

FOR LEASE



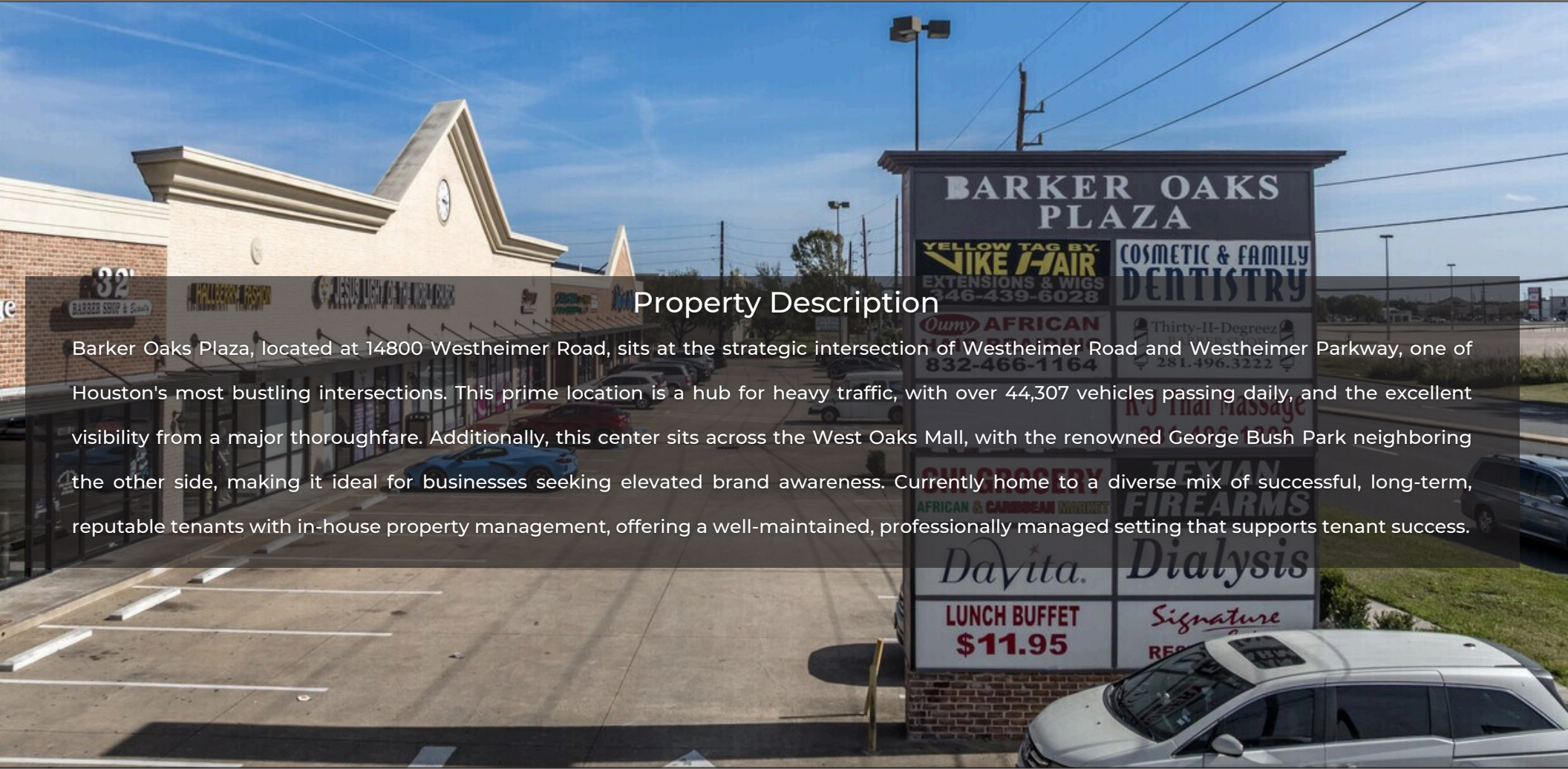
Barker Oaks Plaza

14800 Westheimer Rd., Houston, TX 77082

Broker

Joe Rothchild
281.744.3415

Keller Williams Signature
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Property Description

