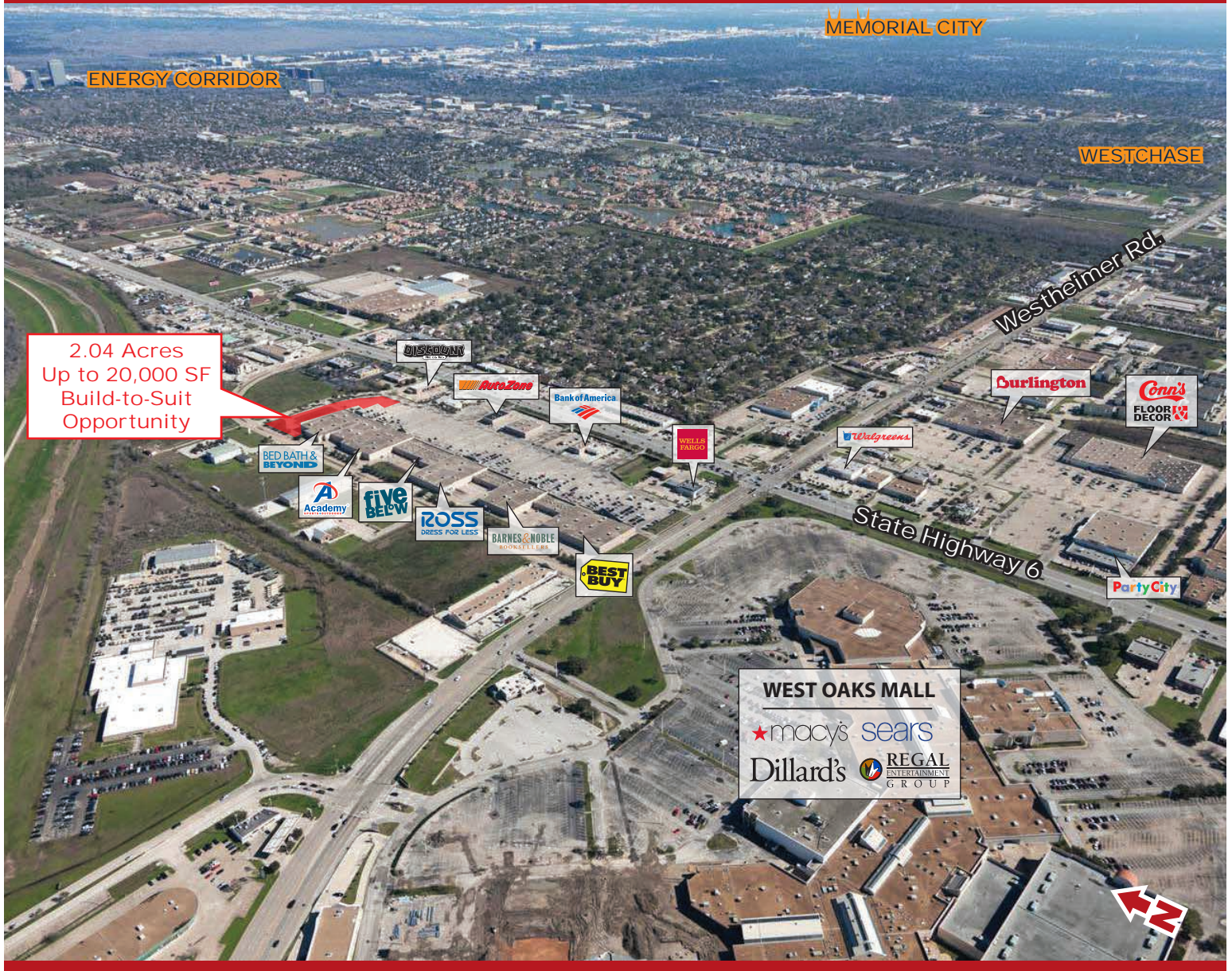


2.04 Acres - West Oaks

NWQ of Highway 6 & Westheimer | Houston, Texas

Austin Alvis | 281.477.4300

For Sale or Build-to-Suit



2.04 Acres - West Oaks

NWQ of Highway 6 & Westheimer | Houston, Texas

2.04 Acres
Up to 20,000 SF
Build-to-Suit
Opportunity



This is the last remaining buildable space in The Village at West Oaks. A building up to 20,000 SF can be constructed on the 2.04 acre parcel. Shovel-ready, the building pad has parking provided, landscaping installed, detention provided, and all utilities available. The owner will either sell the parcel or build-to-suit for credit-worthy tenants. Please inquire with specific use for build-to-suit opportunities.

- 2.04 acres
- 106 parking spaces

Purchase Price: \$16/SF (\$1,423,328)

Lease: Please inquire with broker



Austin Alvis
281.477.4335
aalvis@newquest.com

2.04 Acres - West Oaks

NWQ of Highway 6 & Westheimer | Houston, Texas

Westheimer Road



2.04 Acres
Up to 20,000 SF
Build-to-Suit
Opportunity



State Highway 6



DEMOGRAPHICS

2010 Census, 2017 Estimates with
Delivery Statistics as of 12/17

	2 Miles	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	22,180	49,329	128,059
Current Population	53,727	124,191	348,646
2010 Census Average Persons per Household	2.42	2.52	2.72
2010 Census Population	41,605	103,927	302,928
Population Growth 2010 to 2017	29.73%	19.81%	15.32%
CENSUS HOUSEHOLDS			
1 Person Household	33.67%	31.23%	26.92%
2 Person Households	28.40%	28.84%	27.71%
3+ Person Households	37.93%	39.92%	45.38%
Owner-Occupied Housing Units	41.51%	45.06%	52.17%
Renter-Occupied Housing Units	58.49%	54.94%	47.83%
RACE AND ETHNICITY			
2017 Estimated White	47.03%	43.11%	41.57%
2017 Estimated Black or African American	23.83%	25.25%	24.19%
2017 Estimated Asian or Pacific Islander	16.33%	17.80%	19.76%
2017 Estimated Other Races	12.41%	13.36%	14.00%
2017 Estimated Hispanic	29.86%	30.10%	30.62%
INCOME			
2017 Estimated Average Household Income	\$90,533	\$92,263	\$96,057
2017 Estimated Median Household Income	\$64,772	\$66,861	\$71,710
2017 Estimated Per Capita Income	\$38,967	\$37,659	\$36,248
EDUCATION (AGE 25+)			
2017 Estimated High School Graduate	19.95%	19.64%	19.63%
2017 Estimated Bachelors Degree	25.12%	25.97%	25.10%
2017 Estimated Graduate Degree	18.87%	16.01%	14.27%
AGE			
2017 Median Age	33.4	34.1	34

Our quest
is your success.

9.9M SF
OWNED

12.1M SF
LEASED

10.3M SF
MANAGED

Specializing in retail space leasing, management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, and property management, NewQuest is an expert at bringing your commercial project vision to life.





Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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