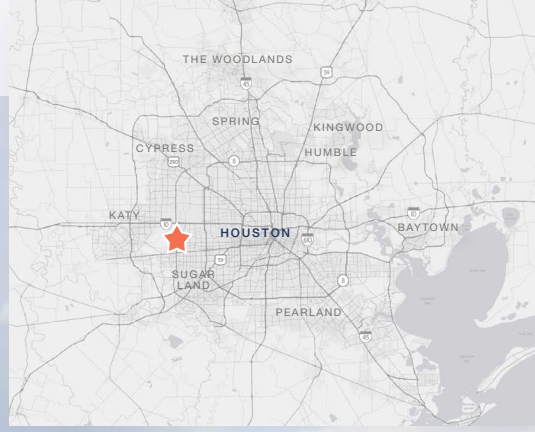
RETAIL FOR LEASE

Village at West Oaks

2306 S. HIGHWAY 6, HOUSTON, TX 77077



CLAY MEALY
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cmealy@jolinkwallace.com

BRUCE WALLACE
713 304 0751
bwallace@jolinkwallace.com

JOLINK WALLACE



- High-traffic Energy Corridor location w/105K+ daily vehicles.
- Anchored by Best Buy, Ross, Academy, and Rainbow.
- Strong local demographics: 340K pop. w/ $94K average income.

PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at the Village at West Oaks, a premier A-Class power center located in Houston's thriving Energy Corridor. Situated at a highly trafficked intersection with over 105,800 vehicles per day, this 283,763 SF property offers unmatched visibility. The center is anchored by an ideal lineup of national retailers, including Academy, Best Buy, Rainbow, and Ross Dress for Less. With a ±28,000 SF pad site and a 6,300 SF junior anchor space available, the site caters to a robust five-mile demographic featuring 340,000 residents and an average household income of $94,000.

DEMOGRAPHICS	1 MI	3 MI	5 MI
Total Population	11,402	119,281	338,154
Median Age	39.1	36.7	36.4
Total Households	4,776	49,017	129,431
Average Household Size	2.39	2.41	2.60
Average Household Income	$124,366	$110,539	$117,108
Median Home Value	$352,577	$326,960	$325,032

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SUITE	TENANT	SF
2306	Seismique	40,000
2330	Academy, Ltd	58,844
2332	Uniform Zone	4,000
2340	Autozone Parts, Inc.	6,000
2358	Rainbow	9,585
2392	Available	12,960
2400	Ross Dress For Less	33,600
2406	Available	6,360

SUITE	TENANT	SF
2412A	Available	1,907
2412B	Wingstop	1,496
2416	Cosmic Printing	1,500
2420	Available	1,223
2424	D'Lux Artistry	3,128
2428	Estelle Bridal	1,874
2450A	Bakery	1,600
2450	Exclusive Furniture	30,048