Barker Oaks Plaza, located at 14800 Westheimer Road, sits at the strategic intersection of Westheimer Road and Westheimer Parkway, one of Houston's most bustling intersections. This prime location is a hub for heavy traffic, with over 44,307 vehicles passing daily, and the excellent visibility from a major thoroughfare. Additionally, this center sits across the West Oaks Mall, with the renowned George Bush Park neighboring the other side, making it ideal for businesses seeking elevated brand awareness. Currently home to a diverse mix of successful, long-term, reputable tenants with in-house property management, offering a well-maintained, professionally managed setting that supports tenant success.

Property Details

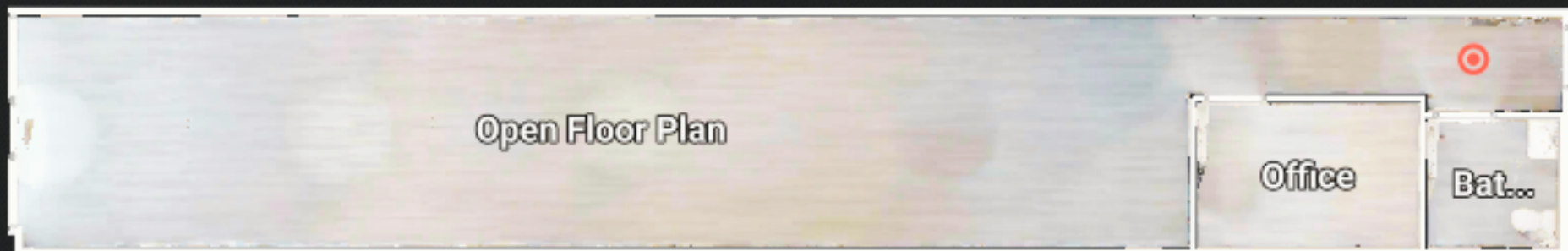
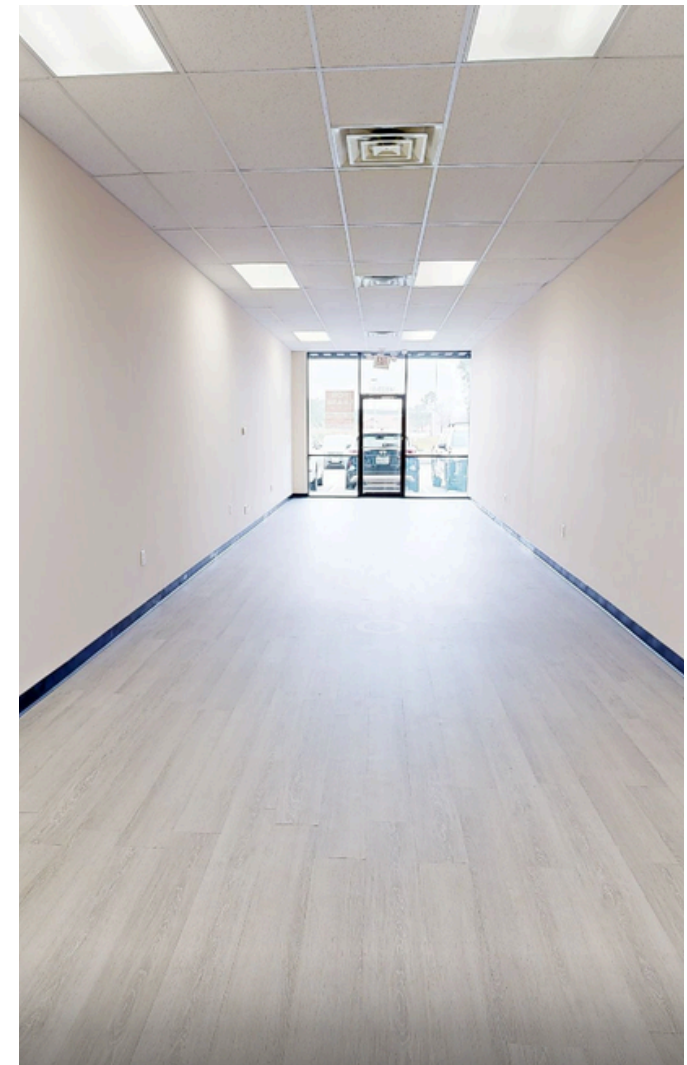
Available SF:	1,017
Lease Rate:	\$20.25
CAM:	\$9.55
Lot Size:	1.77 ac
Year Built:	2008
Market:	West Houston
Submarket:	Katy

