



WEST CROSSING CENTER | FOR LEASE



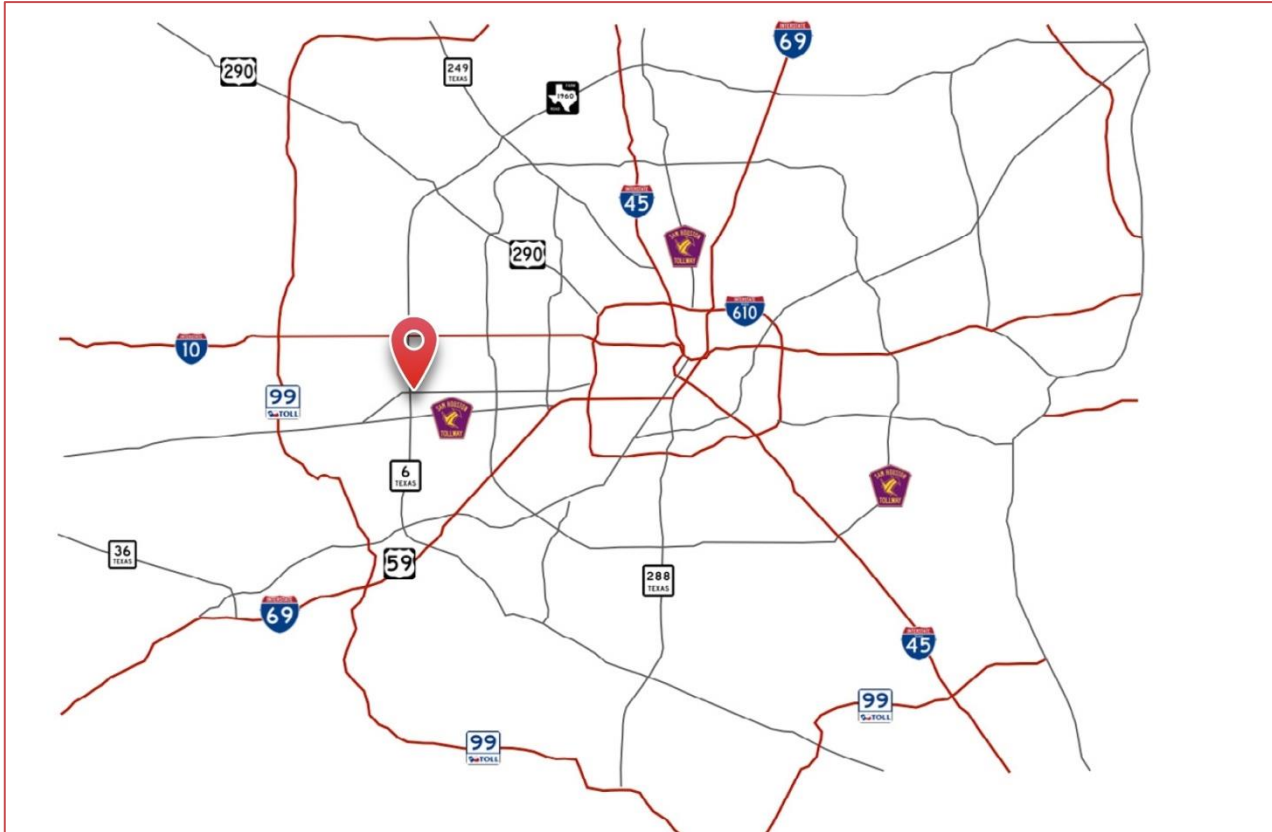
West Crossing Center

2,368 SF AVAILABLE

14550 Westheimer Rd, Houston, TX 77077

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LOCATION

14550 Westheimer Rd, Houston, TX 77077



AVAILABLE

Suite 120: 2,368 SF



RATE

Please call for pricing



TRAFFIC COUNTS (TXDOT)

57,269 VPD 37,037 VPD

SH-6

Westheimer Rd



PROPERTY INFORMATION

- **High-Traffic Visibility:** The site boasts exceptional daily exposure with traffic counts of 57,269 vehicles per day on SH-6 and 37,037 vehicles per day on Westheimer Rd.
- **Dense Consumer Base:** The property draws from a robust, built-in customer pool of 133,307 residents within a three-mile radius.
- **Strong Local Spending Power:** The immediate one-mile radius is highly lucrative, featuring an average household income of \$98,679.
- **Massive Retail Synergy:** Being surrounded by major national drawcards like The Home Depot, Best Buy, Academy Sports & Outdoors, and Dillard's drives consistent daily traffic to the corridor.
- **Versatile Footprint:** The center features a 2,368 SF space (Suite 120) available for lease, providing an ideal, manageable size for various retail or specialized service concepts.

