

OWNER/USER INVESTMENT OPPORTUNITY



GREENBERG & COMPANY
COMMERCIAL REAL ESTATE BROKERAGE FIRM

2405 S GESSNER RD. | HOUSTON TX 77063

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | WWW.GREENBERGCOMPANY.COM | 713.778.0900

PROPERTY DETAILS

EXCELLENT LOCATION OFF WESTHEIMER

WESTCHASE DISTRICT | GREAT VISIBILITY | HIGH TRAFFIC COUNTS



This is a multi-tenant retail center located along the east line of South Gessner Road, between Ella Lee Lane and Westheimer Road. The facility was constructed in 1970 and renovated in 2005. The property is accessible from downtown Houston, Beltway 8, the Southwest Freeway, and 610 West Loop. High traffic counts. Great visibility.

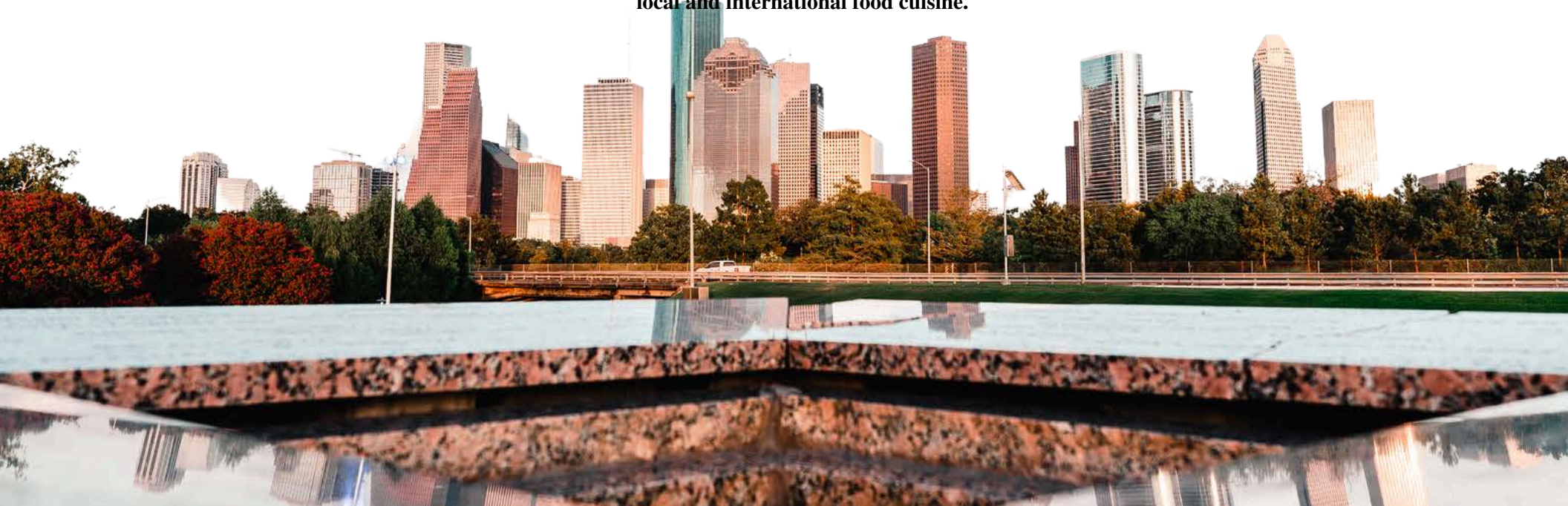
Nearby Retailers, Businesses & Restaurants



