



# 16,811 s.f. AVAILABLE FOR LEASE WESTHEIMER CROSSING SHOPPING

- 16,811 s.f. (100' x 165')
- Excellent tenant mix including Academy, Barnes & Noble, REI, Michaels, DSW and Petco
- One of Houston's busiest intersections
- Dense populations
- High Avg HH Incs/ +86,000 w/i 3 miles
- "Vanilla box" condition / ready for immed occupancy
- Lg storefront sign- Westheimer pylon available
- Rent: 12.00/s.f./year plus Triple Net

**READY FOR IMMEDIATE OCCUPANCY!  
16,811 S.F.**

NWC Westheimer and Voss ■ Houston, Texas

FOR LEASE 16,811 SF



**2017 DEMOGRAPHICS:**

Population:

- 1 Mile - 38,661
- 3 Mile - 228,771
- 5 Mile - 525,199

Average HH Income:

- 1 Mile - 83,538
- 3 Mile - 94,280
- 5 Mile - 106,351

Traffic Counts:

- Westheimer - 92,062 cpd
- Voss - 43,312 cpd

FOR MORE INFORMATION

Chad Moss  
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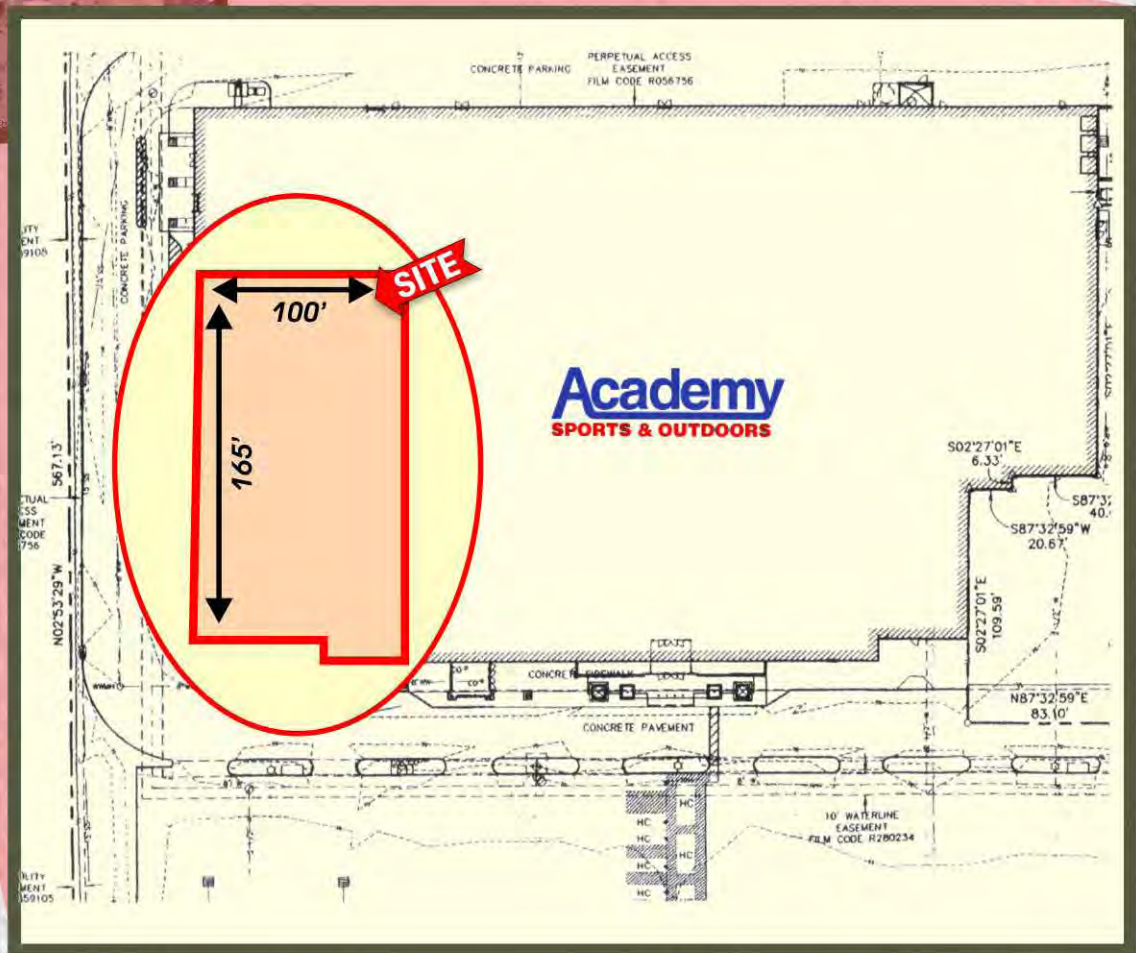
This property is subject to price change, prior sale or withdrawal from the market at any time. this is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenant's own investigation and not on any representations made by Property Commerce JW, Inc. or by any selling/leasing broker.



