



REALTY SERVICES

# West Oak Place

Westheimer Rd between Eldridge & Briargreen

13711 Westheimer Rd, Houston, Texas 77077



For More Information:

**Luke Durrett | BPI Realty Services**

ldurrett@bpirealty.com | 713-350-2780

**Available:** Up to 7,665 SF

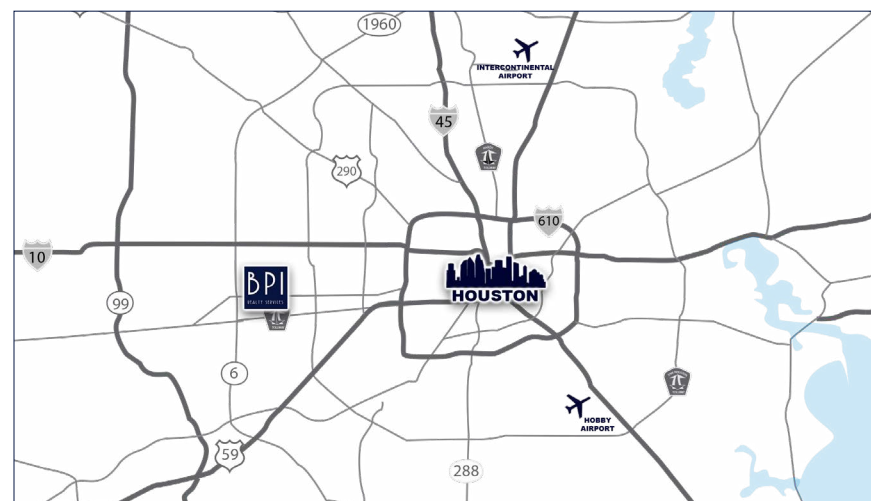
**Pricing:** Call for Pricing

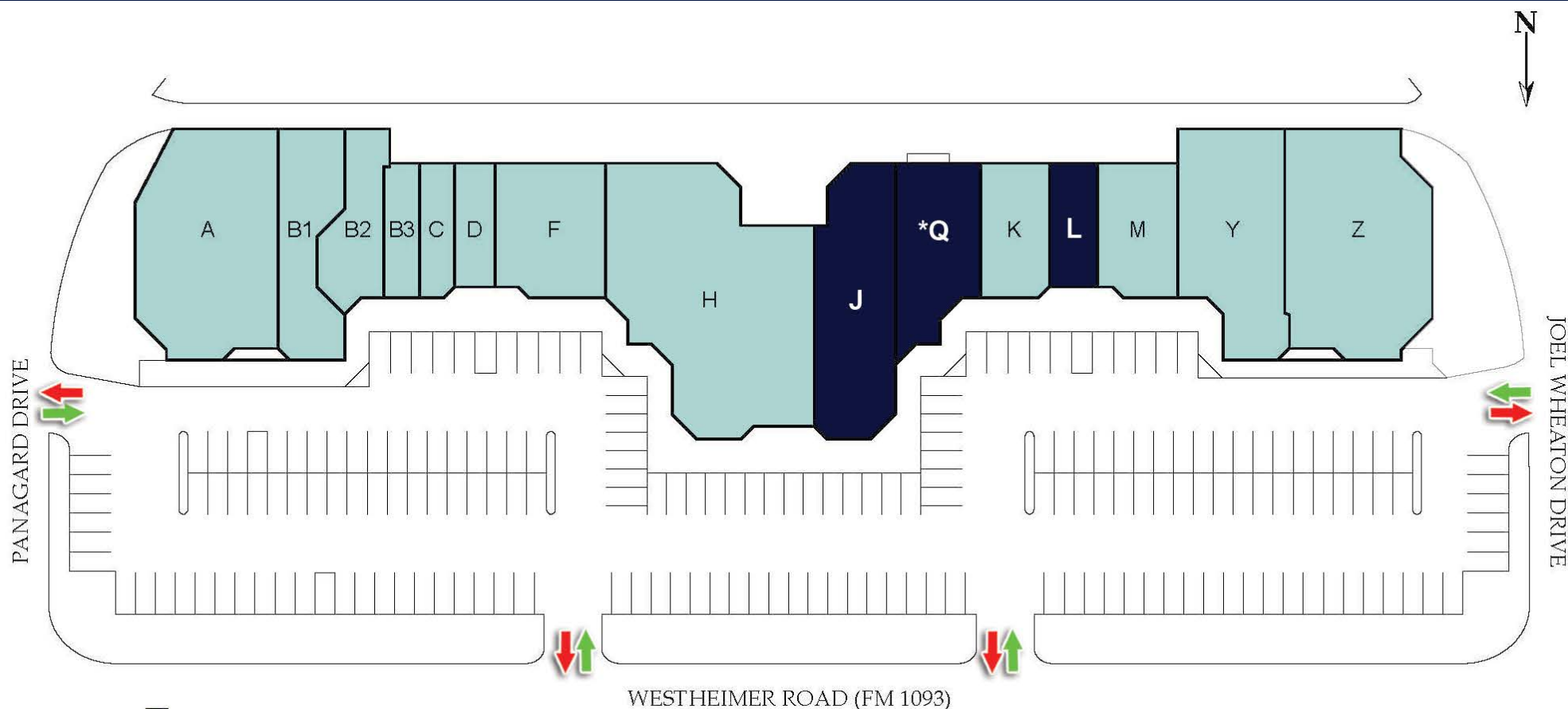
**Description:**

- 48,699 SF Shopping Center located on Westheimer Rd between Joel Wheaton Dr & Panagard Dr in West Houston
- Located just west of Market Square at Eldridge with Target, Burlington, Michael's, TJ Maxx, HomeGoods, Dollar Tree, Office Depot and numerous other national retailers
- High traffic, excellent visibility & demographics

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

<b>Demographics:</b>	1 mile	3 mile	5 mile
2021 Population	14,149	147,501	358,160
Daytime Population	19,469	139,422	366,991
Average HH Income	\$99,277	\$91,479	\$91,320





■ AVAILABLE

A. ASO Rock Market	6,356 Sq. Ft.	J. VACANT	3,600 Sq. Ft.
B1. 042 Lounge	2,000 Sq. Ft.	*Q. VACANT	2,865 Sq. Ft.
B2. Concrete Work	1,300 Sq. Ft.	K. Tenant	1,800 Sq. Ft.
B3. Medical Clinic	1,016 Sq. Ft.	L. VACANT	1,200 Sq. Ft.
C. Neat Braids	960 Sq. Ft.	M. Nails & Spa	2,250 Sq. Ft.
D. Paul Le Tattoo	1,485 Sq. Ft.	Y. Triple Crown Sports Bar	4,550 Sq. Ft.
F. Breeze Laundry	3,600 Sq. Ft.	Z. Xhale Hookah & Grill	6,016 Sq. Ft.
H. Foot Locker	9,701 Sq. Ft.	<b>TOTAL</b>	<b>48,699 Sq. Ft.</b>









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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.