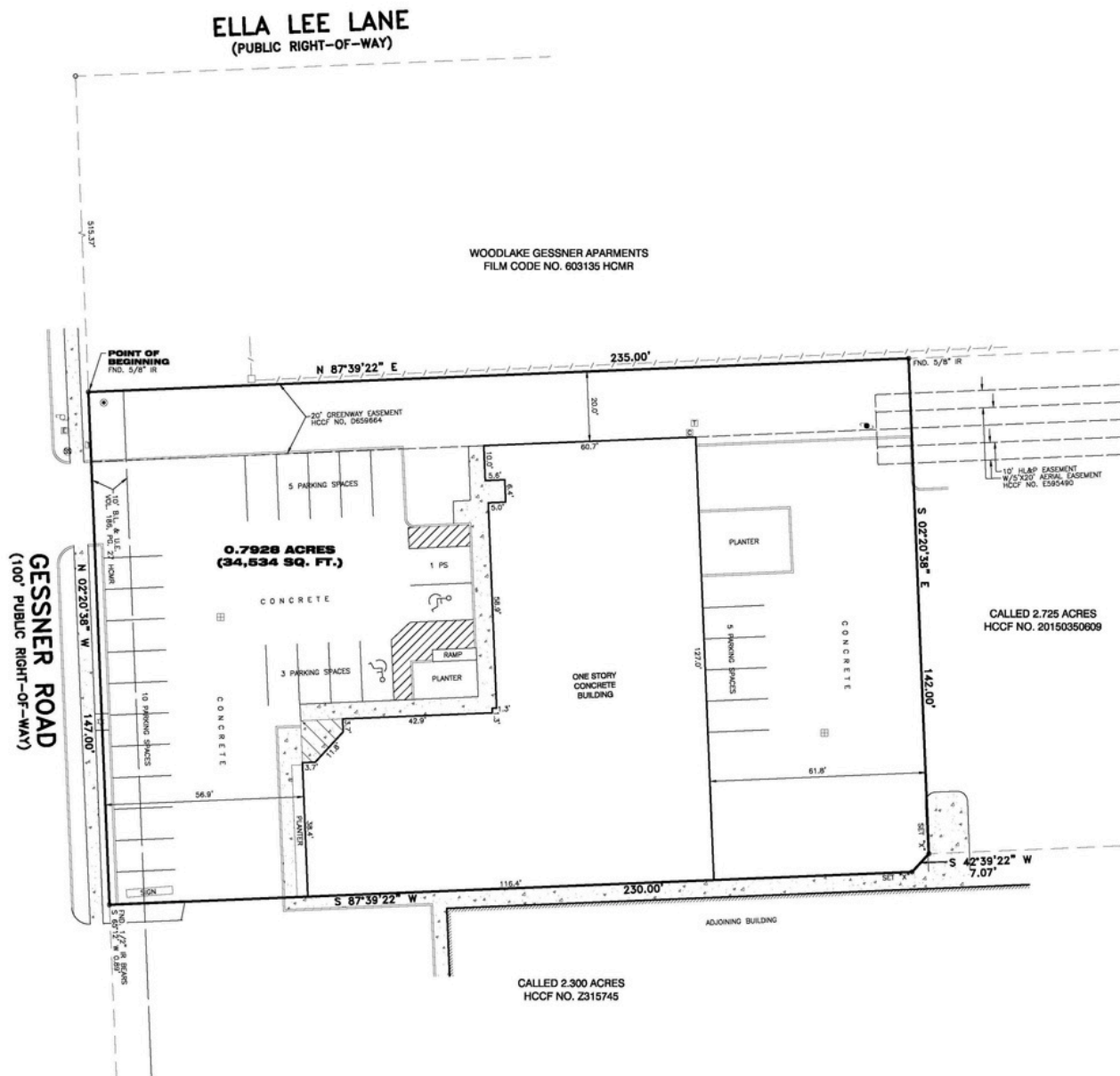
SALE PRICE: \$2,750,000.00

Westchase Area is popular due to its:

- **EXCELLENT LOCATION:** Properties in the Westchase Area are within minutes of Houston's key districts, Energy Corridor and Galleria. Energy Corridor is one of the largest employment centers, and Galleria is one of Houston's key corporate areas. It is also near Katy, one of Houston's Best Suburbs
- **VARIETY OF HOMES:** Westchase Area homes feature a variety of types. Single-family homes, townhomes, and condos are available. Home architectural designs vary from traditional to contemporary/modern and Mediterranean.
- **TOP RANKED SCHOOLS:** Homes in the Westchase Area sprawl near some of the best schools in Houston. Harmony Science Academy and Harmony School of Innovation are just some of the highly rated schools. The area is also within the confines of three different school districts, Houston ISD, Spring Branch ISD, and Katy ISD.
- **EASY ACCESSIBILITY:** The district has easy access to several major thoroughfares. It includes State Highway 6, Beltway 8, Interstate 10, and the Sam Houston Tollway. It provides a great commute to nearby communities and key districts.
- **OUTDOOR RECREATIONS:** Some of Houston's Best Golf Course Communities are located near the area. It is a few miles from world-class country clubs and golf courses. Residents can also enjoy nearby parks and bike/hike trails.
- **DINING AND RETAIL OPTIONS:** The area is home to great dining, shopping, and retail centers. It features highly-rated local and international food cuisine.



