

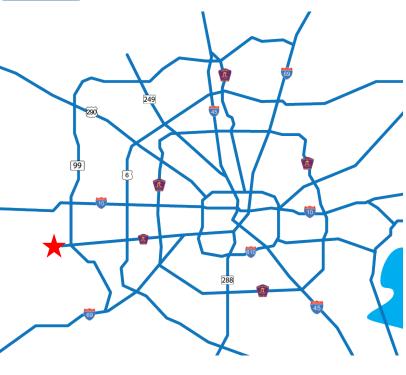
6734 Westheimer Lakes North Drive, Katy, Texas 77494



Property Features:

- $\pm 1,900 \text{ SF} \pm 4,200 \text{ SF For Lease}$
- Abundant Parking (5:1,000 SF)
- Direct Access to FM 1093
- Close proximity to Westpark Tollway, Grand Pkwy & FM 723
- Well Maintained Shopping Center
- Average Household Income of \$166,650 (5 Mile Radius)
- Projected Population Growth Rate od 22.99% from 2018-2023 (3 Mile Radius
- Suite 105 is a 2nd Generation Medical/Vet Space
- \$24/SF NNN

Location:



Contact

Amy Rienstra (713) 422-2097 amy.rienstra@finialgroup.com

John Buckley (713) 422-2084 john.buckley@finialgroup.com





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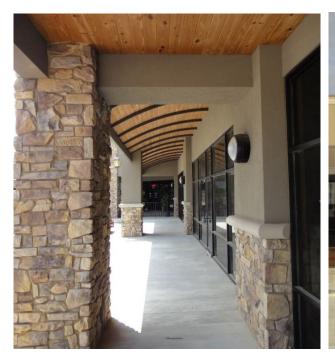
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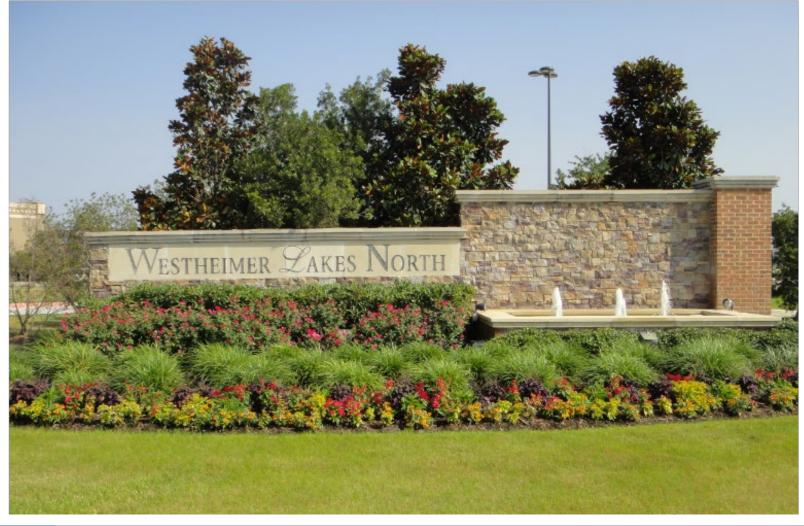


$\pm 1,900$ SF - $\pm 4,200$ SF For Lease in Parks Plaza

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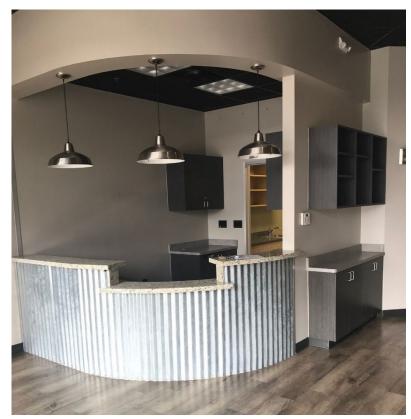






