

# for lease

## Village at West Oaks

2306 S. Highway 6 | Houston, TX 77077

Premier Power Center of Energy Corridor | Academy, Best Buy & Ross Anchored | 6,300 SF Jr. Anchor Available



JASON GAINES

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# property highlights

## Village at West Oaks

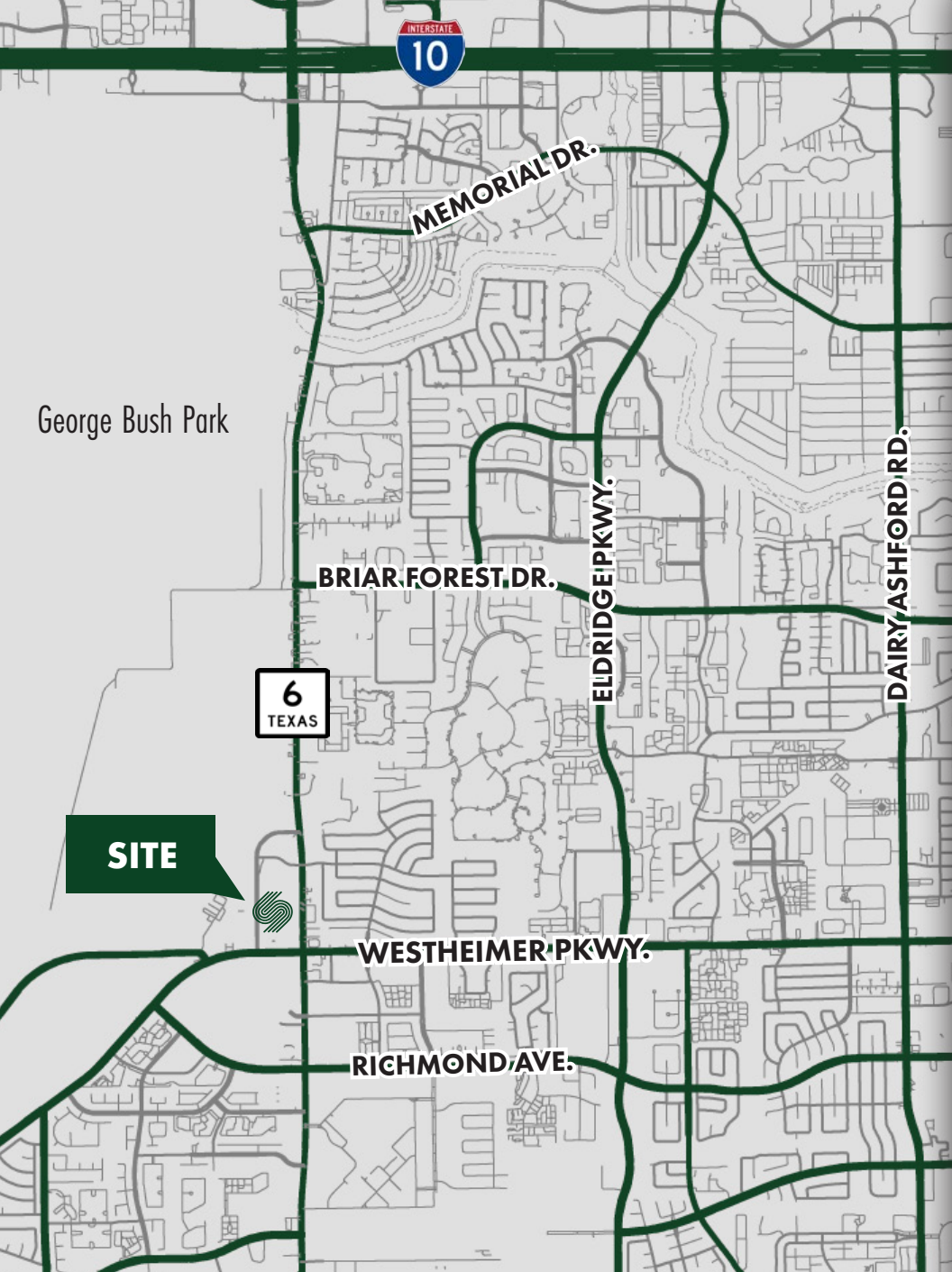
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- A-Class power center at the confluence of the highest traffic count intersection in Energy Corridor/Far West Houston (over 105,800 cars per day)
- Ideal lineup of A-Class national retailers including Academy, Best Buy, Five Below & Ross Dress for Less
- 340,000 population in a five-mile radius with an average \$94,000 income
- 6,300 SF junior anchor-sized space

