

10555 Westheimer Rd Houston, Texas 77042



Description:

- Located at the signalized intersection of Westheimer Road and Blue Willow Drive, minutes away from Beltway 8, Westpark Tollway, and Highway 6.
- Nearby retailers include Target, Walgreens, 24 Hour Fitness, Ross & many more.

Available Space:

- 2,000 SF In-Line Space
- 2nd Gen Restaurant

Traffic Counts:

Westheimer Rd: 64,014 VPD (Kalibrate 2019)

1 mile	3 mile	5 mile
21,025	191,657	561,527
51,103	222,631	641,505
\$73,154	\$91,244	\$84,510
	51,103	21,025191,65751,103222,631



For More Information: David Werlin dwerlin@WPWMgmt.com 713-627-2711

The information herein is subject to errors or omissions and is subject to change; this information is not, in any way, warranted by WPW Realty Advisors or by any agent, independent associate or employee of WPW Realty Advisors.



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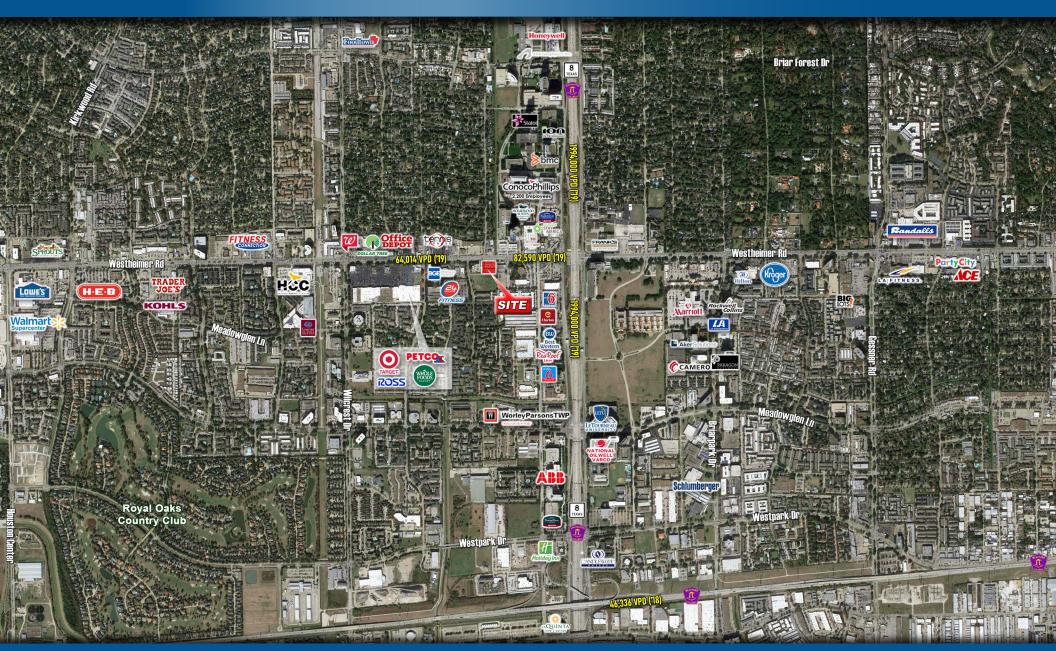




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Inite 3 nites 5 miles 2000 Total Population 18,378 162,765 475,502 2010 Total Population 19,347 174,452 503,995 2019 Graup Quarters 54 533 2,908 2024 Total Population 221,154 201,898 594,191 2019 Graup Quarters 54 533 2,908 2024 Total Population 51,103 222,631 641,305 Workers 42,117 113,161 365,892 Residents 9,041 73,710 190,661 2010 Household Summary - 70,421 190,661 2010 Household Summary - 70,421 190,661 2010 Household Summary - 70,421 190,661 2010 Household Summary - 2,004 2,39 2,59 2014 Household Summary - 2,004 2,39 2,59 2014 Household Sumshoft Size 2,004 2,30 2,59 2014 Household Size 2,005 2,44 2,31 1,8,79 <th>2019 Population (3 mi Radius) 191,657</th> <th>Average HH Income (3 mi Radius) \$91,244</th> <th>Households (3 mi Radius) 79,851</th> <th></th> <th>2024 Population (3 mi Radius) 201,858</th>	2019 Population (3 mi Radius) 191,657	Average HH Income (3 mi Radius) \$91,244	Households (3 mi Radius) 79,851		2024 Population (3 mi Radius) 201,858
Population Summary Population 18.378 162.765 47.5302 2010 Total Population 19.347 174.452 503.966 2019 Group Quarters 54 533 2,008 2024 Total Population 22.154 201.857 561.527 2019 Group Quarters 54 533 2,008 2024 Total Population 51.103 222.25.31 641.505 2019 Total Population 51.103 222.5.31 641.505 Workers 42.187 131.616 365.892 Residents 8,916 91.1015 227.6.13 Pool Households 9,632 70.421 190.661 2000 Average Household Size 2.00 2.38 2.35 2019 Households 10.269 79.451 21.5,783 2019 Households 2.04 2.39 2.39 2019 Households 10.269 79.451 21.5,783 2019 Average Household Size 2.04 2.33 2.17 3.34 2019 Average Family Size 2.05 3.11					
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Residents 8,910 227,613 2000 Household Sumary 9,632 70,421 190,661 2000 Average Household Size 1,90 2.30 2.48 2010 Households 9,641 73,710 156,184 2010 Average Household Size 2.00 2.36 2.55 2019 Households 10,269 79,851 215,783 2019 Average Household Size 2.04 2.39 2.39 2024 Households 2.077 83,801 227,761 2024 Average Household Size 2.05 2.40 2.60 2010 Partilies 4,417 42,137 118,707 2010 Average Fomily Size 2.86 3.11 3.28 2019 Farrilies 4,681 45,542 129,713 2019 Average Family Size 2.95 3.19 3.35 2010 Housing Units			42,187	131,616	365,892
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The information herein is subject to errors or omissions and is subject to change; this information is not, in any way, warranted by WPW Realty Advisors or by any agent, independent associate or employee of WPW Realty Advisors.



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;
- o 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/Te	enant/Seller/Landlord In	itials Date	

Information available at www.trec.texas.gov