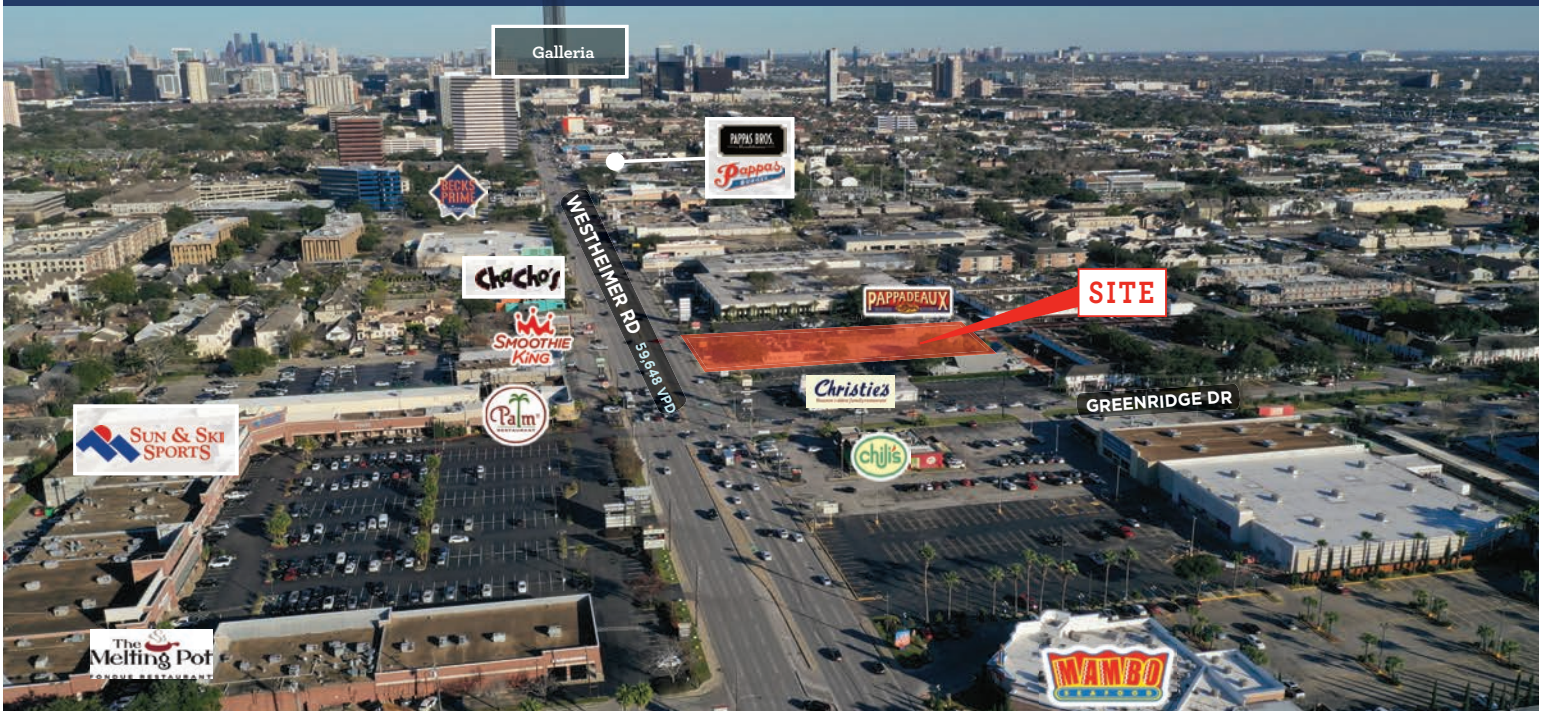




# FLAGSHIP WESTHEIMER RESTAURANT

*High Profile Restaurant Space Available*