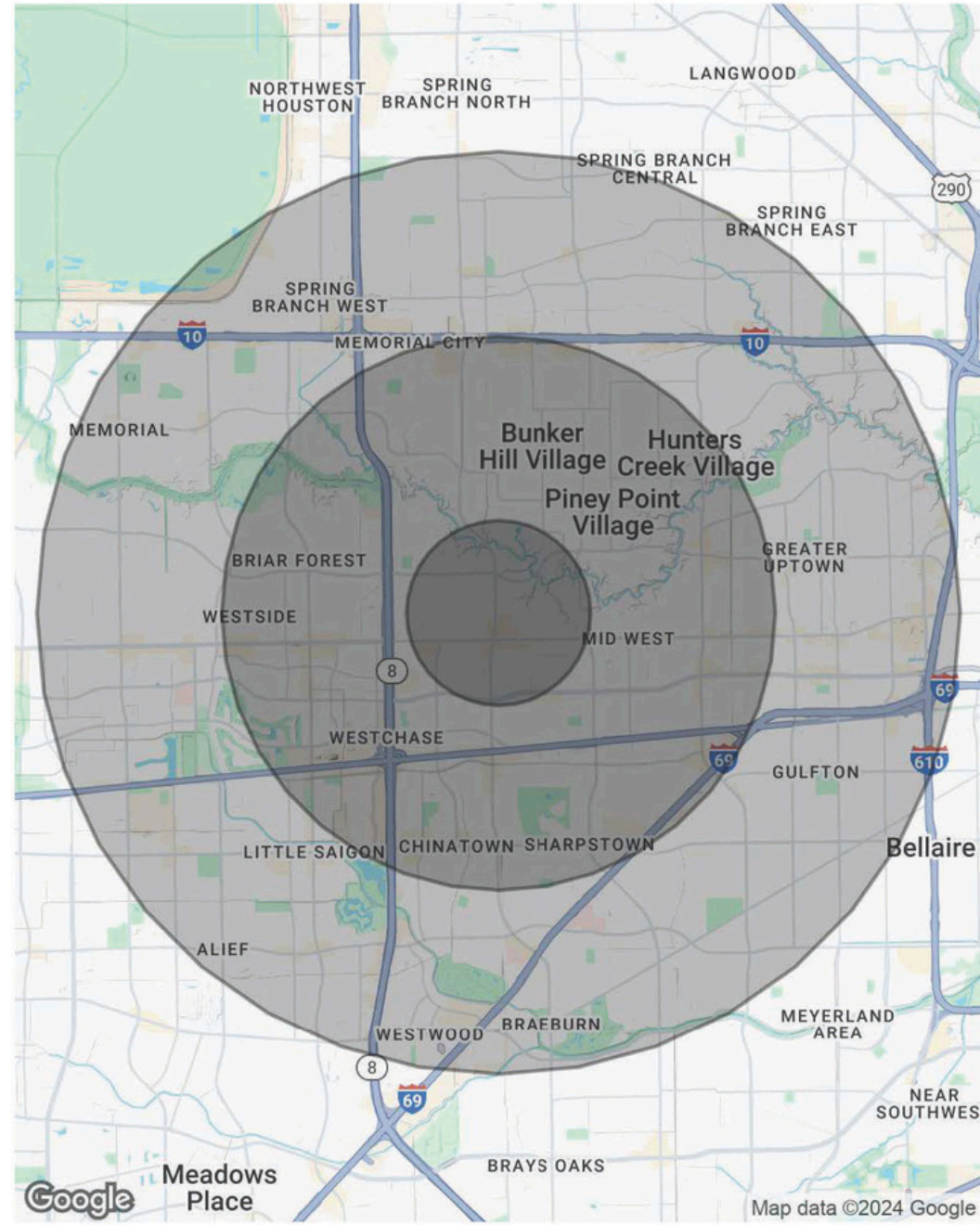
SURVEY



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,245	193,307	566,708
Average Age	40	38	38
Average Age (Male)	39	37	37
Average Age (Female)	41	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,578	84,089	235,920
# of Persons per HH	2	2.3	2.4
Average HH Income	\$88,270	\$96,885	\$98,669
Average House Value	\$523,847	\$504,143	\$487,917

Demographics data derived from AlphaMap



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice.

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