

KIRKWOOD MARKETPLACE

2ND GEN. MEDICAL & RETAIL SPACE AVAILABLE FOR LEASE

NWC Westheimer Rd & S Kirkwood Rd | Houston, TX

BLUE OX

WWW.BLUEOXGROUP.COM

Property Information:

Address:	11940 Westheimer Rd Houston, TX 77077
Availability:	▪ 1,200 SF - 2nd Gen. Medical ▪ 1,500 SF - 2nd Gen. Medical ▪ 1,333 SF - 2nd Gen. Retail
Price:	$25.00 PSF + NNN

Highlights:

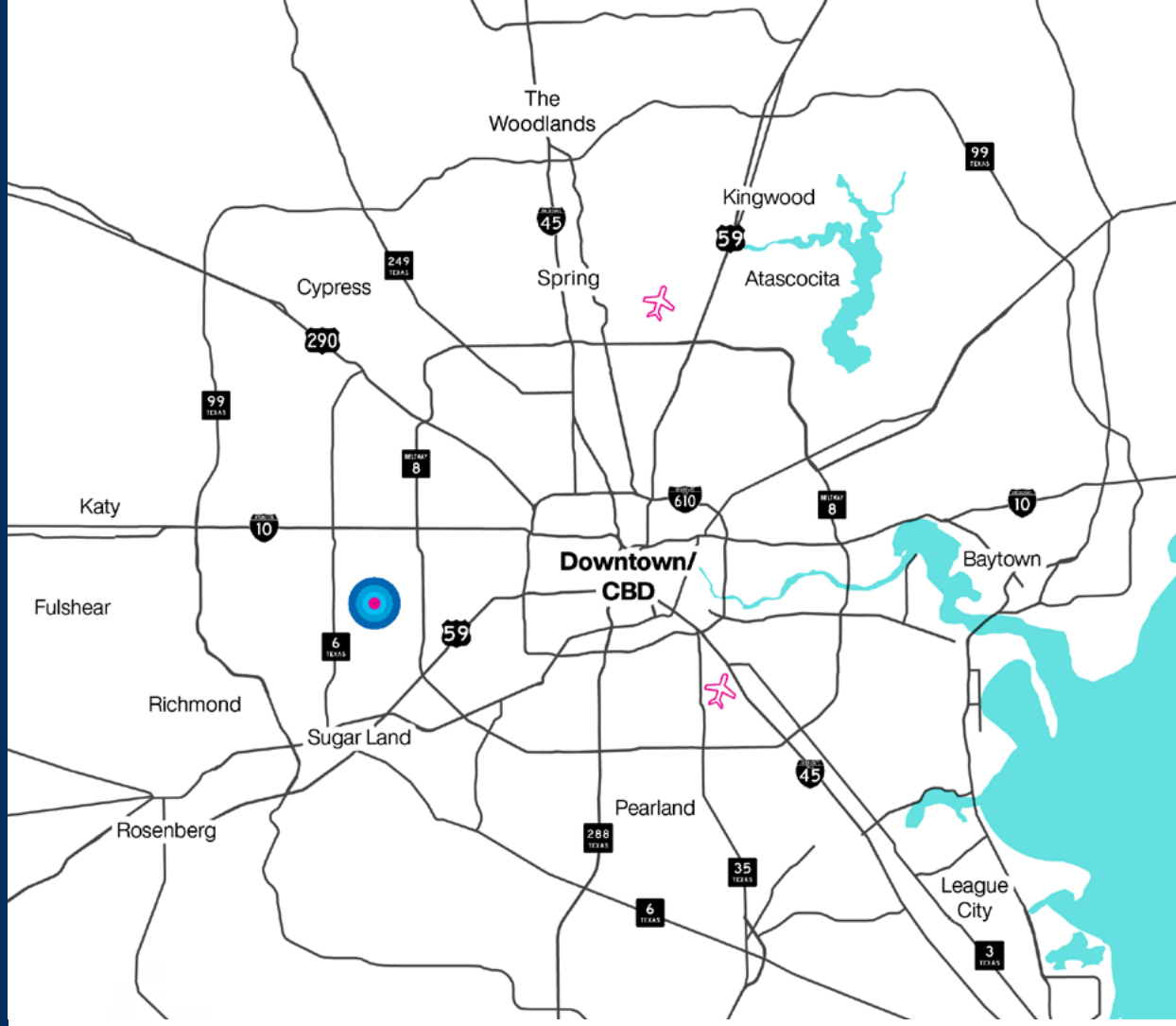
- 2nd generation medical and retail space for lease
- Located at the signalized intersection of Westheimer Rd & S Kirkwood Rd
- Positioned within the rapidly growing and evolving Westchase trade area
- Incredible visibility and access to Westheimer Rd, a main thoroughfare for the immediate trade area
- Immediately surrounded by several major area retailers including: H-E-B, Trader Joe's, Walmart, Lowe's, 99 Ranch Market and Spec's

