

# West Oaks Village Shopping Center

SEC of Westheimer Rd and Briargreen Dr

14003-14289 Westheimer Road, Houston, Texas 77077



- Available:** Up to 26,431 SF Retail Space  
Vacant Pad Site fronting Westheimer Rd
- Pricing:** Call for Pricing
- Description:**
- West Oaks Village is located on Westheimer Rd (FM 1093) between Briargreen & Westhollow, just east of Hwy 6
  - Maximum exposure and frontage on one of Houston's busiest streets
  - Great opportunity for smaller retailers & larger box users in a solidified retail trade area
  - Located  $\pm 1/4$  mile from West Oaks Mall

**Traffic Counts:** Westheimer Rd: 41,838 VPD (TXDOT '19)

Demographics:	1 mile	3 mile	5 mile
2021 Population	13,745	135,900	351,168
Daytime Population	19,028	127,968	350,448
Average HH Income	\$85,689	\$90,020	\$91,961



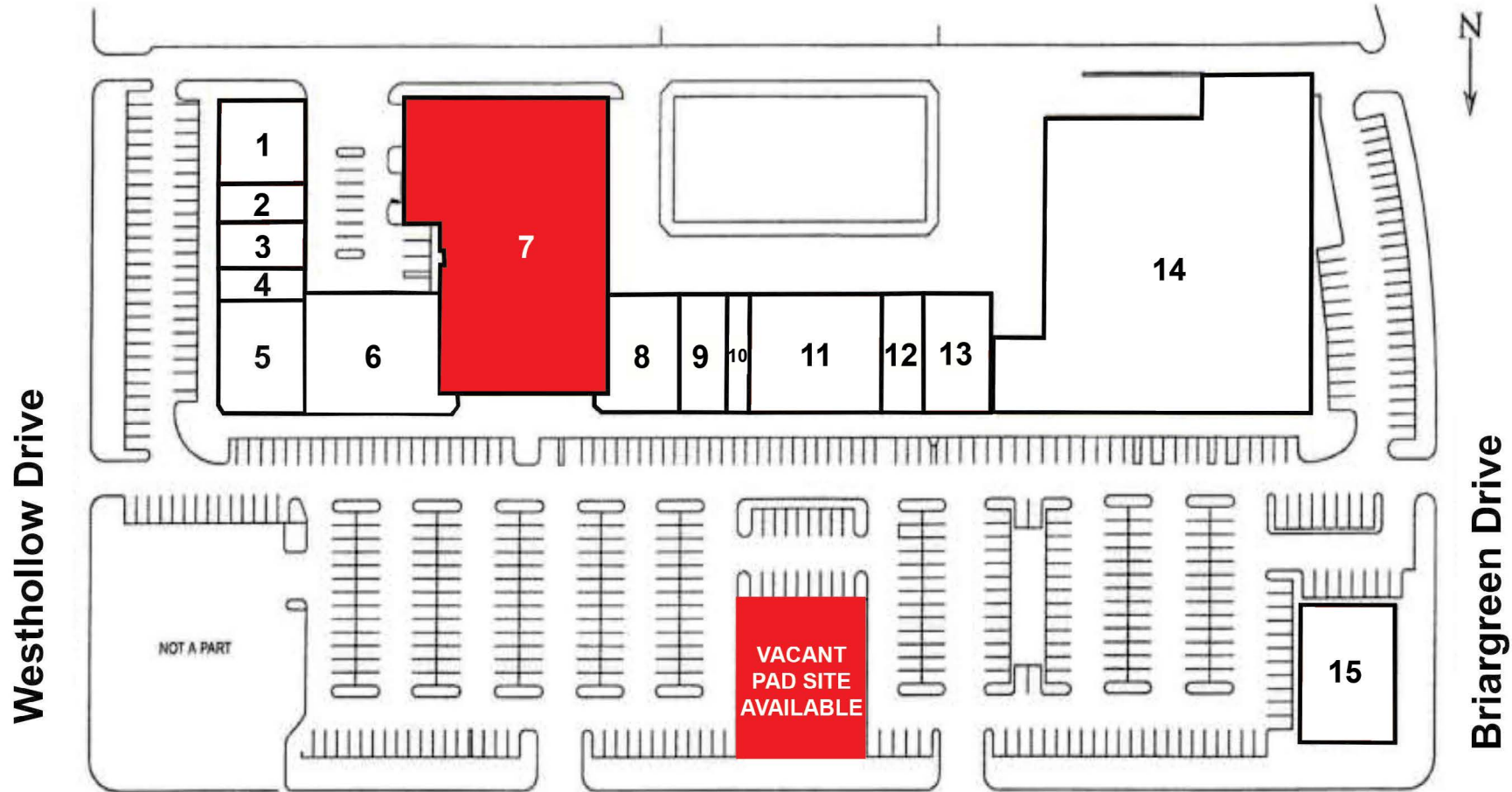
For More Information:

