

FOR LEASE

# Prime Corner On Westheimer

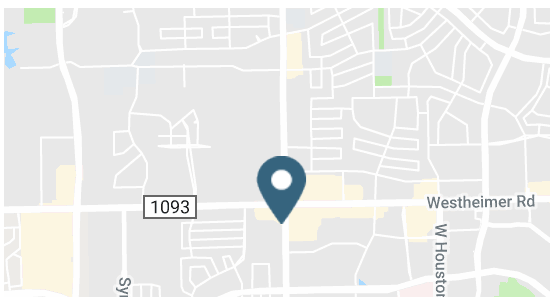
12602 Westheimer | Houston, TX



## Overview

AVAILABLE SF

9,285 SF (Divisible)



## Contact

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## Description

- 12,498 SF retail center
- Located at the NWC of Westheimer and South Dairy Ashford
- Extremely high traffic counts at the intersection
- Less than two (2) miles from the Westchase District; a 2,700 acre commercial and residential development
- Easy access from I-10, Highway 6, Beltway 8, and the Westpark Toll Road
- 63 parking spaces

## Nearby Retailers



## Traffic Counts

Westheimer Road East of Site	66,027 VPD
South Dairy Ashford North of Site	37,468 VPD

Year: 2015 | Source: TxDOT

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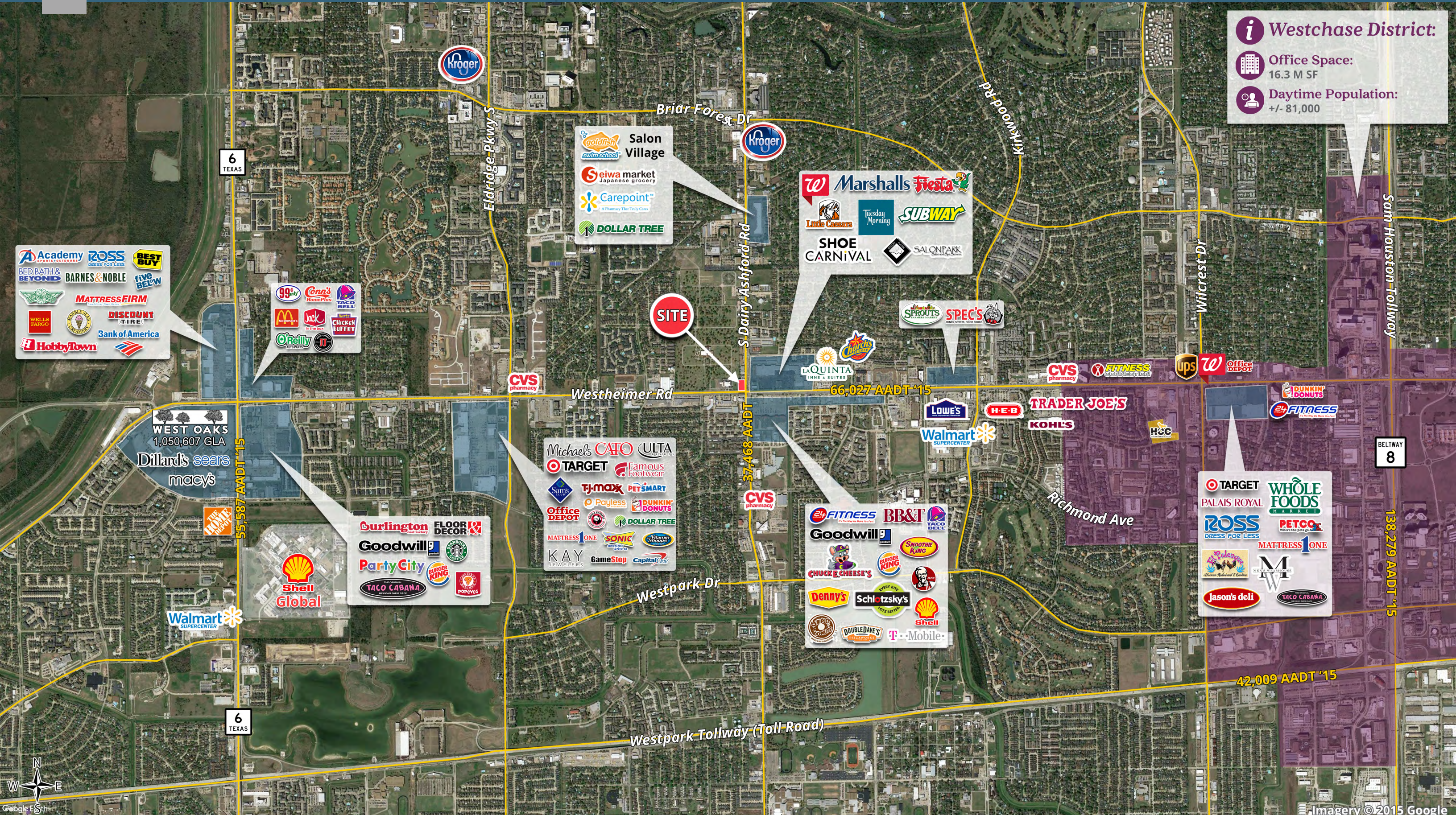
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# Prime Corner On Westheimer | Trade Aerial