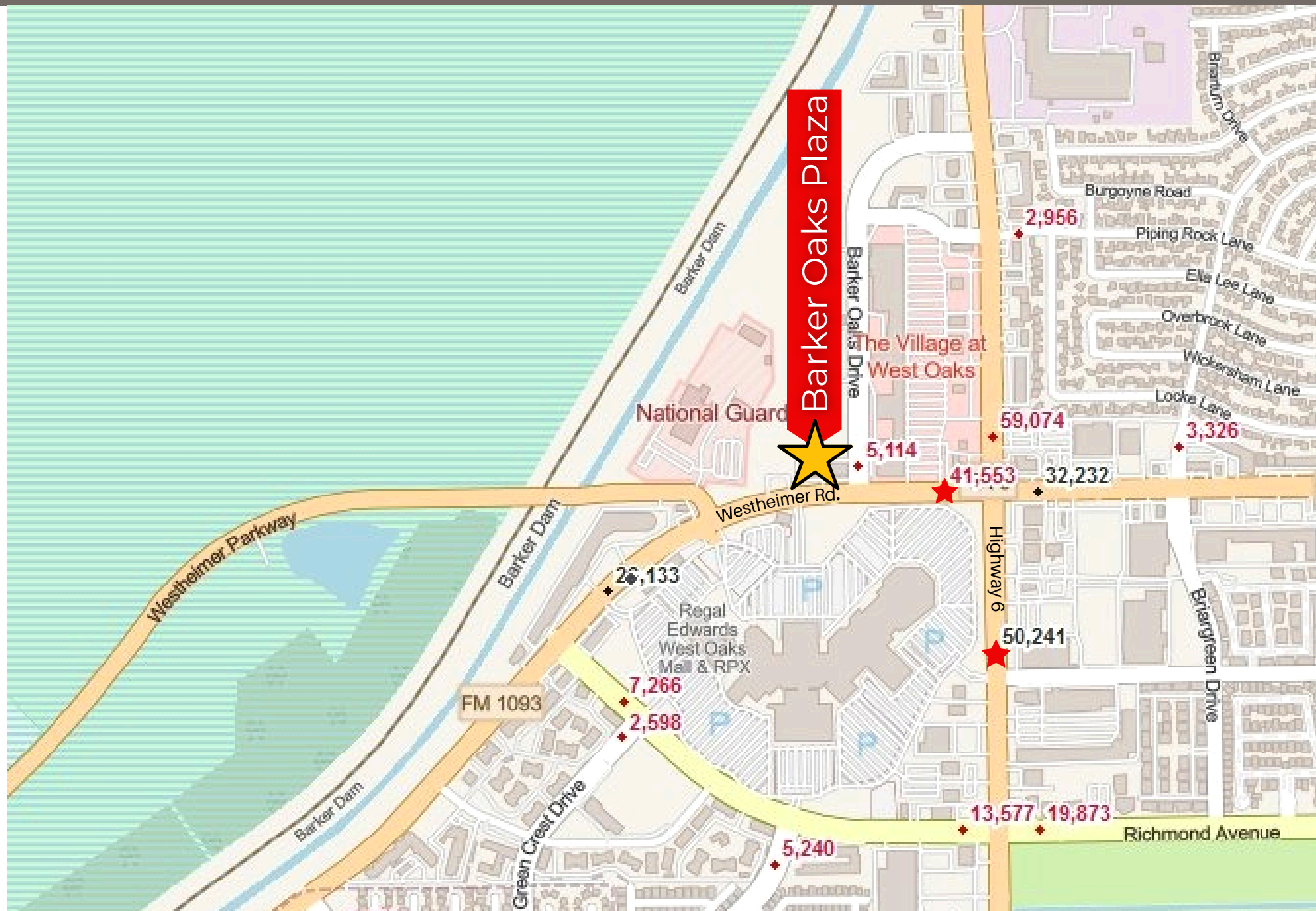
Property Highlights

- Heavy drive-by traffic
- Directly next multiple national retailers
- Multiple curb cuts
- Directly across from West Oaks Mall
- Mixed long term tenants
- Surrounded by Mission Bend Communities
- Close proximity to George Bush Park

