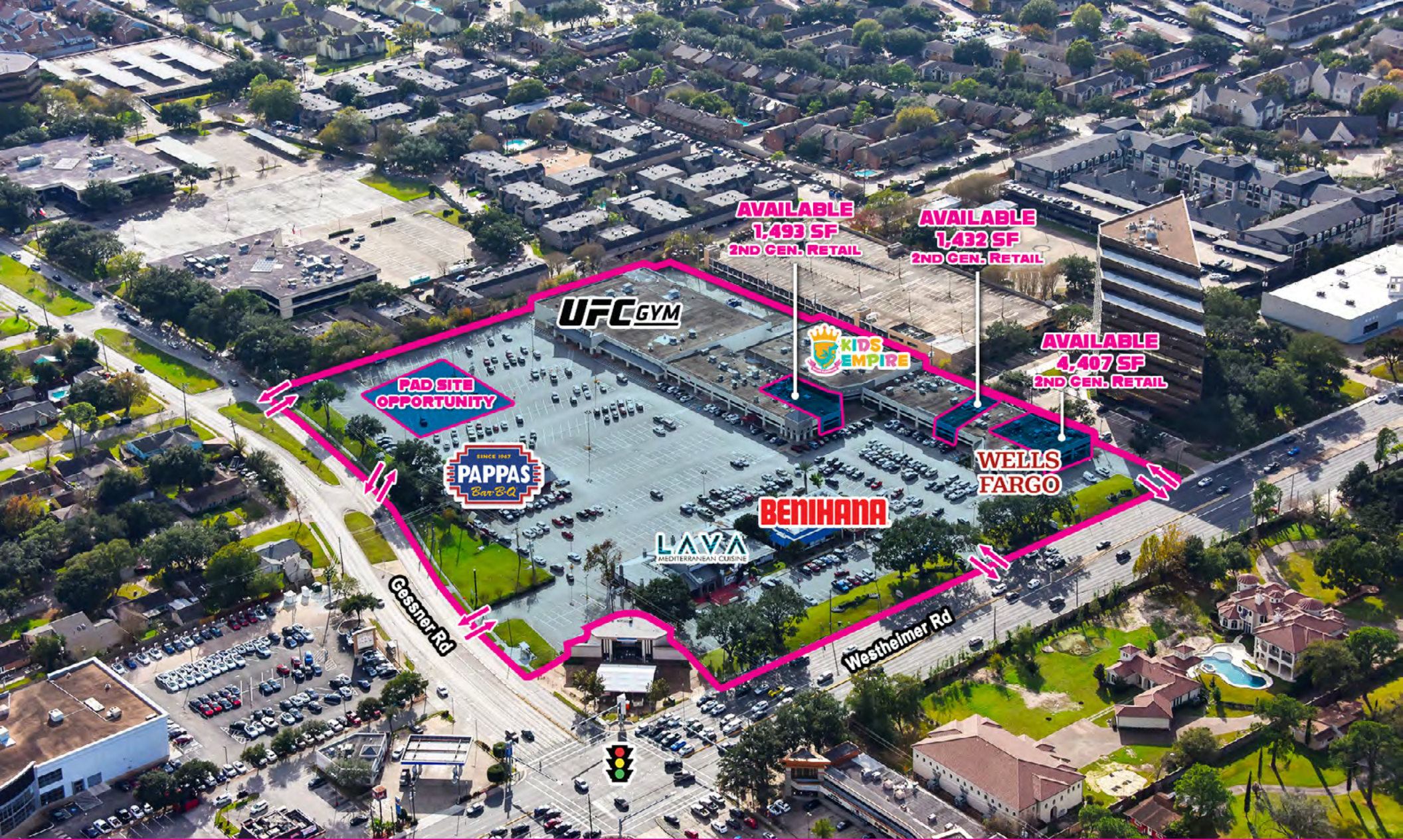




WESTCHASE CENTER

2ND GEN. RETAIL SPACE FOR LEASE & PAD SITE OPPORTUNITY

