

# FOR LEASE

1,479 SF & 4,663 SF End-cap Spaces

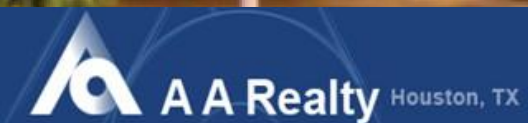
## Gardens @ Westgreen Shopping Center

20920-40 Katy Frwy , Katy TX 77449

### GARDENS AT WESTGREEN

68,120 SF SHOPPING CENTER  
in HOUSTON, TEXAS

**ORLEANS**  
*Seafood Kitchen*



ANDY HSU

(O) 713-988-0888

(M) 713-899-1968

[andy.hsu@aarealtytx.com](mailto:andy.hsu@aarealtytx.com)

# EXECUTIVE SUMMARY

EXECUTIVESUMMARY

SUBJECT

## AVAILABLE SPACE

- Suite S: 1,479 SF
- Suite I : 4,663 SF
- Additional Outdoor Seatings

## ANNUAL RENT RATE:

- BASE RENT # S: \$26.00/SF
- BASE RENT # I: \$24.00/SF
- NNN: \$13.01/SF

## POPULATION

| 1 MILE | 3 MILE  | 5 MILE  |
|--------|---------|---------|
| 16,984 | 133,887 | 233,497 |

## AVE. HOUSEHOLD INCOME

| 1 MILE   | 3 MILE    | 5 MILE    |
|----------|-----------|-----------|
| \$87,125 | \$128,742 | \$133,713 |

## TRAFFIC COUNT 2018

- I-45: 224,815
- Westgreen: 26,959

## AIRPORT

- IAH: 38.5 MI
- WILLIAM P. HOBBY: 34.1 MI

## CONSUMER SPENDING

| 1 MILE   | 3 MILE   | 5 MILE  |
|----------|----------|---------|
| \$383 MM | \$3.43 B | \$6.08B |

# AREA MAP



# LOCATION

LOCATION



# SITE PLAN

SITE PLAN



## Site Summary - 68,120 SF

|    |                         |          |
|----|-------------------------|----------|
| 1  | Indian Restaurant       | 3,269 SF |
| 2  | Firehouse Subs          | 1,720 SF |
| 3  | Slick Willie's          | 7,825 SF |
| 4  | 101 Poker               | 5,400 SF |
| 5  | Nagoya Japanese         | 3,286 SF |
| 6  | Chang's Chinese         | 2,588 SF |
| 7  | Carlos Ramos            | 2,639 SF |
| 8  | Cigar Time              | 7,592 SF |
| 9  | Available               | 4,663 SF |
| 10 | Mi Pueblito Restaurant  | 4,004 SF |
| 11 | Orleans Seafood Kitchen | 5,481 SF |
| 12 | Hair Salon/Mike Tea     | 3,063 SF |
| 13 | Korean Restaurant       | 3,463 SF |
| 14 | Steak House             | 7,012 SF |
| 15 | King's Lounge           | 1,348 SF |
| 16 | Available               | 1,479 SF |
| 17 | Steak 'n Shake          | 3,288 SF |

## Site Details

12.085 Acres

871 Parking Spaces

11.14 Spaces per 1,000 SF



# DEMOGRAPHICS

## DEMOGRAPHICS

| Description                               | 1 Miles  | 3 Miles  | 5 Miles  |
|-------------------------------------------|----------|----------|----------|
| <b>POPULATION BY YEAR</b>                 |          |          |          |
| Population (4/1/1990)                     | 6,537    | 50,021   | 63,564   |
| Population (4/1/2000)                     | 8,256    | 79,711   | 114,005  |
| Population (4/1/2010)                     | 14,805   | 116,567  | 197,127  |
| Population (1/1/2019)                     | 16,984   | 133,887  | 233,496  |
| Population (1/1/2024)                     | 17,842   | 140,702  | 246,632  |
| Percent Growth (2019/2010)                | 14.72    | 14.86    | 18.45    |
| Percent Forecast (2024/2019)              | 5.05     | 5.09     | 5.63     |
| <b>HOUSEHOLDS BY YEAR</b>                 |          |          |          |
| Households (4/1/1990)                     | 2,176    | 16,262   | 20,820   |
| Households (4/1/2000)                     | 2,729    | 25,730   | 36,926   |
| Households (4/1/2010)                     | 5,231    | 38,514   | 64,464   |
| Households (1/1/2019)                     | 6,004    | 44,195   | 76,385   |
| Households (1/1/2024)                     | 6,304    | 46,403   | 80,750   |
| Percent Growth (2019/2010)                | 14.78    | 14.75    | 18.49    |
| Percent Forecast (2024/2019)              | 5        | 5        | 5.71     |
| <b>GENERAL POPULATION CHARACTERISTICS</b> |          |          |          |
| Median Age                                | 31.1     | 34.8     | 34       |
| Male                                      | 8,271    | 65,661   | 114,741  |
| Female                                    | 8,713    | 68,226   | 118,755  |
| Density                                   | 4,838.90 | 4,536.50 | 2,376.90 |
| Urban                                     | 16,984   | 133,824  | 231,312  |
| Rural                                     | 0        | 63       | 2,184    |

