



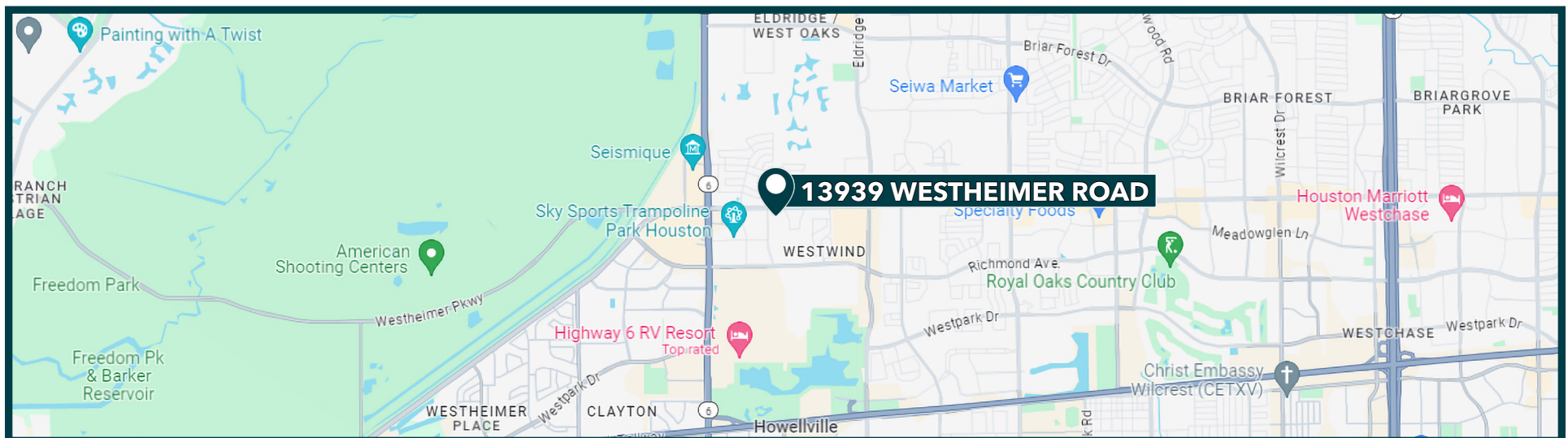
13939 WESTHEIMER ROAD

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HOUSTON, TEXAS 77077

**Commercial Real Estate,
*Reimagined***

Property Highlights

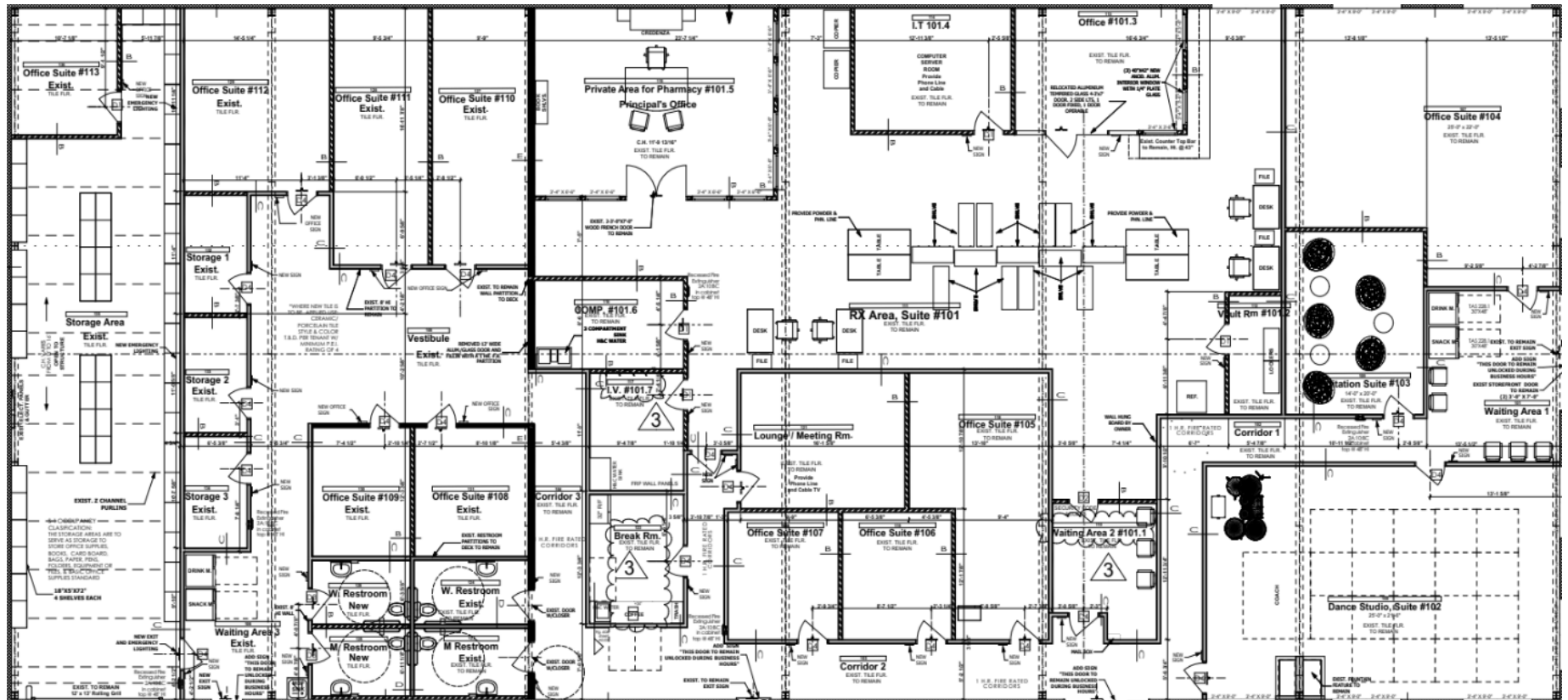
- 34,913 VPD
- Renovated In 2019
- Frontage On Westheimer Road
- Situated Between Highway 6 And Eldridge Pkwy
- Three Mile Radius: Population Is 147,685 And AHHI Is \$94,073
- Near The 300,000 SF Village At West Oaks
- Surrounded By National Retailers Including Target, Walmart, H-E-B, Trader Joe's, The Home Depot, Best Buy, Ross, Academy, and other national retailers





