



**WILLIAMSBURG**  
ENTERPRISES

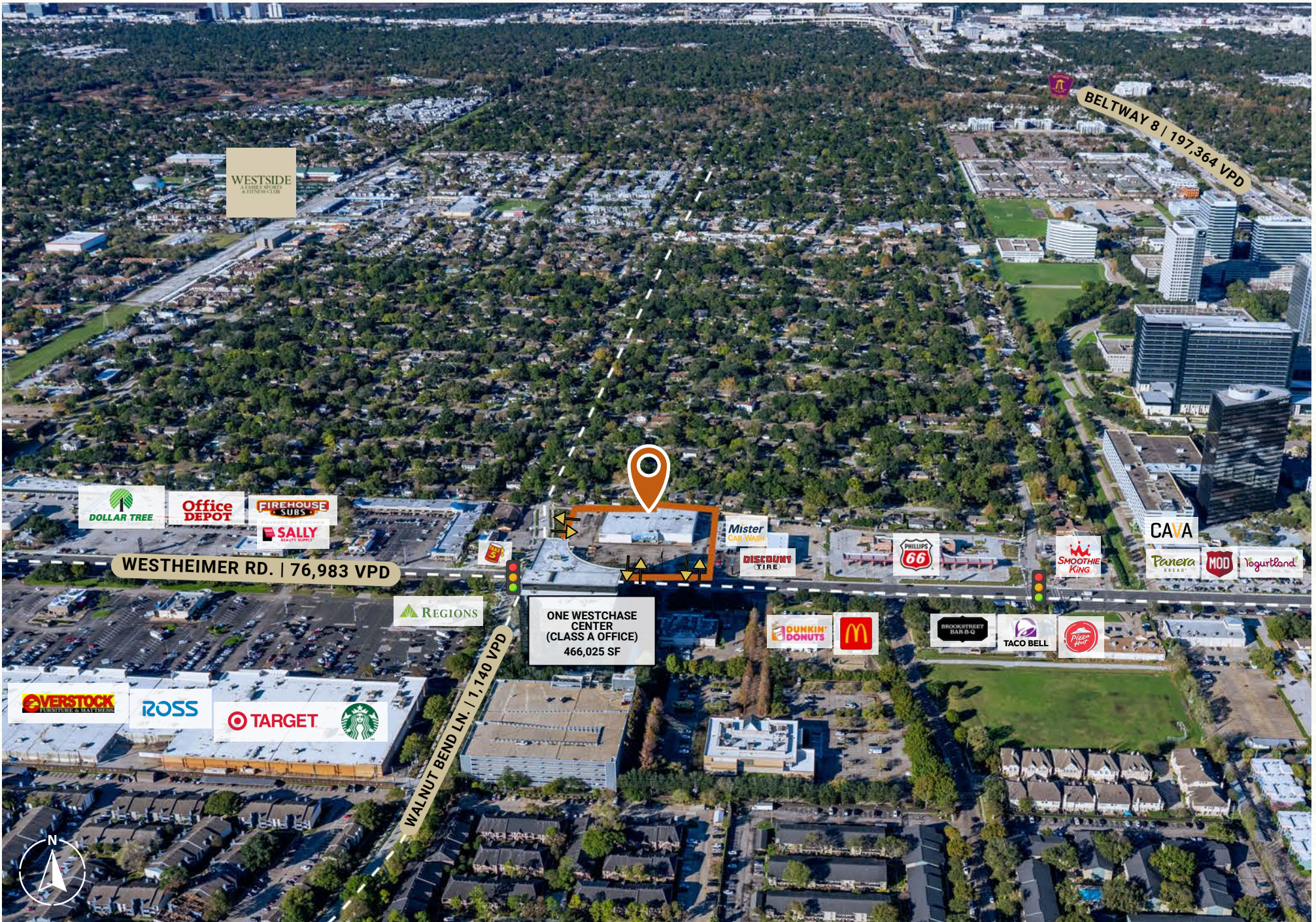


# WESTHEIMER WAY

IDEAL WESTCHASE LOCATION WITH WESTHEIMER FRONTAGE

10770 WESTHEIMER ROAD | HOUSTON, TEXAS 77042

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WESTSIDE  
A FAMILY RECREATION  
& FITNESS CLUB

BELTWAY 8 | 197,364 VPD

DOLLAR TREE

Office  
DEPOT

FIREHOUSE  
SUBS

SALLY  
BEAUTY SUPPLY

WESTHEIMER RD. | 76,983 VPD

REGIONS

ONE WESTCHASE  
CENTER  
(CLASS A OFFICE)  
466,025 SF

WALNUT BEND LN. | 1,140 VPD

