

# FOR LEASE

Carillon Shopping Center - 10001 Westheimer Rd, Houston, TX 77042



## PROPERTY DATA

- Spaces available from 1,159 to 8,161 sf
- 2,126 sf second generation restaurant end cap now available
- Prime Westheimer location in very desirable Westchase market, in close proximity to Houston's Energy Corridor
- Over 9 branded hotels in close proximity, including two within a short walk
- Strong daytime and residential population
- <https://www.westchasedistrict.com/>

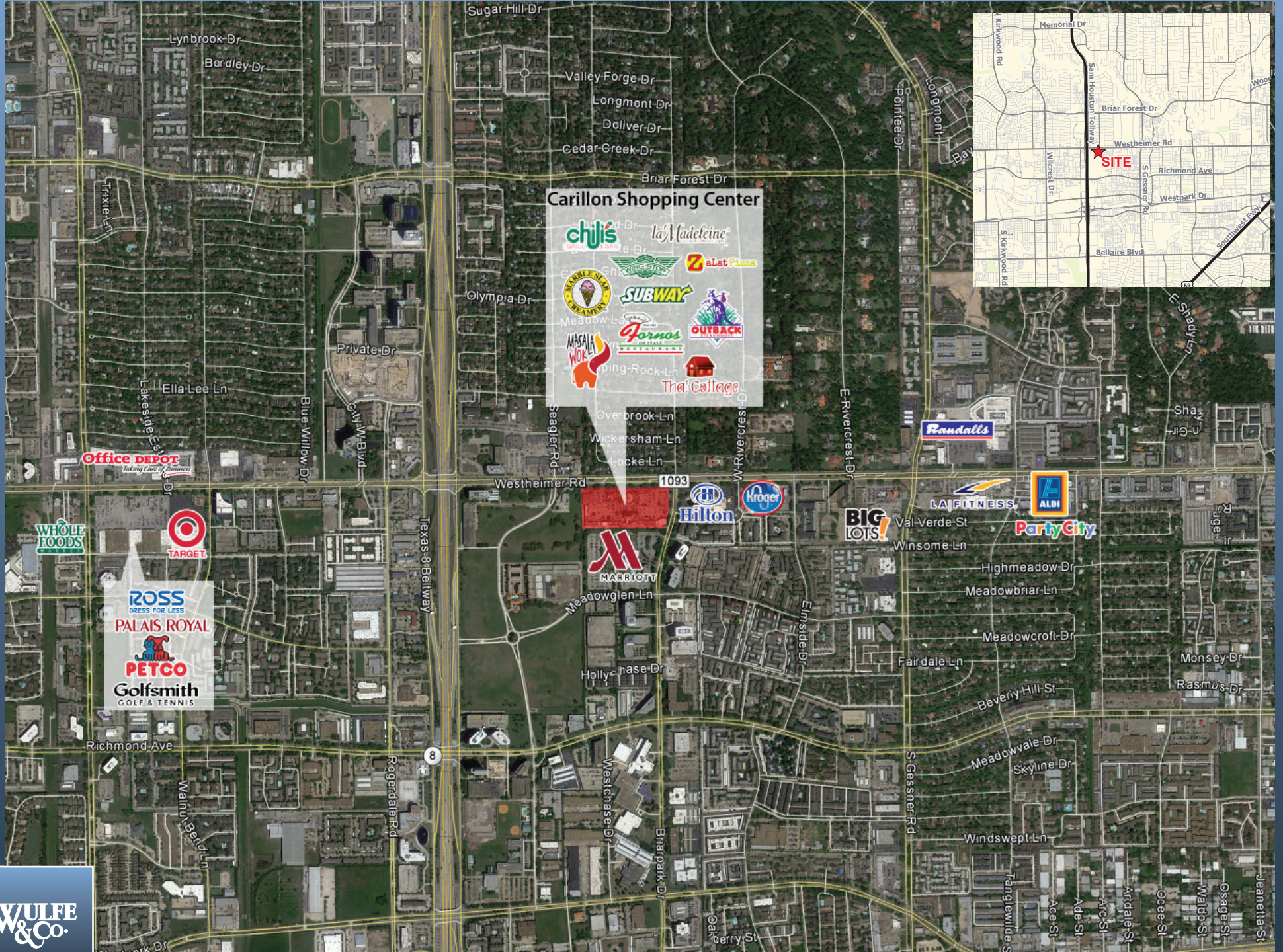
## 2025 DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>2025 Population</b>	22,446	199,394	584,409
<b>Avg HH Income</b>	\$79,606	\$108,465	\$106,569
<b>Daytime Population</b>	62,187	215,025	534,452
<b>Traffic Counts</b>			
Westheimer	68,393 cars per day		
Briarpark	13,154 cars per day		

