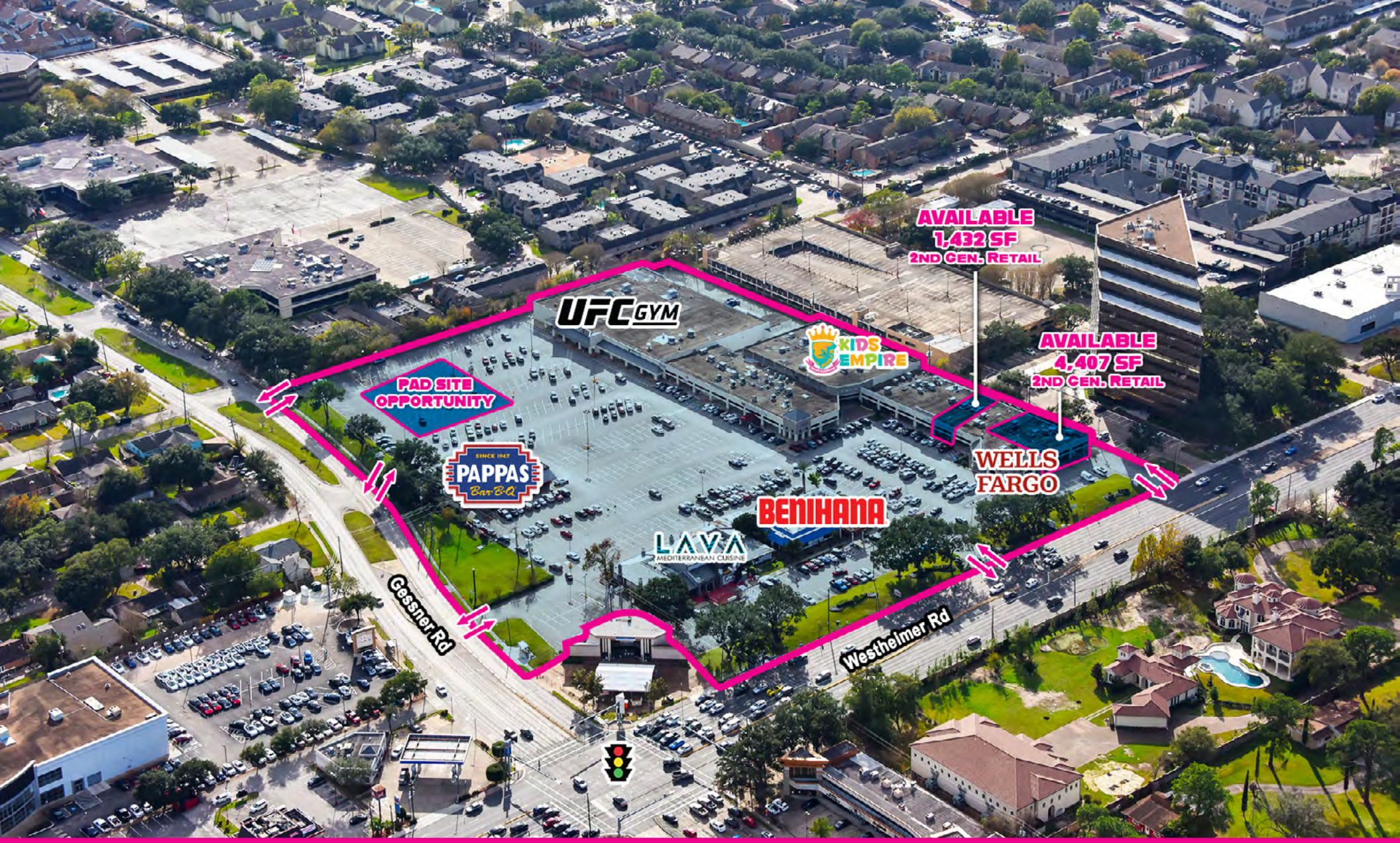


Westchase Center

2nd Gen. Retail Space For Lease & Pad Site Opportunity

SWC Westheimer Rd & Gessner Rd | Houston, TX

BLUE OX

www.BlueOxGroup.com

Property Information:

Address:	9749 Westheimer Rd Houston, TX 77042
Availability:	1,432 SF - 4,407 SF 2nd Gen Retail
Price:	$24.00 PSF + $7.50 NNN
Pad Site:	Call For Information

Highlights:

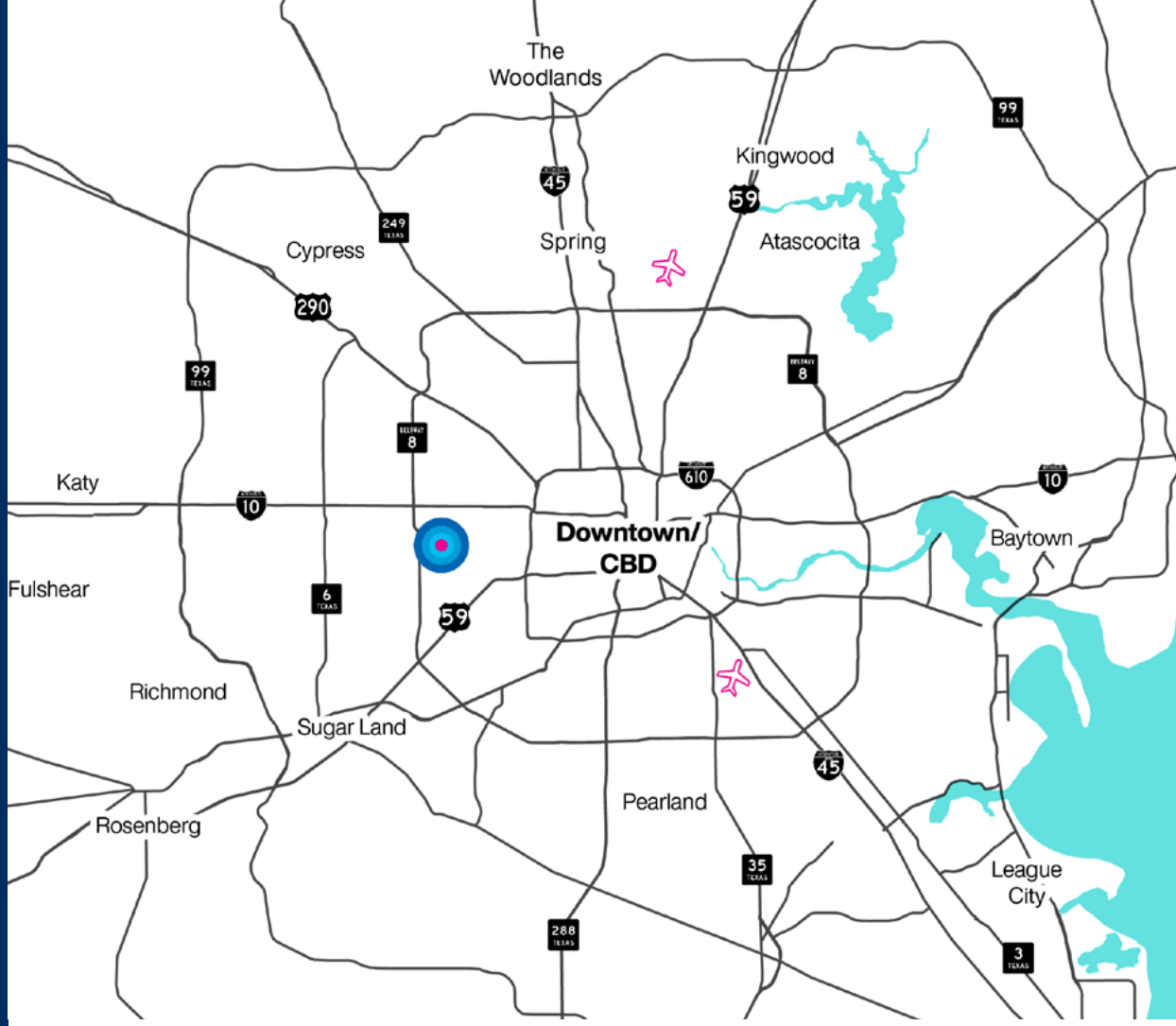
- 2nd Gen. retail space & pad site opportunity available
- Located at the signalized intersection of Westheimer Rd & Gessner Rd
- Positioned at the heart of the Westchase District, a major business district within the Houston MSA
- Anchored by Big Lots, Benihana, Pappa's Bar-B-Q, Wells Fargo and Kids Empire
- Exposure to over 63,000 cars per day along Westheimer Rd
- Easy access to Beltway 8

Traffic Counts:

Westheimer Rd:	53,537 CPD '25
Gessner Rd:	19,739 CPD '21

2026 Demographics:

	1 Mile	3 Miles	5 Miles
Population	27,757	207,794	569,162
Daytime Pop.	34,378	230,093	558,354
Avg HH Income	$86,697	$112,688	$117,754

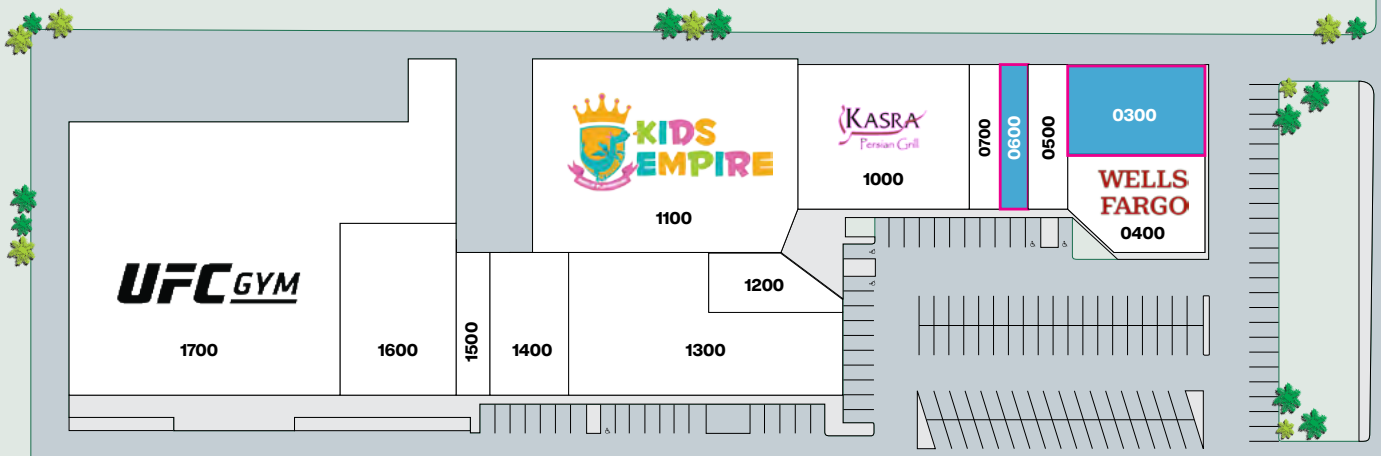





AVAILABLE
1,432 SF
2ND GEN. RETAIL
AVAILABLE
4,407 SF
2ND GEN. RETAIL
KIDS EMPIRE
UFC GYM
WELLS FARGO
53,537 CPD '25
Westheimer Rd
BENIHANA
PAD SITE OPPORTUNITY
LAVA
MEDITERRANEAN CUISINE
SINCE 1947
PAPPAS
Bar-B-Q
19,739 CPD '21
Gessner Rd


ENERGY CORRIDOR
±19 Million SF Office
CITY CENTRE
±700K SF Office
±400K SF Retail
MEMORIAL CITY
CITYWEST PLACE
±1.5 Million SF Office
BELTWAY
8
Briargrove Park
1,354 Homes
Westheimer Rd
Kroger
SITE
Gessner Rd
Randalls
Westheimer Rd
TESLA
Gessner Rd
LA FITNESS

