



FORMER SAM'S CLUB HOUSTON - FOR SALE

13331 WESTHEIMER RD, HOUSTON, TX 77082

Features

- Located on Eldridge Pkwy & Richmond Ave just east of Hwy 6.
- Part of a retail power center that includes Target, Burlington and Marshalls
- Great opportunity for large box users in a solidified retail trade area.
- Located approximately 2 miles from West Oaks Mall.

- 12.86 AC Total
- 137,778 SF Building
- Square footage provided by Harris County Appraisal District

FOR SALE

TOTAL SF: 560,181
AVAILABLE SF: 137,778
CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Highway 6	53,009 VPD	Population		22,286	171,661	406,131
Westheimer Rd	34,913 VPD	Daytime Population		15,739	136,131	411,208
Richmond Blvd	19,873 VPD	Households		8,985	67,058	150,661
Eldridge Pkwy	16,950 VPD	Average Household Income		\$85,549	\$92,935	\$92,204

Area Retailers & Businesses



James Namken
 Senior Vice President
 713.781.7111
jnamken@weitzmangroup.com

Kyle Knight
 Senior Vice President
 713.781.7111
kknight@weitzmangroup.com

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

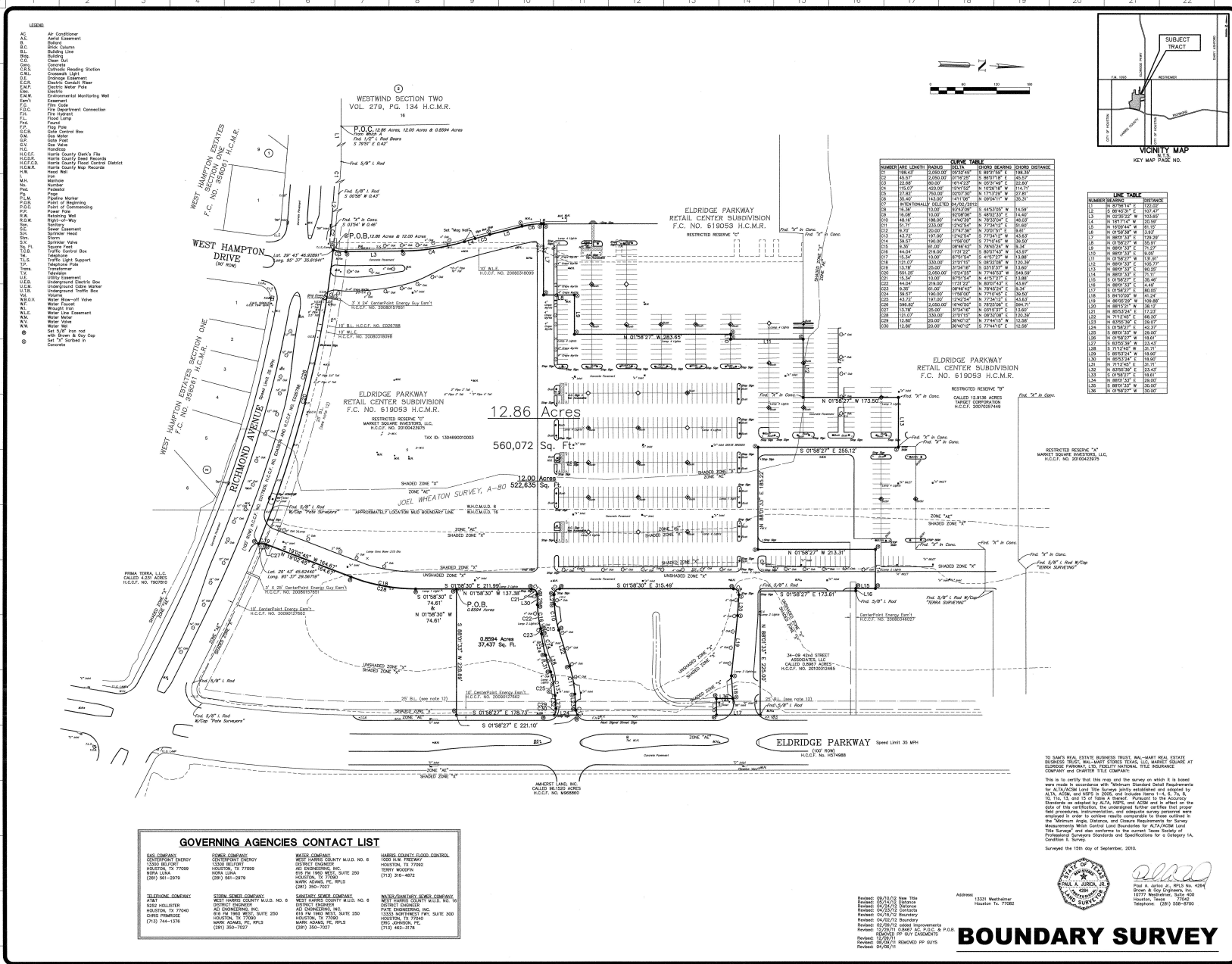
weitzman[®]





