

# RETAIL OWNER/USER BUILDING

11950 Louetta Road | Houston, TX 77070



**FOR SALE OR LEASE  
VACANT 4,270 SF BUILDING**

[OLDHAMGOODWIN.COM](http://OLDHAMGOODWIN.COM) | 281.256.2300



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## PROPERTY OVERVIEW

**OLDHAM GOODWIN** is pleased to present a 4,270 SF second generation owner/user property located on Louetta Road in Northwest Houston. The building is conveniently situated to service multiple large neighborhood communities including the well-known Lakewood Forest master planned community. The location is one mile away from a high-volume retail corridor including tenants such as Target and H-E-B and less than two miles from upscale Vintage Park. With ~200 feet of Louetta frontage and sufficient yard space for additional storage or additional parking, this property is conducive to many retail, office, or healthcare uses.

### SALES PRICE



\$1,240,000

### PRICE PER SQUARE FOOT



\$290





Lakewood  
Elementary School



Louetta Road: +/- 23,000 VPD

### OPTIMAL LOCATION

- High visibility with over 23,000 vehicles per day and two curb cuts on Louetta Road for easy access
- Excellent visibility and frontage on Louetta Road
- Minutes from a high-volume retail corridor with multiple national retailers and well-known upscale Vintage Park
- Incomes at 1, 3, & 5-miles all well above \$100,000

### VERSATILE USE OPTIONS

- Existing buildout is for child care, and the building can be converted to general office, clinic space, or demised
- The building has a second front entry door conducive to demising to two spaces