Major Tenants

Davita Dialysis
Babin, DDS
Texian Firearms
Chi Grocery
Oumy African Hair Braiding
TTH Homecare Services Inc
Thirty-II Degreeez Barber





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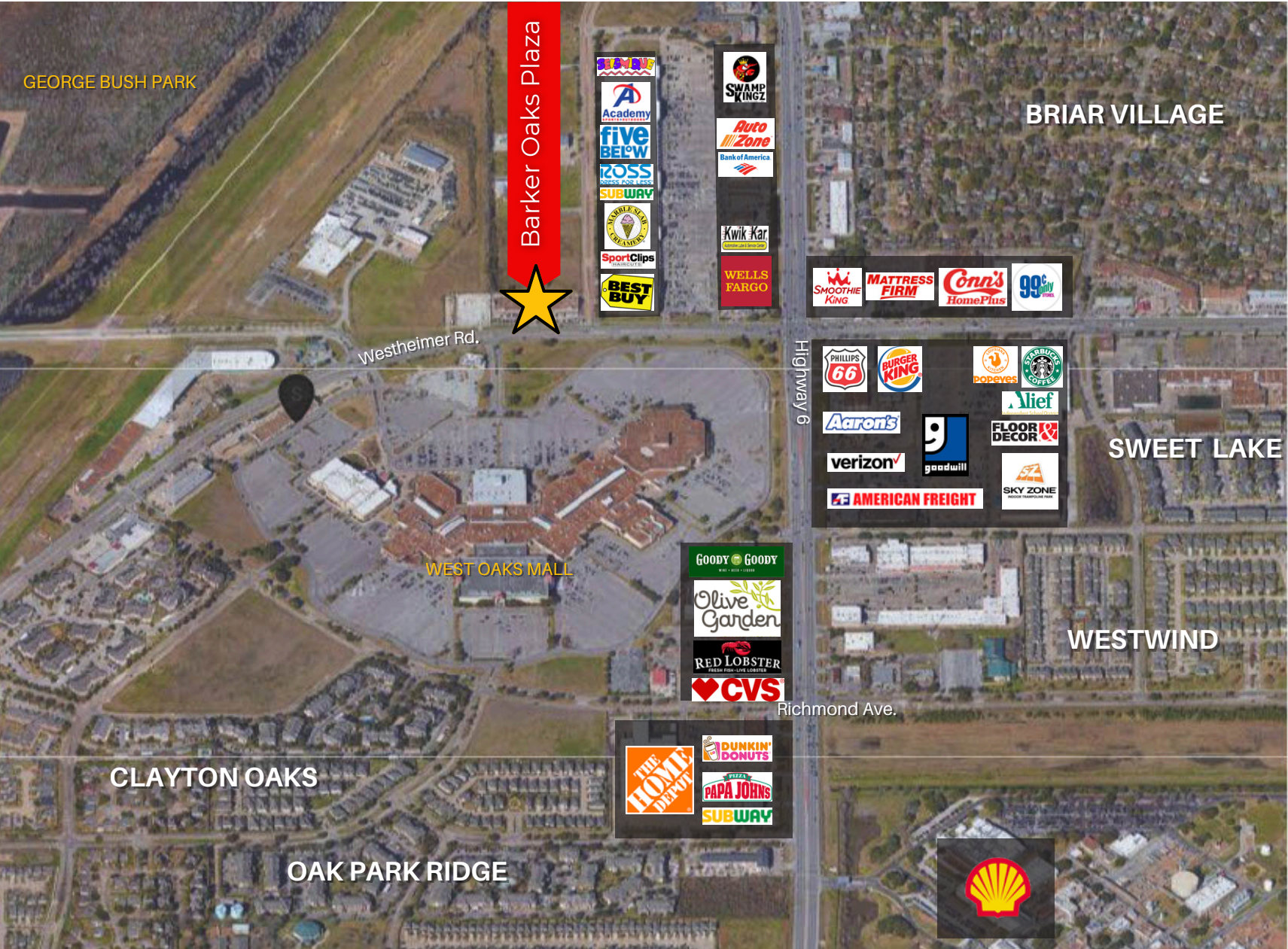


