



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:

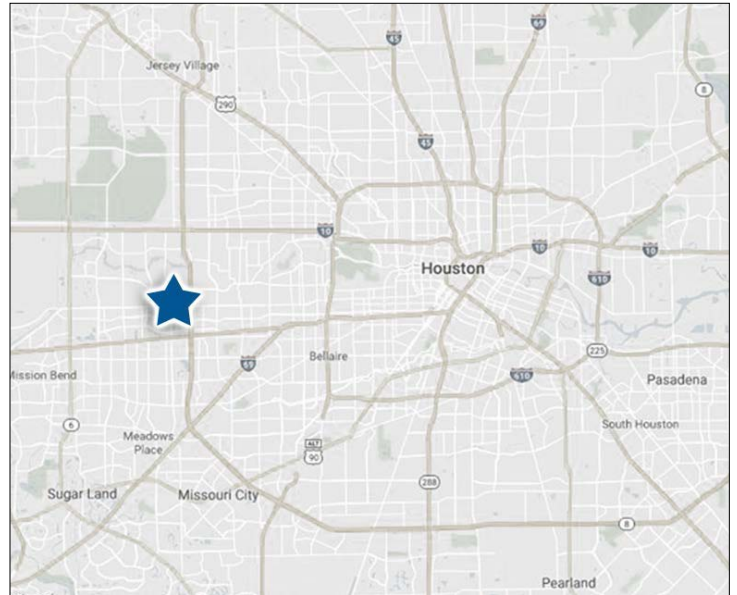
- 2,000 SF In-Line Space
- 2nd Gen Restaurant

Traffic Counts:

Westheimer Rd: 64,014 VPD (Kalibrate 2019)

Demographics:

	1 mile	3 mile	5 mile
2019 Population:	21,025	191,657	561,527
Daytime Pop:	51,103	222,631	641,505
Avg HH Income:	\$73,154	\$91,244	\$84,510

