



WESTHEIMER CROSSING

31,024 SF OF STRIP RETAIL ON THE HARD CORNER OF WESTHEIMER & VOSS | 60% OF RENT ROLL WITHOUT FIXED OPTIONS | HOUSTON, TX



CONFIDENTIAL OFFERING MEMORANDUM



PROPERTY MAP

Westheimer Crossing is strategically positioned at the intersection of Westheimer and S. Voss Rd., benefiting from two heavily trafficked arteries totaling 65,205 VPD in the heart of Houston's Westheimer retail corridor. Surrounded by dense retail, office, and residential developments, the location connects affluent neighborhoods including River Oaks, Memorial, and the Energy Corridor. The intersection offers exceptional accessibility with immediate proximity to the Sam Houston Tollway, Interstate 610, and US Highway 59/I-69, positioning tenants within minutes of Houston's comprehensive freeway network and major employment centers.



EAST FACING AERIAL

DOWNTOWN HOUSTON
25 MIN

HOUSTON MEDICAL CENTER

THE GALLERIA
2.4M SF of Retail Space
GUCCI TIFFANY & Co.
Apple H&M Saks Fifth Avenue
LOUIS VUITTON ★ macys
NORDSTROM TESLA

Pappas
BURGER
PAPPAS BROS.
Steakhouse

5.11 verizon Jason's

BRIARGROVE PLAZA
El Tiempo Cantina Sun & Ski Sports Melting Pot
CHOCOLAT ZEINA
ALMALFI Little Lords & Ladies

LIVING SPACES

The French house BINH

PAPPADEAUX
SEAFOOD KITCHEN

Schlotsky's
HOBBY LOBBY

HAL MARTIN'S
WATCH & JEWELRY CO.
boost mobile Pamela WRIGHT
LUXE LIFE dogtopia.

El Tiempo Cantina KFC Ruchi's

FedEx Express SKECHERS

HAWAIIAN BROS
ISLAND GRILL

WSS

TAKE 5
RECYCLED

DISCOUNT
TIRE

Jack
in the box

Voss Road | VPD: 42,066

WESTHEIMER
CROSSING

TACO BELL
McDonald's

TRILL
BURGERS

SUBWAY

Canes
Cuban Fine Ice

ROSS
DRESS FOR LESS
Shoe Palace
SALLY BEAUTY
FIVE BELOW
Office DEPOT

Michael's DSW
Academy SPORTS+OUTDOORS KREI

COLLECTORS
FIREARMS

AutoZone

Valero CIRCLE K

Molina's
CANTINA

PROSPERITY BANK

LUNA MOUSSA
PIZZERIA BUTCHER SHOP & GRILL

Westheimer Road | VPD: 65,205

EXCEPTIONAL SURROUNDING DEMOGRAPHICS

Westheimer Crossing sits at the corner of Voss and Westheimer, situated near Houston's Memorial Village, representing one of the city's most desirable retail trade areas. The immediate one-mile radius boasts an average household income of \$105,142, substantially exceeding national benchmarks, while the median age of 34.4 years reflects a vibrant consumer demographic with considerable spending capacity. The Memorial region of Houston is distinguished by its luxury residential communities and premium shopping venues, drawing affluent customers with significant discretionary income. Property values in the surrounding area underscore the superior demographics, with a median home value of \$564,121 exceeding the national median by more than 50%, confirming the robust economic foundation that supports retail establishments at this exceptional location.

POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	32,477	198,368	472,113
2020 Population	36,912	217,414	512,518
2025 Population	36,154	216,081	514,933
2030 Population	36,088	217,692	523,607

POPULATION GROWTH

Population Growth 2010 - 2025	11.3%	8.9%	9.1%
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HOUSEHOLD INCOME

2025 Avg Household Income	\$105,142	\$122,889	\$137,042
2030 Avg Household Income	\$112,127	\$131,986	\$147,372
Avg Household Income Growth Projected	1.3%	1.4%	1.5%

HOUSEHOLDS

2020 Households	17,692	97,214	216,148
2025 Households	17,889	100,250	225,279
2030 Households	18,129	103,042	233,827

An aerial photograph of a commercial district in Houston. A large, mostly empty parking lot is in the center. To its right is a multi-story office building. A callout box with the text 'WESTHEIMER CROSSING' points to a specific location at the intersection of two streets. Other buildings, including a large warehouse-like structure with orange roll-up doors, and more parking areas are visible in the foreground and background.

**WESTHEIMER
CROSSING**

RARE PAD REDEVELOPMENT OPPORTUNITY

The 6,500 SF pad site is situated within Westheimer Crossing at one of Houston's most sought after infill locations in the Galleria district. Given the asset's premier location and current tenant lease expiring in 2030, this property presents an exceptional opportunity for redevelopment, ideal for creative investors looking to renovate the space into three smaller retail suites or pursue alternative development strategies. With stable in-place cashflow through lease expiration, investors are presented with the opportunity to secure immediate income while maintaining the optionality of value-add repositioning in the near-term at this high-traffic intersection.



PAD SITE VALUE MATRIX

POTENTIAL PAD SITE ANNUAL RENT		\$200,000	\$225,000	\$250,000	\$275,000	\$300,000
CAP RATE	6.50%	\$3,080,000	\$3,460,000	\$3,850,000	\$4,230,000	\$4,620,000
	6.00%	\$3,330,000	\$3,750,000	\$4,170,000	\$4,580,000	\$5,000,000
	5.50%	\$3,640,000	\$4,090,000	\$4,550,000	\$5,000,000	\$5,450,000
	5.00%	\$4,000,000	\$4,500,000	\$5,000,000	\$5,500,000	\$6,000,000
	4.50%	\$4,440,000	\$5,000,000	\$5,560,000	\$6,110,000	\$6,670,000

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