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## Westheimer Road (F.M. 1093)

1. 14003	Office	3,500 SF	6. 14037-14039	Beauty Supply	8,369 SF	11. 14077	Hookah Supplies	7,688 SF
2. 14021	Office	1,320 SF				12. 14097	Big Daddy's BBQ	2,588 SF
3. 14021A	Office	1,842 SF	7. 14041	AVAILABLE	26,431 SF	13. 14099	Beauty College	4,000 SF
4. 14023	Cheers 2 U	1,820 SF	8. 14043	Little Scholars Learn.	5,041 SF	14. 14283-14288	M&M Thrift Store	42,000 SF
5. 1402S	Enchilada's Cafe	5,040 SF	9. 14045	Masala Indian Cuisine	2,800 SF	15. 14289	Restaurant	6,429 SF
			10. 14047	Holly Nail Skin Care	1,278 SF			



REALTY SERVICES

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BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | [www.BPIRealty.com](http://www.BPIRealty.com)

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.

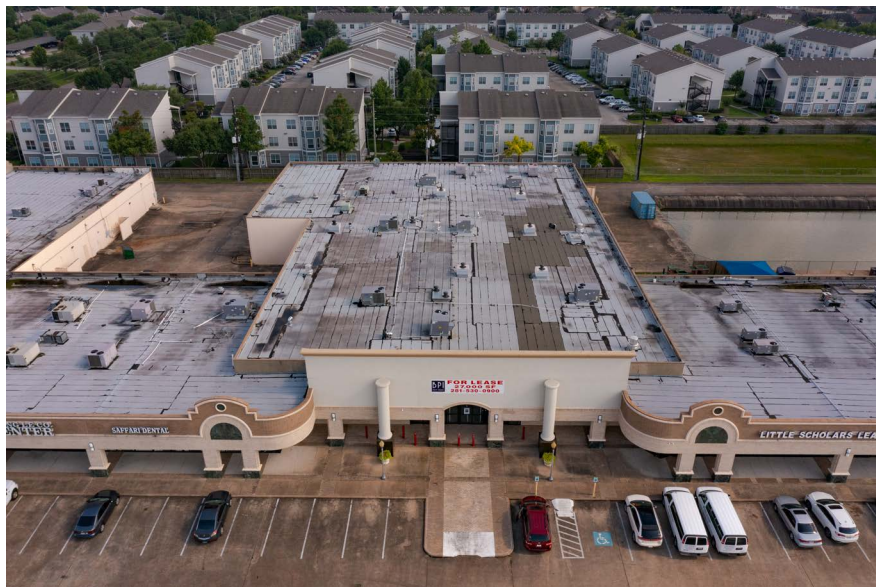
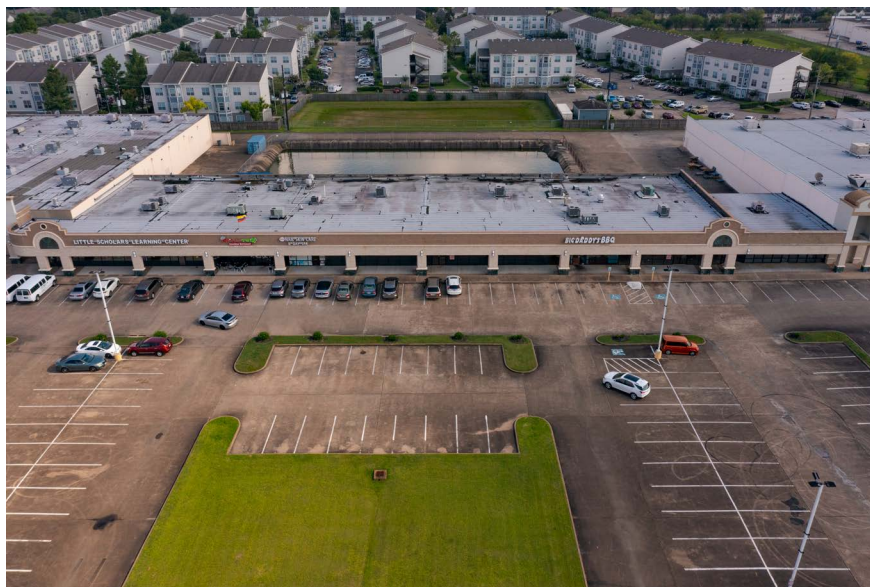
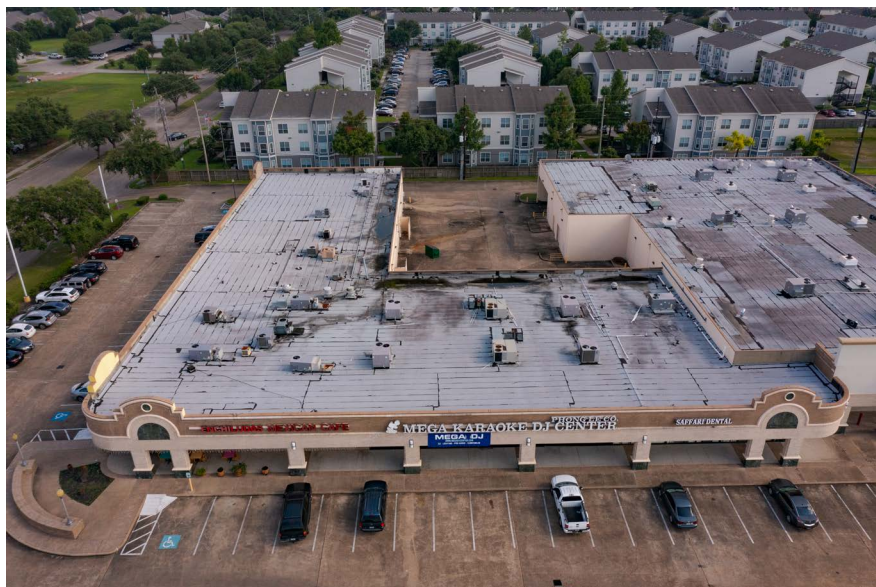


