

1406 WIRT RD

Two-Story Retail Center For Lease

NEC Wirt Rd & Westview Dr | Houston, TX

BLUE OX

www.BlueOxGroup.com

Property Information:

Address:	1406 Wirt Rd Houston, TX 77055
Availability:	1st Floor: 1,600 SF 2nd Floor: 4,026 SF
Price:	Call for Pricing

Highlights:

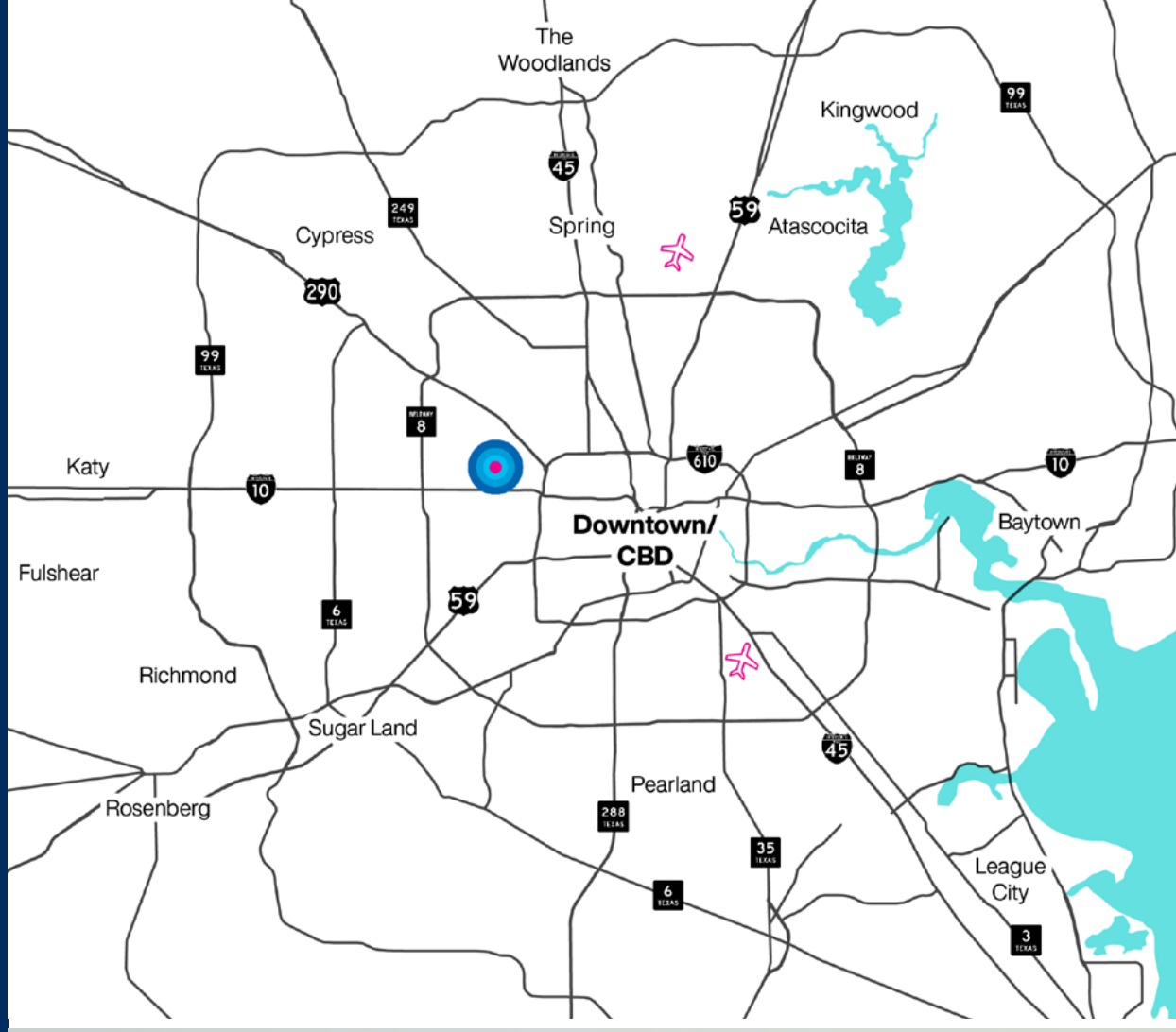
- 1st and 2nd floor space available
- Located on the hard corner at a signalized intersection
- Positioned in the heart of the Spring Branch trade area
- Easy access to Interstate 10, Loop 610 & Hwy 290
- Adjacent to Trini Mendenhall Community Center and surrounded by multiple large community churches
- Major area retailers include: Kroger, Walgreens, PetSmart, IKEA, and Texas Children's Pediatrics amongst others

Traffic Counts:

Wirt Rd:	27,152 CPD '22
Westview Dr:	7,128 CPD '22

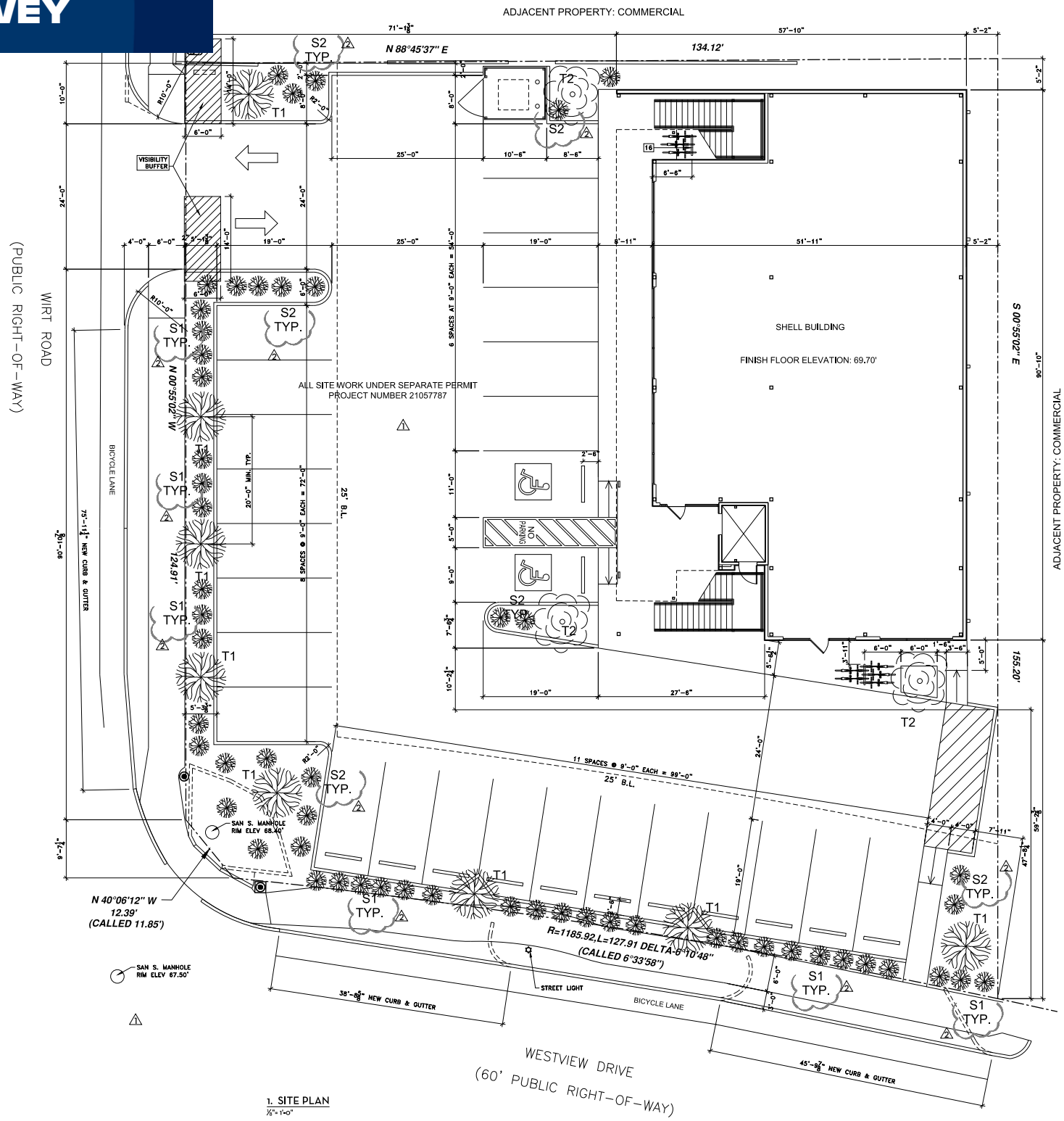
2026 Demographics:

	1 Mile	3 Miles	5 Miles
Population	20,404	137,536	440,493
Daytime Pop.	14,775	138,828	484,204
Avg HH Income	$167,309	$169,861	$164,518