VERSTOCK  
FURNITURE & MATTINGS

ROSS

TARGET



Mister  
CAR WASH

DISCOUNT  
TIRE



SMOOTHIE  
KING

CAVA

Panera  
BREAD

MOD

Yogurtland

DUNKIN'  
DONUTS



BROOKSTREET  
BAR-B-Q

TACO BELL



# SITE PLAN

AVAILABLE LEASE PENDING

- 1 GOODWILL 22,115 SF
- 2 PLANET FITNESS 17,811 SF



# WESTHEIMER WAY



GREAT ACCESS - LOCATED 1/2 MILE FROM BELTWAY 8 (MAJOR HOUSTON TOLLWAY)



ACCESSED THROUGH A SIGNALIZED INTERSECTION



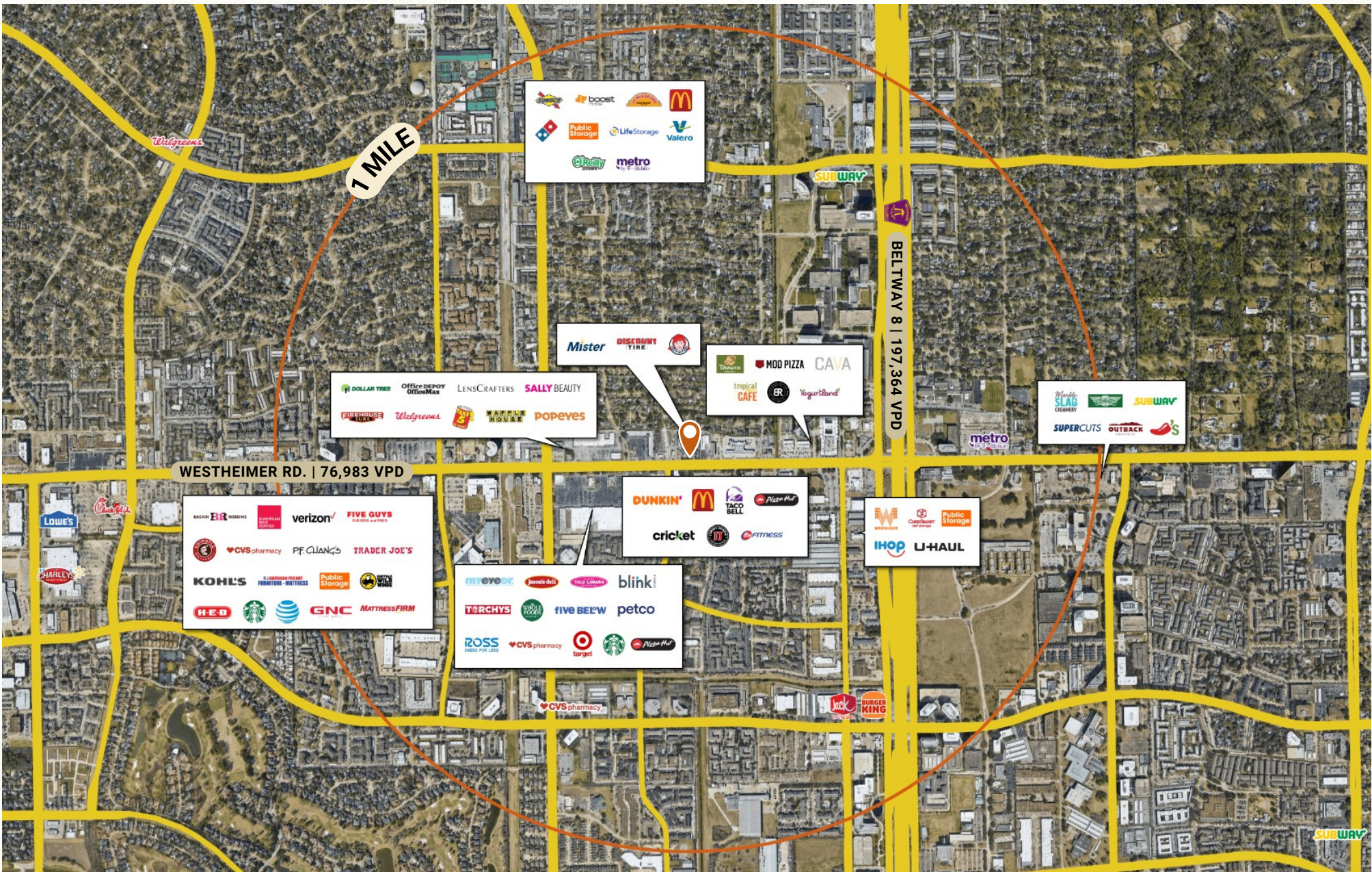
RENOVATED IN 2022 - INCLUDING NEW, MODERN FACADE