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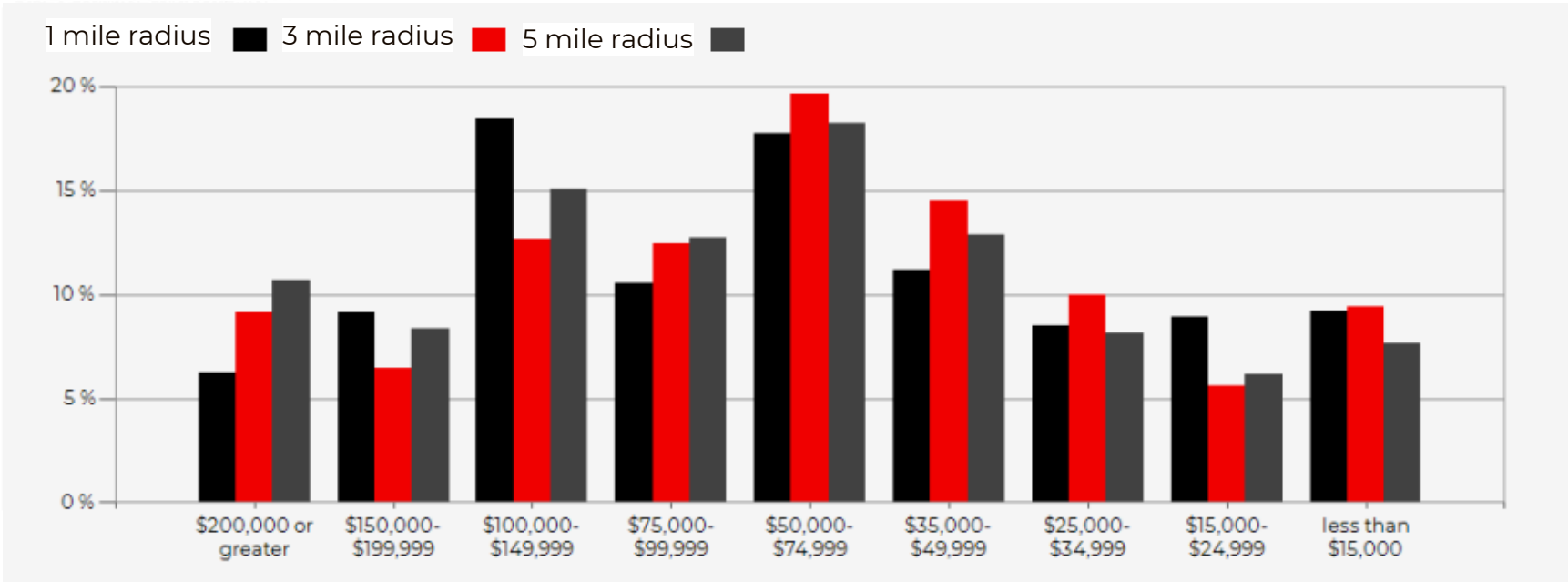