Traffic Counts:

Westheimer Rd:	48,971 CPD '25
S Kirkwood Rd:	17,368 CPD '22

2026 Demographics:

	1 Mile	3 Miles	5 Miles
Population	28,882	196,617	478,758
Daytime Pop.	20,433	192,919	395,864
Avg HH Income	$113,775	$115,558	$110,113



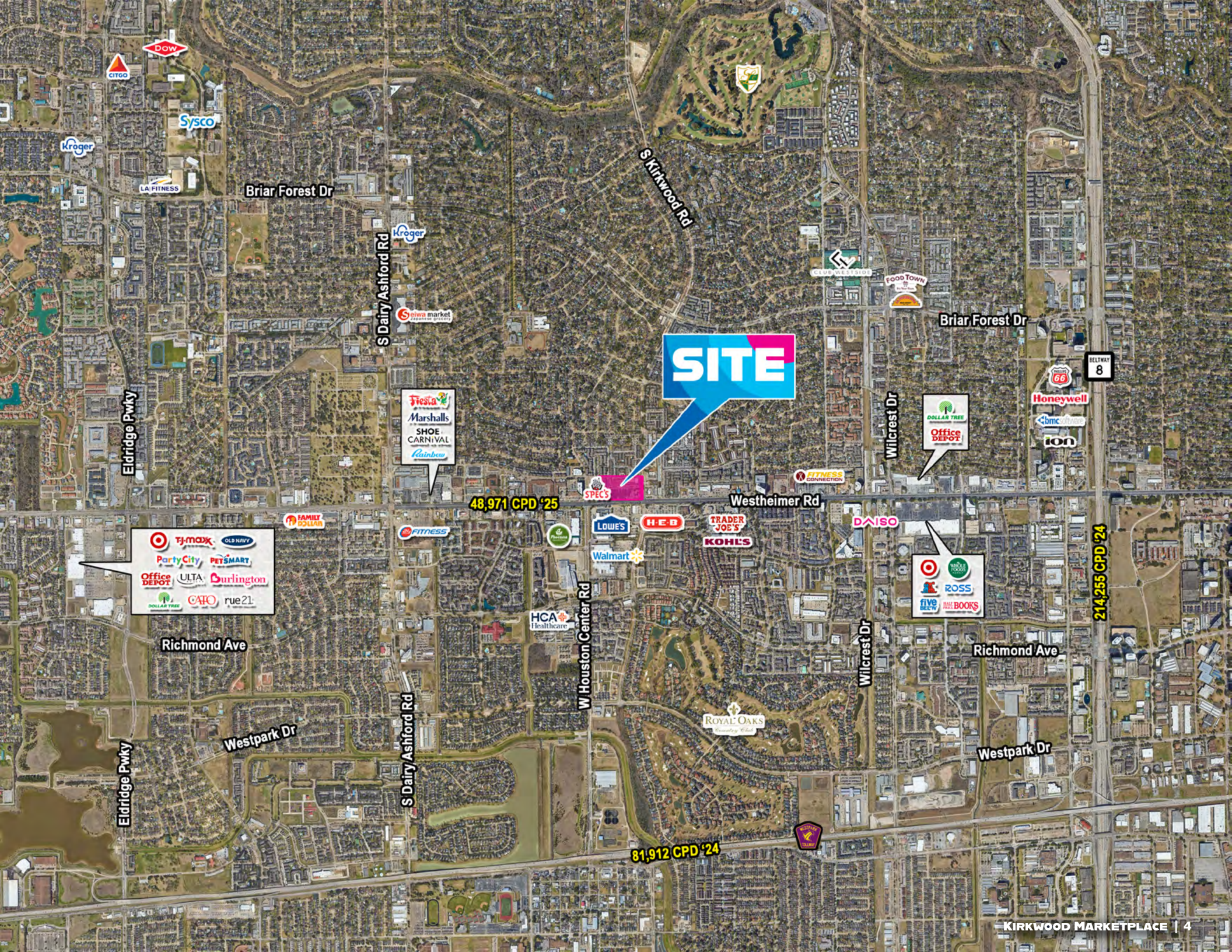


SITE PLAN



Suite	Tenant	SF
1	Kobams African Restaurant	3,690 SF
2A	La Tapatia Mexican Cafe	3,360 SF
3	Rumor	4,200 SF
4	Boba Tea	1,325 SF
5	**2nd Gen. Medical Space**	**1,500 SF**
6	**2nd Gen. Medical Space**	**1,200 SF**
7	Kumon	1,341 SF
8	Leslie's Pool Supplies	3,000 SF
9	Advance Auto Parts	8,640 SF

Suite	Tenant	SF
10	Crunch Fitness	32,945 SF
11	Partners in Primary Care	7,358 SF
12	Heaven Reflexology	1,400 SF
13	**2nd Gen. Retail Space**	**1,333 SF**
14	Bull Bear Taver'n Table	4,378 SF
15	Gorgeous Lash Studio	1,400 SF
16	Cathy's Nails	950 SF
17	K One Salon	2,200 SF


SITE
Briar Forest Dr
S Kirkwood Rd
S Dairy Ashford Rd
Eldridge Pwky
Wilcrest Dr
Westheimer Rd
48,971 CPD '25
214,255 CPD '24
81,912 CPD '24
W Houston Center Rd
Richmond Ave
Westpark Dr
BELTWAY 8
Kroger
Sysco
CITGO
DOW
LA FITNESS
Seiwa market
Fiesta
Marshalls
SHOE CARNIVAL
Rainbow
SPEC'S
FITNESS CONNECTION
FOOD TOWN
CLUB WESTSIDE
DOLLAR TREE
Office DEPOT
Honeywell
bmc
ion
FAMILY DOLLAR
LOWE'S
H-E-B
TRADER JOE'S