SITE PLAN

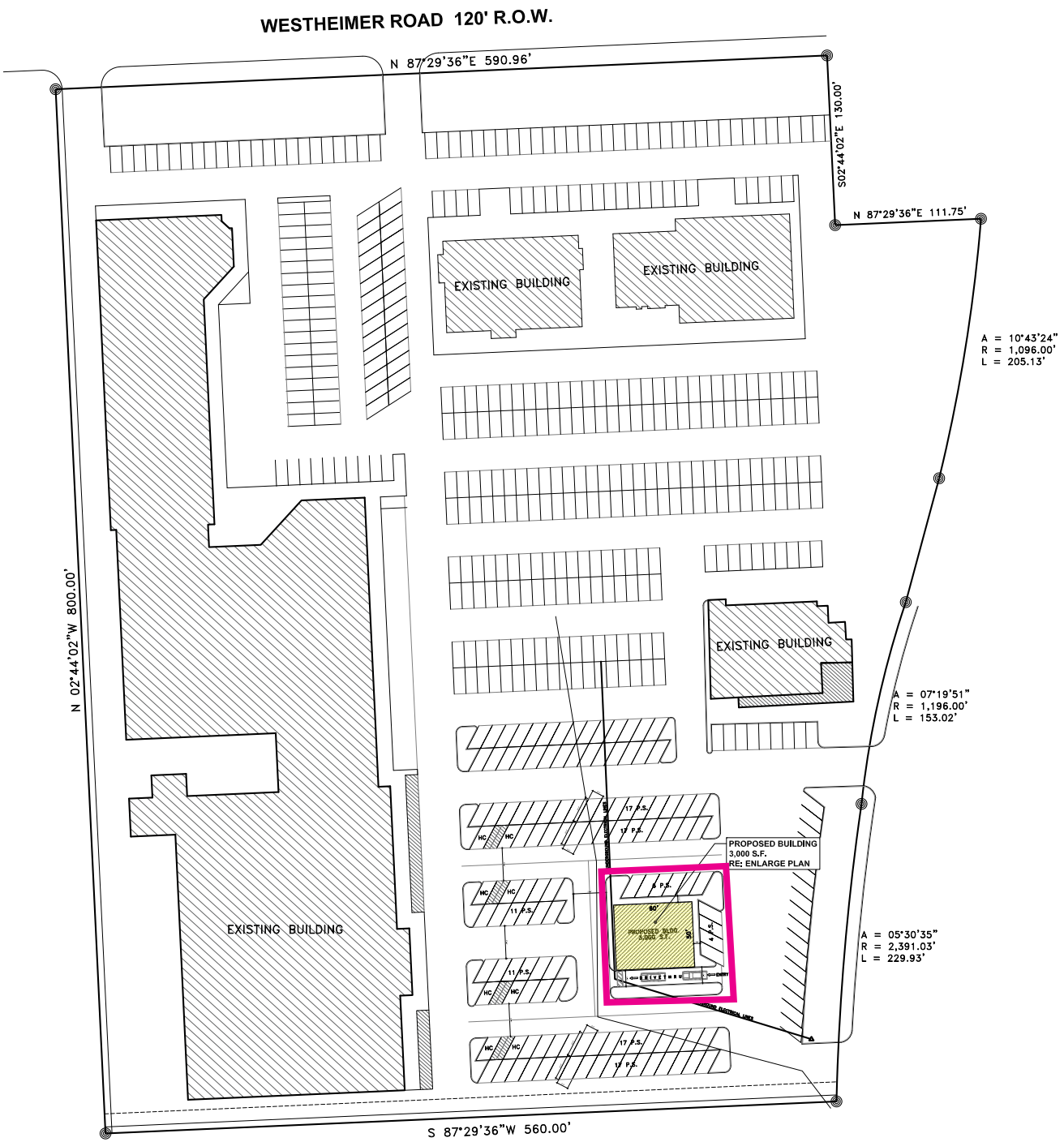




Suite	Tenant	SF
0100	Lava	10,000 SF
0200	Benihana	7,700 SF
0300	**2ND GEN. RETAIL**	**4,407 SF**
0400	Wells Fargo	3,341 SF
0500	Arwa Yemeni Coffee	2,000 SF
0600	**2ND GEN. RETAIL**	**1,432 SF**
0700	Amy's Classic Nails	1,277 SF
1000	Kasra Persian Grill	7,578 SF

Suite	Tenant	SF
1100	Kids Empire	18,084 SF
1200	ASQ Perfumery	1,493 SF
1300	Sushi Masa	10,465 SF
1400	Splash Laundry	3,511 SF
1500	Reela Thai Therapy Center	1,233 SF
1600	VLINK Nails	7,630 SF
1700	UFC Gym	32,400 SF
1800	Pappas Bar-B-Q	6,075 SF

PROPOSED SITE PLAN - PAD SITE




PAPPAS


WELLS FARGO
WELLS FARGO


BENIHANA
HANDICAPPED
PARKING


KIDS EMPIRE


KASRA PERSIAN GRILL

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.

	License No.	Email	Phone
Blue Ox Brokerage, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	**9009549**	**jj@blueoxgroup.com**	**713.804.7777**
Joshua Jacobs Designated Broker of Firm	**448255**	**jj@blueoxgroup.com**	**713.230.8882**
Licensed Supervisor of Sales Agent/ Associate			
Anita Amin **Claire Salazar** Sales Agent/Associate's Name	**651377** **764131**	**aa@blueoxgroup.com** **cs@blueoxgroup.com**	**713.324.8954** **713.574.6281**

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



WestChase Center

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BLUE OX

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