

# For Sale



## Westbridge Center

9211 West Road  
Houston, Texas 77064



## Hunington

**Hunington Properties, Inc.**

3773 Richmond Ave., Suite 800  
Houston, Texas 77046

**713-623-6944**

[hpiproperties.com](http://hpiproperties.com)





## WESTBRIDGE CENTER

9211 West Road, Houston, Texas 77064

### Executive Summary

|                       |                |
|-----------------------|----------------|
| Sale Price            | \$9,750,000.00 |
| Cap Rate:             | 7.21%          |
| Pro Forma Cap Rate:   | 7.87%          |
| NOI:                  | \$703,242.96   |
| Building Size:        | 29,743 SF      |
| Year Built/Renovated: | 2000 / 2018    |
| Lot Size:             | 3.96 Acres     |

### Area Retailers



### DEMOGRAPHICS

|                          |                   |
|--------------------------|-------------------|
| Total Population         | 2 mi. - 44,672    |
|                          | 3 mi. - 96,232    |
|                          | 5 mi. - 282,689   |
| Average Household Income | 2 mi. - \$107,510 |
|                          | 3 mi. - \$88,424  |
|                          | 5 mi. - \$85,847  |

Traffic Count West Rd: 25,000 vpd

### For More Information

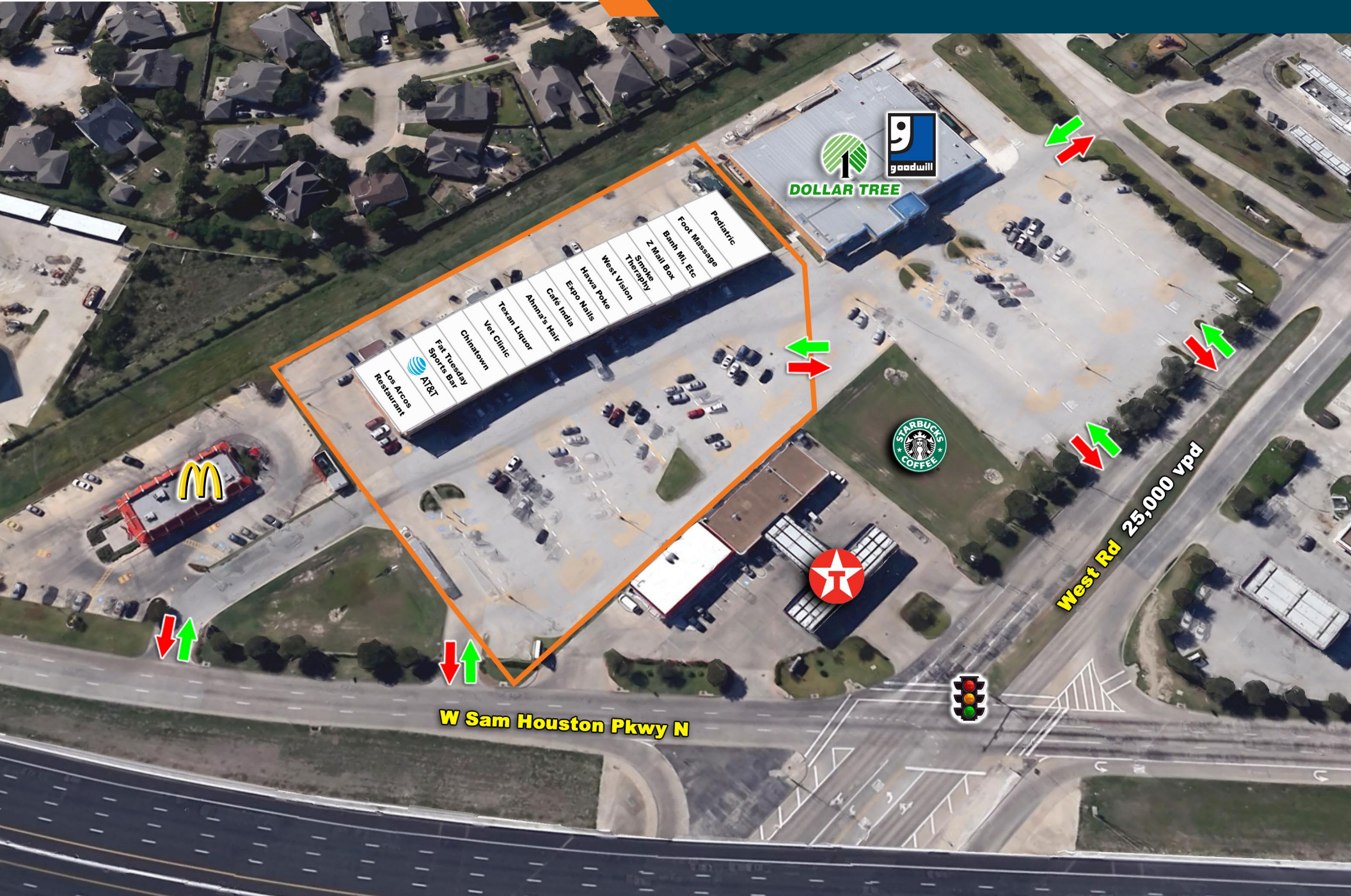
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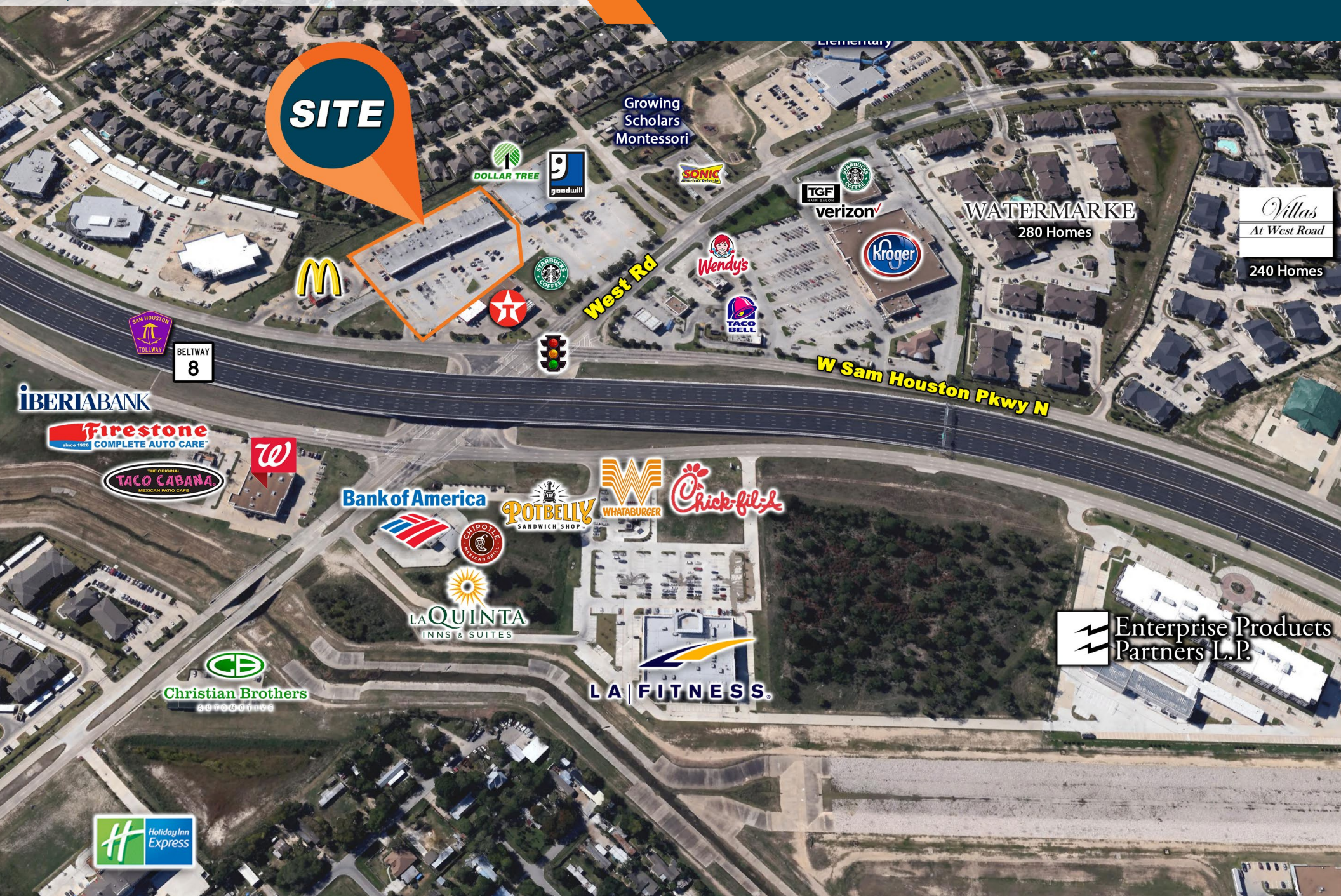
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Fallbrook Dr  
**Hunington**

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