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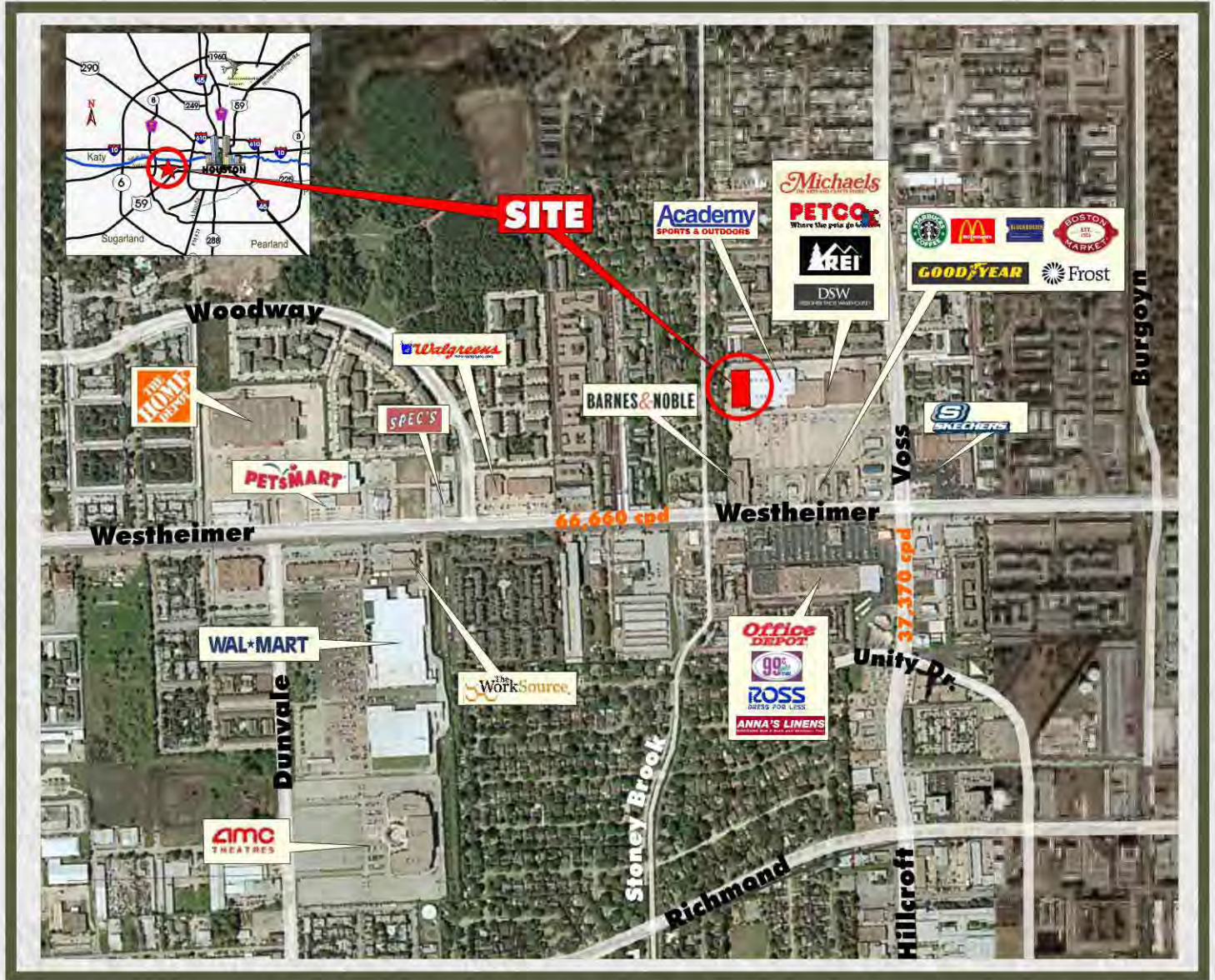
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## Westheimer Crossing

