

AVAILABLE
1,333 SF
2ND GEN. RETAIL

AVAILABLE
1,500 SF
2ND GEN. MEDICAL

KIRKWOOD MARKETPLACE

2ND GEN. MEDICAL & RETAIL SPACE AVAILABLE FOR LEASE

NWC Westheimer Rd & S Kirkwood Rd | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 11940 Westheimer Rd
Houston, TX 77077

Availability:

- 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

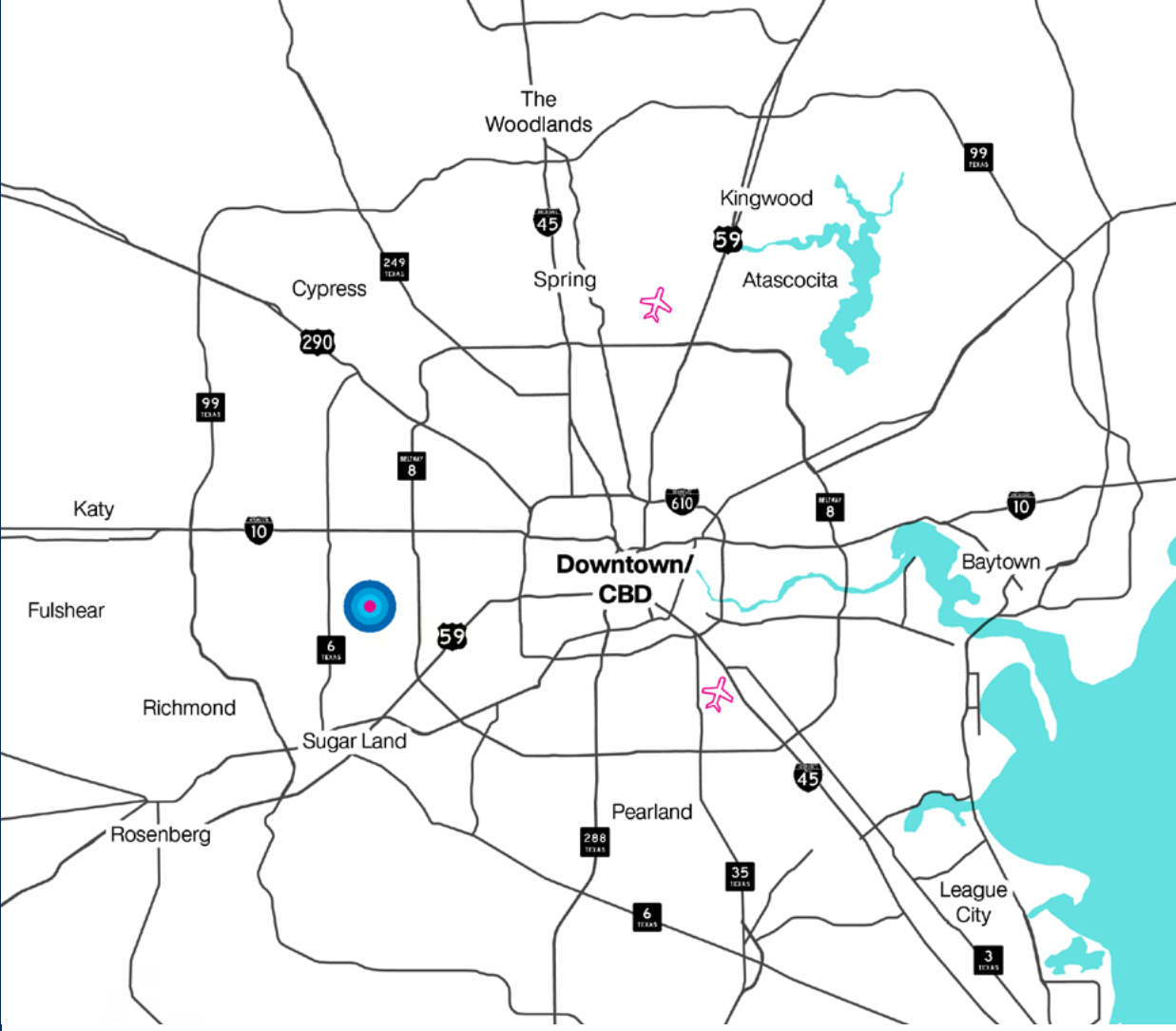
TRAFFIC COUNTS:

Westheimer Rd: 54,965 CPD '24

S Kirkwood Rd: 17,368 CPD '22

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	29,500	199,005	488,086
Daytime Pop.	19,647	189,495	418,280
Avg HH Income	\$103,573	\$107,246	\$104,651

