



WILLIAMSBURG
ENTERPRISES

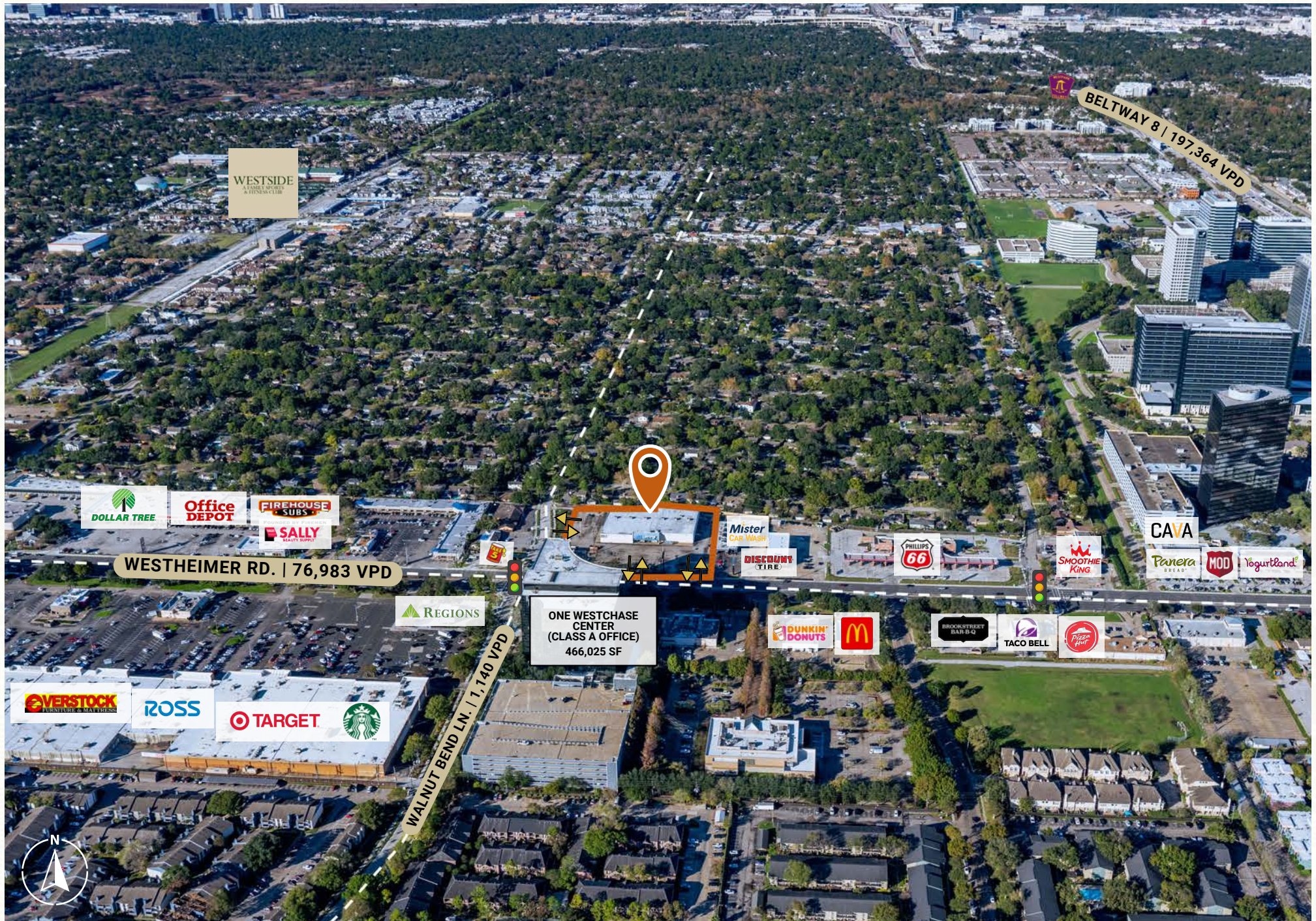


WESTHEIMER WAY

IDEAL WESTCHASE LOCATION WITH WESTHEIMER FRONTAGE

10770 WESTHEIMER ROAD | HOUSTON, TEXAS 77042

LEASING@WILLIAMSBURGENT.COM | 713.804.1020



WESTHEIMER WAY | HOUSTON, TEXAS



AVAILABLE LEASE PENDING

SITE PLAN

- 1 GOODWILL 22,115 SF
- 2 PLANET FITNESS 17,811 SF



WESTHEIMER WAY | HOUSTON, TEXAS

WESTHEIMER WAY



GREAT ACCESS - LOCATED 1/2 MILE FROM BELTWAY 8 (MAJOR HOUSTON TOLLWAY)