Aerial Map

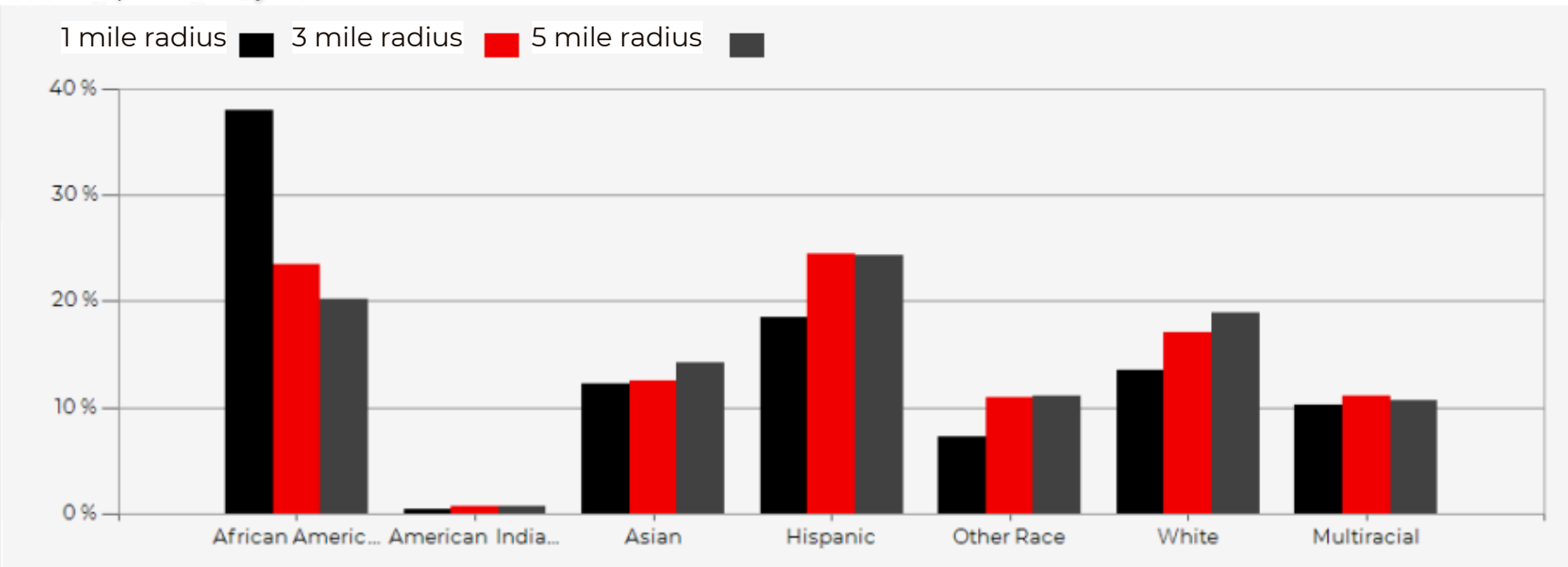


2024 Household Income | 2024 Population By Race

2024 Household Income



2024 Population By Race



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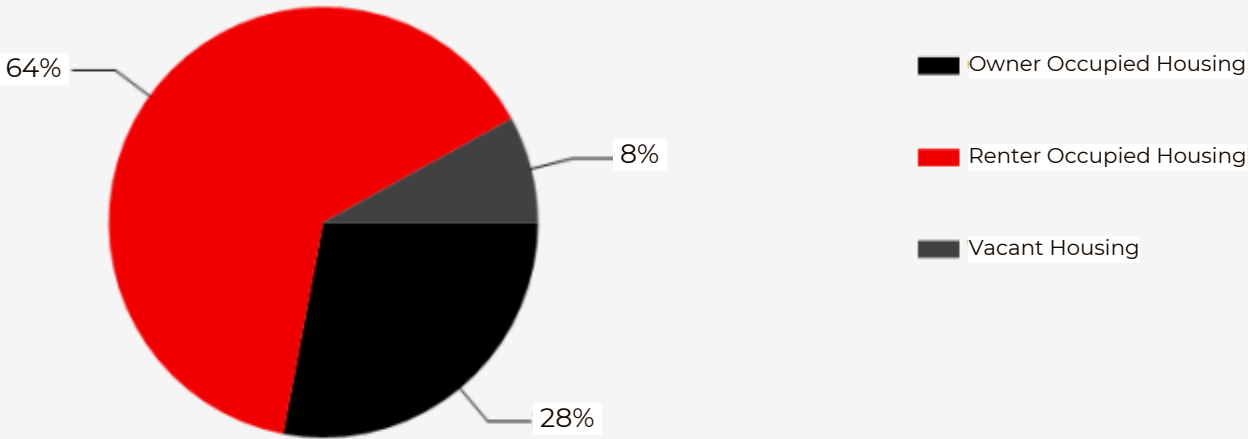
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2024 Household Occupancy