Westheimer Rd. & Greenridge Dr. | Houston, Texas



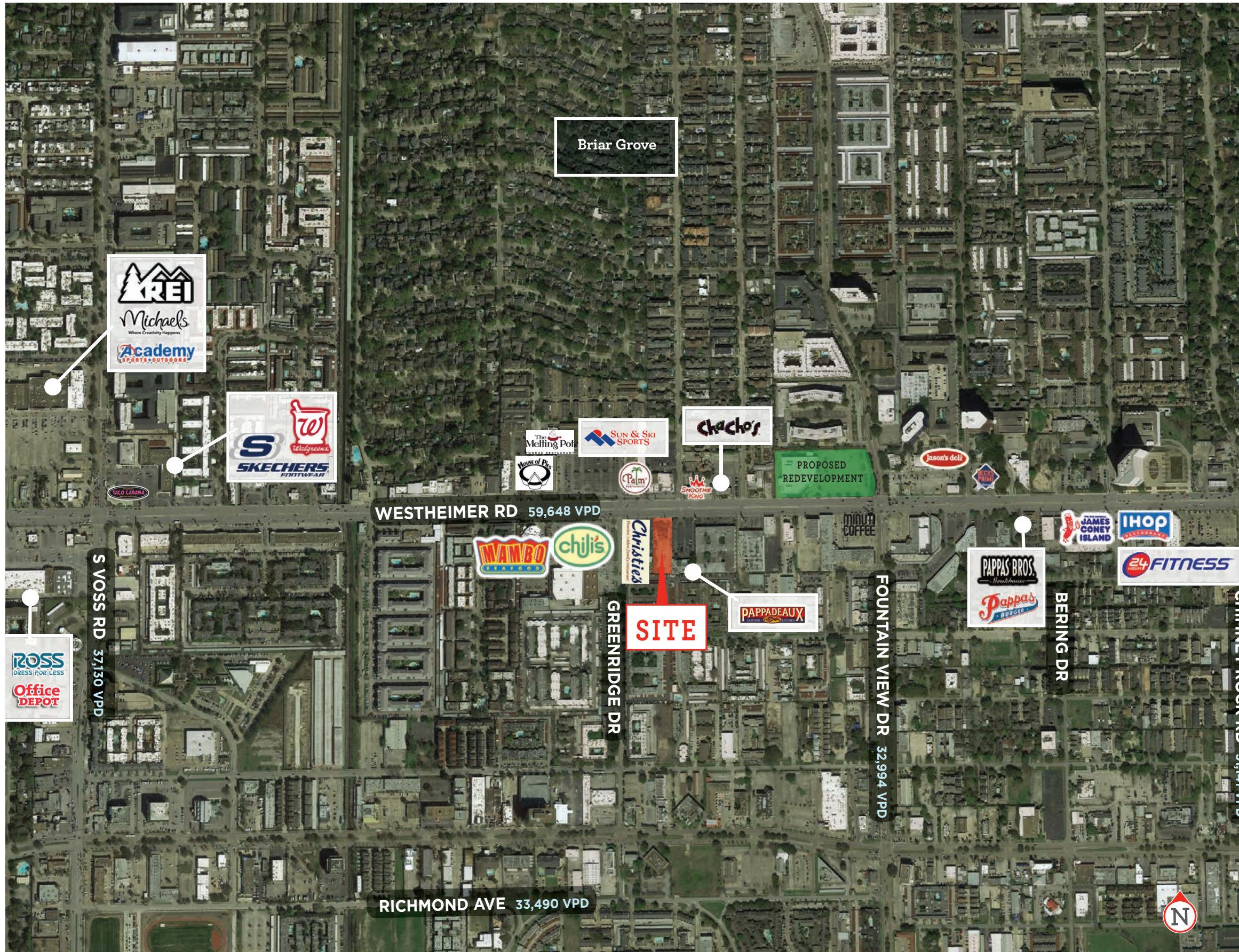
Jon Jamison & Brad Elmore | 281.477.4300

