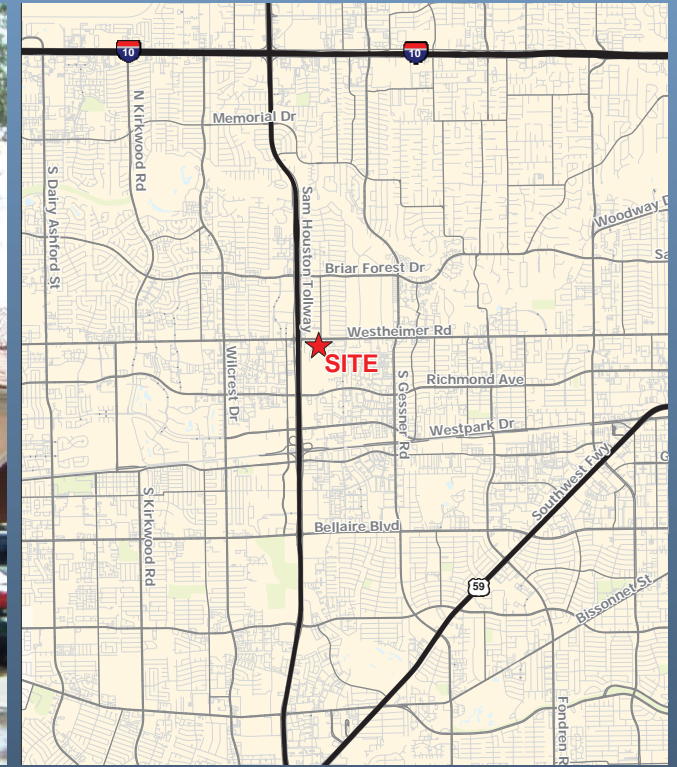


# FOR LEASE

## Carillon Shopping Center - 10001 Westheimer at Briarpark



### PROPERTY DATA

- First and second floor spaces available between 1,159 and 8,161 sf
- Prime Westheimer location in very desirable Westchase market, in close proximity to Houston's Energy Corridor
- Located just east of Beltway 8 and planned mixed use development
- Over 55,000 employees in Westchase district alone
- Over 9 branded hotels in close proximity, including two within a short walk
- <http://www.westchase.dst.tx.us>

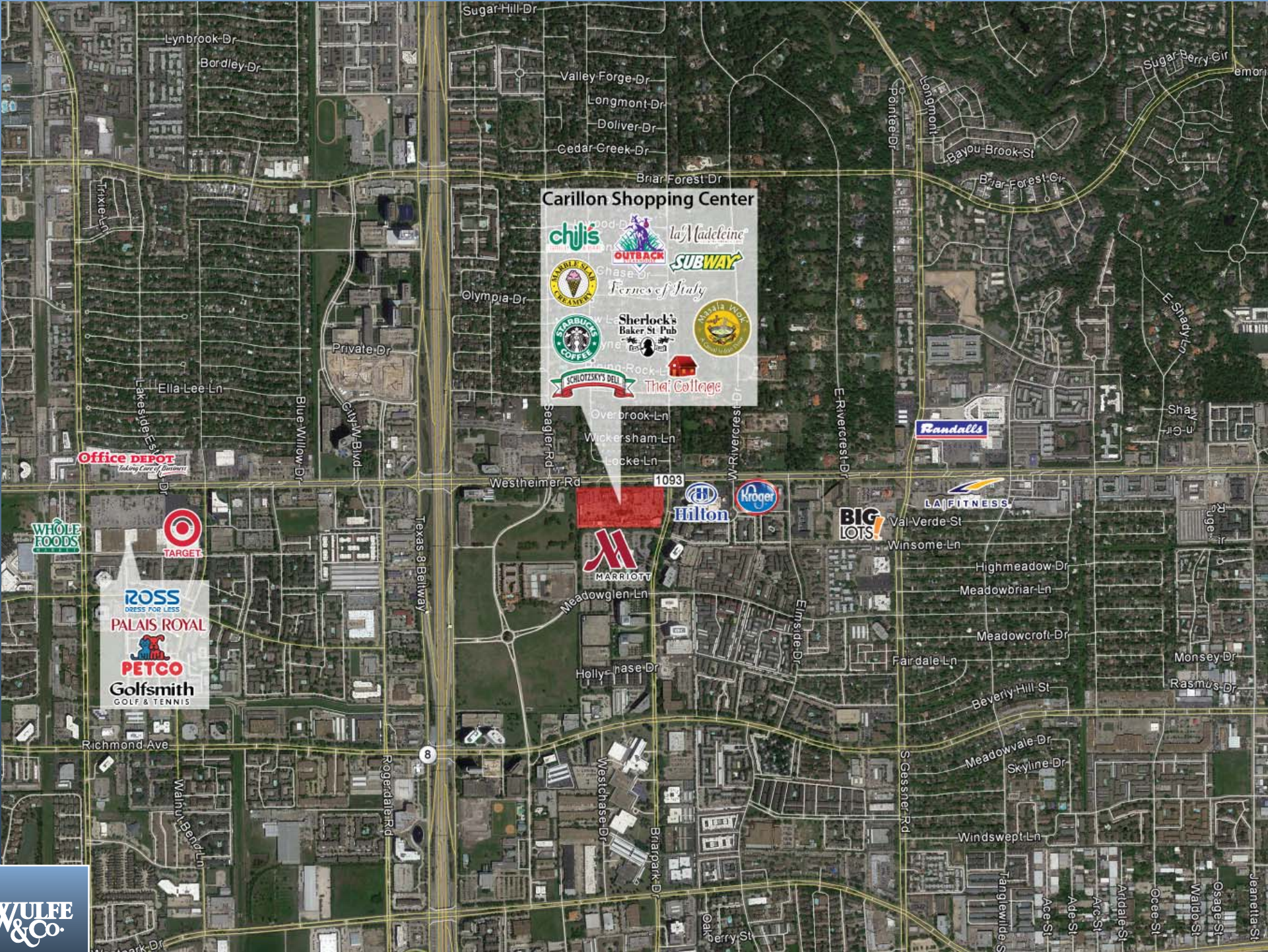
### 2017 DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>2017 Population</b>	20,739	195,133	576,937
<b>Avg HH Income</b>	\$73,786	\$94,835	\$90,407
<b>Employees</b>	34,838	114,008	318,865
<b>Traffic Count</b>			
Westheimer	63,239 cars per day		
Briarpark	14,460 cars per day		