Description	WESTHEIMER RD AT S VOSS RD, HOUSTON, TX, 77057: Radius Analysis Area Group: Radius 1.0 mile(s)		WESTHEIMER RD AT S VOSS RD, HOUSTON, TX, 77057: Radius Analysis Area Group: Radius 3.0 mile(s)		WESTHEIMER RD AT S VOSS RD, HOUSTON, TX, 77057: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%
<b>Pop-Facts Summary</b>						
<b>Population</b>						
2022 Projection	41,591		245,668		561,429	
2017 Estimate	38,661		228,711		525,199	
2010 Census	34,576		205,829		477,713	
2000 Census	30,513		193,819		459,890	
Growth 2017 - 2022		7.58%		7.41%		6.90%
Growth 2010 - 2017		11.82%		11.12%		9.94%
Growth 2000 - 2010		13.32%		6.20%		3.88%
<b>Households</b>						
2022 Projection	19,368		107,446		234,831	
2017 Estimate	18,038		99,872		218,969	
2010 Census	16,229		89,693		198,002	
2000 Census	16,452		87,169		194,042	
Growth 2017 - 2022		7.37%		7.58%		7.24%
Growth 2010 - 2017		11.15%		11.35%		10.59%
Growth 2000 - 2010		(1.36%)		2.90%		2.04%
<b>Family Households</b>						
2022 Projection	8,523		54,169		130,219	
2017 Estimate	7,937		50,563		121,981	
2010 Census	7,120		45,861		111,473	
2000 Census	5,981		43,022		108,622	
Growth 2017 - 2022		7.38%		7.13%		6.75%
Growth 2010 - 2017		11.47%		10.25%		9.43%
Growth 2000 - 2010		19.05%		6.60%		2.62%

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	Total	%	Total	%	Total	%
<b>Pop-Facts Population Quick Facts</b>						
<b>2017 Est. Population by Age</b>	<b>38,661</b>		<b>228,711</b>		<b>525,199</b>	
Age 0 - 4	2,628	6.80%	16,167	7.07%	36,960	7.04%
Age 5 - 9	2,697	6.97%	15,499	6.78%	36,290	6.91%
Age 10 - 14	2,135	5.52%	14,075	6.15%	34,220	6.52%
Age 15 - 17	1,140	2.95%	7,536	3.30%	19,070	3.63%
Age 18 - 20	1,168	3.02%	7,085	3.10%	17,872	3.40%
Age 21 - 24	1,927	4.98%	10,062	4.40%	24,340	4.63%
Age 25 - 34	9,699	25.09%	47,174	20.63%	93,871	17.87%
Age 35 - 44	6,539	16.91%	35,573	15.55%	77,062	14.67%
Age 45 - 54	4,320	11.17%	27,542	12.04%	64,961	12.37%
Age 55 - 64	2,995	7.75%	23,031	10.07%	57,372	10.92%
Age 65 - 74	1,964	5.08%	14,752	6.45%	36,350	6.92%
Age 75 - 84	944	2.44%	6,790	2.97%	17,701	3.37%
Age 85 and over	507	1.31%	3,424	1.50%	9,130	1.74%
Age 16 and over	30,829	79.74%	180,493	78.92%	411,464	78.34%
Age 18 and over	30,062	77.76%	175,433	76.71%	398,659	75.91%
Age 21 and over	28,894	74.74%	168,348	73.61%	380,788	72.50%
Age 65 and over	3,414	8.83%	24,967	10.92%	63,181	12.03%
<b>2017 Est. Median Age</b>	<b>32.9</b>		<b>34.3</b>		<b>35.0</b>	
<b>2017 Est. Average Age</b>	<b>34.7</b>		<b>36.2</b>		<b>36.8</b>	

<b>2017 Est. Population by Single-Classification Race</b>	<b>38,661</b>		<b>228,711</b>		<b>525,199</b>	
White Alone	21,663	56.03%	131,460	57.48%	304,974	58.07%
Black or African American Alone	5,546	14.34%	27,855	12.18%	61,790	11.77%
American Indian and Alaska Native Alone	1,368	3.54%	2,864	1.25%	4,719	0.90%
Asian Alone	3,407	8.81%	22,003	9.62%	55,107	10.49%
Native Hawaiian and Other Pacific Islander Alone	28	0.07%	155	0.07%	356	0.07%
Some Other Race Alone	4,881	12.63%	33,707	14.74%	76,383	14.54%
Two or More Races	1,767	4.57%	10,666	4.66%	21,870	4.16%