| Description                                       | 1 Miles     | 3 Miles       | 5 Miles        |
|---------------------------------------------------|-------------|---------------|----------------|
| <b>POPULATION BY RACE</b>                         |             |               |                |
| White Alone                                       | 10,650      | 89,949        | 155,610        |
| Black Alone                                       | 2,266       | 14,101        | 25,604         |
| Asian Alone                                       | 985         | 12,667        | 22,651         |
| American Indian and Alaska Native Alone           | 132         | 1,003         | 1,591          |
| Other Race Alone                                  | 2,077       | 10,837        | 18,819         |
| Two or More Races                                 | 874         | 5,330         | 9,221          |
| <b>POPULATION BY ETHNICITY</b>                    |             |               |                |
| Hispanic                                          | 7,400       | 41,608        | 72,707         |
| White Non-Hispanic                                | 5,815       | 61,853        | 106,455        |
| <b>GENERAL INCOME CHARACTERISTICS</b>             |             |               |                |
| Total Household Income (\$)                       | 523,100,960 | 5,689,769,462 | 10,213,694,504 |
| Median Household Income (\$)                      | 66,548      | 99,998        | 106,717        |
| Average Household Income (\$)                     | 87,125      | 128,742       | 133,713        |
| Per Capita Income (\$)                            | 31,009      | 42,525        | 43,789         |
| <b>RETAIL SALES</b>                               |             |               |                |
| Total Retail Sales (including Food Services) (\$) | 375,840     | 3,086,582     | 4,785,755      |
| <b>CONSUMER EXPENDITURES</b>                      |             |               |                |
| Total Annual Expenditures (\$000)                 | 383,196.70  | 3,431,315.40  | 6,076,200.20   |
| <b>EMPLOYMENT</b>                                 |             |               |                |
| Employees, Total (by Place of Work)               | 2,922       | 36,219        | 58,621         |
| Establishments, Total (by Place of Work)          | 231         | 2,164         | 3,722          |



## Information About Brokerage Services

11/2/2015

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

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### 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 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 or a net listing 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 greater than the price submitted in a written offer; and
  - 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 by law.

**AS SUBAGENT:** A licensee 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.
- How and when you 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 this notice below and retain a copy for your records.

|                                              |                |                               |                      |
|----------------------------------------------|----------------|-------------------------------|----------------------|
| <b><u>A Realty Company</u></b>               | <u>423906</u>  | <u>cuu9720@hotmail.com</u>    | <u>(713)988-0888</u> |
| Licensee No.                                 |                | Email                         | Phone                |
| Primary Assumed Business Name                |                |                               |                      |
| <u>Chris Wu</u>                              | <u>395818</u>  | <u>cuu9720@hotmail.com</u>    | <u>(713)988-0888</u> |
| Designated Broker of Firm                    | License No.    | Email                         | Phone                |
|                                              |                |                               |                      |
| Licensed Supervisor of Sales Agent/Associate | License No.    | Email                         | Phone                |
| <u>Andy Hsu</u>                              | <u>0401340</u> | <u>andy.hsu@aairealty.com</u> | <u>(713)414-5529</u> |
| Sales Agent/Associate's Name                 | License No.    | Email                         | Phone                |

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by **TM Texas** Real Estate Commission

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

A Realty Company, 9720 Town Park Dr. #180 Houston, TX 77036  
v., -L, -gH  
Phone: 713.988.0888 Fax: 713.988.1889  
Mile Road, Flair, Lichigan 48025 [www.aairealty.com](http://www.aairealty.com)  
IABS 1-0 Date  
All in one center