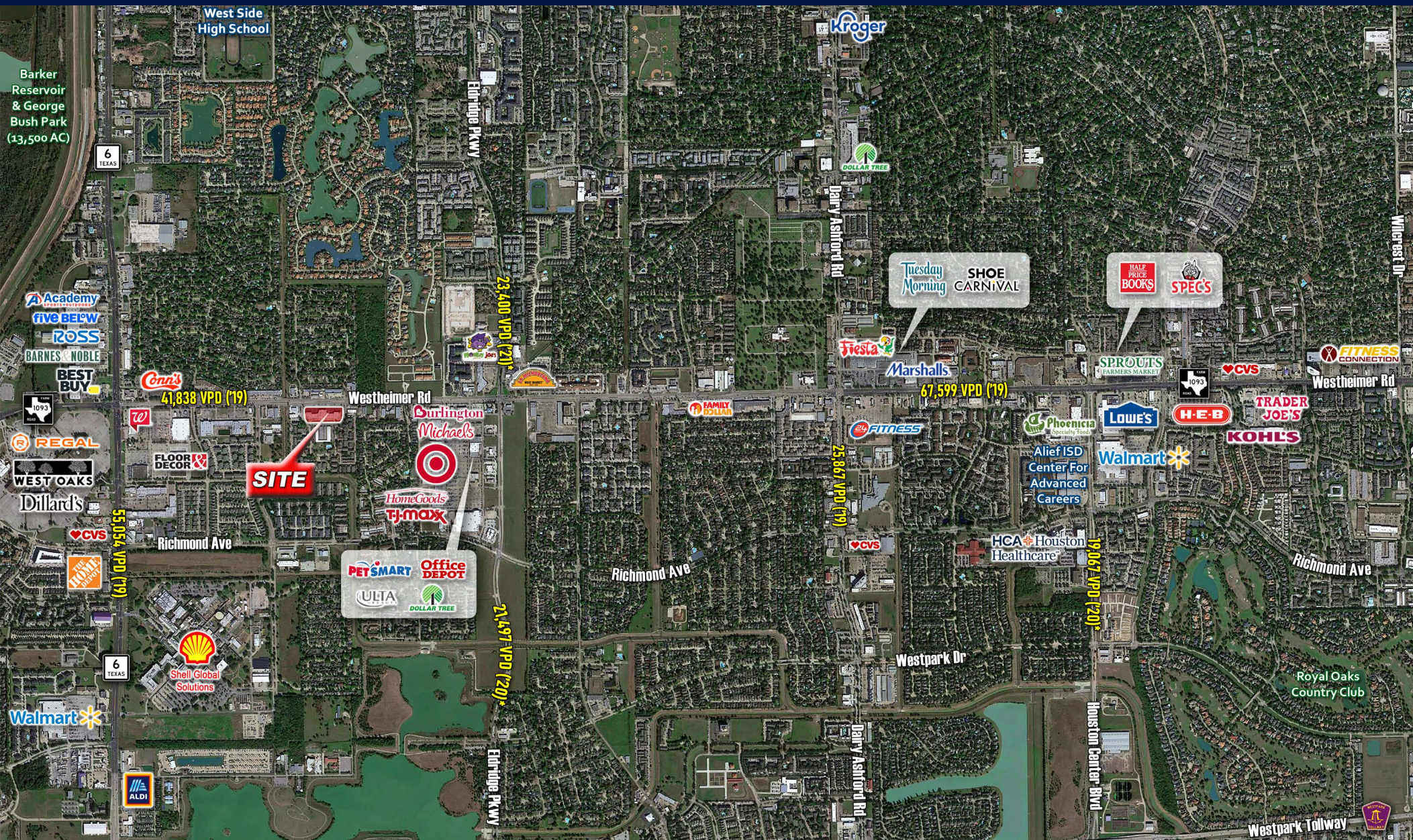


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**2021 Population**  
(3 mi Radius)

**147,501**

**Households**  
(3 mi Radius)

**58,366**

**Daytime Population**  
(3 mi Radius)

**139,422**

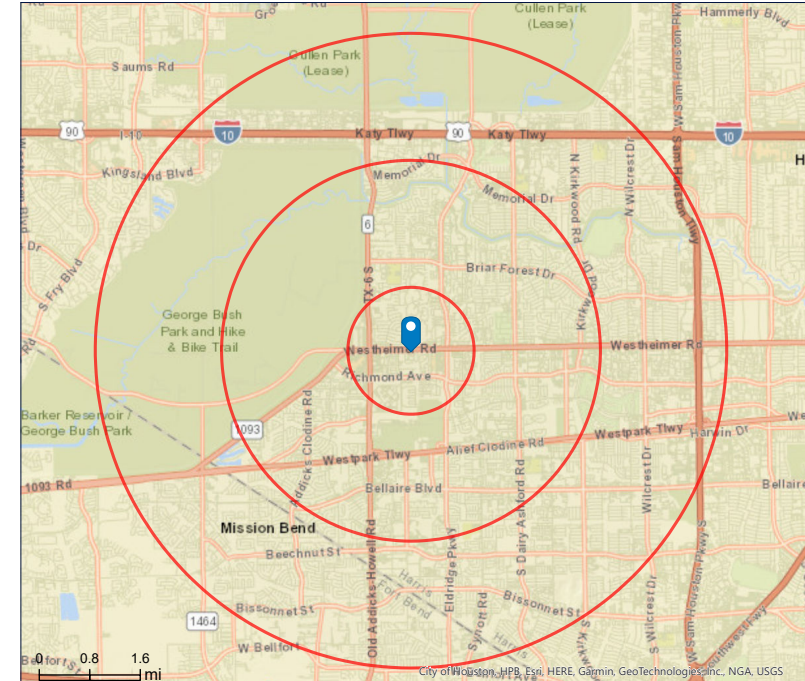
**Average HH Income**  
(3 mi Radius)

