

# for lease

## West Crossing

14550 Westheimer Road | Houston, TX 77077

**2,368 SF Former Nail Salon at High Traffic Intersection of Westheimer and Highway 6**



JASON GAINES

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 **sturbridge**  
COMMERCIAL REAL ESTATE

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# property highlights

## West Crossing

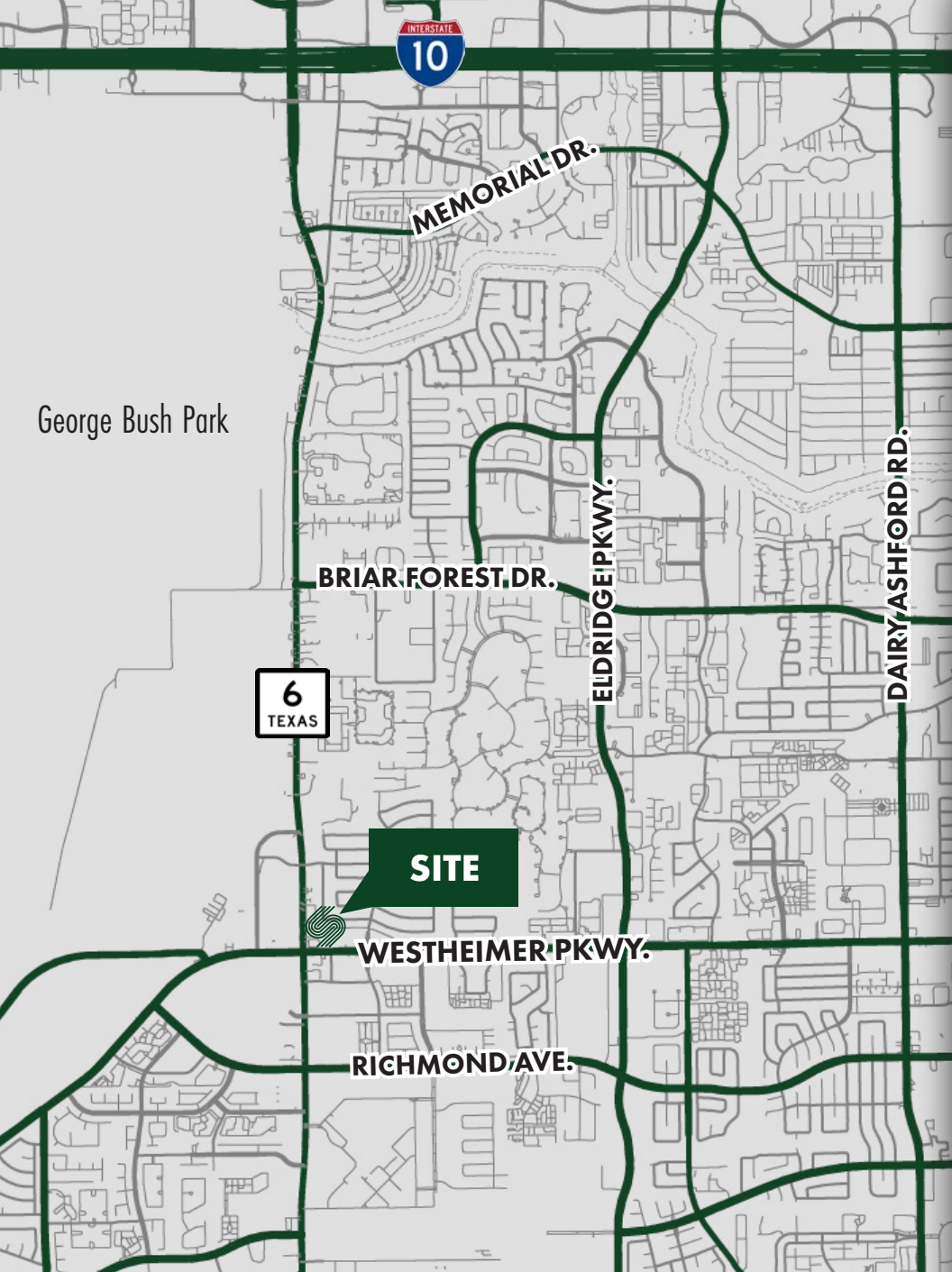
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- Hard corner shopping center at the confluence of the highest traffic count intersection in Energy Corridor/Far West Houston (over 105,800 cars per day)
- 340,000 population in a five-mile radius with an average \$94,000 income
- 2,368 SF former nail salon available on Westheimer

