

# Woodlake Square

9660 Westheimer Road, Houston, TX



# WOODLAKE SQUARE SITE PLAN

NO.	RETAILERS	SF
10	Lux Nails	5,000
20	Postal And Copy Center	1,350
30	Tokyo Ramen and Sushi	2,200
40	Available	1,800
50	Lease Pending	1,200
60	Available	3,500
70	Best Cleaners	2,784
80	Available (2nd Gen Restaurant)	4,341
100	Laurenzo's El Tiempo Cantina	7,000
110	Available	3,810
120	Teahouse	1,400
130	Randalls	59,230
140	Nu Image Dental	1,280
150	Tgf Haircutters	1,280
160	Joint The Chiropractic Place	1,547
170	GNC	1,130
180	Available	1,280
190	Jersey Mike's	1,300
195	Available	1,800
200	Available	2,000
210	Blaze Fast Fired Pizza	2,560
220	Walgreens	15,120
230	Available	2,000
240	Memorial Eye	3,348
250	Big Chicken	3,968



NO.	RETAILERS	SF
260	Serene Wax Spa	1,260
270	Premier American Credit Union	2,079
280	Available	1,280
290	Automation Personnel Services	2,126
300	Available	5,148

NO.	RETAILERS	SF
310	Available	3,784 - 6,153
320	Woodlake Veterinary Clinic	1,920
340	Linda's Alterations	960
350	Baubles & Beads	2,934
360	Randalls Fuel	800



## WOODLAKE SQUARE

### CENTER PHOTOS

#### CENTER HIGHLIGHTS

- Anchored by Randalls and Walgreens
- Over 97,000 cars/day
- Employment base of 126,000+ within 3 miles
- Serves the affluent Memorial neighborhoods
- Easy access from Westheimer, Gessner and Tanglewilde
- Hunters Creek & Bunker Hill Villages are #2 & #14 Most Affluent Places In America (Houston Business Journal)





# WOODLAKE SQUARE AERIAL

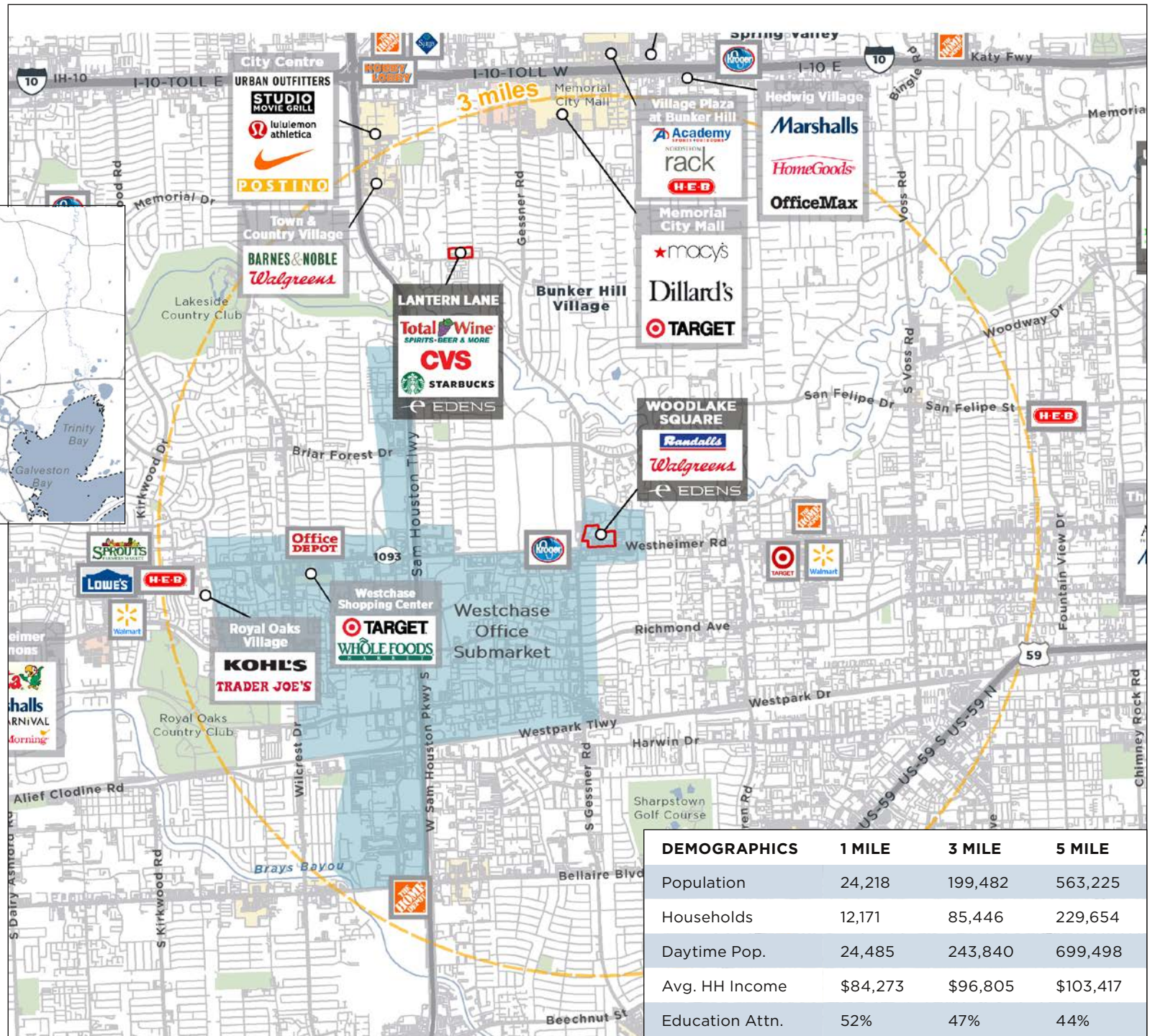
## WESTCHASE DISTRICT HIGHLIGHTS

- 81,000 people work in Westchase District and 28,000 people live here. In addition, more than half a million people live within five miles. Together, they constitute a readily available, educated and highly skilled labor pool.
- 18.3M SF in 119 office buildings
- Over 60,000 Cars Per Day (2015) pass by on Westheimer Road
- 3,075 hotel rooms





# WOODLAKE SQUARE TRADE AREA



## 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.

### 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.

AMREIT REALTY INVESTMENT CORPORATION

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Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

License No.

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Phone

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Designated Broker of Firm

License No.

Email

Phone

/ / /  
Buyer/Tenant/Seller/Landlord Initials

Date