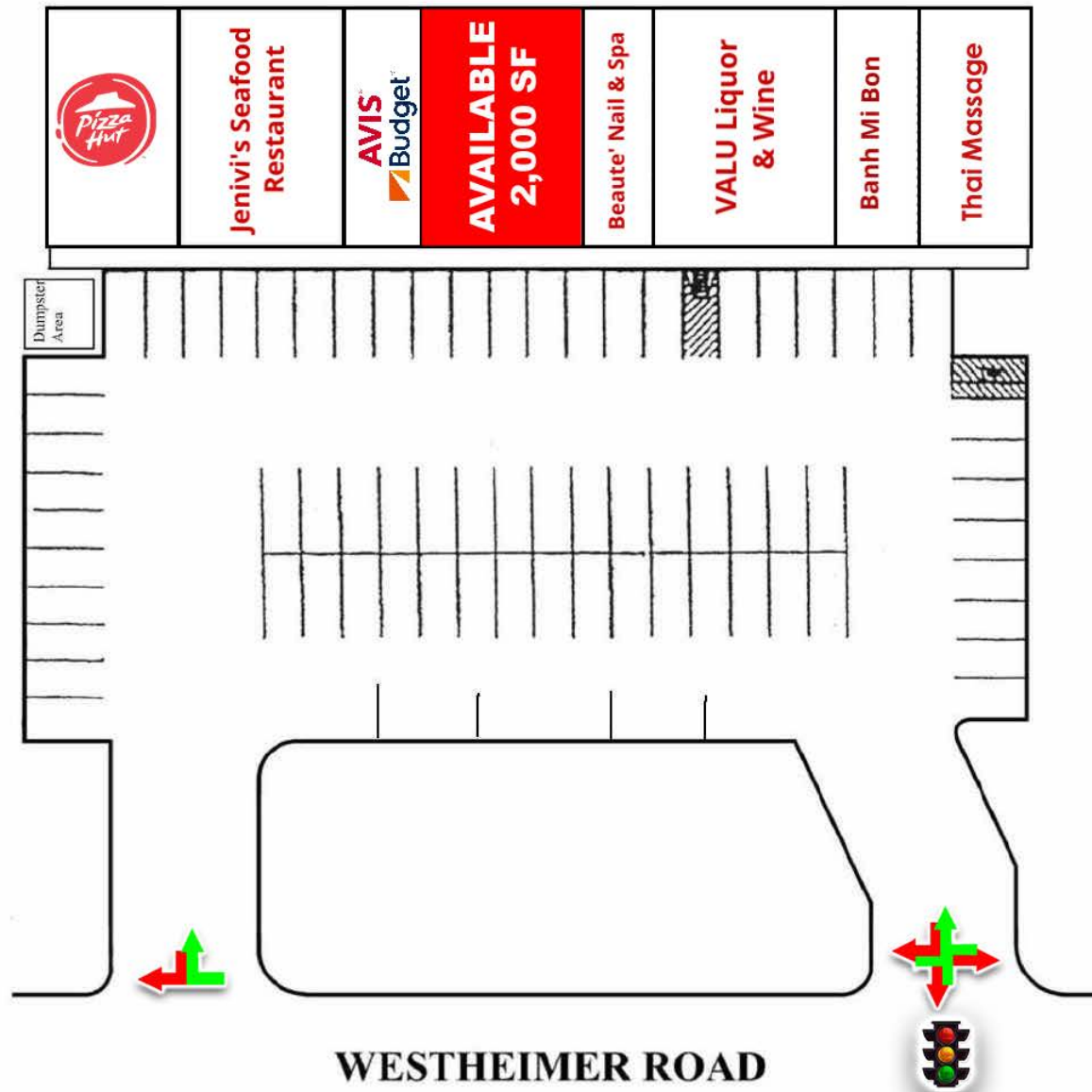


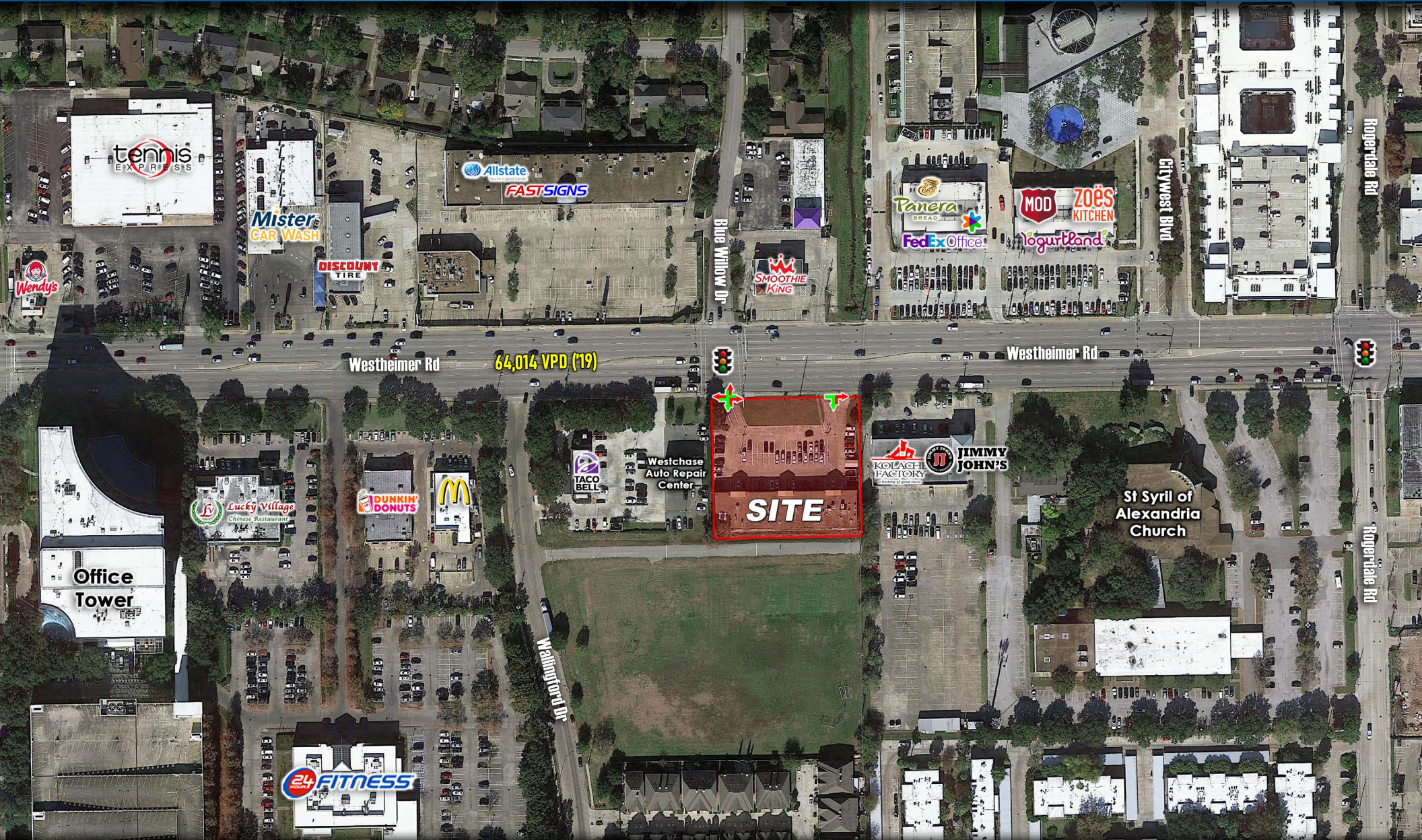
For More Information:

David Werlin

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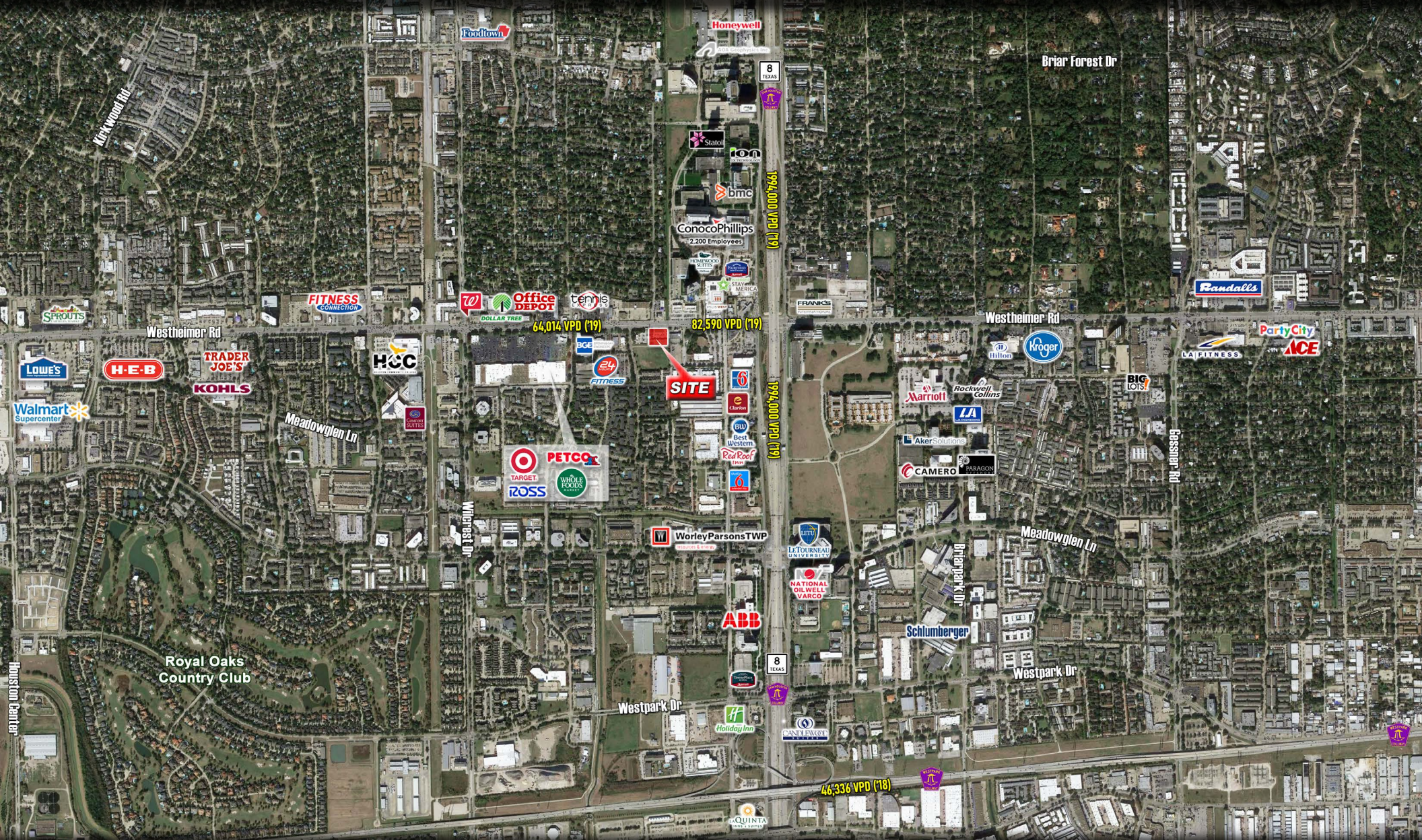
713-627-2711