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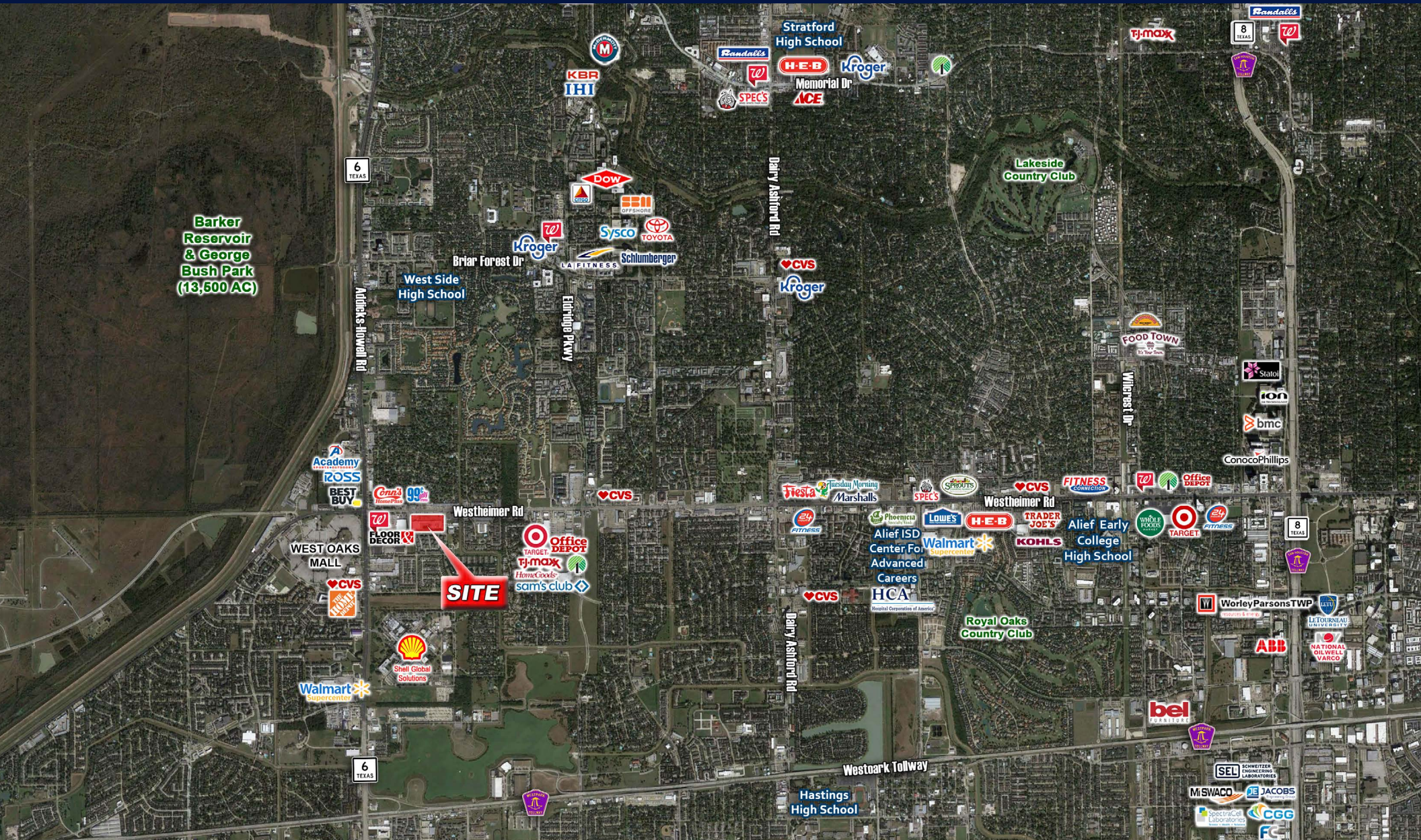