### CONTACT

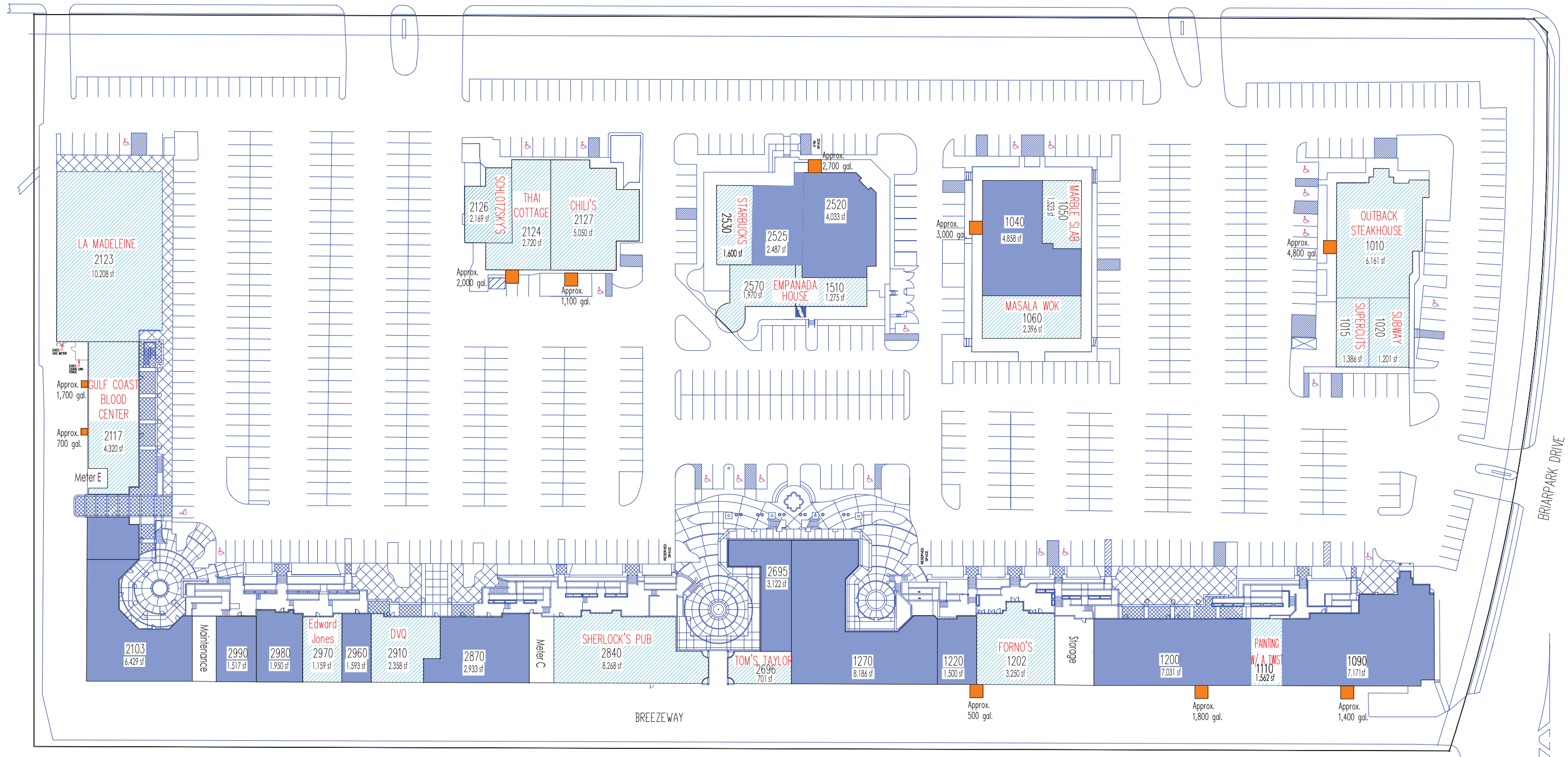
**Katherine Wildman**  
 kwildman@wulfe.com  
 direct: (713) 621-1220  
 mobile: (713) 569-8990