$\pm 1,900$ SF - $\pm 4,200$ SF For Lease in Parks Plaza

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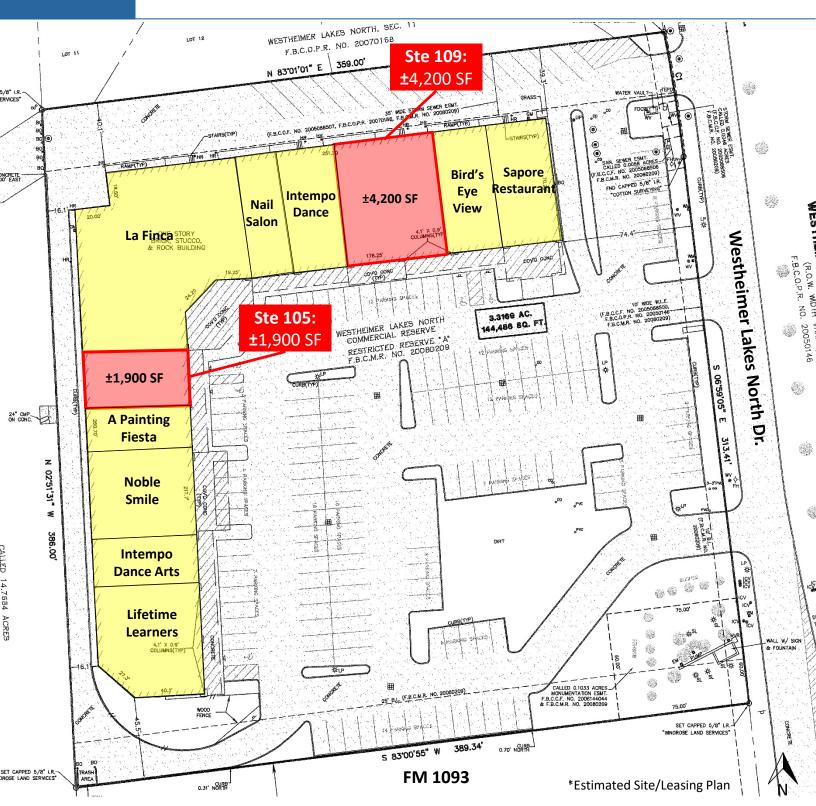








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Radius	1 Mile		3 Mile		5 Mile	
Population	Tiville		3 Mile		5 Mile	
2023 Projection	11,712		69,487		150,205	
2018 Estimate	9,522		56,497		123,250	
2010 Census	4,372		25,995		66,593	
Growth 2018 - 2023	23.00%		22,99%		21.87%	
Growth 2010 - 2018	117.80%		117.34%		85.08%	
2018 Population by Hispanic Origin	1,784		10,387		22,642	
2018 Population	9,522		56,497		123,250	
White	,	72.89%	,	74.08%	90,543 7	3 46%
Black		9.54%	4,609	8.16%		7.74%
Am. Indian & Alaskan	52		297	0.53%	-,	0.54%
Asian		14.70%		14.95%	19.760 1	
Hawaiian & Pacific Island	11	0.12%	83	0.15%		0.14%
Other	209	2.19%	1,209	2.14%		2.09%
U.S. Armed Forces	0		0		13	
Households						
2023 Projection	3,691		21,777		46,944	
2018 Estimate	3,005		17,727		38,553	
2010 Census	1,387		8,179		20,759	
Growth 2018 - 2023	22.83%		22.85%		21.76%	
Growth 2010 - 2018	116.65%		116.74%		85.72%	
Owner Occupied	2,684	89.32%	15,816	89.22%	34,616 8	9.79%
Renter Occupied	321	10.68%	1,911	10.78%	3,937 1	0.21%
2018 Households by HH Income	3,006		17,728		38,552	
Income: <\$25,000	65	2.16%	524	2.96%	1,463	
Income: \$25,000 - \$50,000	187	6.22%	1,001	5.65%	2,237	5.80%
Income: \$50,000 - \$75,000	242	8.05%	1,284	7.24%	3,026	7.85%
Income: \$75,000 - \$100,000	414	13.77%		13.30%	4,790 1	2.42%
Income: \$100,000 - \$125,000	279	9.28%	1,686	9.51%	4,331 1	
Income: \$125,000 - \$150,000		13.24%		12.86%	4,721 1	
Income: \$150,000 - \$200,000	564	18.76%		19.55%	7,360 1	
Income: \$200,000+		28.51%		28.94%	10,624 2	7.56%
2018 Avg Household Income	\$169,462		\$170,822		\$166,650	
2018 Med Household Income	\$144.848		\$147.059		\$143,158	





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Finial Group, I	LLC	602078	info@finialgroup.com	713-422-2100
Licensed Broker /Broker Firm Primary Assumed Business Na	Name or ame	License No.	Email	Phone
Keith Bilsk	i	540115	keith.bilski@finialgroup.com	713-422-2090
Designated Broker of Firm		License No.	Email	Phone
Licensed Supervisor of Sales Associate	Agent/	License No.	Email	Phone
Sales Agent/Associate's Name	e	License No.	Email	Phone
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

