



WESLAYAN SHOPPING CENTER

4,000 SF Available for Lease - Walgreens Anchored

SEC of Westheimer & Wesleyan | Houston, Texas



Josh Friedlander | Bob Conwell | 281.477.4300

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

Weslayan Shopping Center

SEC of Westheimer & Weslayan | Houston, Texas



- Located on the southeast corner of Westheimer and Weslayan in the shadow of the Highland Village shopping district
- Highland Village is home to some of the most recognizable names in retail including Apple Store, Crate & Barrel, Williams-Sonoma, Banana Republic, Pottery Barn, Restoration Hardware, Cole Haan, Chico's, Lululemon, White House Black Market, and Victoria's Secret, along with the Michael Kemper Salon & Day Spa
- Restaurants include P.F. Chang's China Bistro, Smith & Wollensky, RA Sushi and Escalante's

Demographics	1 Mile	3 Miles	5 Miles
Current Population	23,519	196,506	530,492
Current Households	13,644	101,493	253,761
Average Household Income	\$155,028	\$171,614	\$135,673
Growth Since 2010 Census	47.79%	24.35%	23.87%

Source: USPS Postal Count, 07/20



Josh Friedlander
 281.477.4381
 jfriedlander@newquest.com

Bob Conwell
 281.477.4324
 beconwell@newquest.com

Weslayan Shopping Center

SEC of Westheimer & Weslayan | Houston, Texas



2929 Weslayan
254 Units

Surrounding Detail

Apple	Hardware	Market
Crate & Barrel	Williams-Sonoma	Smith & Wollensky
Pottery Barn	Z-Gallerie	Escalante's
Restoration	HEB Central	

Weslayan Shopping Center
DEUTSCH & DEUTSCH
FINE JEWELRY AND WATCHES

WELLS FARGO MATTRESS FIRM
Baylor Family Medicine

**4,000 SF
For Lease**

Highland Village

Starbucks PSA BANK POTTERY BARN
Cole Haan ESCALANTE'S

Highland Village

Crate&Barrel
Apple Inc. west elm
RESTORATION PF CLINGS
BANANA REPUBLIC
WILLIAMS-SONOMA

WESLAYAN

WILLOWICK

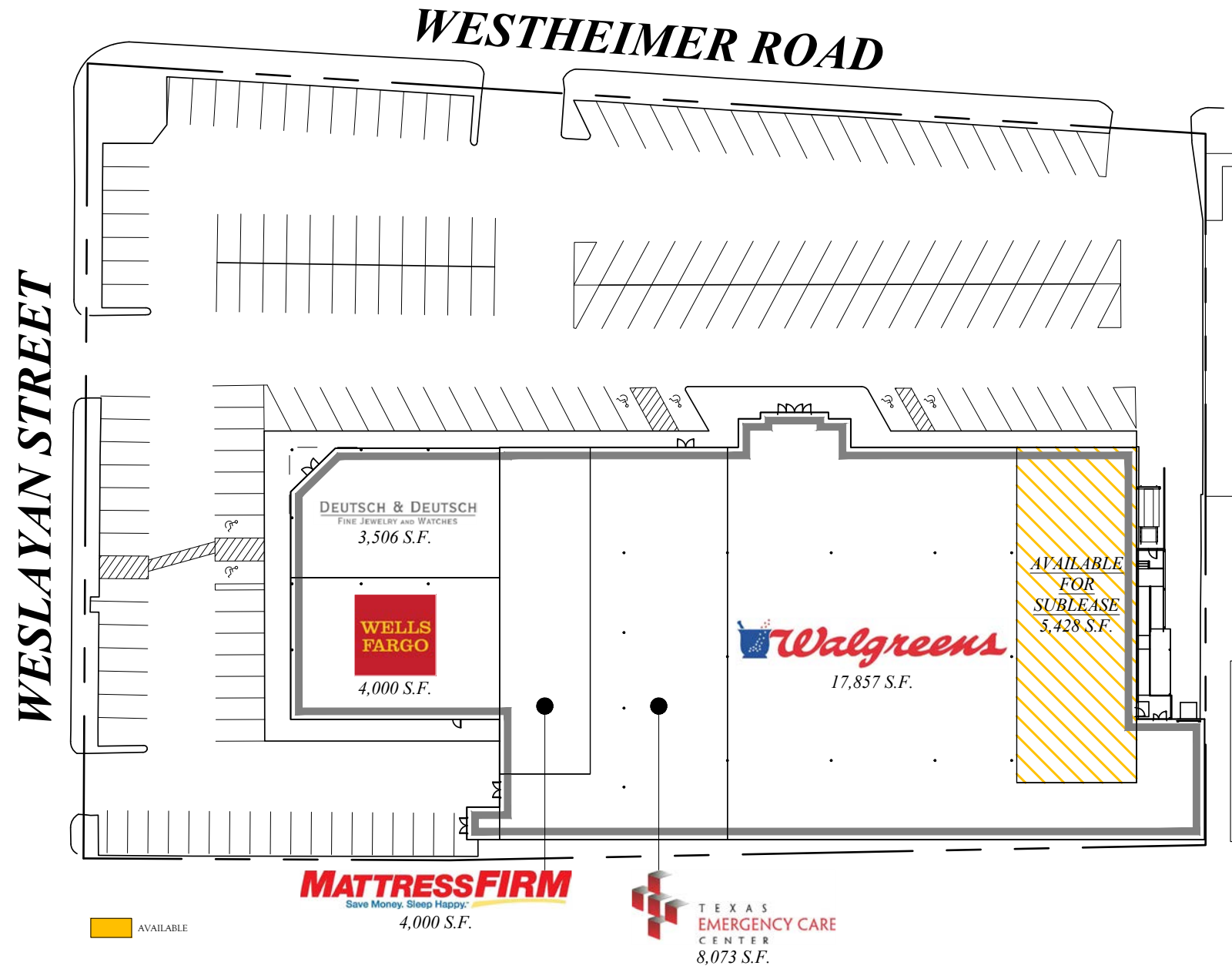
WESTHEIMER RD. 46,440VPD

WELLS FARGO



Weslayan Shopping Center

SEC of Westheimer & Weslayan | Houston, Texas





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

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

Rev. 08.10.20 ct