VERY WALKABLE SHOPPING DISTRICT WITH A 76 WALKABILITY SCORE



# SURROUNDING RETAIL



WESTHEIMER WAY | HOUSTON, TEXAS







## WESTCHASE



GROWING DISTRICT WITH OVER **16 MILLION SF OF OFFICE SPACE**



**RAPIDLY DEVELOPING AREA WITH TENANTS LIKE TARGET, WHOLE FOODS, AND TRADER JOE'S**



MORE THAN 30,000 RESIDENTS IN OVER **54 SURROUNDING APARTMENT COMMUNITIES**



HOME TO **FORTUNE 200 COMPANIES** LIKE KROGER, BANK OF AMERICA, PHILLIPS 66, TARGET, CISCO, METLIFE, HONEYWELL, NATIONAL OILWELL VARCO, AND OFFICE DEPOT.

# SURROUNDING RESIDENTIAL







POPULATION	1 MILE	3 MILES	5 MILES
CURRENT POPULATION	23,732	183,652	533,232
2010 POPULATION	22,222	176,783	492,203
2027 POP. PROJECTION	24,352	187,620	548,294
POPULATION GROWTH	0.6%	0.3%	0.7%
MEDIAN AGE	36.2	36.6	35.4

INCOME	1 MILE	3 MILES	5 MILES
AVERAGE HH INCOME	\$71,163	\$83,193	\$78,762
MEDIAN HH INCOME	\$47,150	\$51,087	\$49,895

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
WHITE	12,766	111,358	336,403
HISPANIC ORIGIN	7,971	66,127	236,542
BLACK/AFRICAN AMERICAN	7,681	38,917	103,467
ASIAN/PACIFIC ISLANDER	2,439	26,747	72,866
OTHER RACES	599	4,372	12,403

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
CURRENT HOUSEHOLDS	11,330	76,620	203,210
2010 HOUSEHOLDS	10,926	75,541	191,033
2027 HH. PROJECTION	11,574	77,992	208,406
HH GROWTH '22-'27	0.4%	0.4%	0.5%
HH GROWTH '10-'22	0.5%	0.5%	0.7%
OWNER OCCUPIED HH	2,684	28,106	75,099
RENTER OCCUPIED HH	8,890	49,886	133,307
AVG. HH SIZE	2.1	2.3	2.6
TOTAL CONSUMER SPEND	\$261.4M	\$2.1B	\$5.5B

## OUR STORY:

FOUNDED IN 2009, OUR PORTFOLIO NOW CONSISTS OF OVER **TWO MILLION-SQUARE FEET OF RETAIL, MULTIFAMILY, AND INDUSTRIAL PROPERTIES.**

## OUR FIRM:


WE ARE A **FULLY INTEGRATED REAL ESTATE INVESTMENT FIRM** THAT SPECIALIZES IN THE ACQUISITION, DEVELOPMENT, LEASING, AND MANAGEMENT OF A RAPIDLY GROWING COMMERCIAL REAL ESTATE PORTFOLIO.


## OUR MISSION:

WE SEEK TO **ADD VALUE TO THE PROPERTIES WE MANAGE AND THE COMMUNITIES THEY SERVE.** WE ARE A FOR PROFIT ENTERPRISE, BUT PROUDLY MANAGE A LARGE ANNUAL PHILANTHROPIC BUDGET THAT SUPPORTS EDUCATION AND COMMUNITY INVOLVEMENT.



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