### Premises

- **Total SF:** 283,763
- **SF Available:** 7,860

**Jr. Anchor Rent:** \$18 PSF  
**Small Shop Rent:** \$24 PSF  
**NNN Rent:** \$4.50 PSF



George Bush Park

**SITE**

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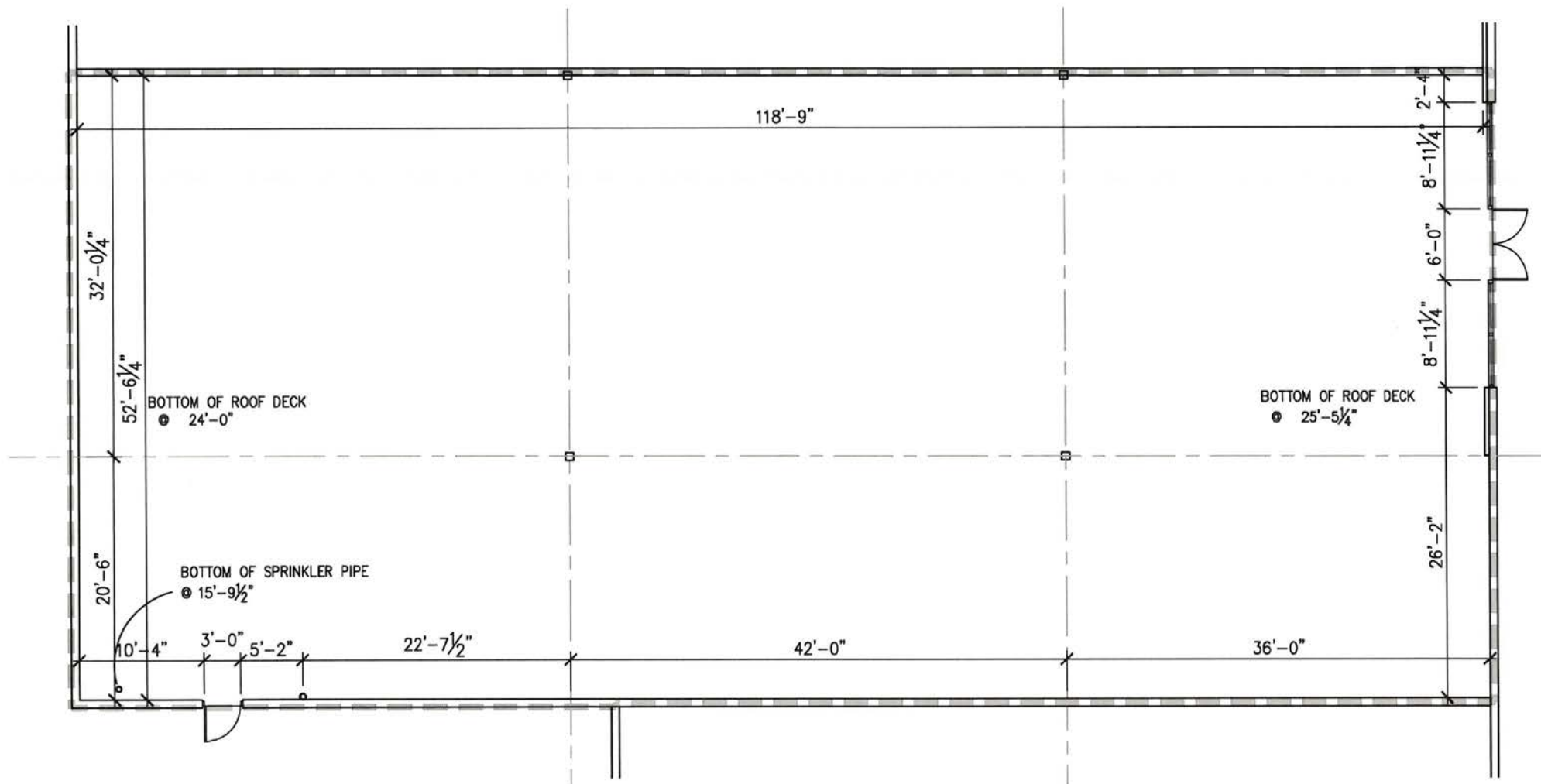
Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
2306	Seismique	40,000	2412A	Avis Budget Car Rental	1,907	2464	Today's Vision	2,625
2330	Academy, Ltd	58,844	2412B	Wing Stop	1,496	2466	Caltrex Dental	1,350
2332	Uniform Zone	4,000	<b>2416</b>	<b>AVAILABLE</b>	<b>1,500</b>	2468	Subway	1,275
2340	Autozone Parts, Inc	6,000	2420	Boost On Highway 6	1,223	2470	Marble Slab	1,350
2358	Five Below, Inc	9,585	2424	D'Lux Artistry	3,128	2472	CT's	1,650
2392	pOpshelf	12,960	2428	Estelle Bridal	1,874	2474	Ivy Nails	1,125
2400	Ross Dress For Less	33,600	2450A	Bakery	1,600	2476	Sport Clips	1,875
<b>2406</b>	<b>AVAILABLE</b>	<b>6,360</b>	2450	Exclusive Furniture	30,048	2480	Best Buy	46,388