<b>2017 Est. Population by Ethnicity (Hispanic or Latino)</b>	<b>38,661</b>		<b>228,711</b>		<b>525,199</b>	
Hispanic or Latino	16,704	43.21%	101,694	44.46%	209,108	39.82%
Not Hispanic or Latino	21,957	56.79%	127,017	55.54%	316,091	60.18%

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	Total	%	Total	%	Total	%

2017 Est. Population by Sex	38,661		228,711		525,199	
Male	20,911	54.09%	118,375	51.76%	265,397	50.53%
Female	17,750	45.91%	110,336	48.24%	259,802	49.47%

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	Total	%	Total	%	Total	%
<b>Pop-Facts Household Quick Facts</b>						
<b>2017 Est. Households by Household Income</b>	<b>18,038</b>		<b>99,872</b>		<b>218,969</b>	
Income < \$15,000	2,500	13.86%	13,262	13.28%	25,647	11.71%
Income \$15,000 - \$24,999	2,297	12.73%	13,614	13.63%	26,812	12.24%
Income \$25,000 - \$34,999	1,896	10.51%	10,230	10.24%	22,156	10.12%
Income \$35,000 - \$49,999	2,572	14.26%	13,639	13.66%	28,338	12.94%
Income \$50,000 - \$74,999	3,041	16.86%	14,754	14.77%	30,968	14.14%
Income \$75,000 - \$99,999	1,624	9.00%	8,972	8.98%	19,251	8.79%
Income \$100,000 - \$124,999	1,107	6.14%	5,986	5.99%	14,232	6.50%
Income \$125,000 - \$149,999	739	4.10%	3,871	3.88%	9,621	4.39%
Income \$150,000 - \$199,999	730	4.05%	4,206	4.21%	11,301	5.16%
Income \$200,000 - \$249,999	397	2.20%	2,488	2.49%	6,900	3.15%
Income \$250,000 - \$499,999	621	3.44%	4,677	4.68%	12,490	5.70%
Income \$500,000+	515	2.86%	4,175	4.18%	11,252	5.14%
<b>2017 Est. Average Household Income</b>	<b>\$83,538</b>		<b>\$94,280</b>		<b>\$106,351</b>	
2017 Est. Median Household Income	\$48,570		\$49,111		\$55,272	
<b>2017 Median HH Inc. by Single-Classification Race</b>						
White Alone	\$55,151		\$59,918		\$69,242	
Black or African American Alone	\$34,878		\$37,096		\$37,781	
American Indian and Alaska Native Alone	\$38,448		\$38,957		\$42,730	
Asian Alone	\$71,412		\$73,210		\$72,893	
Native Hawaiian and Other Pacific Islander Alone	\$68,302		\$43,516		\$42,850	
Some Other Race Alone	\$37,722		\$30,596		\$30,913	
Two or More Races	\$38,859		\$37,323		\$42,761	
Hispanic or Latino	\$38,568		\$32,521		\$34,220	
Not Hispanic or Latino	\$57,811		\$66,674		\$72,382	
<b>2017 Est. Households by Household Type</b>	<b>18,038</b>		<b>99,872</b>		<b>218,969</b>	
Family Households	7,937	44.00%	50,563	50.63%	121,981	55.71%
Nonfamily Households	10,101	56.00%	49,309	49.37%	96,989	44.29%
<b>2017 Est. Group Quarters Population</b>	<b>170</b>		<b>1,094</b>		<b>3,599</b>	
<b>2017 Est. Households by Household Size</b>	<b>18,038</b>		<b>99,872</b>		<b>218,969</b>	
1-person	7,916	43.89%	39,713	39.76%	78,859	36.01%