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**2021 Population**  
(3 mi Radius)

**135,900**

**Households**  
(3 mi Radius)

**53,306**

**Daytime Population**  
(3 mi Radius)

**127,968**

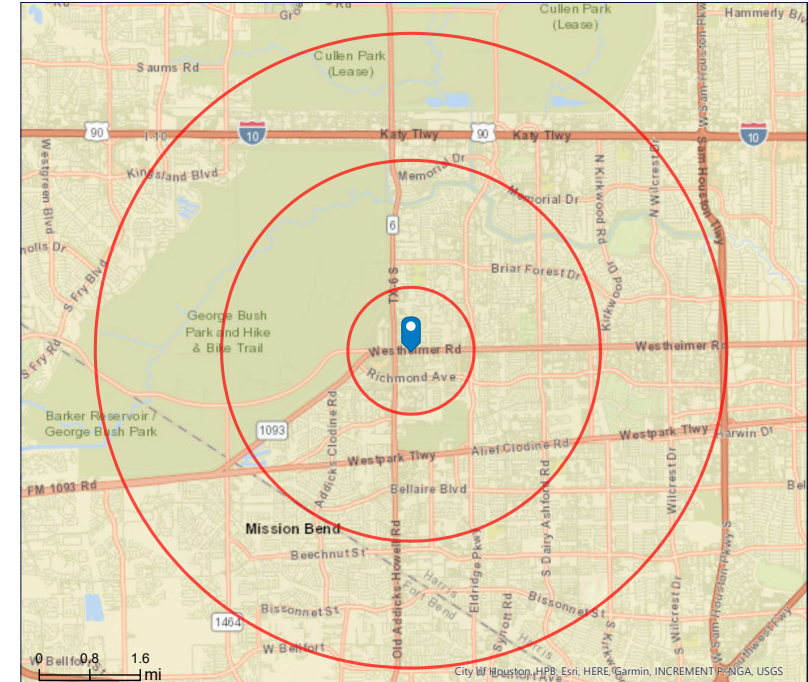
**Average HH Income**  
(3 mi Radius)