Lakewood Forest Medical Plaza



*Willow Branch Drive*

*Louetta Road #1-23,000 VPD*



*Winterhaven Drive*



Lakewood Park Estates  
202 Rooftops

Lakewood Grove  
871 Rooftops

Lakewood Place  
213 Rooftops

Villas at Lakewood Park  
161 Rooftops

Gettysburg  
225 Rooftops

Lakewood Elementary School

Canterbury Forest  
176 Rooftops

Lakewood Village  
124 Rooftops

Heatherwood Village  
549 Rooftops

Western Estates  
77 Rooftops



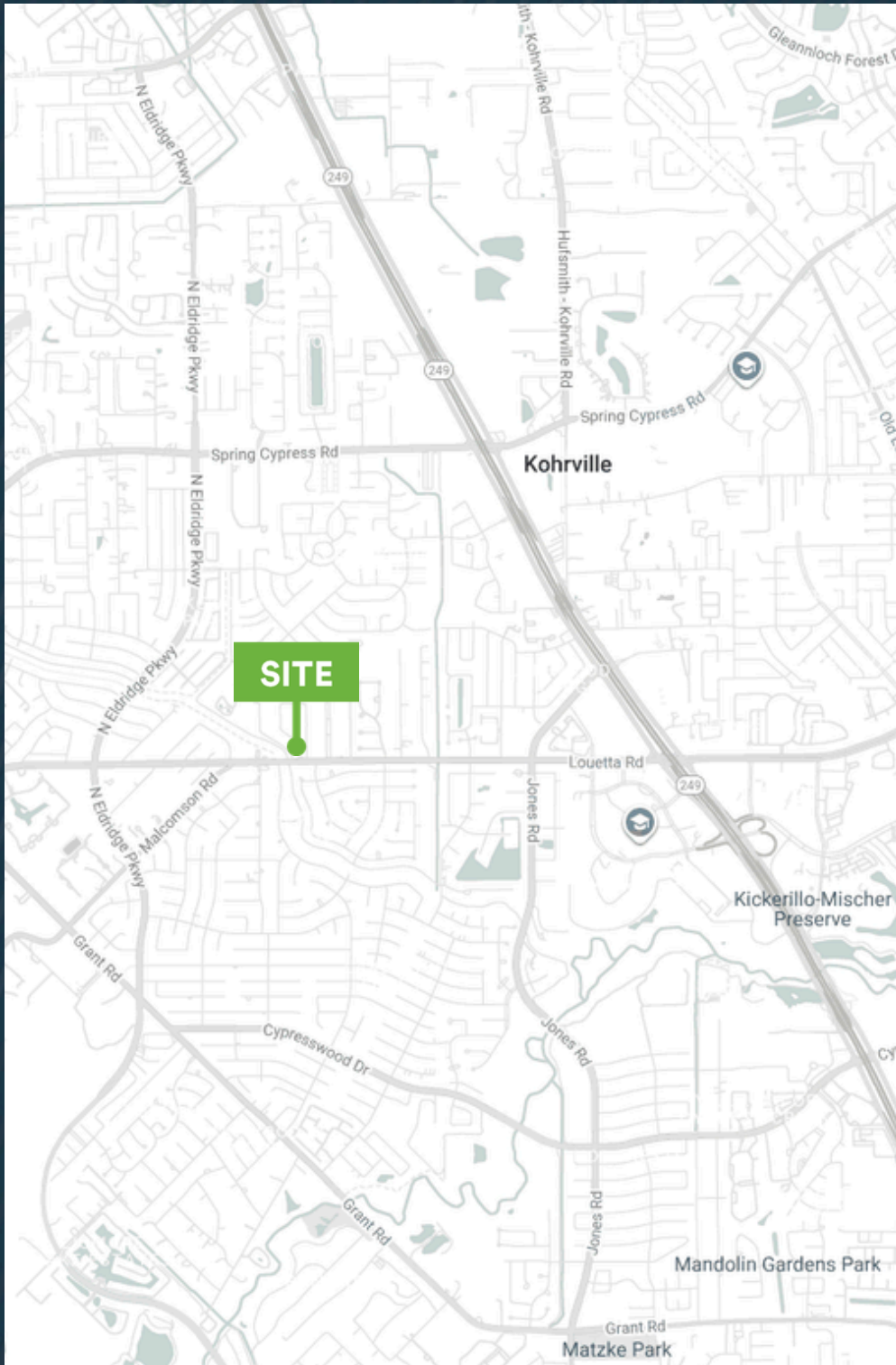
*Louetta Road*



*Winterhaven Drive*



*Louetta Road*



## BUILDING SPECIFICATIONS

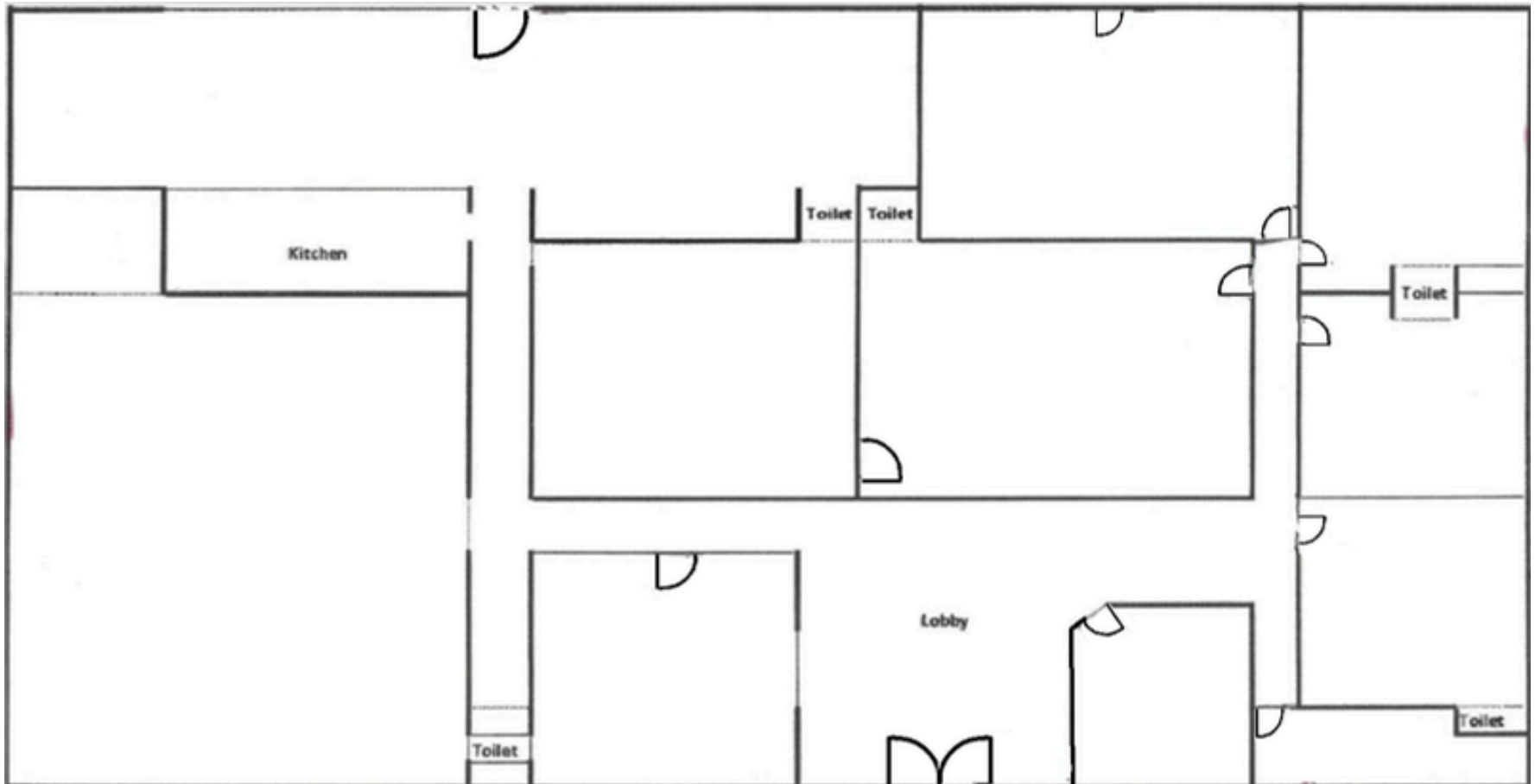
Building Area:	4,270 SF
Year Built:	1999
Foundation:	Traditional Slab
Exterior Walls:	Brick/Siding
Roof Cover:	Shingle
Structure:	Masonry
Parking:	13 Surface Parking Spaces