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



# CARILLON

WESTHEIMER ROAD

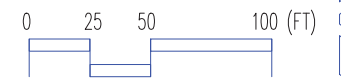


Professionally Managed By:  
Richfield Real Estate Corporation

## FIRST FLOOR LEASE SPACES

- Occupied
- For Lease
- Grease Trap Location and Size

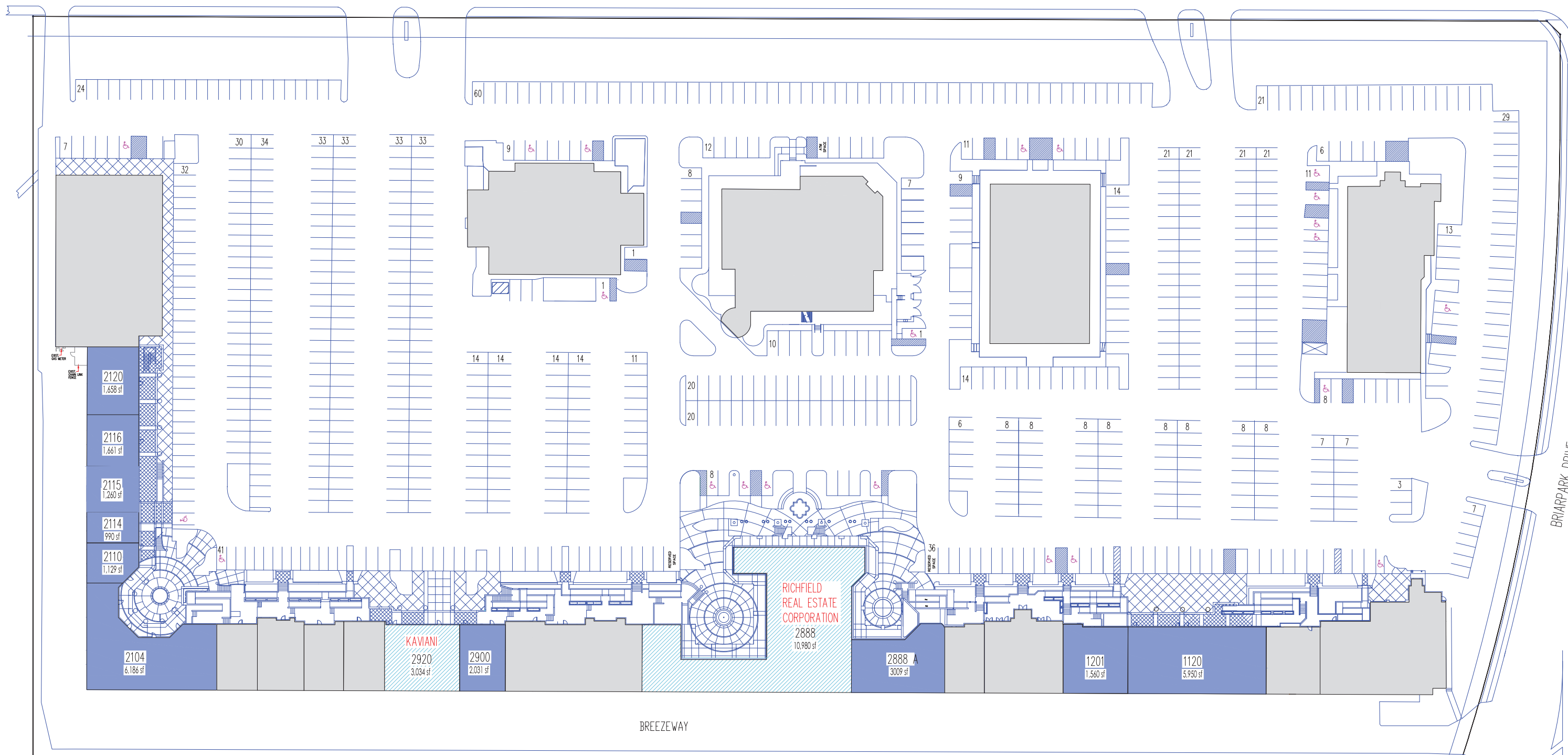
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SEPTEMBER 27, 2017  
REV.1: OCTOBER 5, 2017  
REV.2: JANUARY 11, 2018