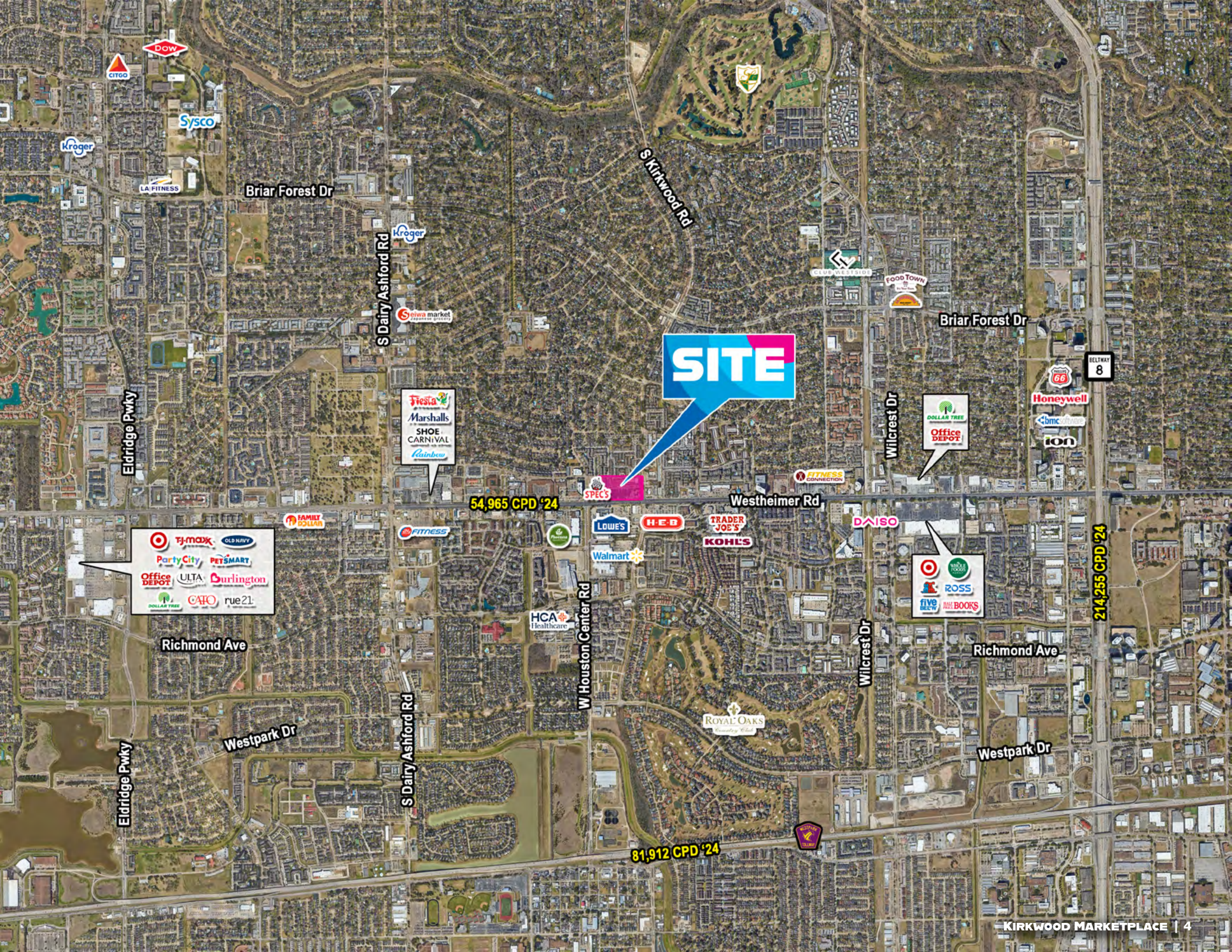


SITE PLAN



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	Mercury Clinical Research	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

Fiesta
Marshalls
SHOE
CARNIVAL
Rainbow

DOLLAR TREE
Office DEPOT

Target
TJ-maxx
OLD NAVY
PartyCity
PETS-MART
Office DEPOT
ULTA
Burlington
DOLLAR TREE
CAFO
rue21

Target
DOLLAR TREE
five BELOW
ROSS
ANY BOOKS

SITE



enterprise

99
RANCH MARKET

Pizza Hut

SPEC'S

Jack
in the Box

WELLS
FARGO

Public Storage

crumbl
COOKIES

BR
BAKERY

SUBWAY



Westheimer Rd



Cane's

D'APPADEAUX

Luby's

LOWE'S

SLIM
CHICKENS

Chick-fil-A

NTB

H-E-B

Meadow Glen Ln

TRADER
JOE'S

Phoenixia

W Houston Center Rd

Walmart

S Kirkwood Rd

FXF

KOHL'S

Aleif ISD Center
for Advanced Careers

W

Richmond Ave

Richmond Ave

HCA
Healthcare

ROYAL OAKS
Country Club

Outley
Elementary School
962 Students





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:
 - 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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

9009549

License No.

448255

License No.

jj@blueoxgroup.com

Email

jj@blueoxgroup.com

Email

713.804.7777

Phone

713.230.8882

Phone

Licensed Supervisor of Sales Agent/ Associate

Anita Amin

Sales Agent/Associate's Name

License No.

651377

License No.

Email

aa@blueoxgroup.com

Email

Phone

713.324.8954

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

**AVAILABLE
1,333 SF
2ND GEN. RETAIL**

**AVAILABLE
1,500 SF
2ND GEN. MEDICAL**

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