

The Shops at River Oaks Retail Space for Lease

3734 Westheimer Rd, Houston, TX 77027



Description:

- Located at Westheimer & Weslayan, next to Novel River Oaks Luxury Apartments
- Close proximity to Highland Village and Central Market, Greenway Plaza, River Oaks District and The Galleria
- Easy access to US-59 & Loop 610

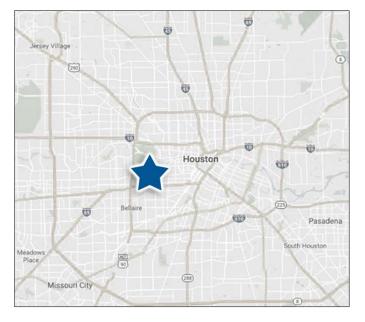
Available Space:

- 6,250 SF End Cap Available (divisible)
- 2nd Gen Restaurant Space

Traffic Counts:

Westheimer Rd: 28,278 VPD (Kalibrate 2021)

Demographics:	1 mile	3 mile	5 mile
2021 Population:	21,803	194,720	527,589
Daytime Pop:	49,305	312,550	881,299
Avg HH Income:	\$153,820	\$163,062	\$133,132



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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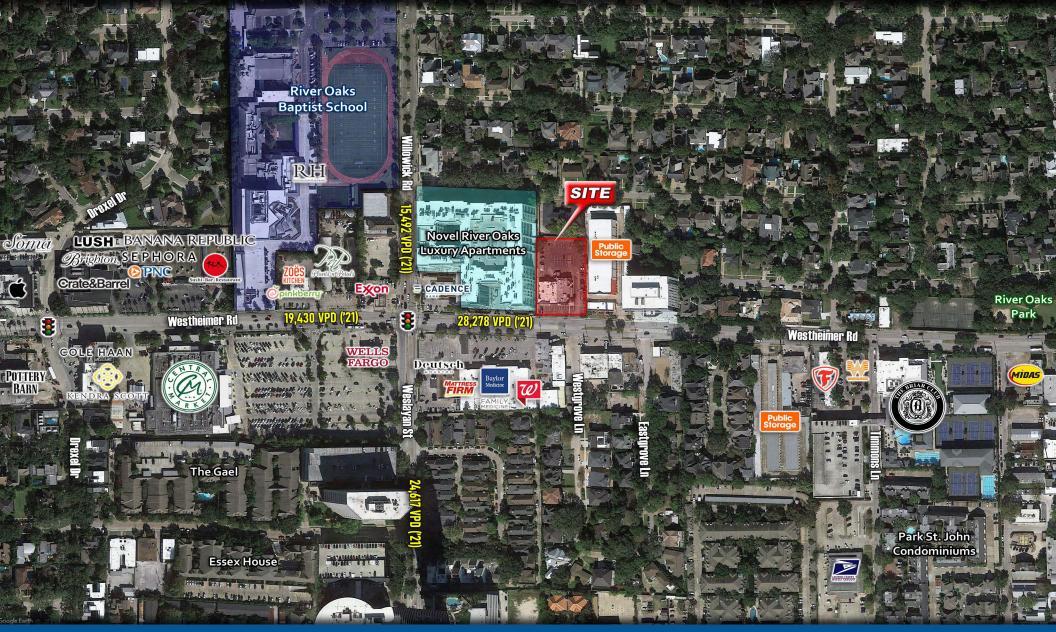
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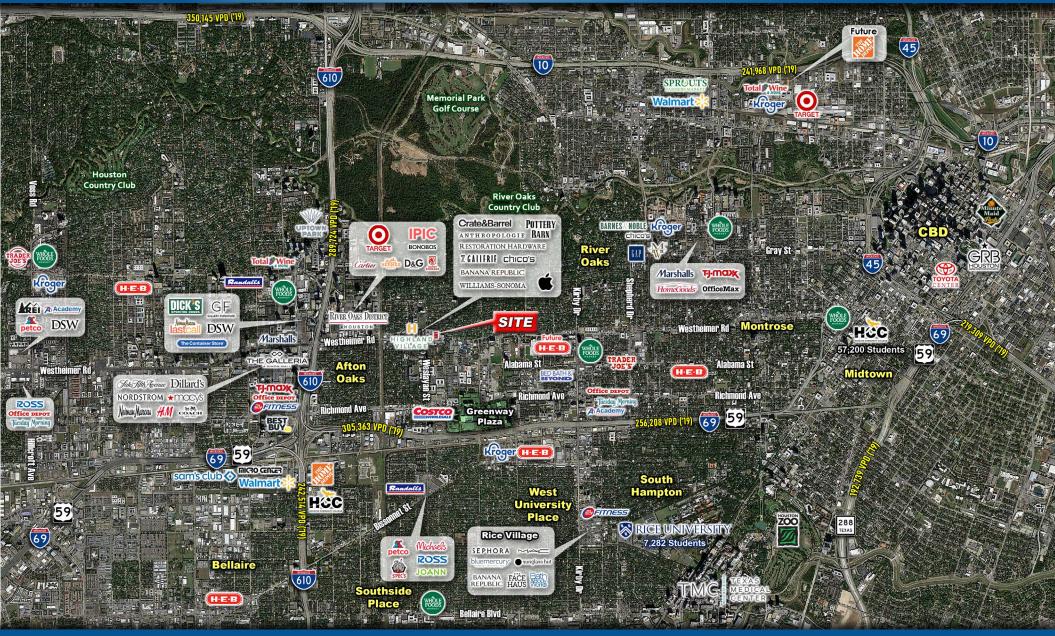
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WPW REALTY ADVISORS

