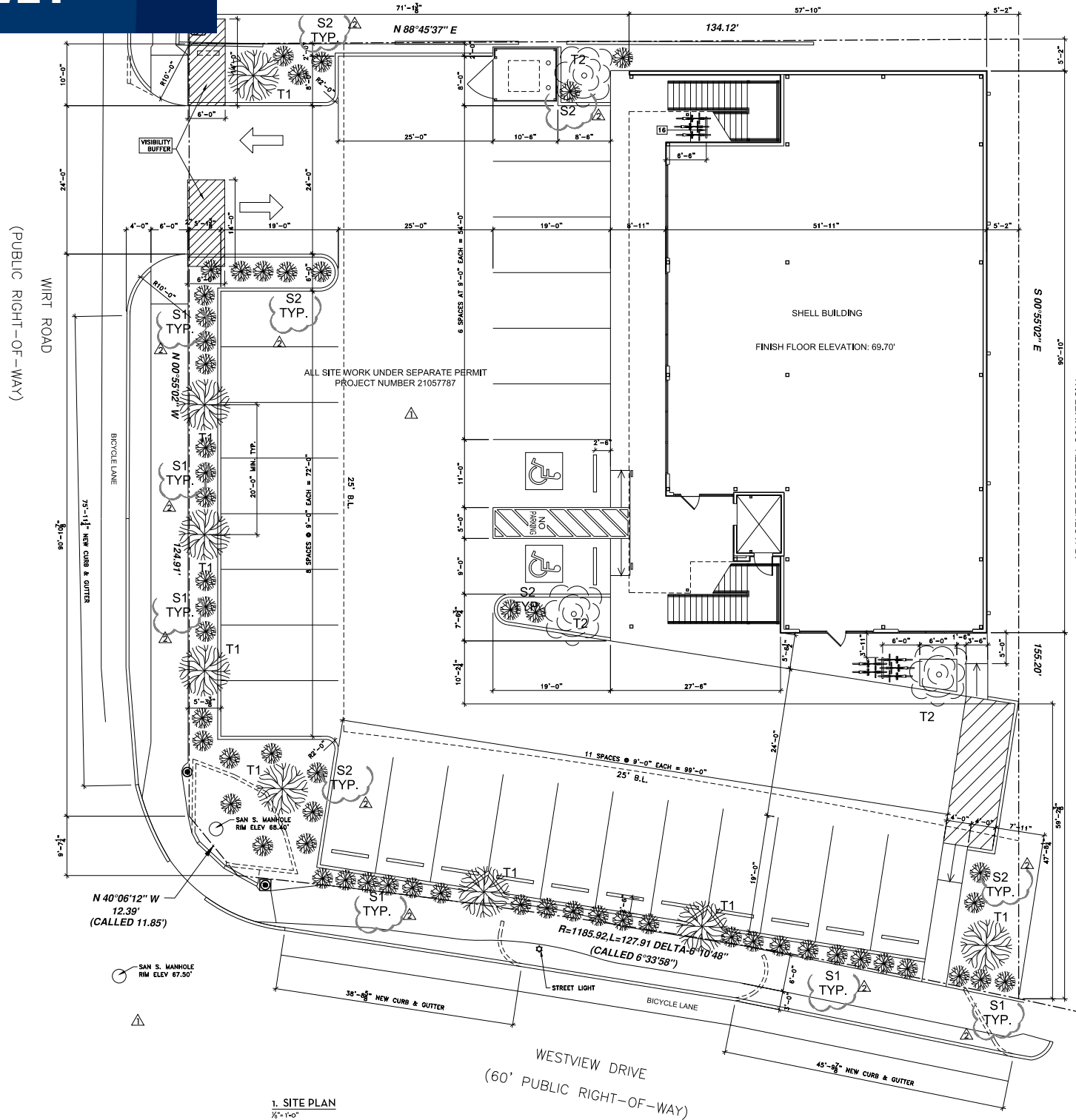
Westview Dr: 7,128 CPD '22

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	20,439	135,314	431,322
Daytime Pop.	16,337	148,822	519,075
Avg HH Income	\$163,560	\$170,062	\$160,587

