

| 12637 WESTHEIMER

RETAIL INVESTMENT OPPORTUNITY

12637 Westheimer Rd | Houston, TX 77077



VALUE-ADD RETAIL INVESTMENT OPPORTUNITY

PURCHASE PRICE

\$3,790,000

12,600 SF Retail Center | 50,874 SF Land

W Realty & Investment Group

Offering Memorandum | Brochure

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EXECUTIVE SUMMARY

Property Overview



Investment Overview

Discover a premier investment opportunity at 12637 Westheimer, Houston, TX. This 12,600 SF retail property is strategically located on bustling Westheimer Road, a high-traffic corridor in the Energy Corridor District. Surrounded by established residential communities and thriving businesses, the property offers exceptional visibility, accessibility, and long-term investment potential.

\$3,790,000

SALE PRICE

12,600 SF

BUILDING SIZE

50,874 SF

LAND SIZE

2000

YEAR BUILT

Investment Highlights

- ✔ Prime Westheimer Road frontage in West Houston
- ✔ Established multi-tenant retail center
- ✔ Strong visibility and convenient access
- ✔ Surrounded by dense residential communities
- ✔ Income-producing asset with long-term upside
- ✔ Located near the Energy Corridor and major employment base

Property Snapshot

Item	Detail
Address	12637 Westheimer Rd
City	Houston, TX 77077
Property Type	Retail Center
Building Size	12,600 SF
Land Area	50,874 SF
Year Built	2000
Price	\$3,790,000

PROPERTY GALLERY

Exterior, Parking, Signage & Access

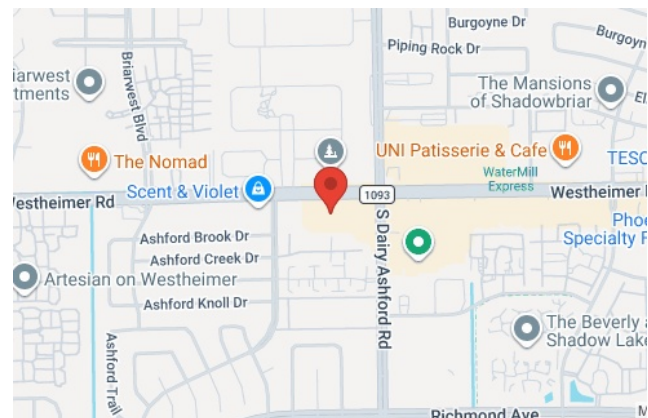
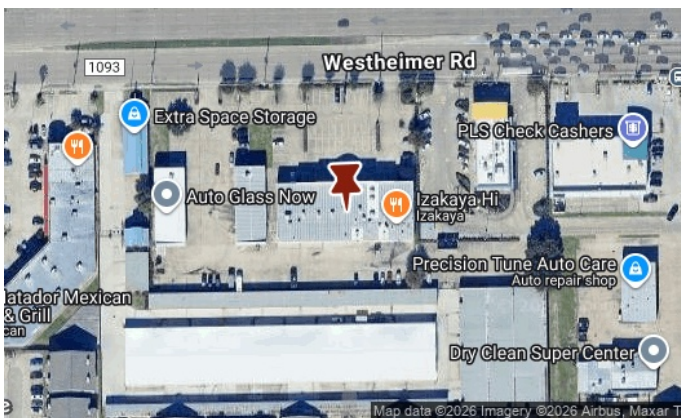


Building Features

- ✔ Prominent monument signage along Westheimer Road
- ✔ Ample surface parking for customers and employees
- ✔ Multiple storefront entrances and flexible tenant layout
- ✔ Rear service access and functional retail configuration
- ✔ Strong frontage in an established retail corridor
- ✔ Located near apartments, restaurants and daily-needs services

LOCATION & ACCESS

Westheimer Road Retail Corridor



Strategic Location

12637 Westheimer benefits from a highly visible position in West Houston with convenient connectivity to major employment, residential and retail demand drivers. The site is positioned along the Westheimer Road corridor, one of Houston's most established commercial arterials.

