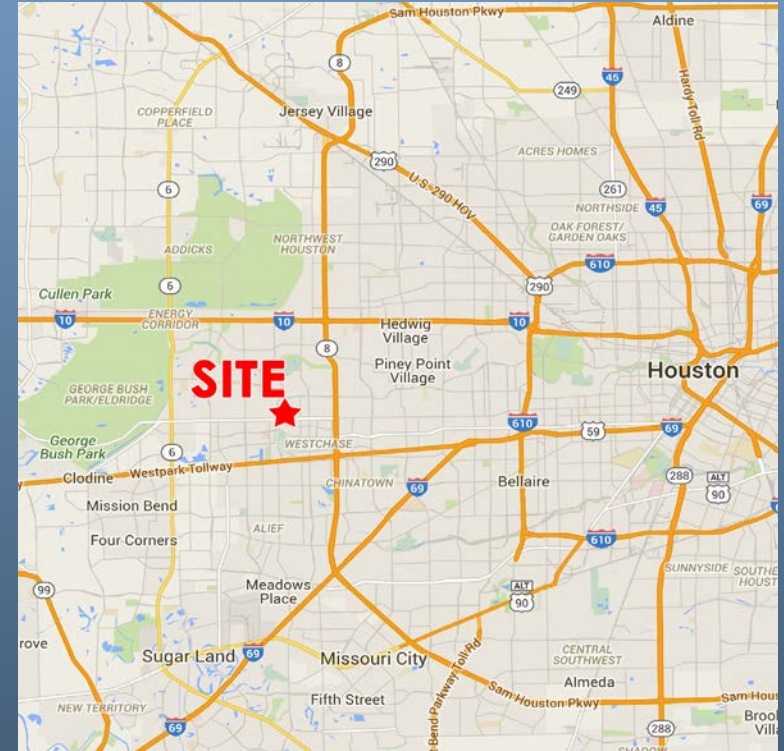


# FOR LEASE

Royal Oaks Centre - 11700 Westheimer Rd, Houston, TX 77077



## PROPERTY DATA

- 2,797 SF now available
- Potential opportunity in high volume, high traffic center on Westheimer
- Perfect for medical, office-retail, or retail uses
- Pylon sign panel available

## DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b> 2019 Estimate	27,420	198,827	484,570
<b>Avg HH Income</b> 2019 Estimate	\$89,936	\$91,836	\$86,677
<b>Traffic Counts</b> Westheimer Crescent Park	72,347 cars per day 4,000 cars per day		