SWC Westheimer Rd & Gessner Rd | Houston, TX



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

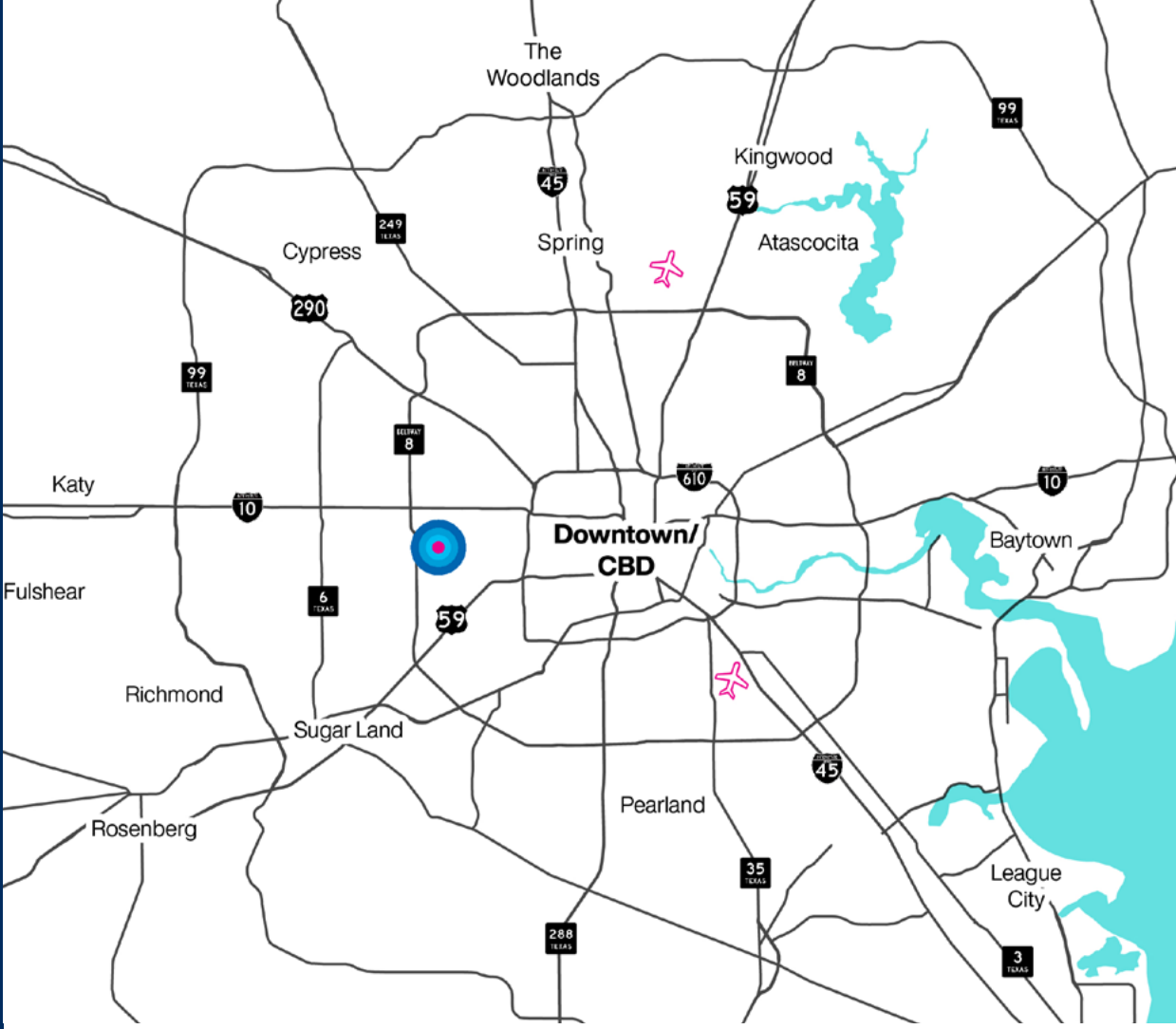
TRAFFIC COUNTS:

Westheimer Rd: 50,593 CPD '24

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
1,493 SF
2ND GEN. RETAIL

AVAILABLE
4,407 SF
2ND GEN. RETAIL



UFC GYM

WELLS
FARGO

BENIHANA

LAVA
MEDITERRANEAN CUISINE

SINCE 1957
PAPPAS
Bar & Q

PAD SITE
OPPORTUNITY

50,593 CPD '24

Westheimer Rd

Gessner Rd

19,739 CPD '21



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



Gessner Rd

Randalls



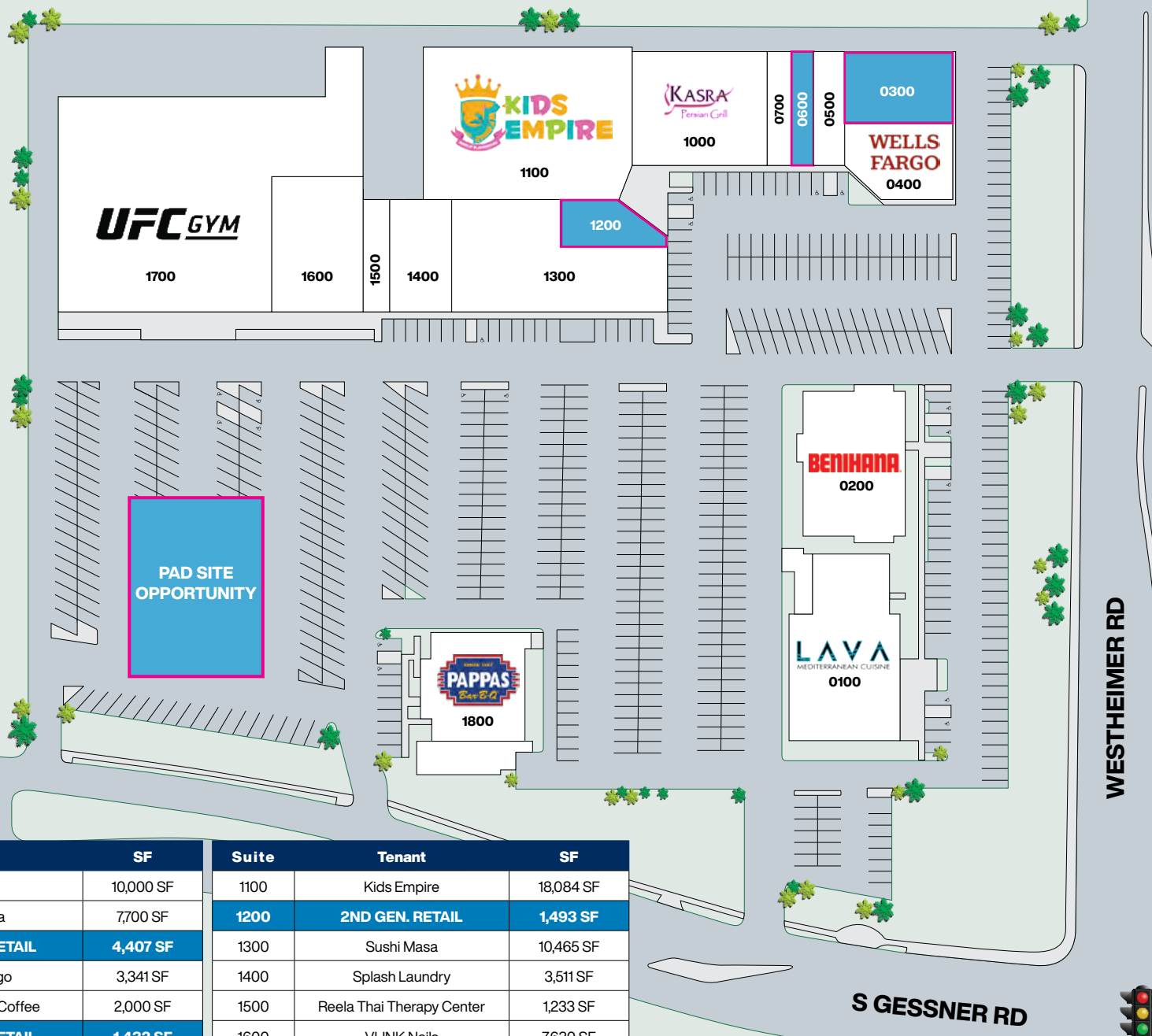
Westheimer Rd

TESLA

Gessner Rd

LA FITNESS

SITE PLAN



Suite	Tenant	SF	Suite	Tenant	SF
0100	Lava	10,000 SF	1100	Kids Empire	18,084 SF
0200	Benihana	7,700 SF	1200	2ND GEN. RETAIL	1,493 SF
0300	2ND GEN. RETAIL	4,407 SF	1300	Sushi Masa	10,465 SF
0400	Wells Fargo	3,341 SF	1400	Splash Laundry	3,511 SF
0500	Arwa Yemeni Coffee	2,000 SF	1500	Reela Thai Therapy Center	1,233 SF
0600	2ND GEN. RETAIL	1,432 SF	1600	VLINK Nails	7,630 SF
0700	Amy's Classic Nails	1,277 SF	1700	UFC Gym	32,400 SF
1000	Kasra Persian Grill	7,578 SF	1800	Pappas Bar-B-Q	6,075 SF

PROPOSED SITE PLAN - PAD SITE







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 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

Claire Salazar

Sales Agent/Associate's Name

License No.

651377

764131

License No.

Email

aa@blueoxgroup.com

cs@blueoxgroup.com

Email

Phone

713.324.8954

713.574.6281

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



WESTCHASE CENTER

9749 Westheimer Rd | Houston, TX 77042

Anita Amin | 713.324.8954
aa@theblueoxgroup.com

Claire Salazar | 713.574.6281
cs@theblueoxgroup.com



WWW.BLUEOXGROUP.COM