KOHL'S
Walmart
DAISO
TJ maxx
OLD NAVY
Party City
PETSMART
Office DEPOT
ULTA
Burlington
DOLLAR TREE
CATO
rue21
ROSS
five BELOW
BARNES & NOBLE BOOKS
HCA Healthcare
ROYAL OAKS Country Club


SITE
S Kirkwood Rd
Westheimer Rd
W Houston Center Rd
Meadow Glen Ln
Richmond Ave
Richmond Ave
Aleif ISD Center for Advanced Careers
Outley Elementary School 962 Students
enterprise
99 RANCH MARKET
Pizza Hut
SPEC'S
Jack in the box
WELLS FARGO
Public Storage
crumbl cookies
BR BASKIN-ROBBINS
SUBWAY
Cane's
PAPPADEAUX
Luby's
SLIM CHICKENS
Chick-fil-A
LOWE'S
H-E-B
TRADER JOE'S
Phoenicia
NTB
PXG
KOHL'S
Walmart
HCA Healthcare
ROYAL OAKS


CRUNCH
FITNESS


CenterWell


LA TAPATIA
Signature
BAR & GRILL
Poppin TEA
SANDWICH & SNACKS


Advance Auto Parts

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 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 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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anita Amin	**651377**	**aa@blueoxgroup.com**	**713.324.8954**
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



KIRKWOOD MARKETPLACE

2ND GEN. MEDICAL & RETAIL SPACE AVAILABLE FOR LEASE

NWC Westheimer Rd & S Kirkwood Rd | Houston, TX

Anita Amin | 713.324.8954
aa@blueoxgroup.com

WWW.BLUEOXGROUP.COM