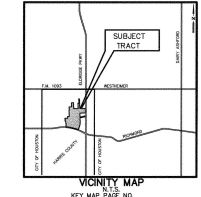

NOT TO SCALE

13331 WESTHEIMER ROAD | HOUSTON, TX 77077



CURB TABLE

NUMBER	LENGTH	HAZARD	DEPTH	SPACING	BEARING	CHORD DISTANCE
001	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
002	45.57	2,000.00	20.00	10.00	N 89°52'10" E	45.57
003	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
004	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
005	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
006	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
007	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
008	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
009	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
010	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
011	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
012	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
013	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
014	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
015	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
016	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
017	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
018	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
019	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
020	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
021	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
022	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
023	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
024	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
025	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
026	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
027	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
028	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
029	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00
030	10.00	12.00	1.00	10.00	N 89°52'10" E	10.00



REVISIONS BY

Revised	By	Date
10/13/10	RK	

BROWN & GAY ENGINEERS, INC.
 10775 WESTHEIMER ROAD, SUITE 200
 HOUSTON, TEXAS 77077
 Phone: (281) 262-5200
 Fax: (281) 262-5201
 www.browngay.com
 Civil Engineers and Surveyors

SAM'S CLUB #6346
 HOUSTON, HARRIS COUNTY, TEXAS
 SAM'S REAL ESTATE BUSINESS TRUST
 2001 SE 10TH STREET
 BENTONVILLE, AR 72716