Nearby Demand Drivers

- ✓ Energy Corridor employment base
- ✓ Dense multi-family and single-family residential neighborhoods
- ✓ Restaurants, service retail, specialty food and daily-needs users
- ✓ Access to Westpark Tollway, Highway 6 and Beltway 8 corridors
- ✓ Strong daytime population and consumer traffic

\$62,042

MEDIAN HH INCOME

26,069

POPULATION

\$327,781

MEDIAN HOME VALUE

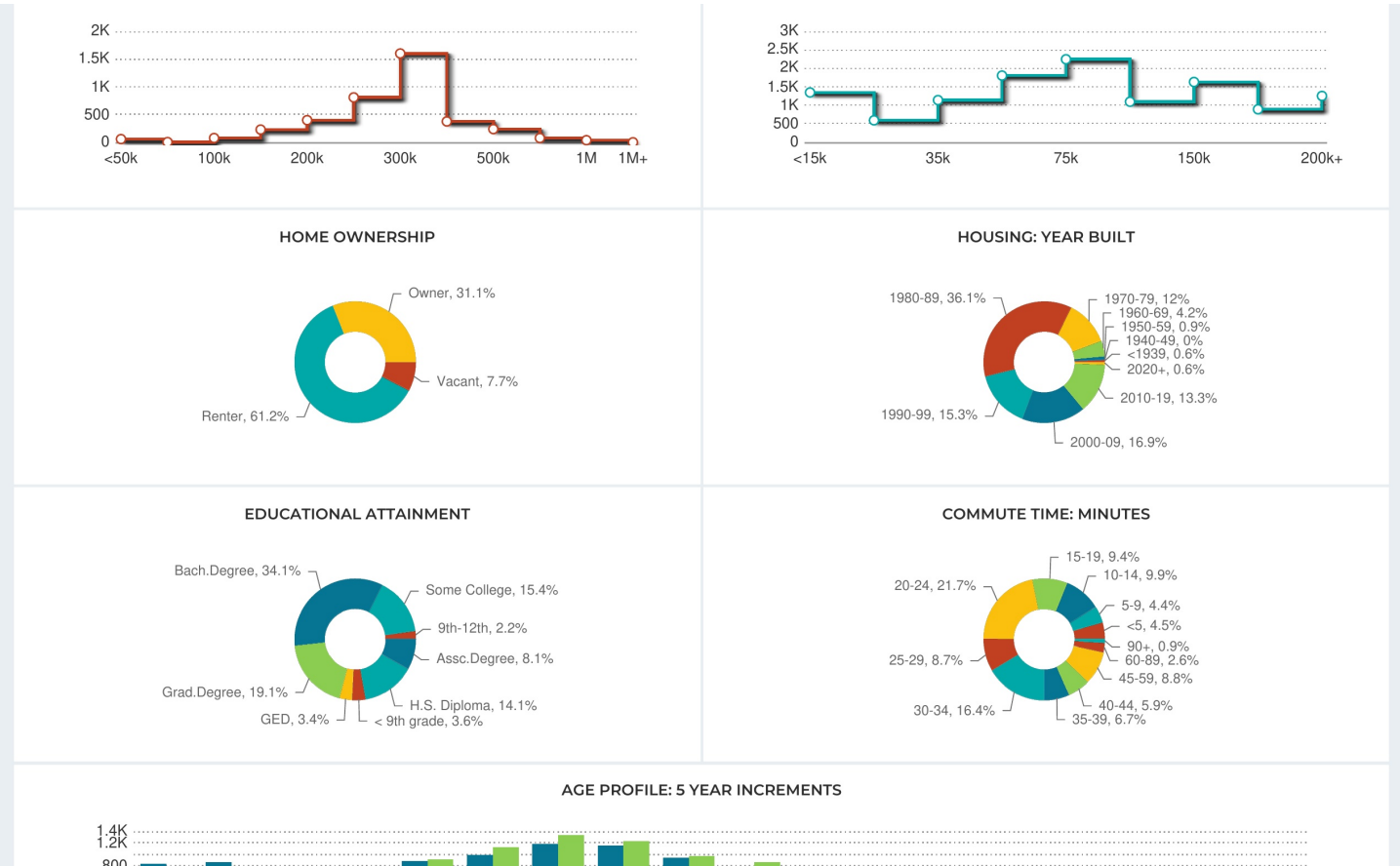
Location Notes

Map and aerial imagery are included for orientation. Buyer and buyer advisors should independently verify site boundaries, access, parking, traffic counts, tenant information and all investment assumptions.

DEMOGRAPHICS & MARKET PROFILE

Community Profile Summary

Market Demographics



Market Takeaways

- Broad consumer base in the surrounding trade area
- Established residential neighborhoods support daily-needs retail demand
- Westheimer Road corridor provides sustained traffic exposure
- Population and income profile supports food, service, beauty, health and specialty retail uses

Ideal Users

Category	Examples
Food & Beverage	Cafe, bakery, dessert, casual dining
Service Retail	Salon, beauty, dry cleaner, repair
Medical / Wellness	Clinic, dental, therapy, wellness
Specialty Retail	Convenience, boutique, education

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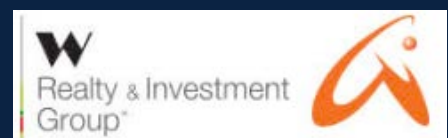
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