



3,280 SF
2nd Gen Retail
Former Event Space

2,057 SF
2nd Gen Retail
Former Clothing Store

1,574 SF
1st Gen Retail
Available for lease

4,025 SF
2nd Gen Retail
Former Showroom

Westheimer Village

RETAIL SPACES FOR LEASE

11316 - 11328 WESTHEIMER ROAD, HOUSTON TEXAS 77077

The property is located at 11316-11328 Westheimer Road in Houston, Texas 77077, on the north side of Westheimer Road within the Westchase area of west Houston. The site is situated in a well-established commercial corridor with convenient access to major thoroughfares, including Beltway 8 and Interstate 10, and is surrounded by a mix of retail, office, and residential developments.



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WESTHEIMER VILLAGE

PROPERTY INFORMATION

Available Spaces

- Suite 11322-A: 1,574 SF - shell condition
- Suite 11322-D: 2,057 SF - former clothing store
- Suite 11326-A: 3,280 SF - former venue/event
- Suite 11316-A: 4,062 SF - new construction as retail

Property Highlights

Well-positioned neighborhood retail center offering exceptional visibility along Westheimer Road in the highly desirable Westchase/Energy Corridor area of Houston. The property consists of approximately 102,235 SF in an L-shaped retail development with strong daily traffic counts and convenient ingress/egress.

The center is anchored by a diverse mix of established retail, restaurant, service, and medical tenants, creating consistent customer traffic throughout the day. Current tenants include Popeye's Louisiana Chicken, Crafty Crab Seafood, Crazy Hot Deals, Badom Barber, Sugar Brown Braiding, PetWork Express, I Pet You Grooming, a dental office, and Liquor Room.

Location Advantages

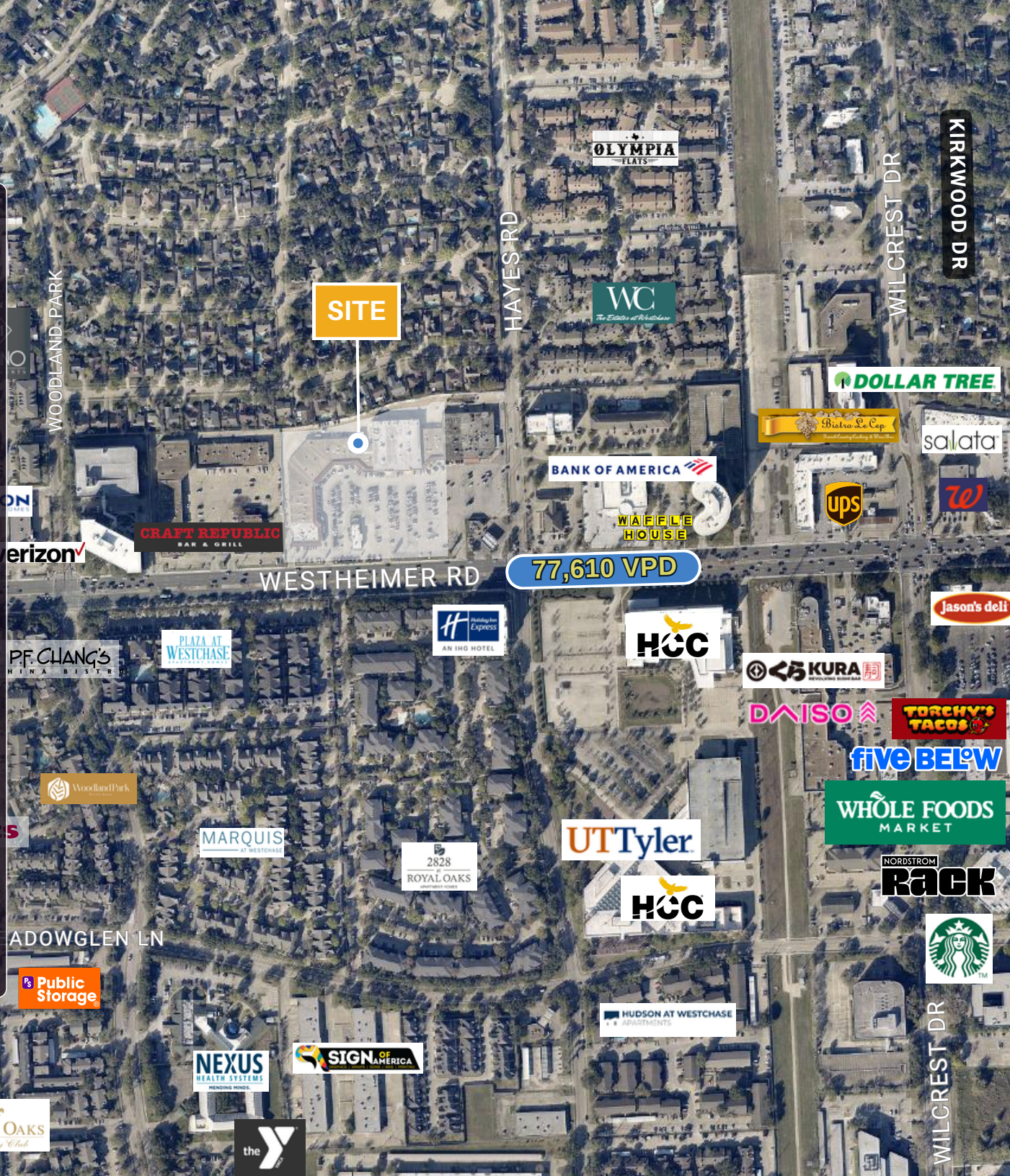
- Frontage and excellent visibility on Westheimer Road
- Easy access to Beltway 8, Highway 6, and I-10
- Located in the heart of the Westchase trade area
- Surrounded by dense residential communities, multifamily developments, office buildings, and major retail destinations
- Minutes from HCC Northwest Campus and numerous employment centers
- Strong daytime population and consumer demographics

Rental Rate: Call for Pricing

NNN Expenses: \$6.30 PSF

DEMOGRAPHICS (3 MILES)

199,870 Population
83,240 Households
\$84,410 Income



Wickersham Lane

WESTHEIMER VILLAGE

Residential

LIQOR ROOM



Yoyo Adventure Land

Don't forget

11333A
4,025 SF

Not a part

2nd Gen Retail



MASJID

Celebrity Hair

11332-B
2,057 SF

ripet you
Grocery

ropics lounge

11332-A
1,225 SF

Badom Barbershop

PetWorks Express

Dentist

11326-A
3,280 SF



POPEYES
SOUTHERN KITCHEN

Chevron

Hotel

GARNER HOTEL HOUSTON
- Westheimer by IHG®

Bank of America
ATM Drive-thru

Hayes Road

Westheimer Road

WESTHEIMER VILLAGE

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2,057 SF
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Former Clothing Store



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.

Last Updated on 2-10-2025

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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Buyer/Tenant/Seller/Landlord Initials

Date