12602 Westheimer | Houston, TX

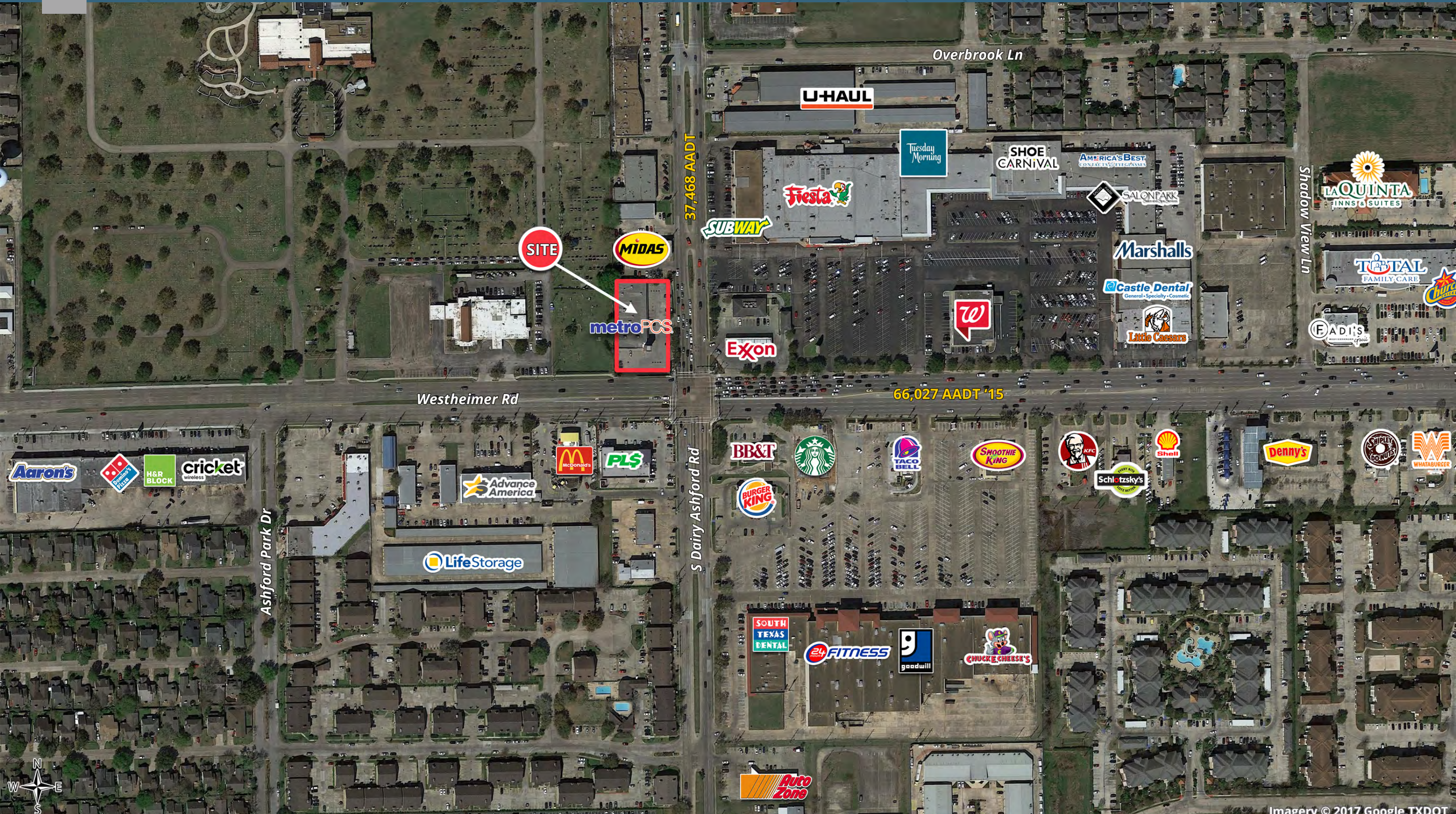
**Westchase District:**

- Office Space:** 16.3 M SF
- Daytime Population:** +/- 81,000