## CONTACT

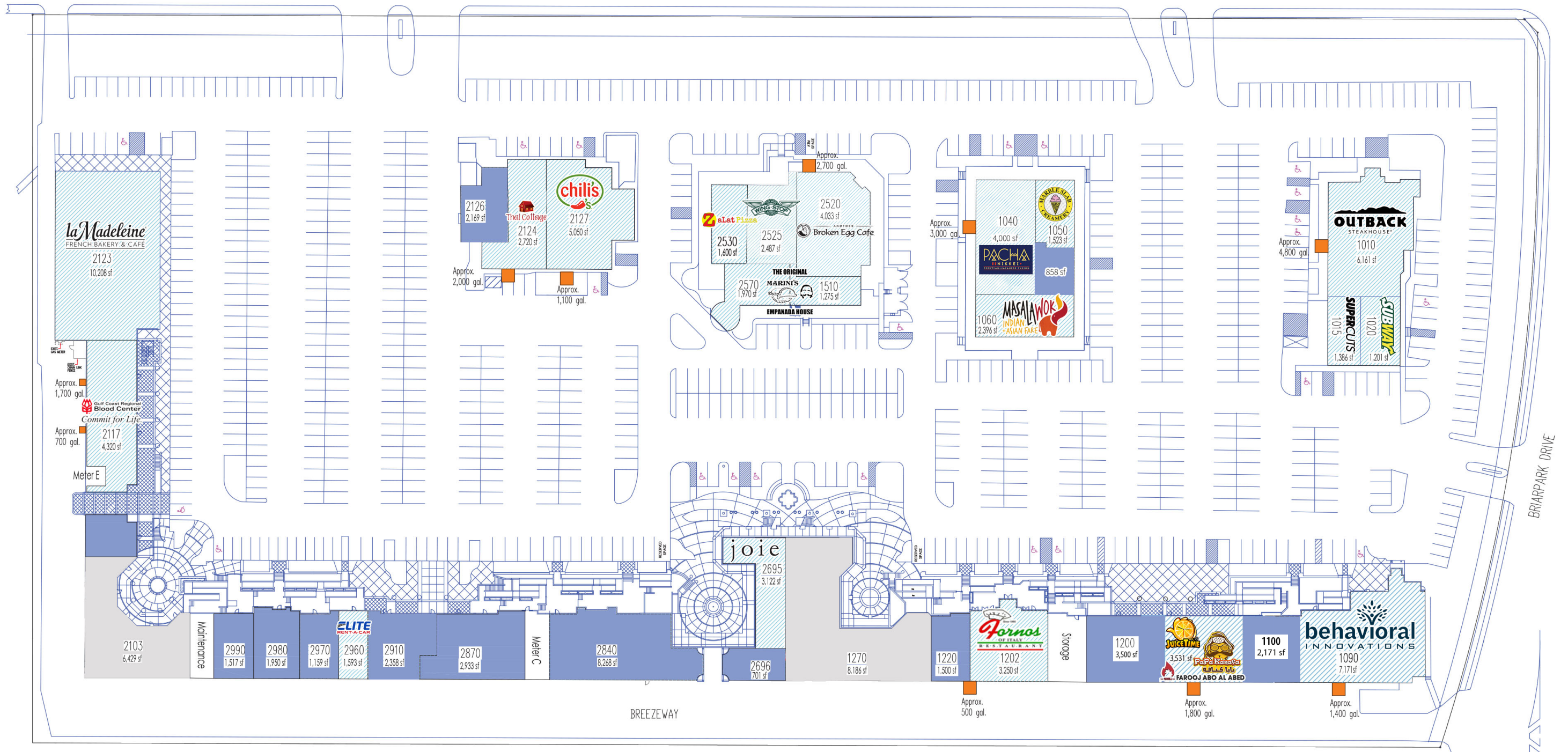
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# CARILLON