**\$91,479**

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

**\$268,606**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	8,089	102,187	262,747
2010 Total Population	10,544	128,384	323,187
2021 Total Population	14,149	147,501	358,160
2021 Group Quarters	2	352	676
2026 Total Population	15,679	157,794	381,687
2021-2026 Annual Rate	2.07%	1.36%	1.28%
2021 Total Daytime Population	19,469	139,422	366,991
Workers	13,031	67,625	188,648
Residents	6,438	71,797	178,343
<b>Household Summary</b>			
2000 Households	3,597	41,702	99,196
2000 Average Household Size	2.25	2.44	2.64
2010 Households	4,451	50,880	118,605
2010 Average Household Size	2.37	2.52	2.72
2021 Households	6,066	58,366	131,159
2021 Average Household Size	2.33	2.52	2.73
2026 Households	6,712	62,333	139,275
2026 Average Household Size	2.34	2.53	2.74
2021-2026 Annual Rate	2.04%	1.32%	1.21%
2010 Families	2,654	32,080	79,565
2010 Average Family Size	3.06	3.20	3.37
2021 Families	3,521	36,068	86,575
2021 Average Family Size	3.05	3.23	3.40
2026 Families	3,886	38,448	91,952
2026 Average Family Size	3.06	3.24	3.41
2021-2026 Annual Rate	1.99%	1.29%	1.21%
<b>Housing Unit Summary</b>			
2000 Housing Units	3,965	45,633	107,389
Owner Occupied Housing Units	40.6%	42.7%	47.3%
Renter Occupied Housing Units	50.1%	48.7%	45.1%
Vacant Housing Units	9.3%	8.6%	7.6%
2010 Housing Units	4,910	56,888	131,677
Owner Occupied Housing Units	43.5%	40.4%	46.4%
Renter Occupied Housing Units	47.1%	49.0%	43.7%
Vacant Housing Units	9.3%	10.6%	9.9%
2021 Housing Units	6,370	63,551	143,034
Owner Occupied Housing Units	38.9%	37.3%	43.4%
Renter Occupied Housing Units	56.3%	54.6%	48.3%
Vacant Housing Units	4.8%	8.2%	8.3%
2026 Housing Units	7,033	67,754	151,656
Owner Occupied Housing Units	40.2%	37.7%	44.2%
Renter Occupied Housing Units	55.2%	54.3%	47.6%
Vacant Housing Units	4.6%	8.0%	8.2%
<b>Median Household Income</b>			
2021	\$72,191	\$58,775	\$58,785
2026	\$78,556	\$63,403	\$64,069
<b>Median Home Value</b>			
2021	\$244,514	\$268,606	\$236,129
2026	\$345,047	\$324,107	\$293,064
<b>Per Capita Income</b>			
2021	\$42,679	\$36,227	\$33,470
2026	\$47,398	\$39,836	\$36,740
<b>Median Age</b>			
2010	34.1	33.9	33.4
2021	36.4	35.5	34.9
2026	36.5	35.8	35.3



	1 mile	3 miles	5 miles
<b>2021 Households by Income</b>			
Household Income Base	6,066	58,366	131,159
<\$15,000	8.2%	9.5%	8.6%
\$15,000 - \$24,999	5.4%	8.1%	8.9%
\$25,000 - \$34,999	8.1%	9.3%	9.5%
\$35,000 - \$49,999	10.7%	14.2%	14.4%
\$50,000 - \$74,999	19.1%	19.9%	19.1%
\$75,000 - \$99,999	14.1%	10.9%	11.6%
\$100,000 - \$149,999	16.9%	12.5%	12.8%
\$150,000 - \$199,999	6.2%	5.9%	6.0%
\$200,000+	11.3%	9.6%	9.0%
Average Household Income	\$99,277	\$91,479	\$91,320
<b>2021 Population 25+ by Educational Attainment</b>			
Total	9,764	99,795	238,933
Less than 9th Grade	4.7%	6.0%	8.3%
9th - 12th Grade, No Diploma	2.0%	4.5%	5.7%
High School Graduate	14.7%	18.2%	18.5%
GED/Alternative Credential	2.1%	2.2%	2.4%
Some College, No Degree	18.6%	17.9%	19.0%
Associate Degree	10.6%	7.6%	7.0%
Bachelor's Degree	26.9%	27.6%	24.9%
Graduate/Professional Degree	20.3%	16.1%	14.3%



## 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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