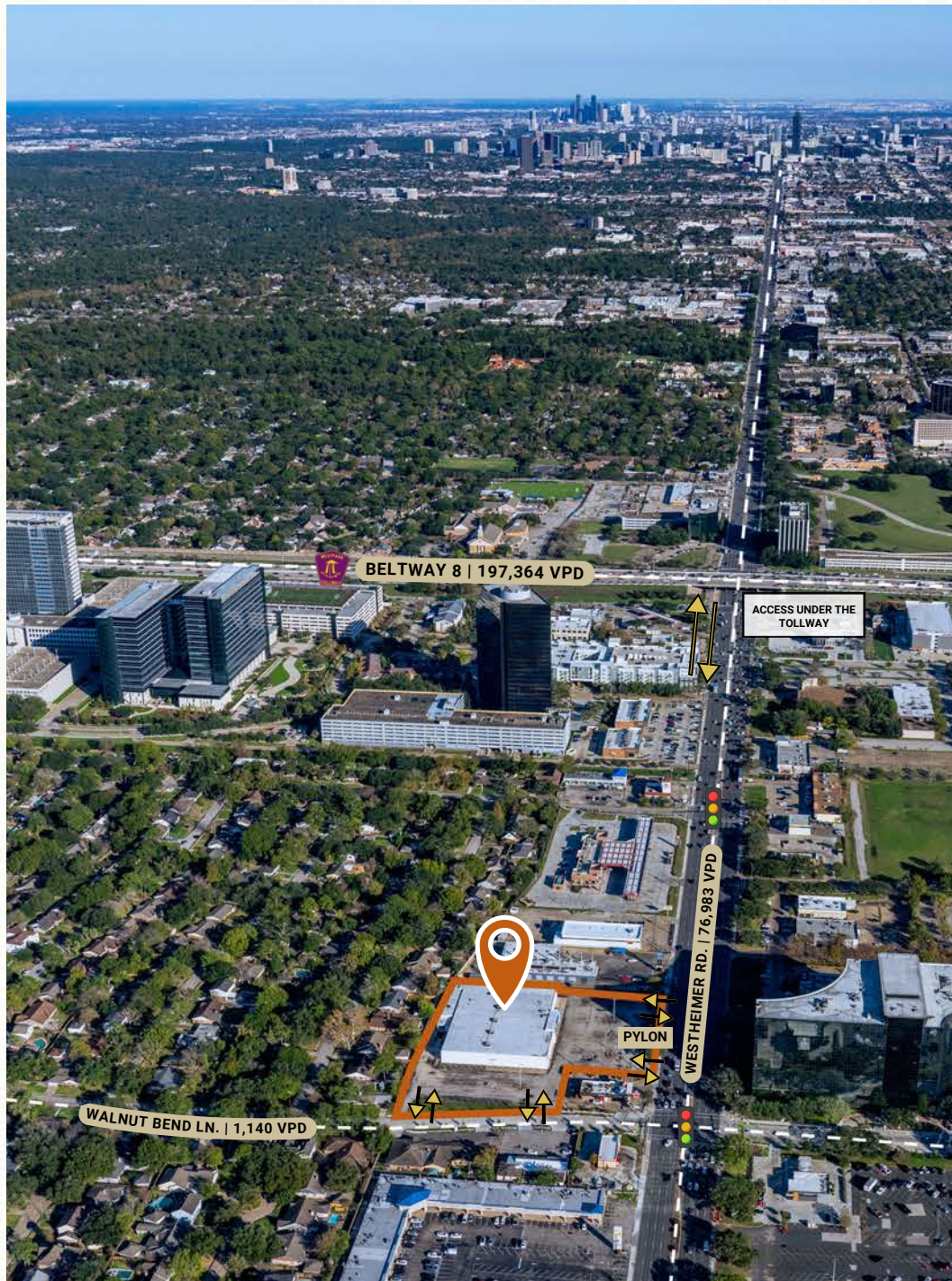
ACCESSED THROUGH A **SIGNALIZED INTERSECTION**