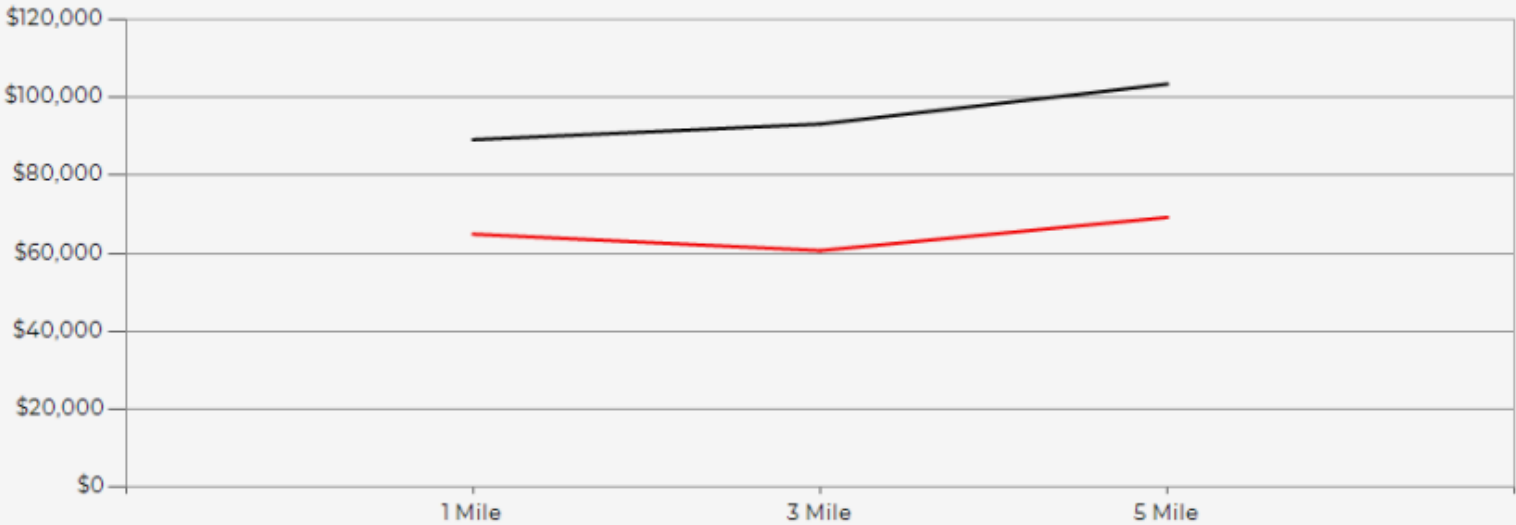
2024 Household Occupancy



2024 Household Income

2024 Household Income Average

Average Income Median Income



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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	845	9,982	27,066
2023 Population Age 35-39	783	9,218	24,682
2023 Population Age 40-44	753	8,628	23,543
2023 Population Age 45-49	648	7,596	20,968
2023 Population Age 50-54	584	7,657	21,952
2023 Population Age 55-59	485	6,625	19,423
2023 Population Age 60-64	477	6,575	18,896
2023 Population Age 65-69	455	5,679	16,685
2023 Population Age 70-74	342	4,319	12,243
2023 Population Age 75-79	257	2,932	8,260
2023 Population Age 80-84	145	1,760	4,682
2023 Population Age 85+	99	1,763	4,248
2023 Population Age 18+	7,633	93,799	262,739
2023 Median Age	35	36	36