WESTHEIMER ROAD

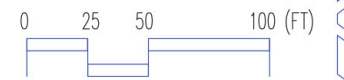


Professionally Managed By:  
Richfield Real Estate Corporation

## FIRST FLOOR LEASE SPACES

- Occupied
- For Lease
- Leases Negotiating
- Grease Trap Location and Size

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# Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7362/-95.5503

<b>10001 Westheimer Rd</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Houston, TX 77042</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2025 Estimated Population	22,446	199,394	584,409
2030 Projected Population	21,467	189,724	556,613
2020 Census Population	20,696	187,476	557,752
2010 Census Population	18,873	179,202	525,148
Projected Annual Growth 2025 to 2030	-0.9%	-1.0%	-1.0%
Historical Annual Growth 2010 to 2025	1.3%	0.8%	0.8%
2025 Median Age	34.0	35.4	34.7
<b>Households</b>			
2025 Estimated Households	10,916	83,757	234,080
2030 Projected Households	10,753	81,758	228,637
2020 Census Households	10,747	81,978	226,685
2010 Census Households	9,471	76,255	206,024
Projected Annual Growth 2025 to 2030	-0.3%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	1.0%	0.7%	0.9%
<b>Race and Ethnicity</b>			
2025 Estimated White	32.2%	33.1%	32.1%
2025 Estimated Black or African American	30.3%	21.2%	20.0%
2025 Estimated Asian or Pacific Islander	8.5%	14.2%	12.4%
2025 Estimated American Indian or Native Alaskan	0.8%	1.0%	1.2%
2025 Estimated Other Races	28.1%	30.5%	34.3%
2025 Estimated Hispanic	34.8%	38.3%	42.9%
<b>Income</b>			
2025 Estimated Average Household Income	\$79,606	\$108,465	\$106,569
2025 Estimated Median Household Income	\$64,404	\$78,111	\$74,877
2025 Estimated Per Capita Income	\$38,718	\$45,622	\$42,736
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	6.8%	12.3%	14.8%
2025 Estimated Some High School (Grade Level 9 to 11)	4.4%	5.2%	6.0%
2025 Estimated High School Graduate	19.6%	18.0%	19.3%
2025 Estimated Some College	19.7%	15.8%	14.6%
2025 Estimated Associates Degree Only	7.9%	7.0%	6.7%
2025 Estimated Bachelors Degree Only	26.1%	25.1%	23.4%
2025 Estimated Graduate Degree	15.6%	16.7%	15.2%
<b>Business</b>			
2025 Estimated Total Businesses	2,932	17,483	46,995
2025 Estimated Total Employees	56,654	167,067	394,828
2025 Estimated Employee Population per Business	19.3	9.6	8.4
2025 Estimated Residential Population per Business	7.7	11.4	12.4

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# 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.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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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<u>Robert D. Sellingsloh</u>	<u>291801</u>	<u>bsellingsloh@wulfe.com</u>	<u>713-621-1700</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Katherine Wildman</u>	<u>326662</u>	<u>kwildman@wulfe.com</u>	<u>713-621-1700</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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Date