The Shops at River Oaks

Retail Space for Lease

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2021 Population (3 mi Radius) 194,720	Average HH Income (3 mi Radius) \$163,062	Households (3 mi Radius) 99,725		2026 Population (3 mi Radius) 219,298
Demolation Commence		1 mile	3 miles	5 miles
2000 Total Population		14,818	138,303	393,808
2010 Total Population		15,944	158,200	433,082
2021 Total Population		21,803	194,720	527,589
2021 Group Quarters		0	3,411	11,246
2026 Total Population		26,980	219,298	585,610
2021-2026 Annual Rate		4.35%	2.41%	2.11%
2021 Total Daytime Population		49,305	312,550	881,299
Workers		41,727	236,957	662,673
Residents		7,578	75,593	218,626
Household Summary		0 E71	71 202	190 525
2000 Households 2000 Average Household Siz	2	8,571 1.73	71,303 1.90	180,525 2.11
2010 Households	e	9,313	80,739	203,558
2010 Average Household Siz	٩	1.71	1.92	2.07
2021 Households		13,046	99,725	250,655
2021 Average Household Siz	e	1.67	1.92	2.06
2026 Households		16,291	113,009	279,862
2026 Average Household Siz	e	1.66	1.91	2.05
2021-2026 Annual Rate		4.54%	2.53%	2.23%
2010 Families		3,508	35,369	94,221
2010 Average Family Size		2.56	2.78	2.95
2021 Families		4,565	42,283	111,188
2021 Average Family Size 2026 Families		2.54 5,585	2.80 47,235	2.96 122,510
2026 Families 2026 Average Family Size		2.52	2.79	2.96
2021-2026 Annual Rate		4.12%	2.24%	1.96%
Housing Unit Summary		1112.70	212170	119070
2000 Housing Units		9,366	80,280	201,066
Owner Occupied Housing Uni	its	35.5%	39.0%	34.2%
Renter Occupied Housing Un	its	56.1%	49.8%	55.6%
Vacant Housing Units		8.5%	11.2%	10.2%
2010 Housing Units		11,046	91,587	233,359
Owner Occupied Housing Un		32.5%	41.2%	35.3%
Renter Occupied Housing Un	its	51.8%	46.9%	51.9%
Vacant Housing Units		15.7% 15,283	11.8% 110,190	12.8% 282,560
2021 Housing Units Owner Occupied Housing Unit	ite	26.9%	37.4%	32.8%
Renter Occupied Housing Un		58.5%	53.1%	55.9%
Vacant Housing Units		14.6%	9.5%	11.3%
2026 Housing Units		18,442	123,447	312,273
Owner Occupied Housing Uni	its	23.5%	35.9%	32.0%
Renter Occupied Housing Un	its	64.9%	55.7%	57.6%
Vacant Housing Units		11.7%	8.5%	10.4%
Median Household Income				
2021		\$96,338	\$102,372	\$79,723
2026 Median Home Value	\$	101,736	\$109,441	\$87,363
	¢	858,801	\$653,599	\$515,666
2021 2026		855,769	\$662,585	\$539,581
Median Age	+	,	+002/000	4333,331
2010		38.2	37.0	34.2
2021		38.7	39.0	36.2
2026		38.4	39.2	36.2

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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 o Primary Assumed Business Name	r 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		d Initials Date	

Information available at www.trec.texas.gov