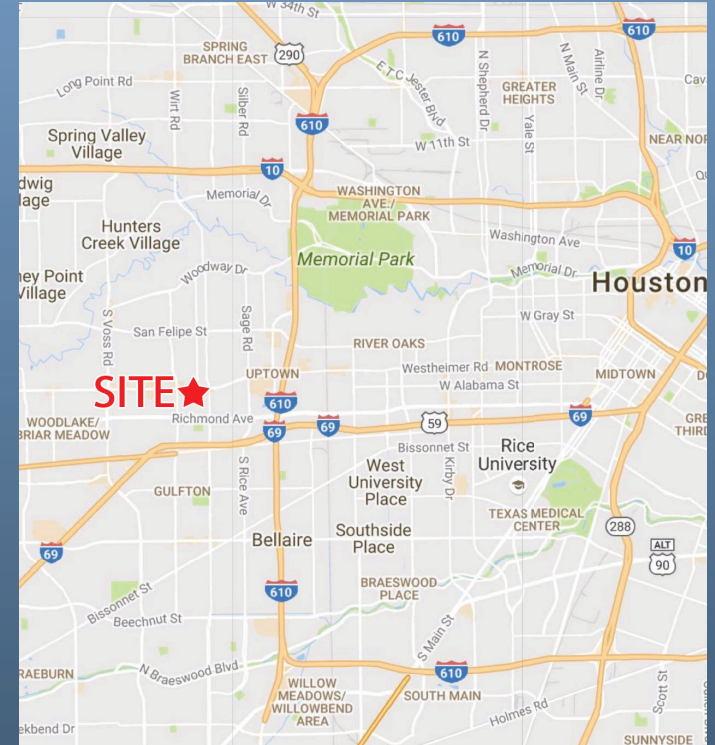


FOR LEASE

5801 Westheimer Rd, Houston, Texas 77057



PROPERTY DATA

- 4,500 SF available now
- Located west of The Houston Galleria, close to high-income homes, office developments, hotels and multi-family
- Additional parking in the back of the center
- 1 mile from the Galleria and W Loop 610
- Billboard sign panel available