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



# FLAGSHIP WESTHEIMER RESTAURANT

Westheimer Rd & Greenridge Dr. | Houston, Texas

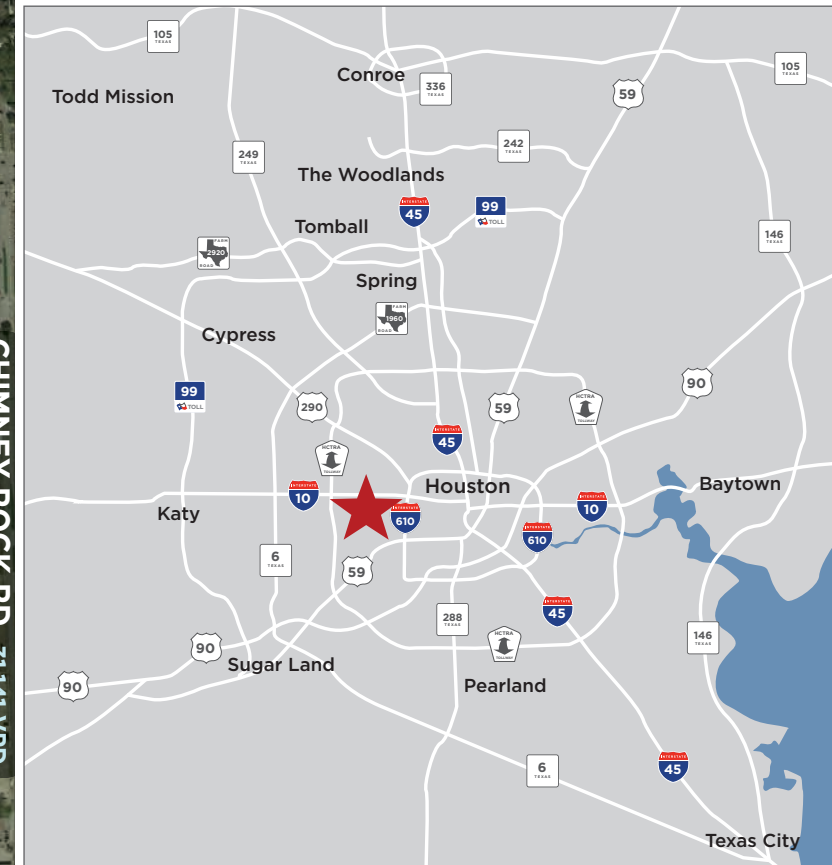


- 5887 SF building on 41,295 SF lot
- Fronts Westheimer rd with high exposure to 60,000+ vpd
- 1 mile from the Houston Galleria
- 35,000+ population and \$100,000 average income within 1 mile of the site

**Size:** 5,887 SF former restaurant on 41,295 SF lot  
**School District:** Houston ISD  
**Frontage:** Approx. 116' on Westheimer Rd.

Demographics	1 Mile	3 Miles	5 Miles
Current Population	35,596	225,311	519,042
Current Households	17,868	102,378	233,293
Average Household Income	\$102,827	\$117,893	\$127,448

Source: USPS Postal Count, 12/19



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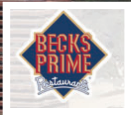