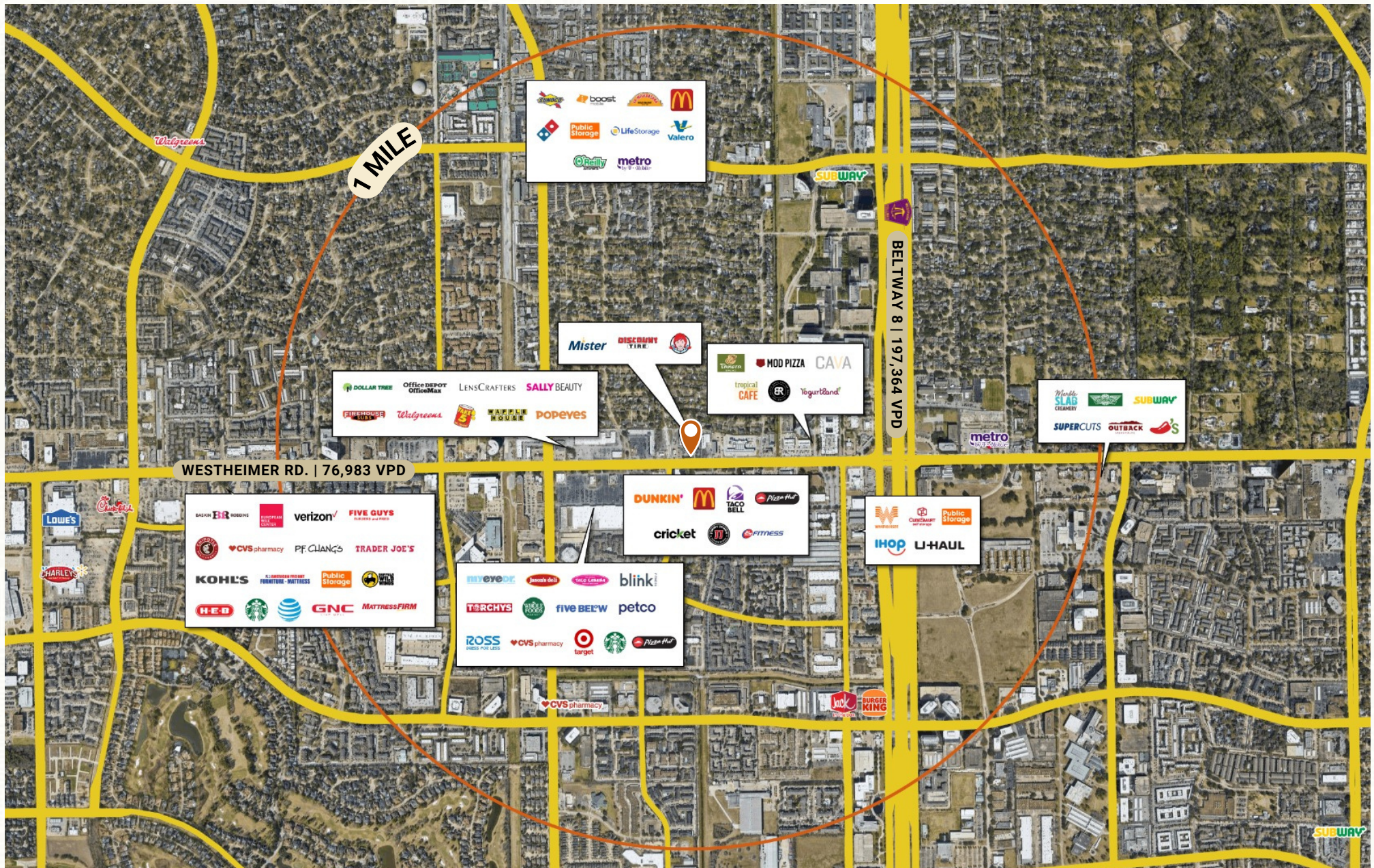
RENOVATED IN 2022 - INCLUDING **NEW, MODERN FACADE**



VERY WALKABLE SHOPPING DISTRICT WITH A **76 WALKABILITY SCORE**



SURROUNDING RETAIL



WESTHEIMER WAY | HOUSTON, TEXAS



WESTCHASE



GROWING DISTRICT WITH OVER
16 MILLION SF OF OFFICE SPACE



RAPIDLY DEVELOPING AREA WITH
TENANTS LIKE TARGET, WHOLE FOODS,
AND TRADER JOE'S



MORE THAN 30,000 RESIDENTS IN OVER
54 SURROUNDING APARTMENT
COMMUNITIES



HOME TO **FORTUNE 200 COMPANIES**
LIKE KROGER, BANK OF AMERICA,
PHILLIPS 66, TARGET, CISCO, METLIFE,
HONEYWELL, NATIONAL OILWELL
VARCO, AND OFFICE DEPOT.

**982.3K VISITS
ANNUALLY TO SHADOW
ANCHORED TARGET**

*DATA FROM REGIS



**ONE WESTCHASE
CENTER
(CLASS A OFFICE)**
466,025 SF

PYLON

WESTHEIMER RD. | 76,983 VPD

WALNUT BEND LN. | 1,140 VPD

SURROUNDING RESIDENTIAL



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
CURRENT POPULATION	23,732	183,652	533,232
2010 POPULATION	22,222	176,783	492,203
2027 POP. PROJECTION	24,352	187,620	548,294
POPULATION GROWTH	0.6%	0.3%	0.7%
MEDIAN AGE	36.2	36.6	35.4

INCOME	1 MILE	3 MILES	5 MILES
AVERAGE HH INCOME	\$71,163	\$83,193	\$78,762
MEDIAN HH INCOME	\$47,150	\$51,087	\$49,895

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
WHITE	12,766	111,358	336,403
HISPANIC ORIGIN	7,971	66,127	236,542
BLACK/AFRICAN AMERICAN	7,681	38,917	103,467
ASIAN/PACIFIC ISLANDER	2,439	26,747	72,866
OTHER RACES	599	4,372	12,403

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
CURRENT HOUSEHOLDS	11,330	76,620	203,210
2010 HOUSEHOLDS	10,926	75,541	191,033
2027 HH. PROJECTION	11,574	77,992	208,406
HH GROWTH '22-'27	0.4%	0.4%	0.5%
HH GROWTH '10-'22	0.5%	0.5%	0.7%
OWNER OCCUPIED HH	2,684	28,106	75,099
RENTER OCCUPIED HH	8,890	49,886	133,307
AVG. HH SIZE	2.1	2.3	2.6
TOTAL CONSUMER SPEND	\$261.4M	\$2.1B	\$5.5B