- Total Space Available - 6,480 SF (Divisible)
- Max Contiguous - 6,480 SF
- \$15.00/SF Base
- Retail/Office Space

Site Plan



Nearby Amenities



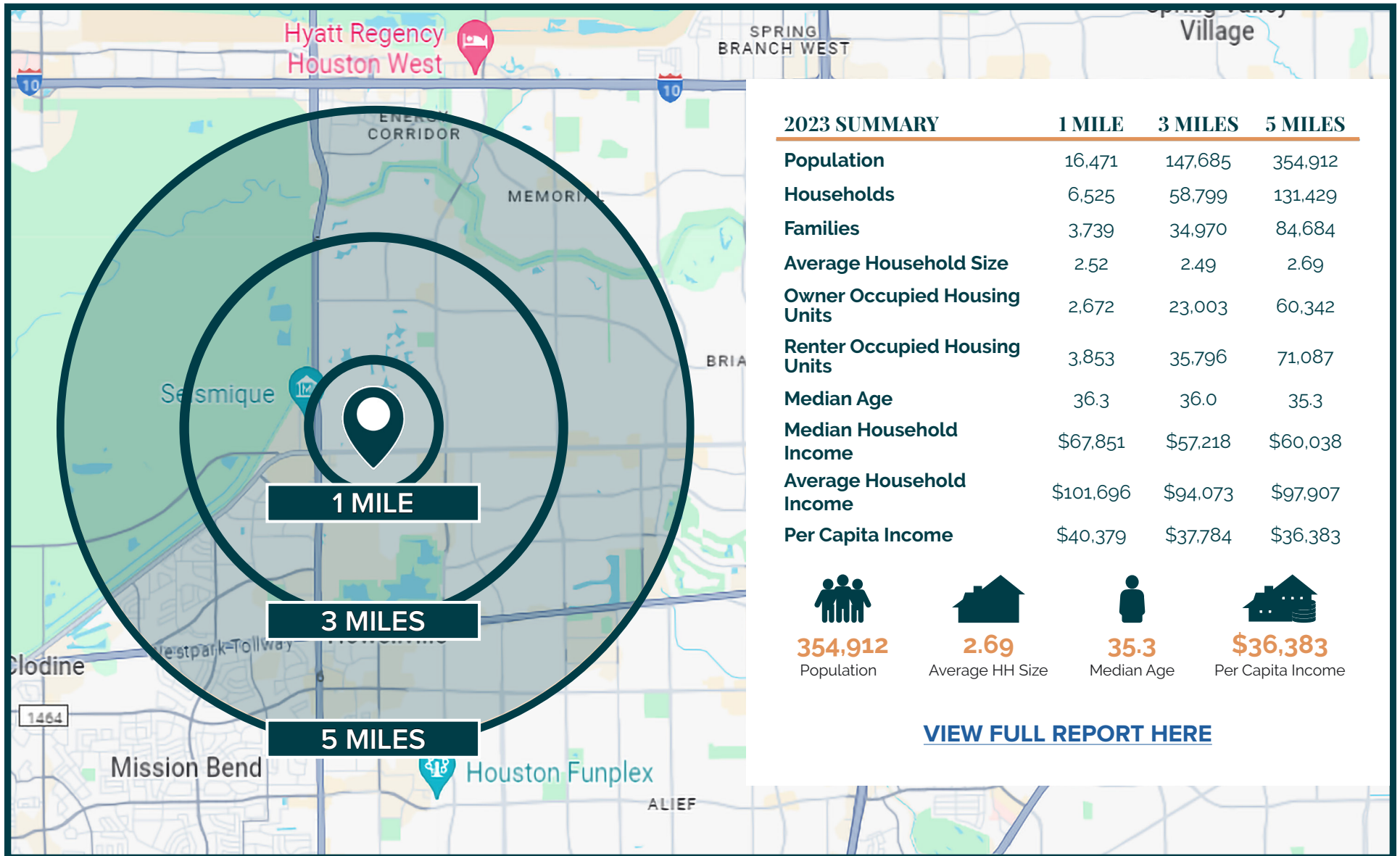
- A**
- Academy Sports + Outdoors
 - Ayintap Mediterranean Grill - Turkish
 - Best Buy
 - Chili's Grill & Bar
 - EL SOL - Salvadoran
 - Gayatri Bhavan - Indian
 - LA Crawfish Shack
 - London Cafe - American
 - Marble Slab Creamery, Ice Cream
 - McDonald's
 - Rincon Criollo - Cuban
 - Shipley Do-Nuts
 - Southwest Farmers Market - African
 - Village at West Oaks - Shopping mall
 - Wingstop