Blue Willow Shopping Center

10555 Westheimer Rd
Houston, Texas 77042



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

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	18,378	162,765	475,302
2010 Total Population	19,347	174,452	503,996
2019 Total Population	21,025	191,657	561,527
2019 Group Quarters	54	533	2,908
2024 Total Population	22,154	201,858	594,191
2019-2024 Annual Rate	1.05%	1.04%	1.14%
2019 Total Daytime Population	51,103	222,631	641,505
Workers	42,187	131,616	365,892
Residents	8,916	91,015	275,613
Household Summary			
2000 Households	9,632	70,421	190,661
2000 Average Household Size	1.90	2.30	2.48
2010 Households	9,641	73,710	196,184
2010 Average Household Size	2.00	2.36	2.56
2019 Households	10,269	79,851	215,783
2019 Average Household Size	2.04	2.39	2.59
2024 Households	10,757	83,801	227,761
2024 Average Household Size	2.05	2.40	2.60
2019-2024 Annual Rate	0.93%	0.97%	1.09%
2010 Families	4,417	42,137	118,707
2010 Average Family Size	2.86	3.11	3.28
2019 Families	4,681	45,242	129,713
2019 Average Family Size	2.93	3.17	3.34
2024 Families	4,896	47,315	136,536
2024 Average Family Size	2.95	3.19	3.35
2019-2024 Annual Rate	0.90%	0.90%	1.03%
Housing Unit Summary			
2000 Housing Units	10,979	76,129	206,681
Owner Occupied Housing Units	18.4%	33.9%	33.0%
Renter Occupied Housing Units	69.4%	58.6%	59.3%
Vacant Housing Units	12.3%	7.5%	7.8%
2010 Housing Units	11,316	83,415	224,749
Owner Occupied Housing Units	19.0%	33.2%	32.3%
Renter Occupied Housing Units	66.2%	55.2%	55.0%
Vacant Housing Units	14.8%	11.6%	12.7%
2019 Housing Units	11,651	88,864	243,070
Owner Occupied Housing Units	17.2%	30.5%	29.4%
Renter Occupied Housing Units	71.0%	59.4%	59.3%
Vacant Housing Units	11.9%	10.1%	11.2%
2024 Housing Units	12,163	92,961	255,713
Owner Occupied Housing Units	17.2%	30.3%	29.3%
Renter Occupied Housing Units	71.3%	59.8%	59.8%
Vacant Housing Units	11.6%	9.9%	10.9%
Median Household Income			
2019	\$45,775	\$51,221	\$49,636
2024	\$53,633	\$57,761	\$55,328
Median Home Value			
2019	\$312,058	\$329,086	\$264,231
2024	\$334,057	\$358,498	\$306,001
Per Capita Income			
2019	\$35,965	\$38,176	\$32,521
2024	\$40,860	\$42,355	\$36,283



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