2024 DEMOGRAPHICS

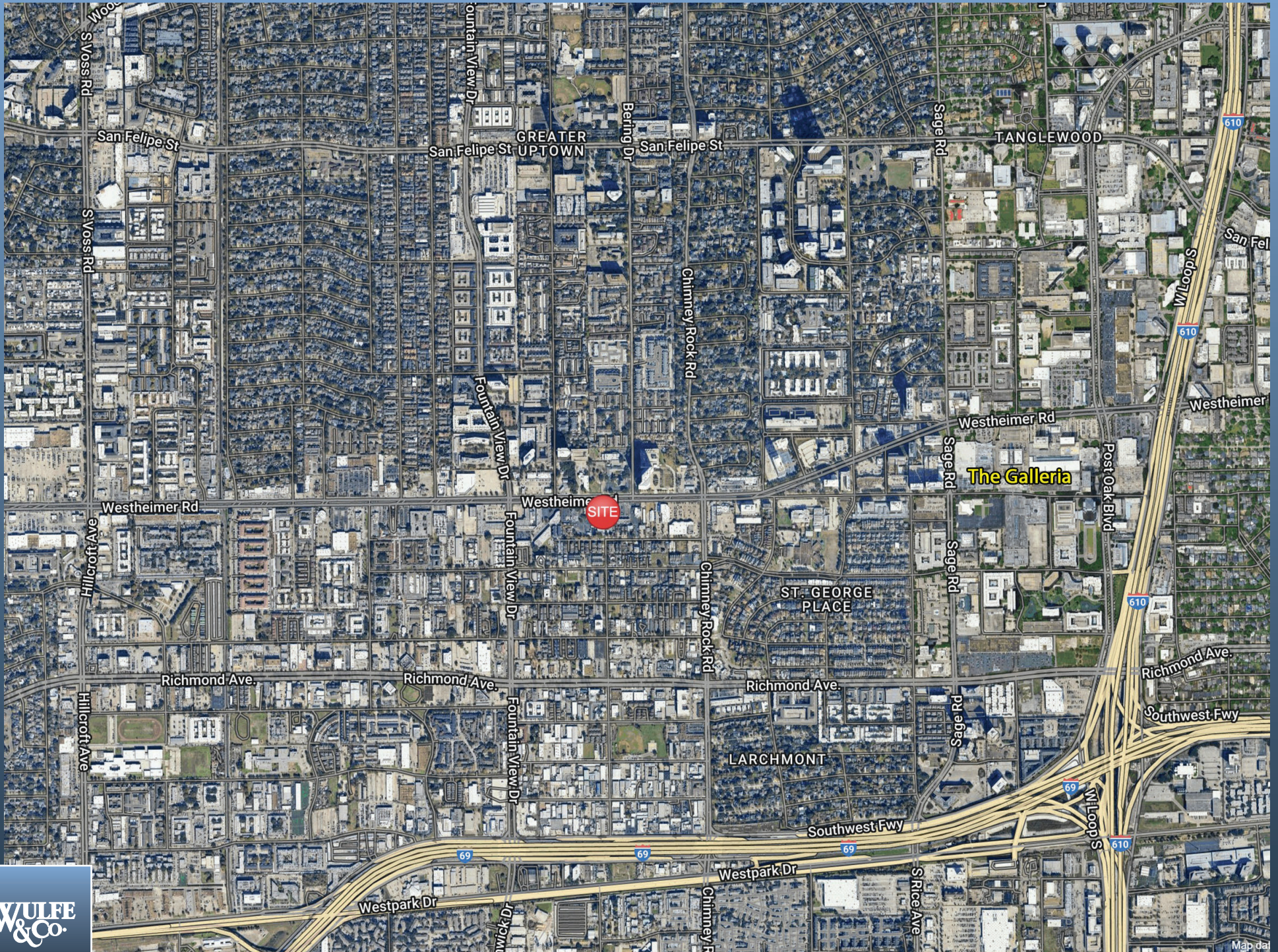
	1 Mile Radius	3 Mile Radius	5 Mile Radius
2024 Population	30,487	218,857	533,575
Avg HH Income	\$131,498	\$149,330	\$164,314
Daytime Pop	50,907	310,332	656,889
Traffic Counts			
Westheimer Rd	66,302 cars per day		
Bering Dr	9,260 cars per day		

CONTACT

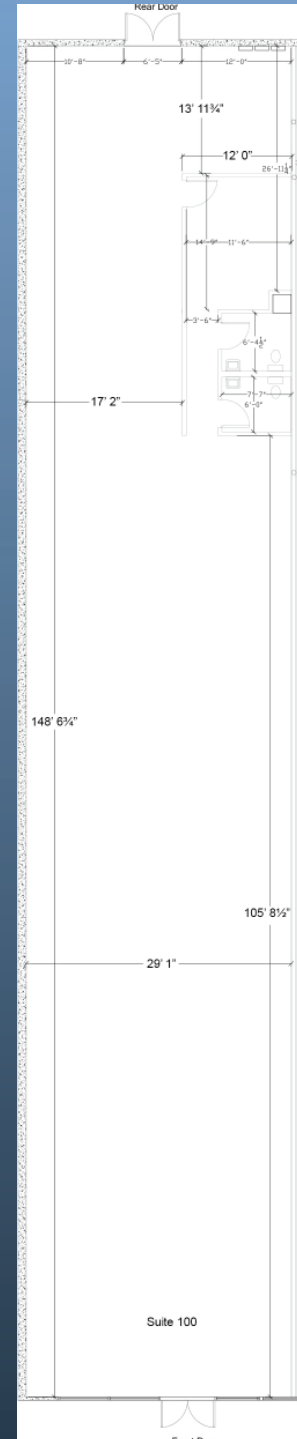
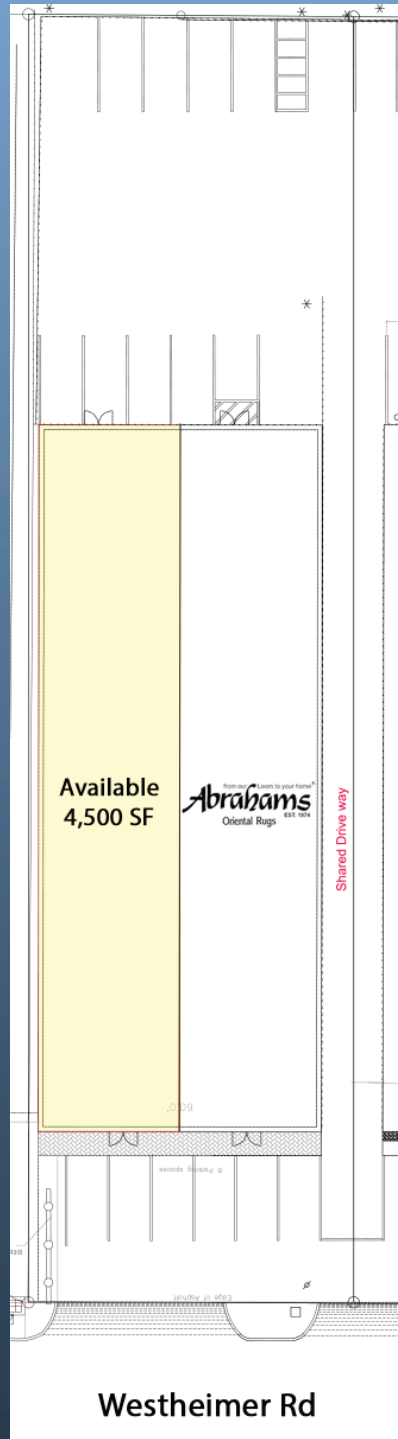
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Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7374/-95.4805