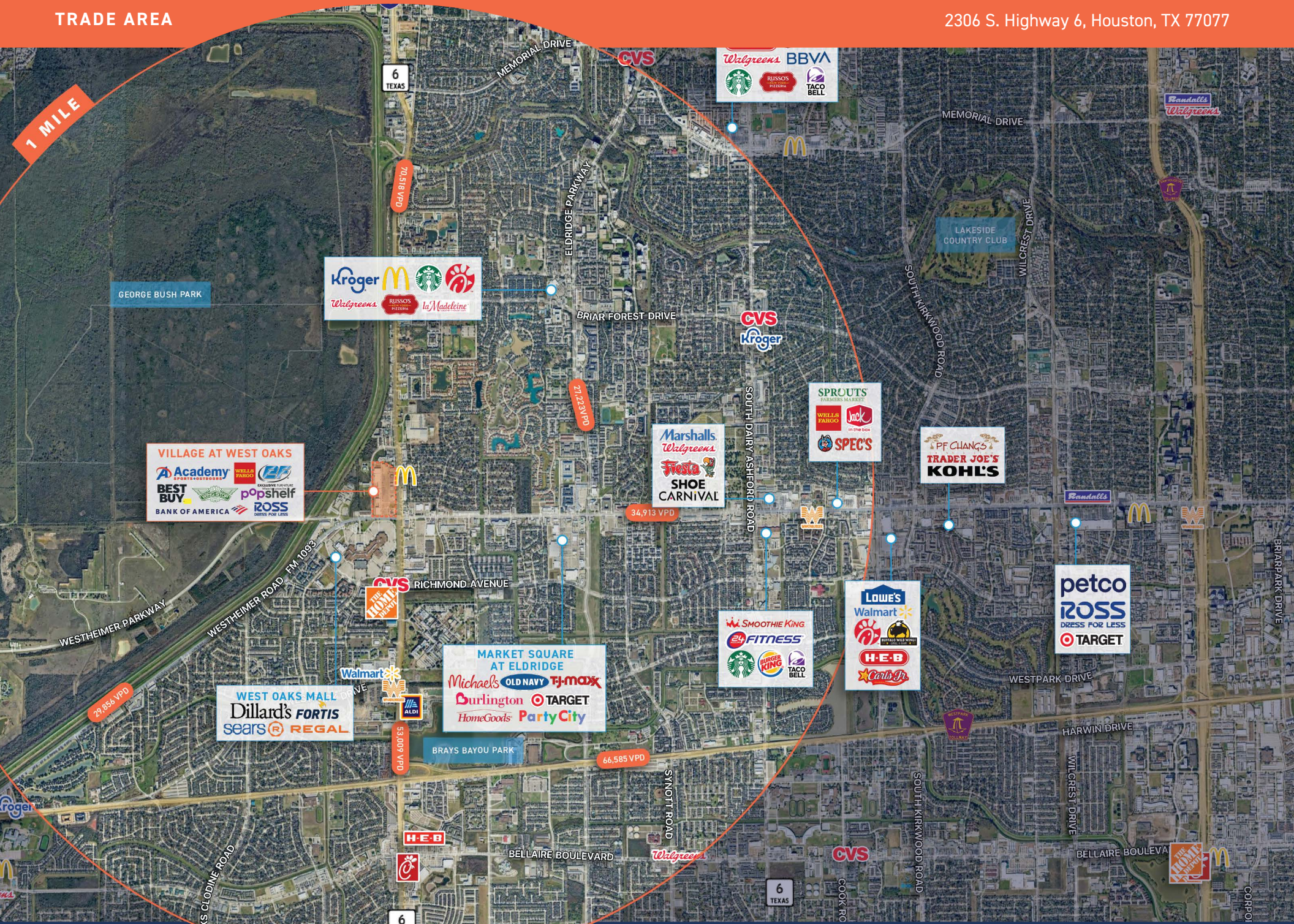
SUITE	TENANT	SF
2464	Today's Vision	2,625
2466	Caltrex Dental	1,350
2468	El Horno 3 Cuban Pizzeria	1,275
2470	Marble Slab	1,350
2472	CT's	1,650
2474	Ivy Nails	1,125
2476	Sport Clips	1,875
2480	Best Buy	46,388



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1 MILE
MEMORIAL DRIVE
6 TEXAS
70,518 VPD
ELDRIDGE PARKWAY
GEORGE BUSH PARK
BRIAR FOREST DRIVE
27,227 VPD
SOUTH KIRKWOOD ROAD
WILCREST DRIVE
LAKESIDE COUNTRY CLUB
SOUTH DAIRY ASHFORD ROAD
34,913 VPD
VILLAGE AT WEST OAKS
WESTHEIMER PARKWAY
WESTHEIMER ROAD
FM 1093
RICHMOND AVENUE
MARKET SQUARE AT ELDRIDGE
WEST OAKS MALL
29,856 VPD
53,007 VPD
BRAYS BAYOU PARK
66,585 VPD
SYNOTT ROAD
BELLAIRE BOULEVARD
WESTPARK DRIVE
HARWIN DRIVE
BRIARPARK DRIVE
COOK RD
CORPORATE

11-2-2015

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.

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