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GEORGE BUSH PARK

6 TEXAS

Kroger McDonald Starbucks  
Chick-fil-A Russo's Pizzeria  
La Madeleine Walgreens

**ENERGY CORRIDOR DISTRICT**  
 - 19 million SF of office space  
 - 94,000 Employees  
 - Headquarters for major multinational corporations including: ConocoPhillips, Shell, McDermott, Sysco, CITGO, Worley, & BP

Randalls H-E-B  
TACO BELL Starbucks BBVA CHASE  
Walgreens SPEC'S

MEMORIAL DR

WILCREST DRIVE

BELTWAY 8

**VILLAGE AT WEST OAKS**  
 ROSS, Academy, BEST BUY, pop shelf, Academy, WELLS FARGO, EXCLUSIVE FURNITURE, BANK OF AMERICA

**PARKWAY VILLAGE**  
1,379 Homes

52,198 VPD

67,599 VPD

ELDRIDGE PARKWAY

DAIRY ASHFORD ROAD

Fiesta SHOE CARNIVAL  
Marshalls Walgreens

SPROUTS Jack WELLS FARGO  
SPEC'S

KOHL'S PF. CIANG'S  
TRADER JOE'S

BMC Software  
Phillips 66  
Aspen Technology  
Statoil North America

**WESTCHASE DISTRICT**  
 - 4.2 Square Miles  
 - 18.3 million SF in 119 office buildings  
 - 93,652 Employees  
 - 30,897 Residences  
 - More than 100 restaurants