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	13,905	133,307	361,523
AVG HH INCOME	\$98,679	\$93,700	\$98,552

AREA RETAILERS

O'Reilly Auto Parts, Best Buy, Shipley Do-Nuts, Ross Dress for Less, Exclusive Furniture, Mattress Firm, Burger King, Popeyes, McDonald's, Academy Sports & Outdoors, Swamp Kingz, Goodwill, Paisa's Twin, AutoZone, Dillard's, Floor & Decor, Wendy's, Olive Garden, Red Lobster, Foot Locker, Dunkin', Public Storage, The Home Depot, etc.

Visitor data from Placer.ai

West Crossing Center is a commercial retail property situated at 14550 Westheimer Rd in Houston, Texas. The property is positioned near the intersection of **SH-6 and Westheimer Rd**, which are established corridors carrying strong traffic counts of **57,269 VPD** on SH-6 and **37,037 VPD** on Westheimer Rd.

The property is located in a developed residential and commercial area that benefits from a strong local consumer base. Within a three-mile radius, the area features a total **population of 133,307** and a civilian employed population of 69,891. The immediate one-mile radius boasts an average household **income of \$98,679**.

Nearby retailers include O'Reilly Auto Parts, Best Buy, Ross Dress for Less, Mattress Firm, Burger King, McDonald's, Academy Sports & Outdoors, AutoZone, and Dillard's. Other national tenants like Floor & Decor, Wendy's, Olive Garden, The Home Depot, Dunkin', and Foot Locker drive consistent daily traffic through the trade area.

The center currently has a **2,368 SF space (Suite 120)** available for lease.

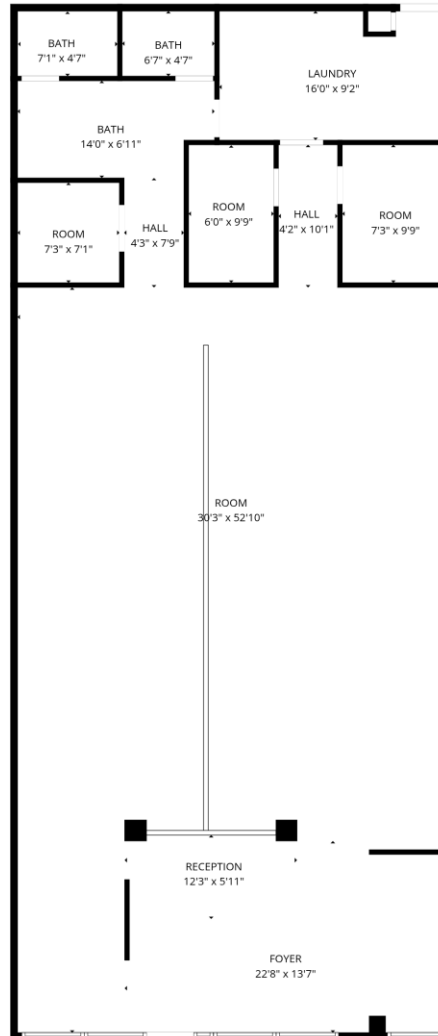




WEST CROSSING CENTER

2,368 SF Available





Suite 120: 2,368 SF



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
Population			
2024 Population	13,905	133,307	361,523
2029 Population Projection	14,813	141,653	388,039
Annual Growth 2024-2029	1.3%	1.3%	1.5%
Households			
2024 Households	5,479	51,751	132,898
2029 Household Projection	5,837	55,113	142,727
Annual Growth 2024-2029	1.3%	1.3%	1.5%
Avg Household Size	2.50	2.50	2.60
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$276,013	\$291,797	\$295,552
Median Year Built	1997	1989	1988
Household Income			
Avg Household Income	\$98,679	\$93,700	\$98,552
Median Household Income	\$72,474	\$65,655	\$69,621
Population Summary			
Median Age	38.10	37.40	37.10
Avg Age	38.30	37.90	37.70
Employment			
Civilian Employed	7,454	69,891	188,901
Marital Status			
Married	2,206	20,615	57,328
Married No Children	1,240	11,685	31,870
Married with Children	966	8,930	25,457

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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:

- 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.

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
Steven T. Stone	618279	steven@kmrealty.net	713.275.2601
DESIGNATED BROKER	LICENSE NO.	EMAIL	PHONE
David Oliphant	802906	david@kmrealty.net	281.787.0910
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE

BUYER/TENANT/SELLER/LANDLORD INITIALS

DATE