- B**
- Amala Zone - West African
 - CVS - Drug store
 - Dillard's Clearance Center
 - Dunkin'
 - Foot Locker Footwear - Shoe store
 - Goody Goody Liquor - Liquor store
 - Kolache Bar
 - Larry and Laney's Soul Food
 - Olive Garden Italian
 - Player's Sports Lounge
 - Red Lobster, Seafood
 - The Home Depot
 - The Plaza - Shopping mall
 - Twisted Turban - Tex Mex
 - West Oaks Mall - Shopping mall

- C**
- 3tees Shawarma - West African
 - Burger King
 - Columbian Cuisine
 - Enchiludas - Mexican
 - Hartz Chicken Buffet
 - Jack in the Box
 - KFFO Afro Steakhouse
 - Komchop - West African
 - Paisa's Twin - Columbian
 - Popeyes Louisiana Kitchen
 - Smoothie King
 - Starbucks
 - Tarascos Ice Cream
 - Tay Do - Vietnamese
 - Wendy's

- D**
- African tasty hub
 - ASE DE HOT FOODS DAZSTAS
 - Boom Bam
 - Calabar Cuisine - West African
 - Cato Fashions
 - Chipotle Mexican Grill
 - First Watch - Breakfast
 - Jollibee
 - Dollar Tree - Dollar store
 - Panda Express
 - Paris Sweet
 - Party City - Party store
 - Sabor Venezolano #2
 - Taste and Tell Foods - African
 - Xhale Cafe & Grill

Demographics



About Us

We are a commercial real estate company committed to delivering exemplary service with the attention, focus, and personalized touch of a boutique firm. Through our innovative and contemporary approach we are redefining the industry in Houston and beyond.

Commercial Real Estate, *Reimagined*

From various property types, including office spaces, retail properties, land, and specialized facilities, to services such as tenant representation and investor services, our team of Commercial Professionals is dedicated to providing their expertise to assist you throughout a customized transaction process aligning with your specific investment requirements.

Leasing Team



Brandon Avedikian

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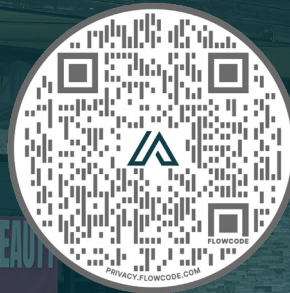
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 **ASPIRE**
COMMERCIAL



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.

11-2-2015



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.

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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date