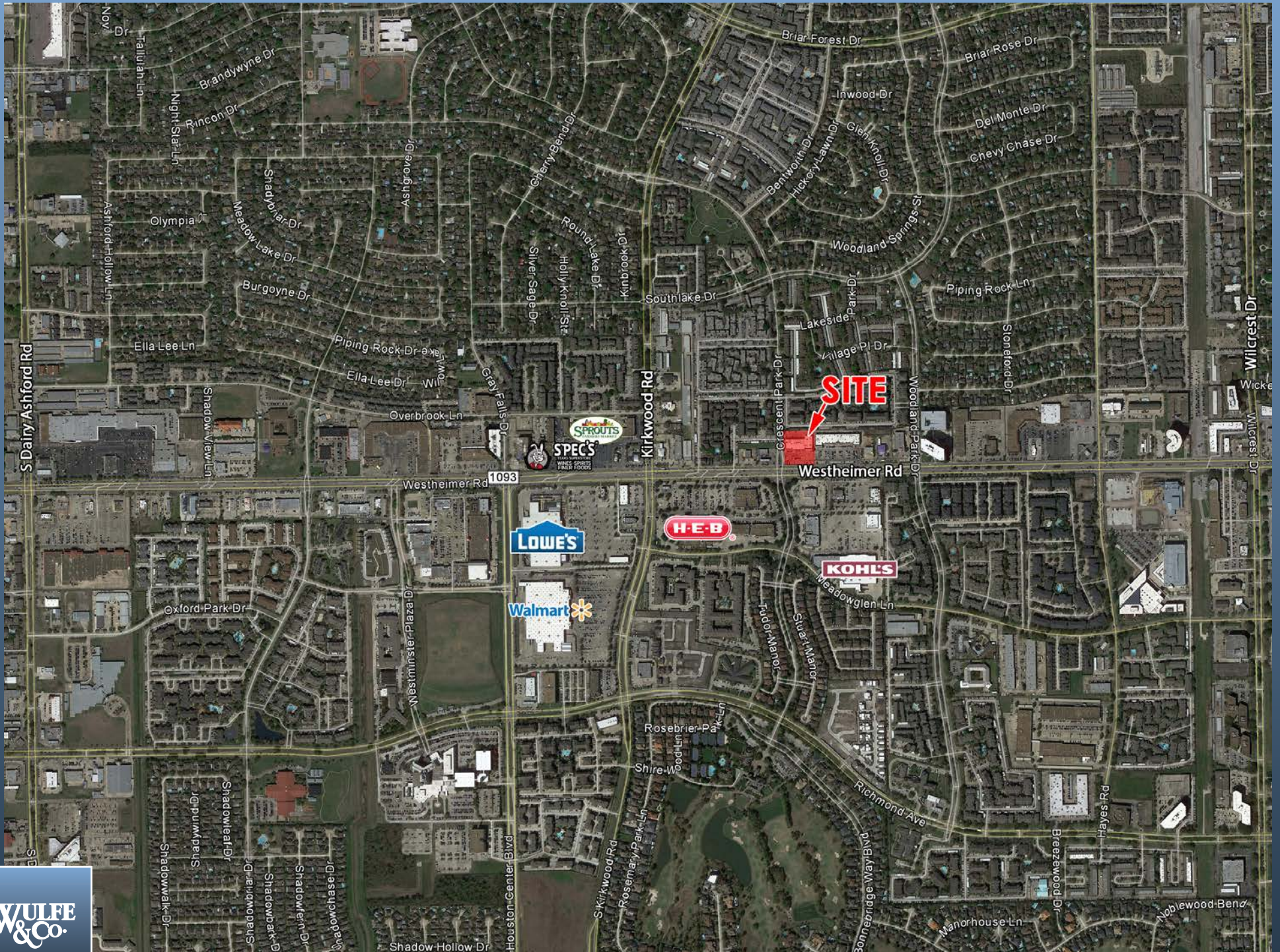
## CONTACT

**Katherine Wildman**  
kwildman@wulfe.com  
(713) 621-1220

**Bunny McLeod**  
bmcleod@wulfe.com  
(214) 455-3608

**Wulfe & Co.**  
1800 Post Oak Blvd., Suite 400  
Houston, Texas 77056  
(713) 621-1700







SITE SUMMARY - 20,637 SF		
1	Potbelly	2,216 SF
2	Hiccups Tea House	2,759 SF
3	Five Guys	2,818 SF
4	Morfi Argentino	2,000 SF
5	TCBY	1,214 SF
6	Halal Guys	2,165 SF
7	AVAILABLE	2,797 SF
8	Verizon	4,668 SF

SITE DETAILS	
1.805	Acres
133	Parking Spaces
6.44	Parking Spaces per 1,000 SF



# SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.7373/-95.5844

RS1

11700 Westheimer Rd			1 mi radius	3 mi radius	5 mi radius
Houston, TX 77077					
POPULATION	2019 Estimated Population		27,420	198,827	484,570
	2024 Projected Population		28,202	204,864	500,518
	2010 Census Population		25,759	182,522	435,940
	2000 Census Population		21,774	165,346	394,760
	Projected Annual Growth 2019 to 2024		0.6%	0.6%	0.7%
	Historical Annual Growth 2000 to 2019		1.4%	1.1%	1.2%
	2019 Median Age		33.0	34.1	33.8
HOUSEHOLDS	2019 Estimated Households		13,532	87,332	195,829
	2024 Projected Households		14,429	93,351	209,772
	2010 Census Households		12,155	76,461	168,034
	2000 Census Households		10,680	71,125	156,925
	Projected Annual Growth 2019 to 2024		1.3%	1.4%	1.4%
	Historical Annual Growth 2000 to 2019		1.4%	1.2%	1.3%
RACE AND ETHNICITY	2019 Estimated White		41.6%	45.2%	43.6%
	2019 Estimated Black or African American		32.2%	22.4%	21.5%
	2019 Estimated Asian or Pacific Islander		10.9%	16.7%	17.3%
	2019 Estimated American Indian or Native Alaskan		0.5%	0.6%	0.6%
	2019 Estimated Other Races		14.8%	15.0%	16.9%
	2019 Estimated Hispanic		28.4%	32.3%	37.5%
INCOME	2019 Estimated Average Household Income		\$89,936	\$91,836	\$86,677
	2019 Estimated Median Household Income		\$65,561	\$65,490	\$61,809
	2019 Estimated Per Capita Income		\$44,417	\$40,350	\$35,055
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)		4.4%	8.7%	11.4%
	2019 Estimated Some High School (Grade Level 9 to 11)		3.3%	5.8%	7.2%
	2019 Estimated High School Graduate		16.6%	18.4%	20.9%
	2019 Estimated Some College		20.7%	18.1%	18.1%
	2019 Estimated Associates Degree Only		8.8%	6.7%	6.1%
	2019 Estimated Bachelors Degree Only		28.5%	26.6%	23.0%
	2019 Estimated Graduate Degree		17.6%	15.7%	13.2%
BUSINESS	2019 Estimated Total Businesses		2,021	11,190	28,793
	2019 Estimated Total Employees		15,402	111,334	277,021
	2019 Estimated Employee Population per Business		7.6	9.9	9.6
	2019 Estimated Residential Population per Business		13.6	17.8	16.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



## 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.

Wulfe & Co.	478511	info@wulfe.com	(713) 621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.	Email	Phone
Robert Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Katherine Wildman	326662	kwildman@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date