5801 Westheimer Rd Houston, TX 77057	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	30,487	218,857	533,575
2029 Projected Population	30,961	225,846	557,550
2020 Census Population	28,836	209,197	503,728
2010 Census Population	25,515	190,409	462,128
Projected Annual Growth 2024 to 2029	0.3%	0.6%	0.9%
Historical Annual Growth 2010 to 2024	1.4%	1.1%	1.1%
2024 Median Age	35.6	36.5	36.9
Households			
2024 Estimated Households	15,549	101,518	236,942
2029 Projected Households	15,760	105,290	248,989
2020 Census Households	15,293	97,152	226,210
2010 Census Households	13,062	85,007	199,653
Projected Annual Growth 2024 to 2029	0.3%	0.7%	1.0%
Historical Annual Growth 2010 to 2024	1.4%	1.4%	1.3%
Race and Ethnicity			
2024 Estimated White	47.5%	43.6%	46.5%
2024 Estimated Black or African American	14.7%	13.8%	12.6%
2024 Estimated Asian or Pacific Islander	11.8%	11.5%	12.3%
2024 Estimated American Indian or Native Alaskan	1.0%	1.2%	1.0%
2024 Estimated Other Races	24.9%	29.9%	27.7%
2024 Estimated Hispanic	31.8%	38.3%	35.7%
Income			
2024 Estimated Average Household Income	\$131,498	\$149,330	\$164,314
2024 Estimated Median Household Income	\$81,155	\$85,997	\$97,559
2024 Estimated Per Capita Income	\$67,071	\$69,318	\$73,041
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	7.0%	13.5%	11.5%
2024 Estimated Some High School (Grade Level 9 to 11)	2.8%	3.9%	3.8%
2024 Estimated High School Graduate	12.0%	14.7%	14.2%
2024 Estimated Some College	16.6%	13.4%	12.8%
2024 Estimated Associates Degree Only	6.3%	5.1%	5.0%
2024 Estimated Bachelors Degree Only	32.8%	27.5%	28.5%
2024 Estimated Graduate Degree	22.4%	22.0%	24.2%
Business			
2024 Estimated Total Businesses	4,748	29,662	59,495
2024 Estimated Total Employees	44,774	259,482	529,909
2024 Estimated Employee Population per Business	9.4	8.7	8.9
2024 Estimated Residential Population per Business	6.4	7.4	9.0

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date