## SITE SPECIFICATIONS

Size:	0.598 AC
Legal Description:	RES B WINTERHAVEN U/R – as per the Harris County CAD
Access:	Two points of access directly to Louetta Road
Zoning	None
Frontage:	132' on Louetta Road (with 2 curb cuts)



# SPACE PLAN



# DEMOGRAPHICS

1 MILE

ESTIMATED  
POPULATION

14K

HOUSEHOLD  
INCOME

\$138K

CONSUMER  
SPENDING

\$215K

3 MILE

ESTIMATED  
POPULATION

95K

HOUSEHOLD  
INCOME

\$123K

CONSUMER  
SPENDING

\$1.31K

5 MILE

ESTIMATED  
POPULATION

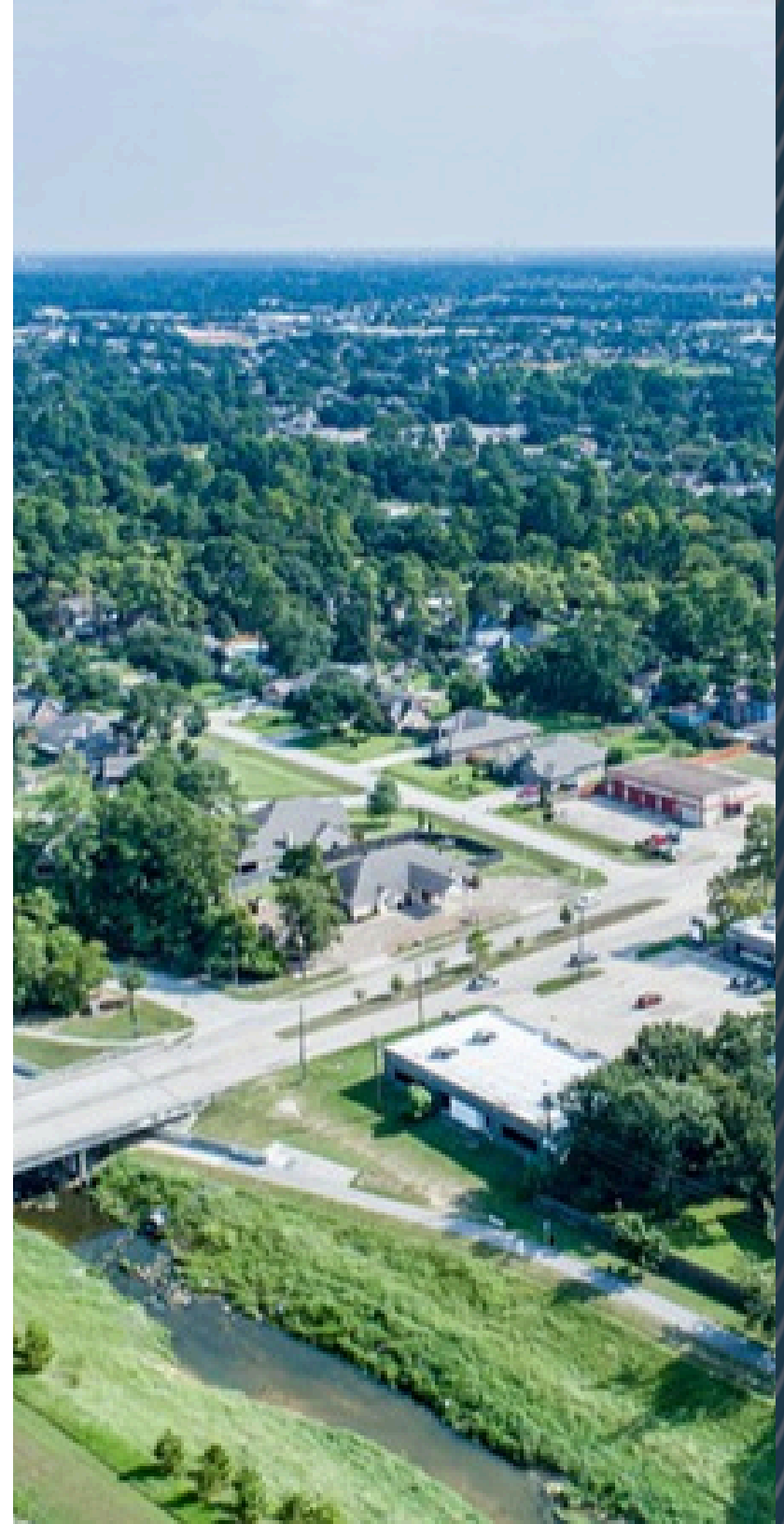
247K

HOUSEHOLD  
INCOME

\$118K

CONSUMER  
SPENDING

\$3.28M



# TEXAS OVERVIEW

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



**LARGEST**  
MEDICAL CENTER



POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



## Fort Worth

TOP CITY FOR SALES  
GROWTH IN 2018

## Dallas

TOP MSA FOR POPULATION  
GROWTH IN 2020

## Bryan/College Station

#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

## Houston

4TH LARGEST POPULATION IN  
THE U.S.

## Austin

NAMED BEST CITY TO START A  
BUSINESS IN 2020

## San Antonio

2ND FASTEST GROWING CITY  
IN THE NATION

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
14+ MILLION WORKERS



**BEST STATE**  
FOR BUSINESS



**TOP STATE**  
FOR JOB GROWTH



**NO STATE**  
INCOME TAX

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

# HOUSTON, TEXAS



POPULATION  
**7,510,253**

**22**

FORTUNE 500  
COMPANIES BASED  
IN HOUSTON

**3<sup>RD</sup>**

IN THE WORLD  
FOR CITIES OF THE  
FUTURE



## ENERGY CAPITAL OF THE WORLD

HOME TO 4,600 ENERGY-RELATED FIRMS

INCLUDING MAJOR PLAYERS LIKE EXXONMOBIL,  
CHEVRON, AND SHELL



## 63 MILLION AIRLINE PASSENGERS

GEORGE BUSH INTERCONTINENTAL AIRPORT:

OVER 185 DESTINATIONS W/ NONSTOP FLIGHTS

HOBBY AIRPORT: 112 DOMESTIC DESTINATIONS



## PORT OF HOUSTON

LARGEST PORT IN THE U.S.

GENERATES \$10.6 BILLION IN STATE & LOCAL REVENUE  
AND \$906 BILLION NATIONWIDE

**4<sup>TH</sup>**

LARGEST CITY  
IN THE UNITED STATES



## TEXAS MEDICAL CENTER

LARGEST MEDICAL COMPLEX  
IN THE WORLD



# INFORMATION ABOUT BROKERAGE SERVICES

11-03-2025



*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.

**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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.

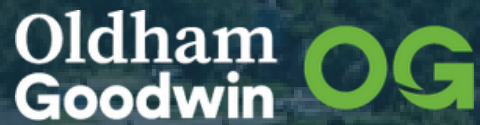
**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
Name of Designated Broker Licensed Individual of Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone



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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.