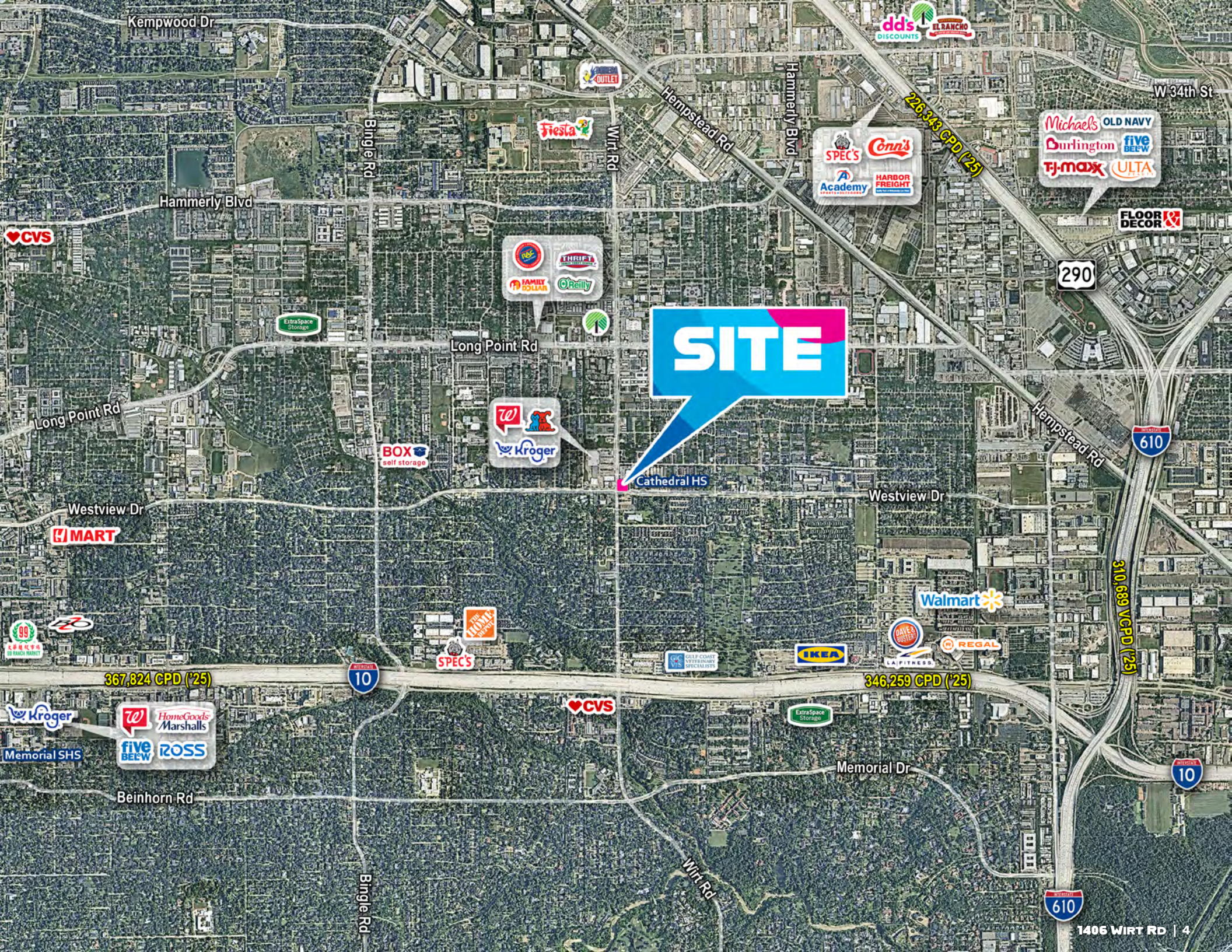




SURVEY



1. SITE PLAN
1/8"= 1'-0"


Kempwood Dr
Hempstead Rd
Hammerly Blvd
W 34th St
226,343 CPD ('25)
Bingle Rd
Wirt Rd
Fiesta
dd's DISCOUNTS
El Rancho
Outlet
SPEC'S
Conn's
Academy
Harbor Freight
Michaels
Old Navy
Burlington
five Below
T.J.maxx
Ulta
Floor & Decor
290
CVS
Family Dollar
Thrift
O'Reilly
ExtraSpace Storage
SITE
Long Point Rd
Kroger
BOX self storage
Cathedral HS
Westview Dr
H Mart
Walmart
Dave & Buster's
Regal
LA Fitness
IKEA
Gulf Coast Veterinary Specialists
The Home Depot
99 Ranch Market
310,689 VCPD ('25)
367,824 CPD ('25)
346,259 CPD ('25)
Interstate 10
Interstate 610
HomeGoods
Marshalls
five Below
Ross
Memorial SHS
Memorial Dr
Beinhorn Rd


Flowerdale St
Pine Chase Dr
Glourie Dr
Wirt Rd
KROGER FUEL
Kroger
Shadyvilla Ln
SITE
HOTWORX
SUSHIPOP
Texas Children's Pediatrics
Trini Mendenhall Community Center
Cathedral High School
Westview Dr
Holy Cross Lutheran Church
EurAsia
AmegyBank
Fratelli's
Glourie Dr
Wirt Rd

EQUAL HOUSING OPPORTUNITY

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 listng 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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 wriΣen 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 writtng 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.

Blue Ox Brokerage, LLC	**9009549**	**jj@blueoxgroup.com**	**713.804.7777**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	**448255**	**jj@blueoxgroup.com**	**713.230.8882**
Designated Broker of Firm	License No.	Email	Phone
	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate			
Rami Khoury	**775141**	**rkj@blueoxgroup.com**	**832.677.3434**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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