SAM'S CLUB #6346
 HOUSTON, TEXAS
 JOB NUMBER: 10-250-2010
 DATE: 10/20/2010

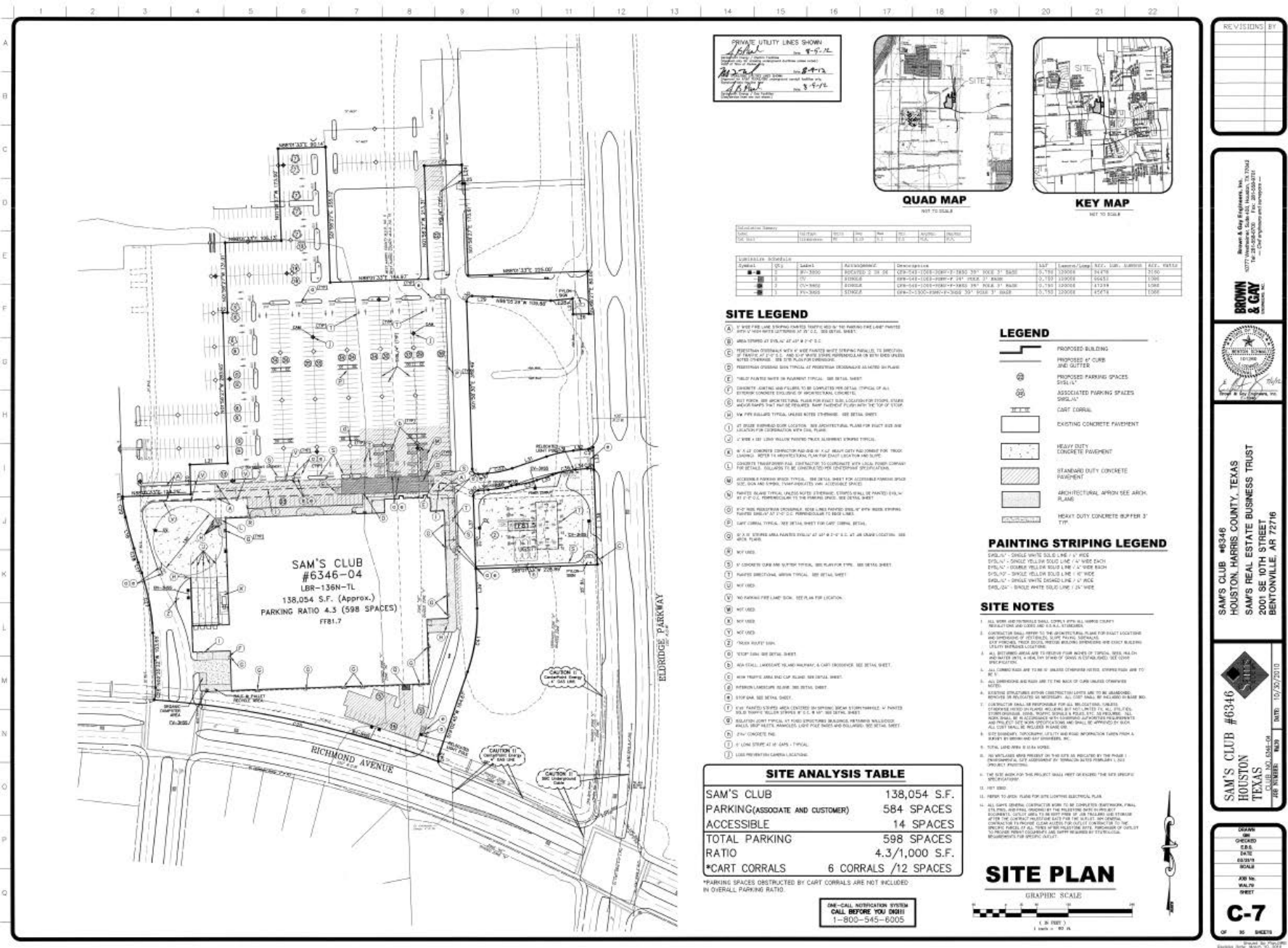
DRAWN BY
 CHECKED BY
 DATE
 03/20/11
 P. # 60
 JOB NO.
 WELD NO.
SHEET
C-2
 OF 35 SHEETS

GOVERNING AGENCIES CONTACT LIST

AGENCY	CONTACT	PHONE	ADDRESS
DOG COMPANY	DOG COMPANY	(281) 961-3979	1100 W. FRYLAND HOUSTON, TX 77039
CONCRETE ENERGY	CONCRETE ENERGY	(281) 961-3979	1100 W. FRYLAND HOUSTON, TX 77039
TELEPHONE COMPANY	TELEPHONE COMPANY	(281) 350-7027	1100 W. FRYLAND HOUSTON, TX 77039
WATER COMPANY	WATER COMPANY	(281) 350-7027	1100 W. FRYLAND HOUSTON, TX 77039
WARRANTY SERVICE COMPANY	WARRANTY SERVICE COMPANY	(713) 462-3174	1100 W. FRYLAND HOUSTON, TX 77039