**\$90,020**

**Median Home Value**  
(3 mi Radius)

**\$254,543**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	6,413	93,015	251,675
2010 Total Population	10,769	118,218	315,134
2021 Total Population	13,745	135,900	351,168
2021 Group Quarters	2	323	658
2026 Total Population	14,995	145,419	374,716
2021-2026 Annual Rate	1.76%	1.36%	1.31%
2021 Total Daytime Population	19,028	127,968	350,448
Workers	12,534	61,765	175,854
Residents	6,494	66,203	174,594
<b>Household Summary</b>			
2000 Households	2,811	37,544	94,906
2000 Average Household Size	2.27	2.47	2.64
2010 Households	4,567	46,406	115,442
2010 Average Household Size	2.36	2.54	2.72
2021 Households	5,730	53,306	127,990
2021 Average Household Size	2.40	2.54	2.74
2026 Households	6,208	56,972	136,050
2026 Average Household Size	2.42	2.55	2.75
2021-2026 Annual Rate	1.62%	1.34%	1.23%
2010 Families	2,765	29,486	77,641
2010 Average Family Size	3.04	3.22	3.37
2021 Families	3,459	33,233	84,799
2021 Average Family Size	3.09	3.25	3.41
2026 Families	3,759	35,455	90,178
2026 Average Family Size	3.11	3.26	3.42
2021-2026 Annual Rate	1.68%	1.30%	1.24%
<b>Housing Unit Summary</b>			
2000 Housing Units	3,139	41,156	102,778
Owner Occupied Housing Units	42.6%	44.3%	47.0%
Renter Occupied Housing Units	46.9%	46.9%	45.3%
Vacant Housing Units	10.4%	8.8%	7.7%
2010 Housing Units	5,160	51,868	127,942
Owner Occupied Housing Units	37.6%	41.3%	46.4%
Renter Occupied Housing Units	50.9%	48.1%	43.8%
Vacant Housing Units	11.5%	10.5%	9.8%
2021 Housing Units	6,150	57,943	139,330
Owner Occupied Housing Units	34.7%	38.2%	43.8%
Renter Occupied Housing Units	58.4%	53.8%	48.0%
Vacant Housing Units	6.8%	8.0%	8.1%
2026 Housing Units	6,658	61,817	147,861
Owner Occupied Housing Units	36.4%	38.7%	44.7%
Renter Occupied Housing Units	56.9%	53.4%	47.3%
Vacant Housing Units	6.8%	7.8%	8.0%
<b>Median Household Income</b>			
2021	\$62,519	\$58,818	\$59,508
2026	\$67,764	\$63,757	\$64,943
<b>Median Home Value</b>			
2021	\$221,438	\$254,543	\$237,035
2026	\$312,758	\$313,434	\$292,048
<b>Per Capita Income</b>			
2021	\$35,391	\$35,233	\$33,657
2026	\$38,769	\$38,939	\$36,929
<b>Median Age</b>			
2010	33.0	34.0	33.3
2021	35.1	35.5	34.8
2026	34.8	35.9	35.1



	1 mile	3 miles	5 miles
<b>2021 Households by Income</b>			
Household Income Base	5,730	53,306	127,990
<\$15,000	9.4%	9.4%	8.4%
\$15,000 - \$24,999	6.5%	8.2%	8.8%
\$25,000 - \$34,999	9.8%	9.3%	9.3%
\$35,000 - \$49,999	12.5%	14.2%	14.4%
\$50,000 - \$74,999	19.8%	19.5%	19.1%
\$75,000 - \$99,999	14.2%	11.4%	11.7%
\$100,000 - \$149,999	14.2%	12.6%	13.0%
\$150,000 - \$199,999	6.4%	6.0%	6.1%
\$200,000+	7.3%	9.2%	9.2%
Average Household Income	\$85,689	\$90,020	\$91,961
<b>2021 Population 25+ by Educational Attainment</b>			
Total	9,175	92,051	234,022
Less than 9th Grade	4.4%	6.3%	8.0%
9th - 12th Grade, No Diploma	1.8%	4.8%	5.6%
High School Graduate	16.9%	18.6%	18.6%
GED/Alternative Credential	2.3%	2.3%	2.4%
Some College, No Degree	21.2%	18.2%	19.0%
Associate Degree	10.4%	7.6%	7.1%
Bachelor's Degree	27.8%	26.7%	25.0%
Graduate/Professional Degree	15.2%	15.6%	14.4%



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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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