### Premises

- **Total SF:** 13,335
- **SF Available:** 2,368
- **Parking:** 6.02/1,000

**Rent:** \$28.00 PSF  
**NNN Rent:** \$14.12 PSF



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HIGHWAY 6 52,100+ vpd

WESTHEIMER ROAD  
67,500+ vpd



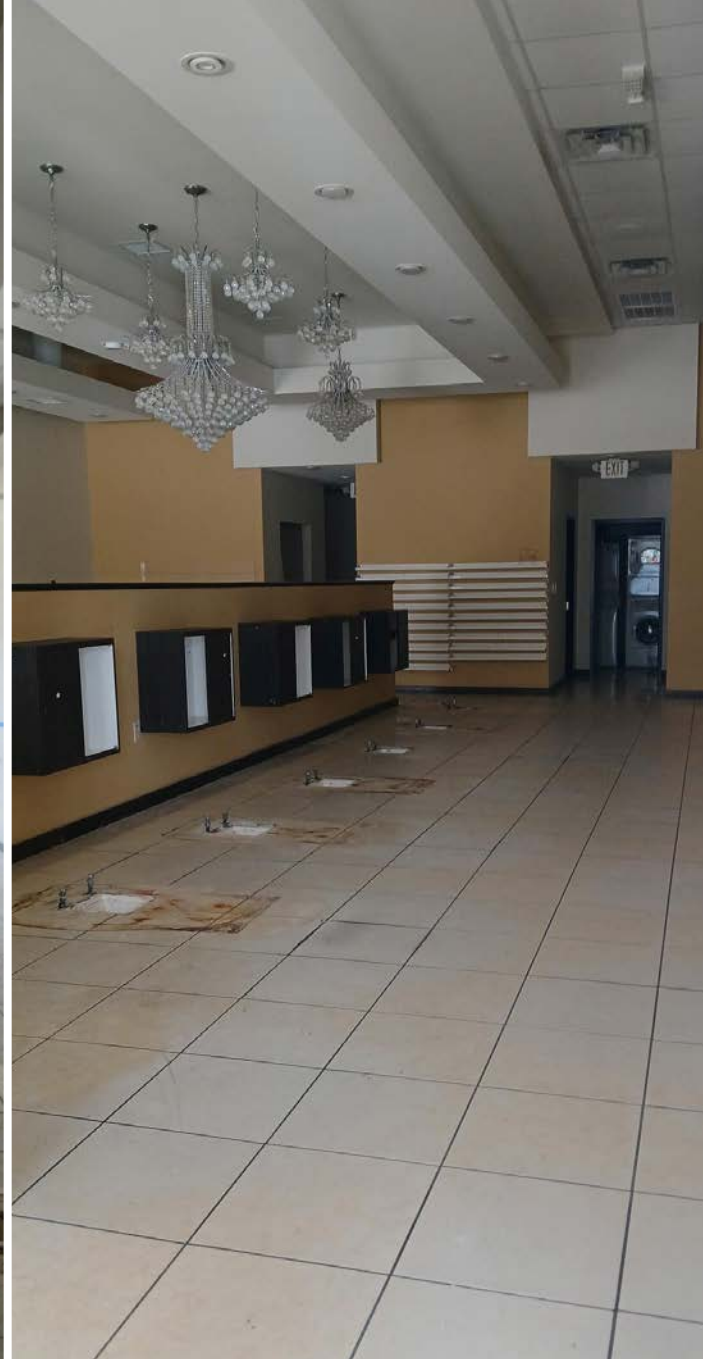
Suite	Tenant	SF
100	Smoothie King	1,650
110	Mattress Firm	4,180
<b>120</b>	<b>AVAILABLE former nail salon</b>	<b>2,368</b>
130	Dentist Office	2,200
140	Stanton Optical	2,937



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suite 120 photos

2,368 sf former nail salon



GEORGE BUSH PARK

6 TEXAS

Kroger McDonald's Starbucks  
 Chick-fil-A Russo's Pizzeria  
 La Madeleine Walgreens

**ENERGY CORRIDOR DISTRICT**  
 - 19 million SF of office space  
 - 94,000 Employees  
 - Headquarters for major multinational corporations including: ConocoPhillips, Shell, McDermott, Sysco, CITGO, Worley, & BP

Randalls H-E-B  
 TACO BELL Starbucks BBVA CHASE  
 Walgreens SPEC'S

MEMORIAL DR

WILCREST DRIVE

BELTWAY 8

VILLAGE AT WEST OAKS  
 ROSS Academy BEST BUY  
 WELLS FARGO EXCLUSIVE FURNITURE BANK OF AMERICA

PARKWAY VILLAGE  
1,379 Homes

**SITE**

67,599 VPD

WESTHEIMER ROAD

Fiesta SHOE CARNIVAL  
 Marshalls Walgreens

SPROUTS  
 Jack WELLS FARGO  
 SPEC'S

KOHL'S  
 PF. CLANG'S  
 TRADER JOE'S

BMC Software  
 Phillips 66  
 Aspen Technology  
 Statoil North America

**WESTCHASE DISTRICT**  
 - 4.2 Square Miles  
 - 18.3 million SF in 119 office buildings  
 - 93,652 Employees  
 - 30,897 Residences  
 - More than 100 restaurants

W SAM HOUSTON PKWY S

WEST OAKS MALL  
 Dillard's REGAL  
 sears FORTIS

6 TEXAS

MARKET SQUARE at ELDRIDGE  
 target Burlington ULTA  
 OLD NAVY Michaels HomeGoods TJ-MAXX