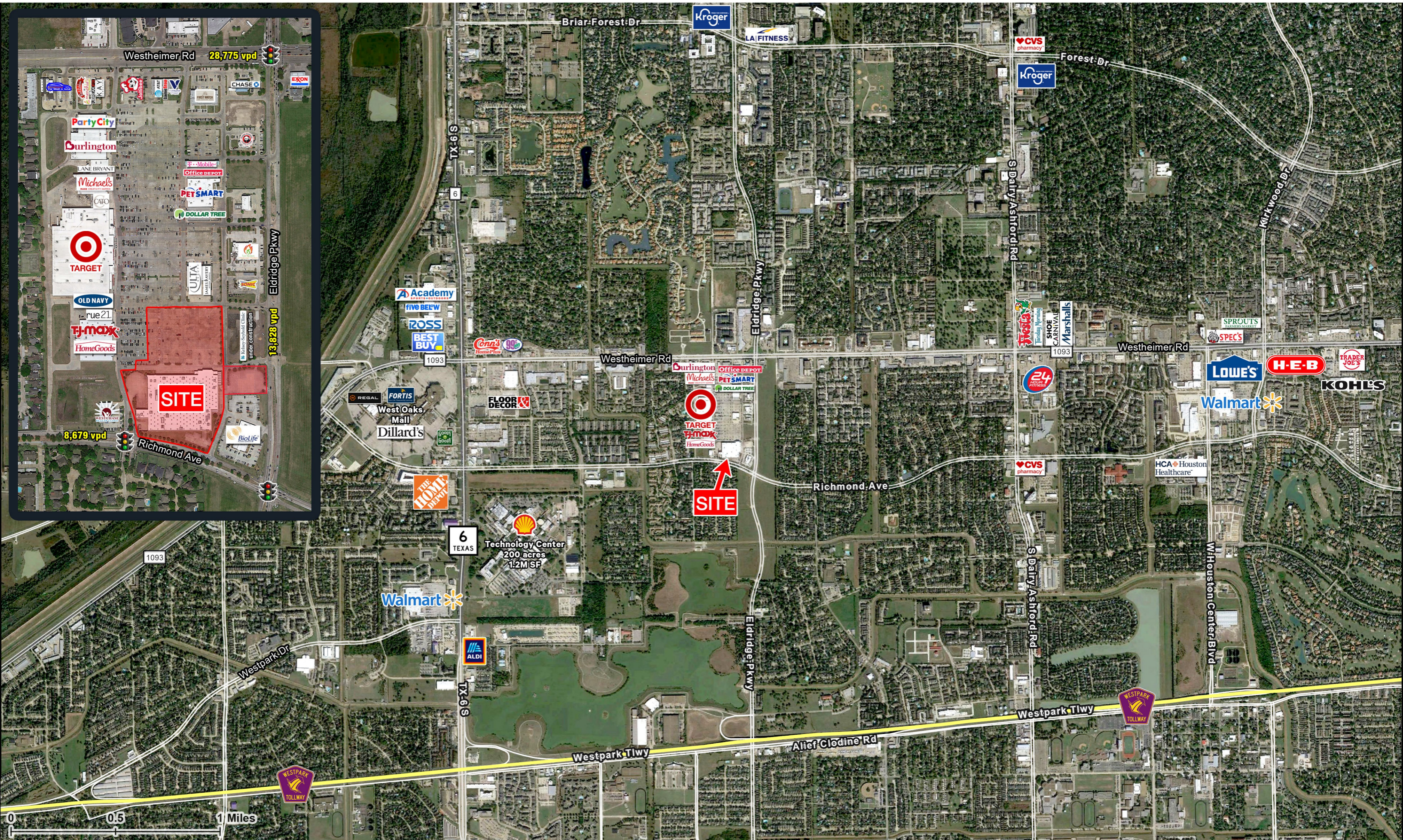
BOUNDARY SURVEY

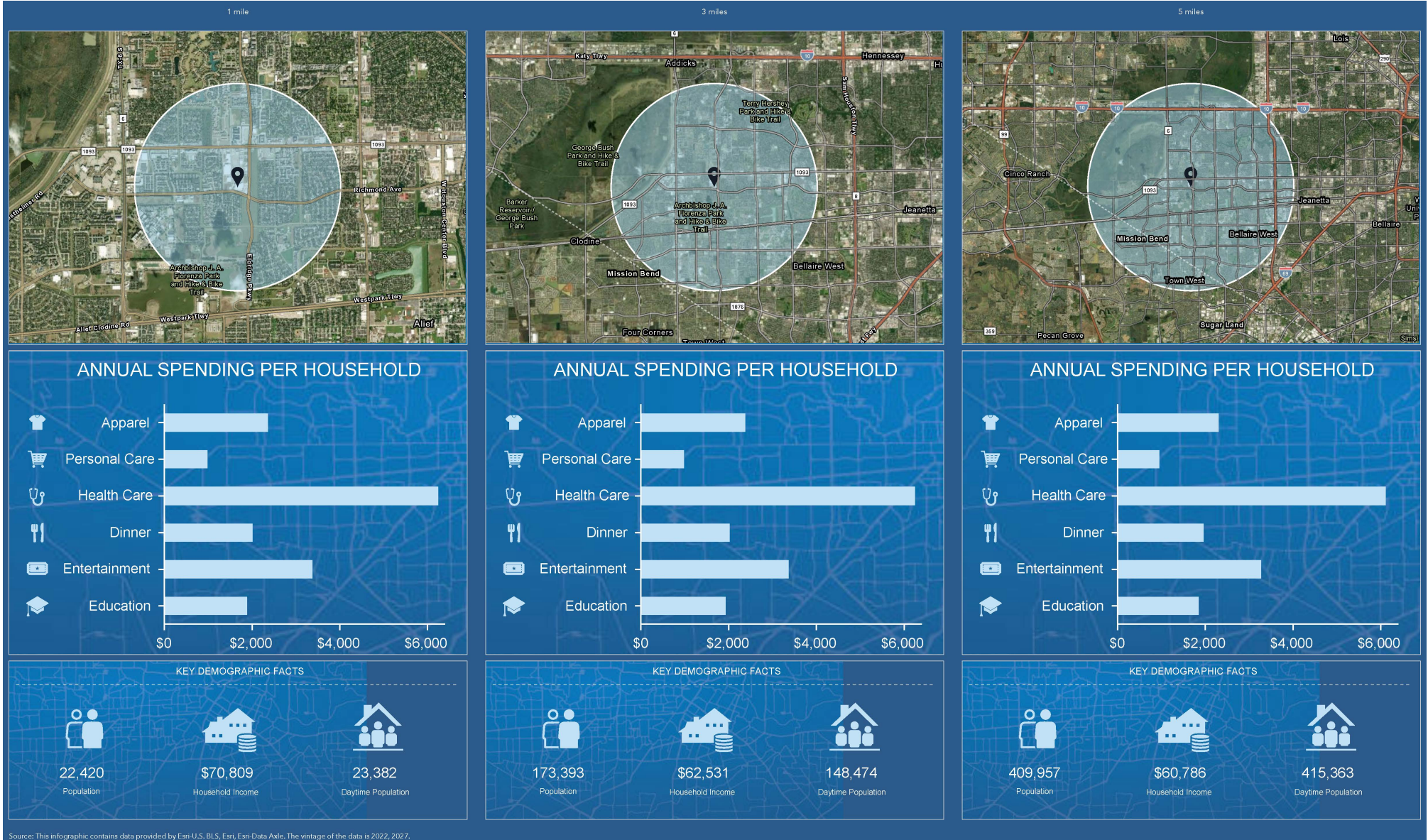




The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.







Source: This infographic contains data provided by Esri-U.S. BLS, Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

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 on 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

477965

License No.

jnamken@weitzmangroup.com

Email

713-781-7111

Phone

James Nathan Namken

Sales Agent/Associate's Name

477965

License No.

jnamken@weitzmangroup.com

Email

713-980-5622

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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 on 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

477965

License No.

jnamken@weitzmangroup.com

Email

713-781-7111

Phone

Travis Kyle Knight

Sales Agent/Associate's Name

566233

License No.

tknight@weitzmangroup

Email

713-335-4532

Phone

Buyer/Tenant/Seller/Landlord Initials

Date