# Prime Corner On Westheimer | Site Aerial

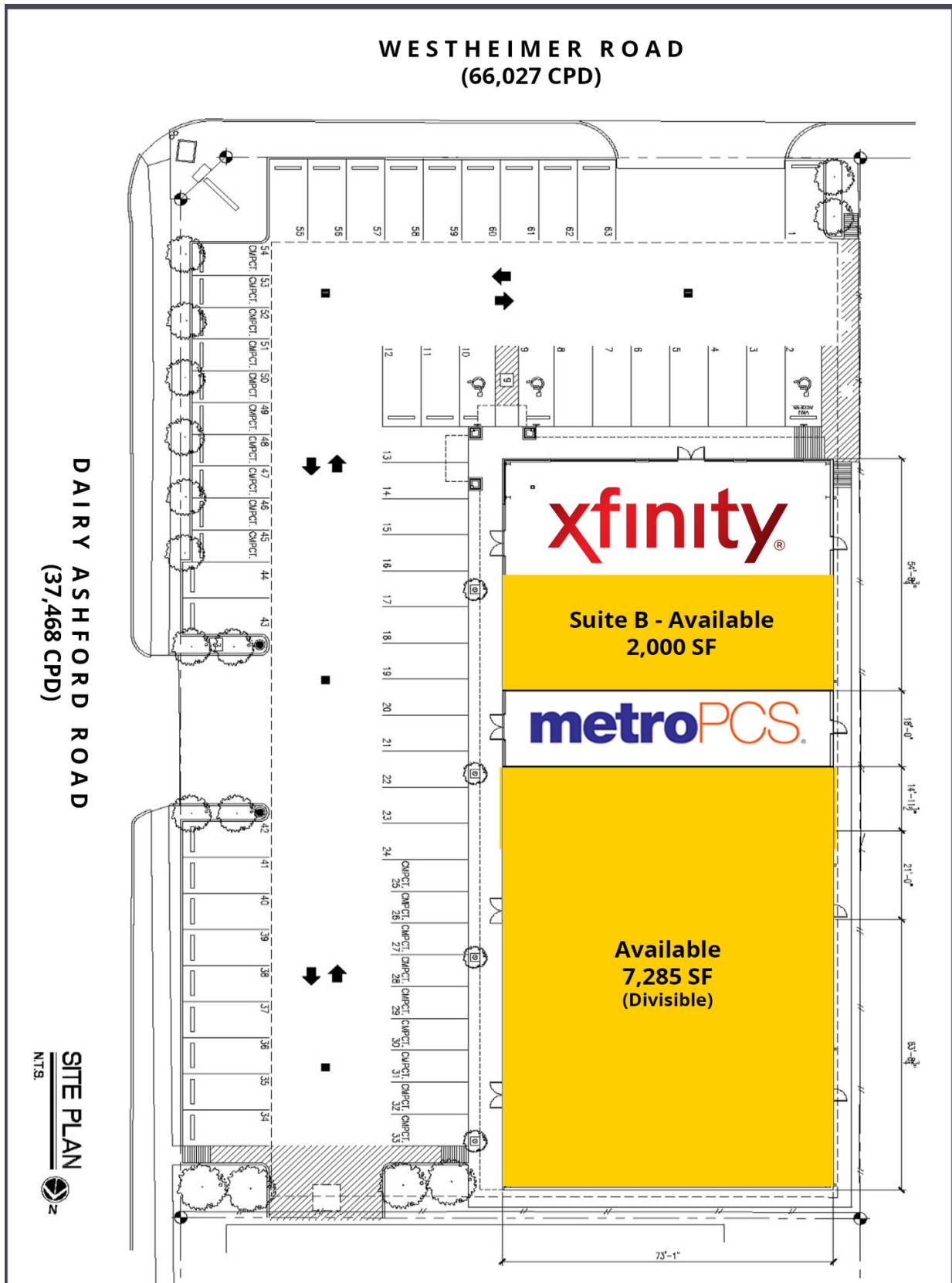
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Imagery © 2017 Google, TXDOT