W SAM HOUSTON PKWY S

WEST OAKS MALL  
Dillard's REGAL sears FORTIS

6 TEXAS

**MARKET SQUARE at ELDRIDGE**  
 target Burlington Party City  
OLD NAVY Michaels HomeGoods TJ-MAXX

24 FITNESS TACO BELL Starbucks BURGER KING  
SMOOTHIE KING

BUFFALO WILD WINGS Walmart  
Carl's Jr. LOWE'S H-E-B  
Chick-fil-A

target ROSS petco

**SHADOWLAKE**  
715 Homes

**ROYAL OAKS**  
283 Homes

WESTPARK TOLLWAY

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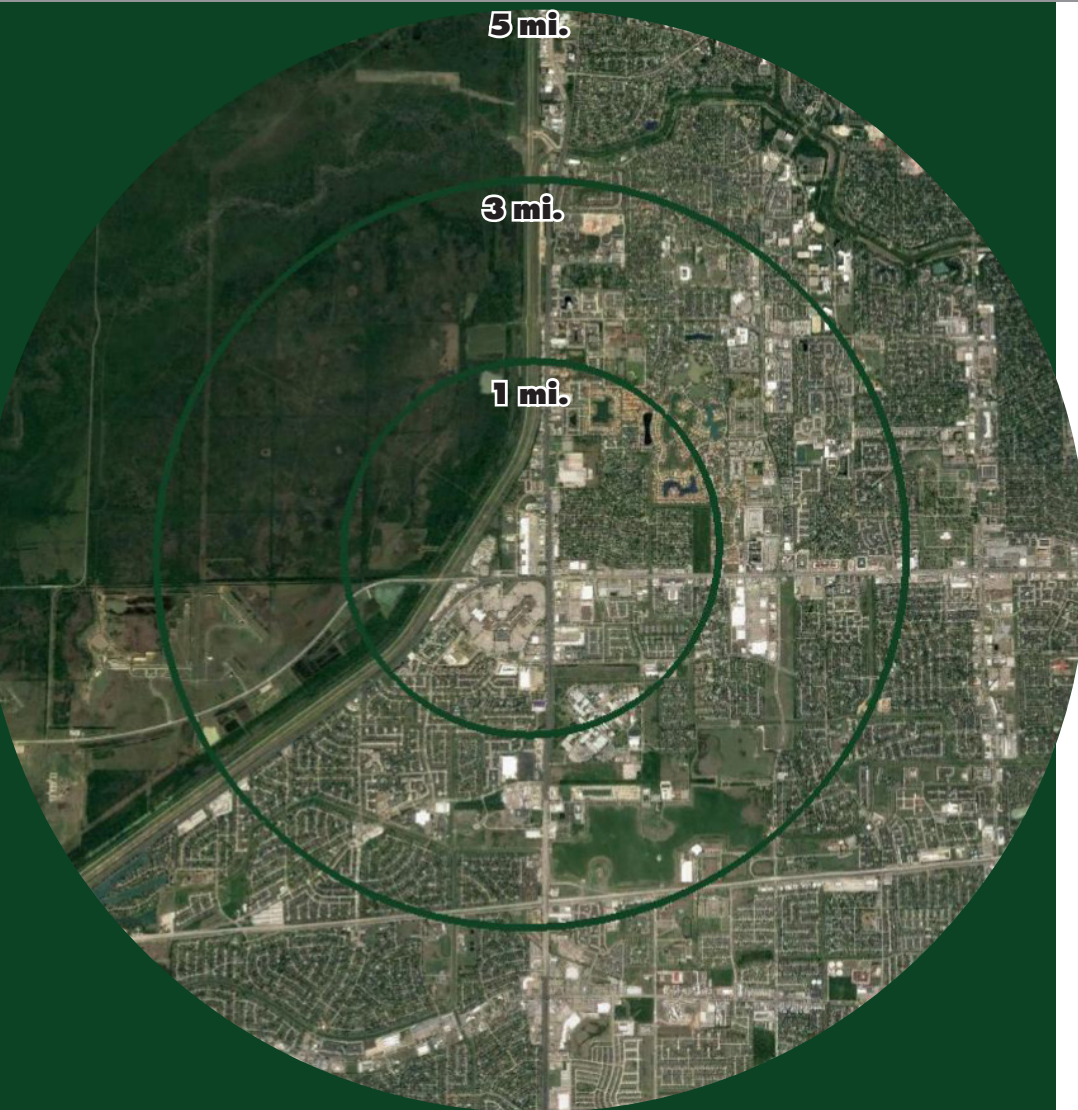
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<b>population</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
Total Population	9,875	115,761	329,224
Median Age	36.3	35.9	35.1

<b>households</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
Total Households	4,280	47,300	124,433
Est. Number of Persons Per Household	2.36	2.43	2.64
Est. Average Household Income	\$92,642	\$86,172	\$92,422
Median Home Value	\$303,639	\$248,071	\$259,339

<b>race</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
White	35.2%	29.7%	28.8%
Black or African American	28.4%	27.7%	25.5%
Asian	14.0%	15.5%	17.2%
American Indian	0.6%	0.8%	0.8%
Other/Two or More	21.8%	26.4%	27.6%

<b>ethnicity</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
Hispanic	22.8%	29.7%	31.6%

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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.

11-2-2015



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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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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