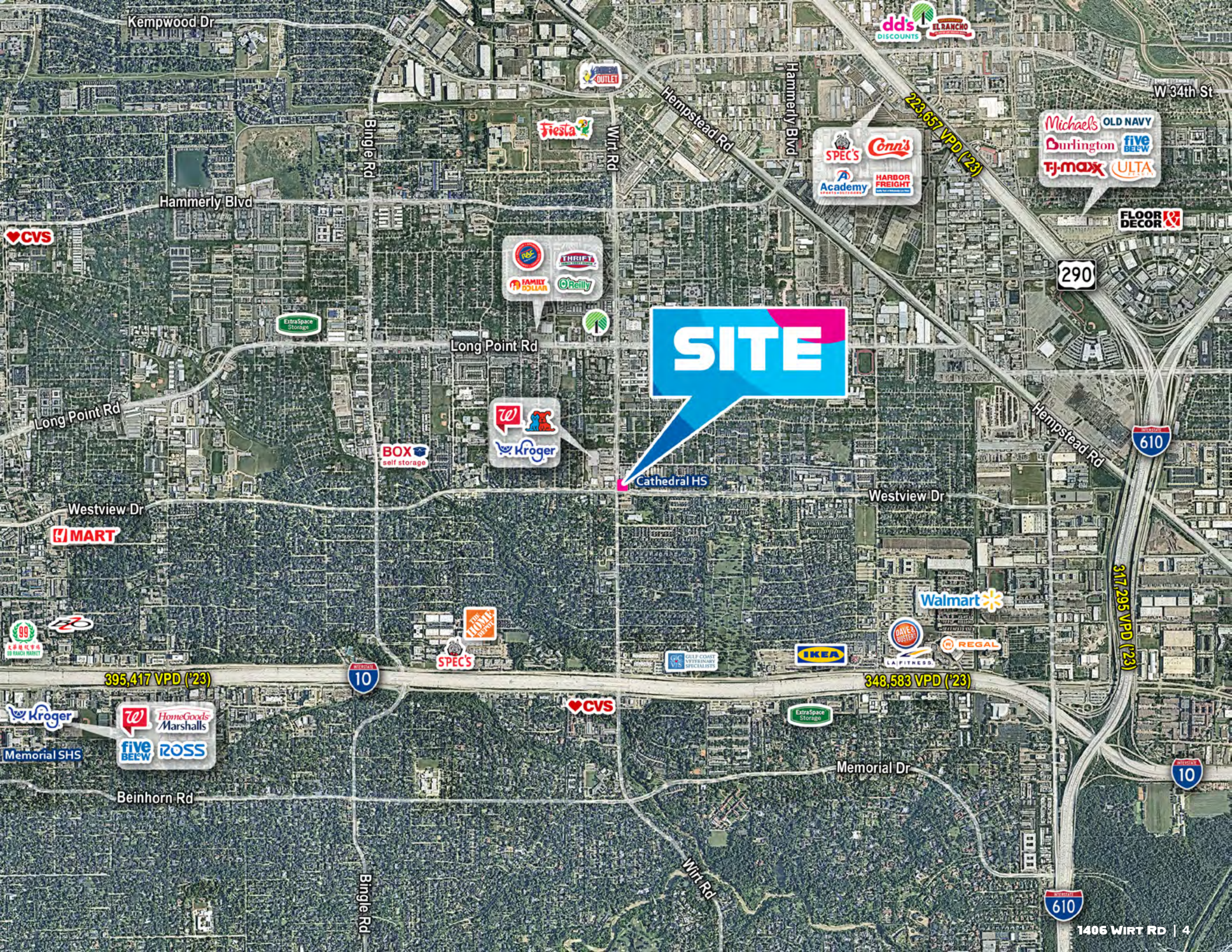


ADJACENT PROPERTY: COMMERCIAL



1. SITE PLAN
1/4" = 1'-0"

WESTVIEW DRIVE
(60' PUBLIC RIGHT-OF-WAY)



SITE

Cathedral HS

Kempwood Dr

Bingle Rd

Wirt Rd

Hempstead Rd

Hammerly Blvd

W 34th St

Hammerly Blvd

Long Point Rd

Long Point Rd

Westview Dr

Westview Dr

Hempstead Rd

MART

BOX self storage

Kroger

Walmart

395,417 VPD (*23)

348,583 VPD (*23)

317,295 VPD (*23)

Kroger HomeGoods Marshalls five BEEW ROSS

Beinhorn Rd

Memorial Dr

Bingle Rd

Wirt Rd

610

1406 WIRT RD | 4

dds DISCOUNTS EL RANCHO

OUTLET

Fiesta

SPEC'S Conn's Academy HARBOR FREIGHT

Michaels OLD NAVY Burlington five BEEW TJ-maxx ULTA

FLOOR DECOR

FAMILY DOLLAR O'Reilly

ExtraSpace Storage

CVS

290

610

10

10

CVS

IKEA

DAVE & BOSTER LA FITNESS

REGAL

WIS GOLF COAST VETERINARY SPECIALISTS

SPEC'S

THE KITCHEN STORE

Flowerdale St

Pine Chase Dr

Clourie Dr

Wirt Rd



Shadyvilla Ln



HOTWORX

SUSHIPOP

Texas Children's Pediatrics

Trini Mendenhall Community Center



Cathedral High School



Westview Dr



Holy Cross Lutheran Church

Westview Dr



Clourie Dr

Wirt Rd

AmegyBank

Fradelli's RESTAURANTS



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
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

IABS 1-0

AVAILABLE
4,026 SF

AVAILABLE
1,600 SF

1406 WIRT RD
TWO-STORY RETAIL CENTER FOR LEASE

NEC Wirt Rd & Westview Dr | Houston, TX

Harris Brooks | 713.324.9243
hb@blueoxgroup.com



[WWW.BLUEOXGROUP.COM](http://www.BLUEOXGROUP.COM)