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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	19,329	141,159	355,791
2010 Population	22,213	165,966	401,427
2017 Population	25,071	184,543	440,931
2022 Population	27,179	199,098	473,302
2000-2010 Annual Rate	1.40%	1.63%	1.21%
2010-2017 Annual Rate	1.68%	1.47%	1.30%
2017-2022 Annual Rate	1.63%	1.53%	1.43%
2017 Male Population	47.4%	48.4%	49.1%
2017 Female Population	52.6%	51.6%	50.9%
2017 Median Age	34.7	34.6	34.0
<b>Households</b>			
2000 Households	9,026	59,031	138,009
2010 Households	10,129	68,126	151,802
2017 Total Households	11,310	75,217	165,542
2022 Total Households	12,209	80,925	177,171
2000-2010 Annual Rate	1.16%	1.44%	0.96%
2010-2017 Annual Rate	1.53%	1.38%	1.20%
2017-2022 Annual Rate	1.54%	1.47%	1.37%
2017 Average Household Size	2.21	2.45	2.66
<b>Housing Units</b>			
2017 Total Housing Units	12,033	82,830	183,414
2017 Owner Occupied Housing Units	3,691	28,041	68,131
2017 Renter Occupied Housing Units	7,619	47,176	97,411
2017 Vacant Housing Units	723	7,613	17,872
<b>Race and Ethnicity</b>			
2017 White Alone	44.6%	44.1%	42.9%
2017 Black Alone	27.5%	24.0%	22.1%
2017 American Indian/Alaska Native Alone	0.5%	0.5%	0.6%
2017 Asian Alone	14.0%	16.7%	17.0%
2017 Pacific Islander Alone	0.0%	0.0%	0.1%
2017 Hispanic Origin (Any Race)	26.6%	29.1%	36.0%
<b>Income</b>			
2017 Median Household Income	\$57,013	\$58,074	\$53,396
2017 Average Household Income	\$83,458	\$90,809	\$86,476
Per Capita Income	\$37,574	\$37,298	\$32,583
<b>2017 Population 25+ by Educational Attainment</b>			
Total	17,300	123,190	287,058
High School Graduate	16.3%	15.8%	17.7%
GED/Alternative Credential	1.5%	2.4%	2.5%
Some College, No Degree	21.4%	18.8%	18.3%
Associate Degree	7.4%	7.1%	6.0%
Bachelor's Degree	30.1%	27.2%	23.7%
Graduate/Professional Degree	16.5%	15.7%	13.1%
<b>Daytime Population</b>			
2017 Total Daytime Population	21,727	170,103	455,595
Workers	10,267	75,817	220,820
Residents	11,460	94,286	234,775

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials      Tenant Initials      Seller Initials      Landlord Initials      Date