

**Center Highlights**

**View the Drone Property Tour [here](#).**

With a premier position in west Houston, this destination center offers superb shopping and dining options. This premier retail hub, located in the popular Westchase district, benefits from an exceptionally high daytime population of 128,000 from nearby office complexes with over 11 million SF. For information on adjoining property, also see Westchase Shopping Center. Click [here](#) for more information on the Westchase District.

**Center Address:** Westheimer Rd at Wilcrest Dr

**City/State:** Houston, TX

**Property Size:** 81,441 sq. ft.

**Latitude/Longitude:** 29.73544 N, -95.57260 W

**Demographics**



**Population:**  
3-mile radius

**194,794**



**Traffic Counts:**  
Westheimer Rd &  
Wilcrest Dr

**98,730**



**Average  
Household  
Income:**

**\$82,959**

**Contact Us**

**Christi Davis**

Leasing Agent

Phone: 713.866.6914

Email: [christidavis@weingarten.com](mailto:christidavis@weingarten.com)

**Anthony Blunsen**

Property Manager, Short-Term Leasing

Phone: 713.866.6879

Email: [ablunsen@weingarten.com](mailto:ablunsen@weingarten.com)

**Weingarten Realty Investors**

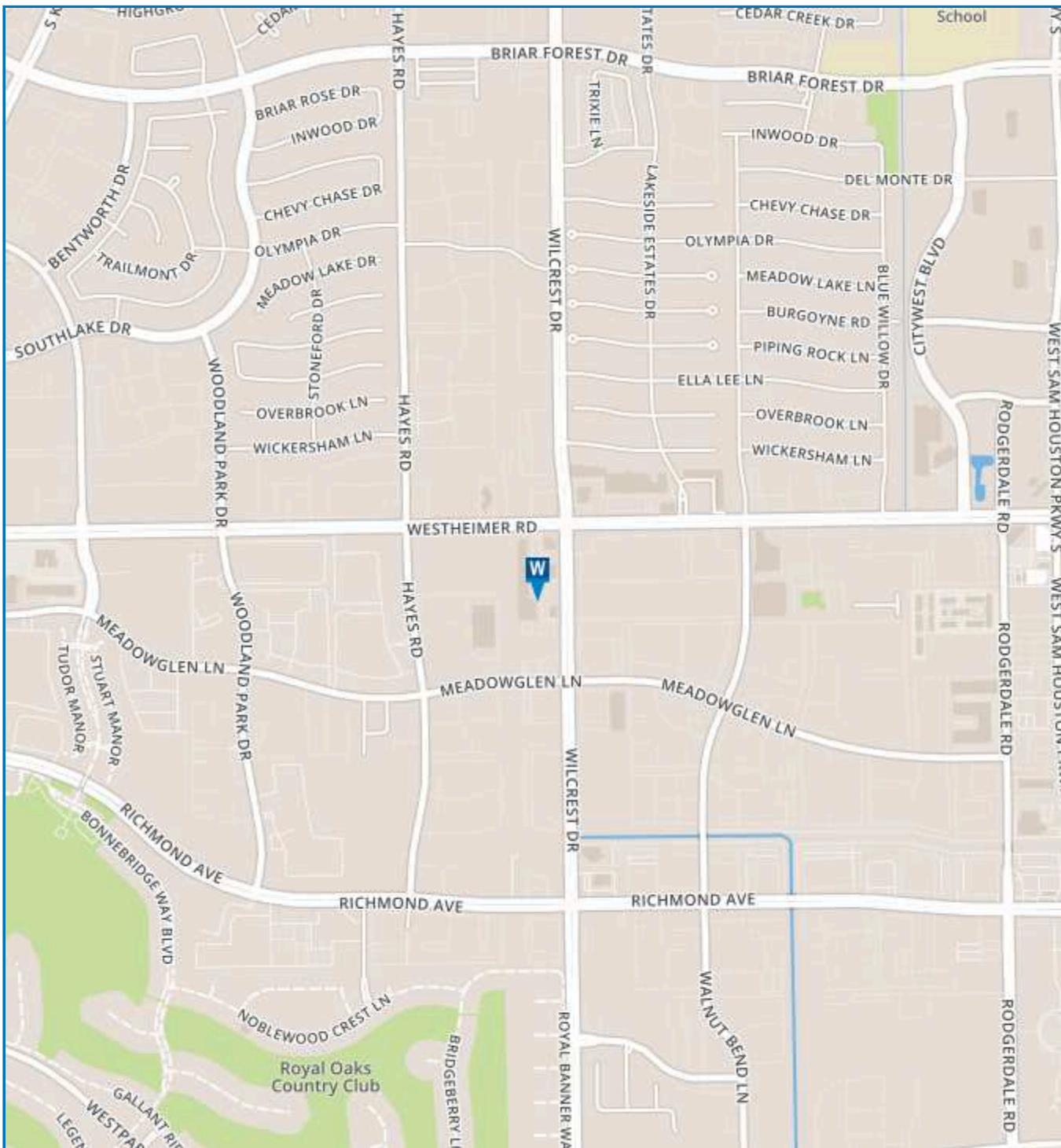
2600 Citadel Plaza Drive, Ste.125 • Houston, TX 77008 • 1.800.688.8865



**TENANT LIST**

A0A	Le Peep Restaurant	4,100 SF
A0C	Southside Skatepark	704 SF
A0D	Local Poke	1,355 SF
A0E	Ms. Green Acai Café	1,203 SF
A0F	Jade Jewelry	1,125 SF
A0H	<i>Available</i>	1,842 SF
A0K	Ramen Jin: Japanese Noodle Ho	1,690 SF
A0L	Lux Nails	1,495 SF
A0M	Home Care Assistance	1,614 SF
A0P	Houston Cat Hospital	2,803 SF
A0R	<i>Available</i>	2,217 SF
A0S	Couture Lash and Brow Studio	1,255 SF
A0U	Kula Revolving Sushi Bar	3,907 SF
AEE	Jessica Hair Studio	987 SF
B0A	True Vision Center	2,075 SF
B0D	Daiso	9,675 SF
B0K	Blink Fitness	15,000 SF
B0R	Salons by JC	8,056 SF
C0A	Bike Barn	4,800 SF
C0F	Wells Fargo Bank	2,088 SF
R01	Signature Care Emergency Center Westchase	7,500 SF
R02	Cantina Laredo	5,950 SF





**Demographics**



**Population:**

1-Mile **26,229**  
 3-Mile **194,794**  
 5-Mile **510,483**



**Number of Households:**

1-Mile **12,978**  
 3-Mile **82,448**  
 5-Mile **198,785**



**Average Household Income:**

1-Mile **74,797**  
 3-Mile **82,959**  
 5-Mile **82,372**



**Total Number of Employees:**

1-Mile **31,940**  
 3-Mile **128,382**  
 5-Mile **326,778**



# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Weingarten Realty Investors</b>	<b>9006271</b>		<b>713-866-6000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Patrick Manchi</b>	<b>338804</b>	<b>pmanchi@weingarten.com</b>	<b>713-866-6907</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Patrick Manchi</b>	<b>338804</b>	<b>pmanchi@weingarten.com</b>	<b>713-866-6907</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date