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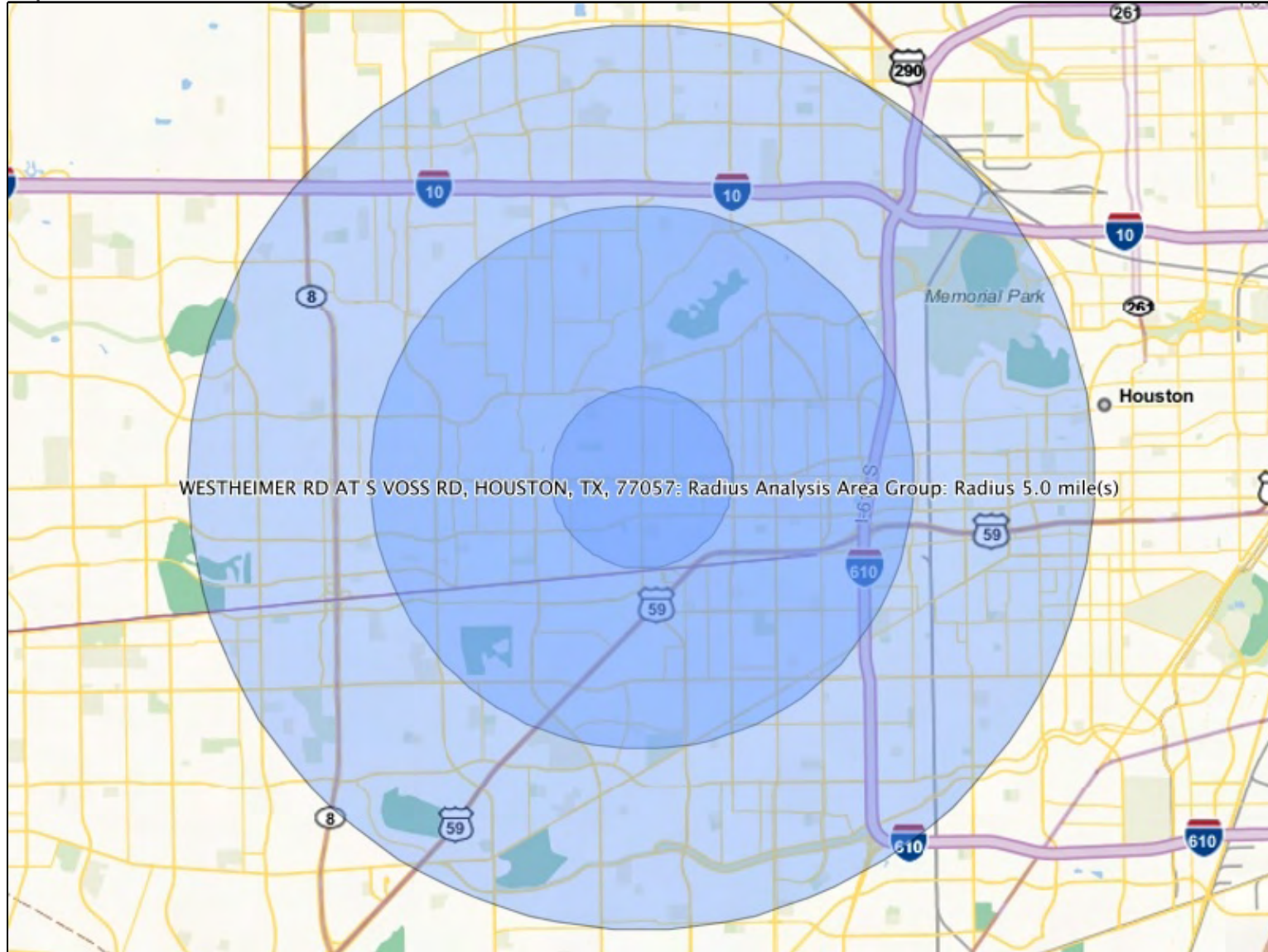
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	Total	%	Total	%	Total	%
2-person	5,027	27.87%	28,256	28.29%	63,289	28.90%
3-person	2,203	12.22%	12,820	12.84%	30,210	13.80%
4-person	1,571	8.71%	9,747	9.76%	24,413	11.15%
5-person	743	4.12%	5,266	5.27%	12,733	5.81%
6-person	337	1.87%	2,396	2.40%	5,549	2.53%
7-or-more-person	241	1.33%	1,674	1.68%	3,916	1.79%
2017 Est. Average Household Size	2.13		2.28		2.38	

2017 Est. HHs by Type by Presence of Own Children	7,937		50,563		121,981	
Married-Couple Family, own children	2,413	30.40%	16,133	31.91%	40,589	33.28%
Married-Couple Family, no own children	2,748	34.62%	18,113	35.82%	44,265	36.29%
Male Householder, own children	381	4.80%	2,352	4.65%	5,146	4.22%
Male Householder, no own children	845	10.65%	3,950	7.81%	7,613	6.24%
Female Householder, own children	889	11.20%	6,027	11.92%	14,439	11.84%
Female Householder, no own children	662	8.34%	3,989	7.89%	9,929	8.14%



# Westheimer Crossing

Map



**2017 Population (2017 Population) : Index: Descending by Equal Ranges**

**List of Report Areas by Radius Analysis Area Group**

- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P O Box 12188, Austin, Texas 78711-2188 or 512-465-3960