# FLAGSHIP WESTHEIMER RESTAURANT

Westheimer Rd & Greenridge Dr. | Houston, Texas



Galleria



FOUNTAIN VIEW DR 32,994 VPD



WESTHEIMER RD 59,648 VPD



**SITE**

GREENRIDGE DR





# FLAGSHIP WESTHEIMER RESTAURANT

Westheimer Rd & Greenridge Dr. | Houston, Texas



**SITE**

**PAPPADEAUX**  
SEAFOOD KITCHEN

**Christie's**

**WESTHEIMER RD**  
59,648 VPD









## WHO'S NEARBY

## DEMOGRAPHICS

2010 Census, 2019 Estimates with  
Delivery Statistics as of 12/19

	1 Mile	3 Mile	5 Mile
<b>POSTAL COUNTS</b>			
Current Households	17,971	101,130	225,657
Current Population	35,596	225,311	519,042
2010 Census Average Persons per Household	1.98	2.23	2.30
2010 Census Population	30,512	193,055	461,050
Population Growth 2010 to 2019	16.66%	17.27%	13.52%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	48.32%	40.63%	37.13%
2 Person Households	28.41%	29.06%	30.15%
3+ Person Households	23.27%	30.31%	32.73%
Owner-Occupied Housing Units	31.99%	33.35%	41.46%
Renter-Occupied Housing Units	68.01%	66.65%	58.54%
<b>RACE AND ETHNICITY</b>			
2019 Estimated White	59.00%	58.13%	57.54%
2019 Estimated Black or African American	12.44%	12.84%	13.24%
2019 Estimated Asian or Pacific Islander	10.99%	10.46%	11.69%
2019 Estimated American Indian or Native Alaskan	1.79%	0.98%	0.77%
2019 Estimated Other Races	15.78%	17.59%	16.76%
2019 Estimated Hispanic	39.44%	44.49%	40.64%
<b>INCOME</b>			
2019 Estimated Average Household Income	\$102,827	\$117,893	\$127,448
2019 Estimated Median Household Income	\$71,607	\$74,841	\$79,991
2019 Estimated Per Capita Income	\$54,449	\$55,449	\$57,684
<b>EDUCATION (AGE 25+)</b>			
2019 Estimated High School Graduate	11.04%	15.95%	15.57%
2019 Estimated Bachelors Degree	34.51%	29.25%	28.44%
2019 Estimated Graduate Degree	23.14%	20.89%	23.41%
<b>AGE</b>			
2019 Median Age	33.1	34.1	34.8

Our quest  
is your success.

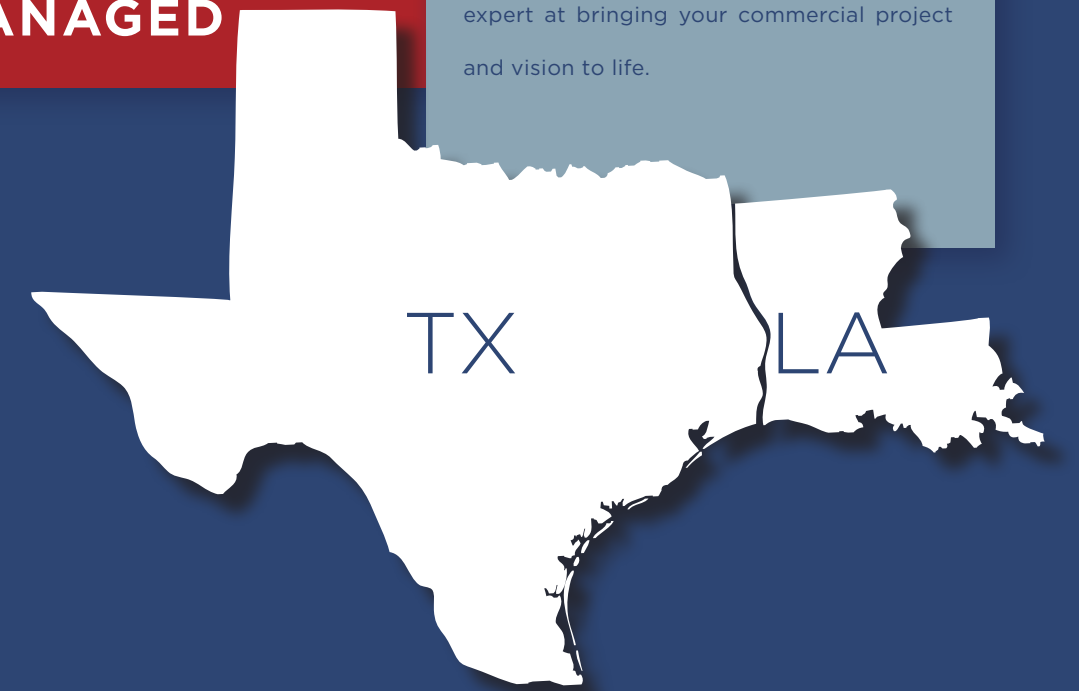
9.9M SF  
OWNED

12.1M SF  
LEASED

10.8M SF  
MANAGED

Specializing in retail space leasing, asset and property 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, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.







# 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.

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