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,021	\$56,934	\$62,076
Average Household Income 25-34	\$84,948	\$82,777	\$87,825
Median Household Income 35-44	\$78,715	\$66,671	\$78,807
Average Household Income 35-44	\$97,789	\$101,500	\$114,017
Median Household Income 45-54	\$84,381	\$73,986	\$85,078
Average Household Income 45-54	\$107,081	\$108,884	\$121,003
Median Household Income 55-64	\$81,323	\$67,628	\$80,039
Average Household Income 55-64	\$103,179	\$101,708	\$117,729
Median Household Income 65-74	\$51,864	\$55,815	\$59,924
Average Household Income 65-74	\$73,678	\$88,751	\$95,322
Average Household Income 75+	\$53,158	\$71,808	\$76,301

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	769	9,088	26,657
2028 Population Age 35-39	796	9,505	26,334
2028 Population Age 40-44	735	8,803	23,814
2028 Population Age 45-49	681	8,176	22,532
2028 Population Age 50-54	580	7,120	19,892
2028 Population Age 55-59	524	7,049	20,295
2028 Population Age 60-64	431	6,193	18,113
2028 Population Age 65-69	410	5,958	17,320
2028 Population Age 70-74	386	5,106	14,838
2028 Population Age 75-79	292	3,748	10,546
2028 Population Age 80-84	202	2,397	6,520
2028 Population Age 85+	138	2,158	5,120
2028 Population Age 18+	7,710	96,605	272,442
2028 Median Age	35	38	37

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,654	\$64,216	\$72,157
Average Household Income 25-34	\$101,616	\$96,988	\$103,295
Median Household Income 35-44	\$87,318	\$77,038	\$88,560
Average Household Income 35-44	\$109,985	\$116,922	\$127,748
Median Household Income 45-54	\$97,976	\$83,309	\$97,187
Average Household Income 45-54	\$124,254	\$123,791	\$138,112
Median Household Income 55-64	\$100,712	\$79,276	\$92,308
Average Household Income 55-64	\$122,972	\$119,591	\$135,232
Median Household Income 65-74	\$62,041	\$64,200	\$69,931
Average Household Income 65-74	\$88,485	\$104,047	\$110,751
Average Household Income 75+	\$62,073	\$85,457	\$91,812

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,235	78,325	228,246
2010 Population	8,156	101,477	296,878
2023 Population	10,224	120,660	339,602
2028 Population	10,227	122,845	347,403
2023 African American	4,760	37,468	90,741
2023 American Indian	56	1,032	3,045
2023 Asian	1,526	19,971	63,638
2023 Hispanic	2,306	38,941	108,899
2023 Other Race	903	17,344	49,765
2023 White	1,682	27,173	84,452
2023 Multiracial	1,287	17,617	47,804
2023-2028: Population: Growth Rate	0.05 %	1.80 %	2.30 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	368	4,363	9,522
\$15,000-\$24,999	355	2,603	7,670
\$25,000-\$34,999	338	4,612	10,152
\$35,000-\$49,999	446	6,689	16,022
\$50,000-\$74,999	707	9,092	22,699
\$75,000-\$99,999	419	5,751	15,824
\$100,000-\$149,999	735	5,854	18,742
\$150,000-\$199,999	365	2,980	10,446
\$200,000 or greater	248	4,211	13,299
Median HH Income	\$64,975	\$60,740	\$69,276
Average HH Income	\$89,197	\$93,215	\$103,474

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,734	34,142	91,903
2010 Total Households	3,269	39,014	107,855
2023 Total Households	3,981	46,155	124,375
2028 Total Households	4,021	47,607	128,924
2023 Average Household Size	2.57	2.59	2.72
2000 Owner Occupied Housing	575	14,911	45,178
2000 Renter Occupied Housing	770	16,151	40,049
2023 Owner Occupied Housing	1,214	18,474	60,750
2023 Renter Occupied Housing	2,767	27,681	63,625
2023 Vacant Housing	349	3,903	10,494
2023 Total Housing	4,330	50,058	134,869
2028 Owner Occupied Housing	1,306	19,431	63,849
2028 Renter Occupied Housing	2,715	28,176	65,075
2028 Vacant Housing	372	4,113	11,184
2028 Total Housing	4,393	51,720	140,108
2023-2028: Households: Growth Rate	1.00 %	3.10 %	3.60 %



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