SHADOWLAKE  
715 Homes

ROYAL OAKS  
283 Homes

FITNESS  
 TACO BELL Starbucks BURGER KING  
 SMOOTHIE KING

BUFFALO WILD WINGS Walmart  
 Carl's Jr. LOWE'S H-E-B  
 Chick-fil-A

target ROSS  
 petco

WESTPARK TOLLWAY



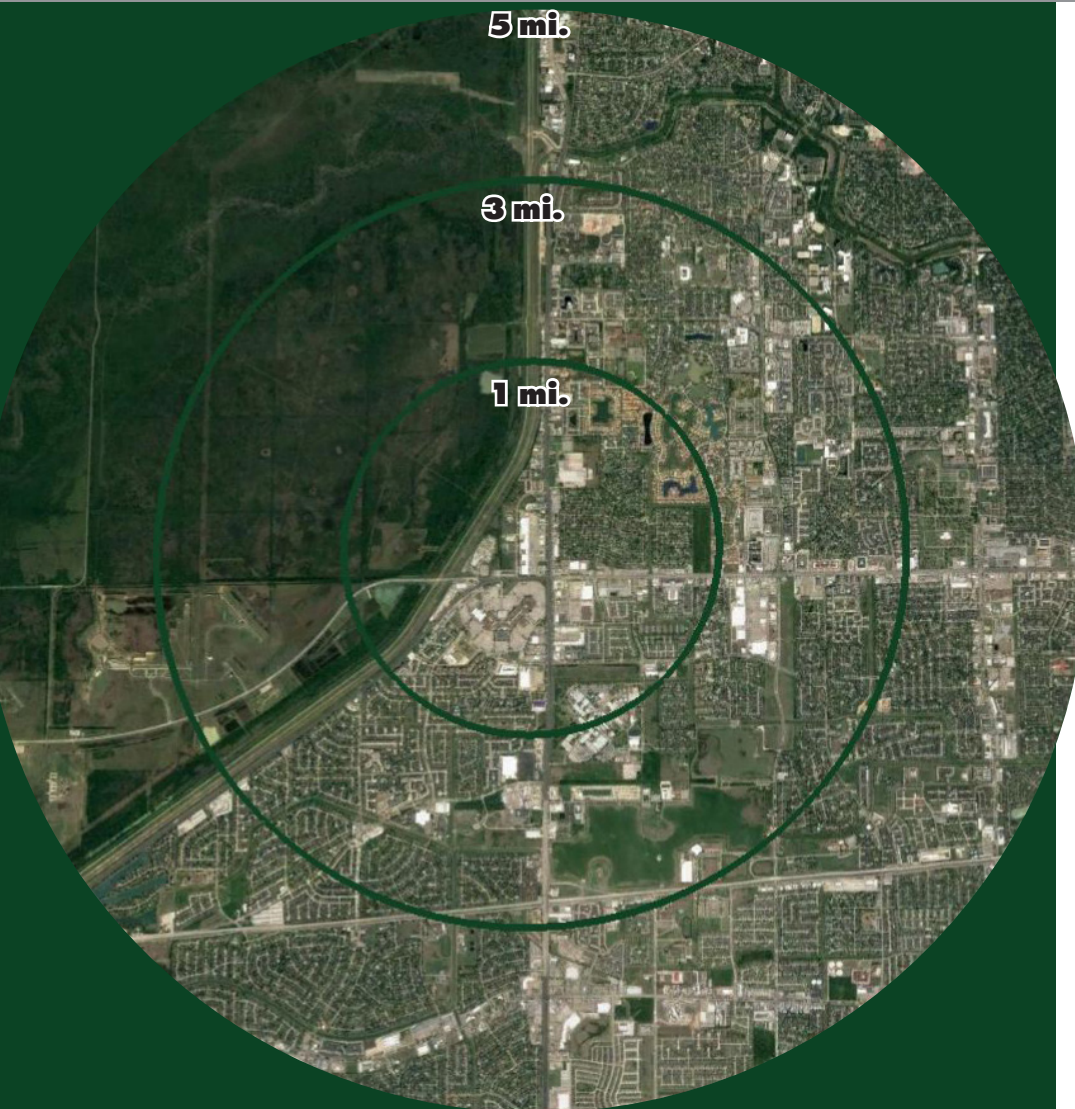
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population	1 mi	3 mi	5 mi
Total Population	9,875	115,761	329,224
Median Age	36.3	35.9	35.1

households	1 mi	3 mi	5 mi
Total Households	4,280	47,300	124,433
Est. Number of Persons Per Household	2.36	2.43	2.64
Est. Average Household Income	\$92,642	\$86,172	\$92,422
Median Home Value	\$303,639	\$248,071	\$259,339

race	1 mi	3 mi	5 mi
White	35.2%	29.7%	28.8%
Black or African American	28.4%	27.7%	25.5%
Asian	14.0%	15.5%	17.2%
American Indian	0.6%	0.8%	0.8%
Other/Two or More	21.8%	26.4%	27.6%

ethnicity	1 mi	3 mi	5 mi
Hispanic	22.8%	29.7%	31.6%

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# 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0