# CARILLON

WESTHEIMER ROAD



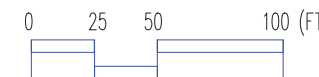
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## SECOND FLOOR LEASE SPACES

 Occupied       For Lease

Total Parking Spaces : 877 (22 Accessible Spaces)

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SEPTEMBER 27, 2017

# SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7356/-95.5503

RS1

10001 Westheimer Rd		1 mi radius	3 mi radius	5 mi radius
Houston, TX 77042				
<b>POPULATION</b>	2017 Estimated Population	20,739	195,133	576,937
	2022 Projected Population	22,139	209,276	621,025
	2010 Census Population	18,909	179,900	527,713
	2000 Census Population	16,840	168,441	506,261
	Projected Annual Growth 2017 to 2022	1.4%	1.4%	1.5%
	Historical Annual Growth 2000 to 2017	1.4%	0.9%	0.8%
	2017 Median Age	32.9	34.2	33
<b>HOUSEHOLDS</b>	2017 Estimated Households	10,638	85,066	232,546
	2022 Projected Households	11,642	93,432	256,070
	2010 Census Households	9,414	76,412	207,121
	2000 Census Households	9,071	74,074	204,361
	Projected Annual Growth 2017 to 2022	1.9%	2.0%	2.0%
	Historical Annual Growth 2000 to 2017	1.0%	0.9%	0.8%
<b>RACE AND ETHNICITY</b>	2017 Estimated White	43.3%	46.6%	48.4%
	2017 Estimated Black or African American	30.8%	19.8%	18.4%
	2017 Estimated Asian or Pacific Islander	9.6%	15.6%	12.9%
	2017 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.8%
	2017 Estimated Other Races	15.8%	17.4%	19.5%
	2017 Estimated Hispanic	33.7%	36.8%	43.4%
<b>INCOME</b>	2017 Estimated Average Household Income	\$73,786	\$94,835	\$90,407
	2017 Estimated Median Household Income	\$51,098	\$64,791	\$63,319
	2017 Estimated Per Capita Income	\$37,854	\$41,386	\$36,510
<b>EDUCATION (AGE 25+)</b>	2017 Estimated Elementary (Grade Level 0 to 8)	6.9%	11.8%	13.8%
	2017 Estimated Some High School (Grade Level 9 to 11)	5.0%	6.1%	6.8%
	2017 Estimated High School Graduate	18.2%	18.2%	20.5%
	2017 Estimated Some College	24.0%	18.1%	17.2%
	2017 Estimated Associates Degree Only	5.9%	6.0%	5.4%
	2017 Estimated Bachelors Degree Only	26.3%	25.0%	22.8%
	2017 Estimated Graduate Degree	13.7%	14.9%	13.5%
<b>BUSINESS</b>	2017 Estimated Total Businesses	2,251	10,953	32,260
	2017 Estimated Total Employees	34,838	114,008	318,865
	2017 Estimated Employee Population per Business	15.5	10.4	9.9
	2017 Estimated Residential Population per Business	9.2	17.8	17.9

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.

11-2-2015



## 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
Designated Broker of Firm	License No.	Email	Phone
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