



# WESTCHASE CENTER

## RETAIL SPACE FOR LEASE

SWC Westheimer Rd & Gessner Rd | Houston, TX



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)



# PROPERTY INFORMATION:

**Address:** 9749 Westheimer Rd  
Houston, TX 77042

**Availability:** 1,493 SF - 4,407 SF

**Price:** Contact broker for pricing

## HIGHLIGHTS:

- Located at the signalized intersection of Westheimer Rd & Gessner Rd
- Positioned at the heart of the Westchase District, a major business district within the Houston MSA
- Anchored by Big Lots, Benihana, Pappa's Bar-B-Q, Wells Fargo and Kids Empire
- Exposure to over 63,000 cars per day along Westheimer Rd
- Easy access to Beltway 8

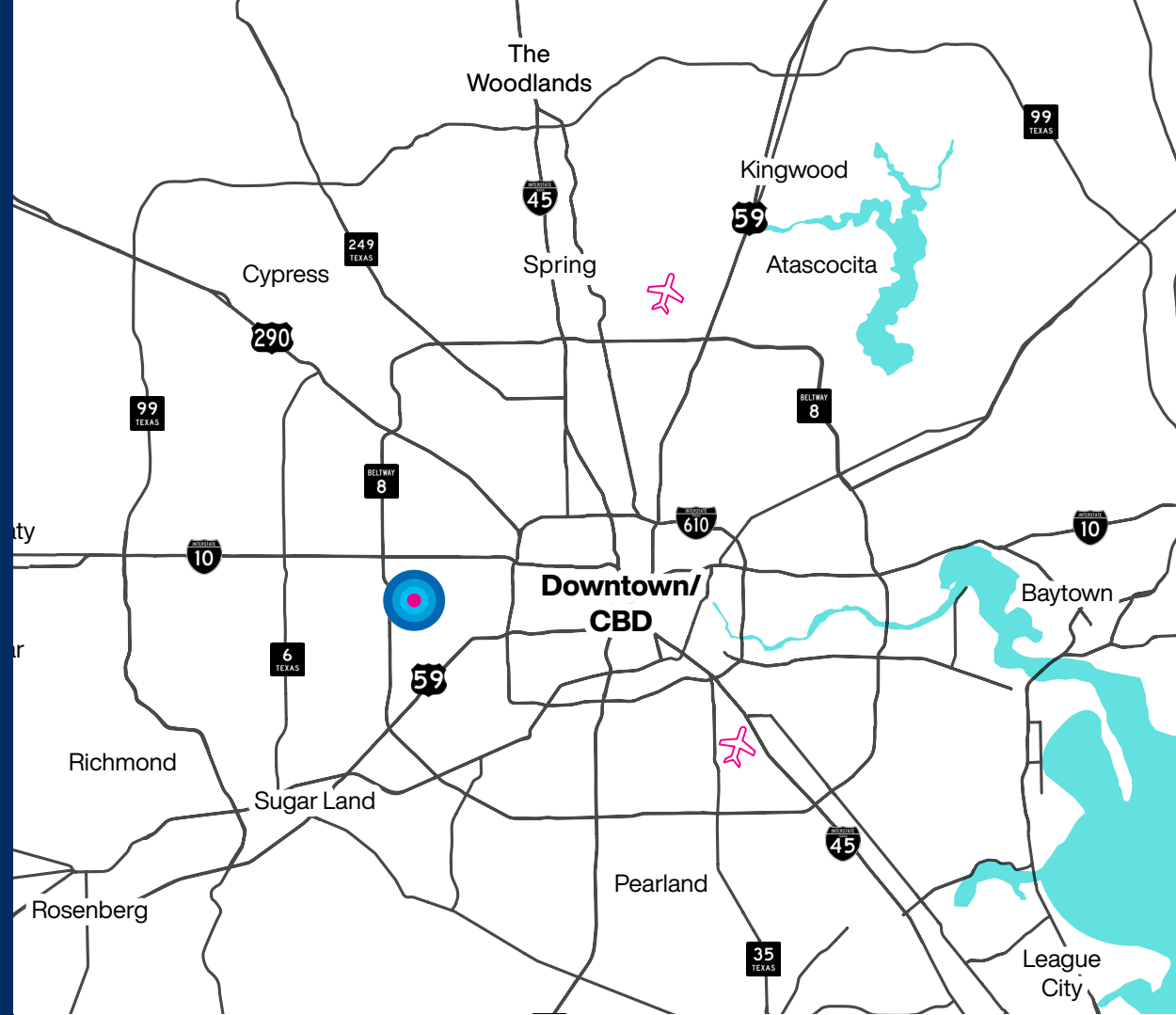
## TRAFFIC COUNTS:

**Westheimer Rd:** 63,090 cpd

**Gessner Rd:** 28,810 cpd

## DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
<b>Population</b>	28,100	205,471	570,966
<b>Daytime Pop.</b>	32,745	243,186	685,443
<b>Avg HH Income</b>	\$79,366	\$93,869	\$101,302





**BIG  
LOTS!**



**AVAILABLE  
1,493 SF**

**AVAILABLE  
1,874 SF**

**AVAILABLE  
4,407 SF**

**WELLS  
FARGO**

**PAPPAS  
Bar-B-Q**

**BENIHANA**

**LAVA  
MEDITERRANEAN CUISINE**

**63,090 cpd**

**Westheimer Rd**

**28,810 cpd**

**Gessner Rd**





**ENERGY CORRIDOR**  
±19 Million SF Office

**CITY CENTRE**  
±700K SF Office  
±400K SF Retail

**MEMORIAL CITY**

**CITYWEST PLACE**  
±1.5 Million SF Office

**BELTWAY**  
**8**

**Briargrove Park**  
1,354 Homes

**SITE**

**Westheimer Rd**

**Kroger**  
FRESH FOR EVERYONE

**Gessner Rd**

**Randalls**



**Westheimer Rd**

**TESLA**

**Gessner Rd**

**LA FITNESS**



# SITE PLAN



Suite	Tenant	SF	Suite	Tenant	SF
0100	Lava	10,000 SF	1000	Kasra Persian Grill	4,427 SF
0200	Benihana	7,700 SF	1100	Kids Empire	18,084 SF
<b>0300</b>	<b>AVAILABLE</b>	<b>4,407 SF</b>	<b>1200</b>	<b>AVAILABLE</b>	<b>1,493 SF</b>
0400	Wells Fargo	3,341 SF	1300	Johnnie Bleu Grill & Seafood	10,465 SF
0500	Tom's Cleaners	2,000 SF	1400	Splash Laundry	3,511 SF
0600	Fun Time USA	1,432 SF	1500	Reela Thai Therapy Center	1,233 SF
0700	Amy's Classic Nails	1,277 SF	1600	VLINK Nails	7,630 SF
<b>0800</b>	<b>AVAILABLE</b>	<b>1,874 SF</b>	1700	Big Lots	32,400 SF
0900	Unique Dental	1,277 SF	1800	Pappas Bar-B-Q	6,075 SF

WESTHEIMER RD

S GESSNER RD











# 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 \_\_\_\_\_





# WESTCHASE CENTER

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