



Village at West Oaks

HOUSTON , TEXAS



Village at West Oaks is a power center in West Houston along highly trafficked thoroughfares Westheimer RD and HW-6.



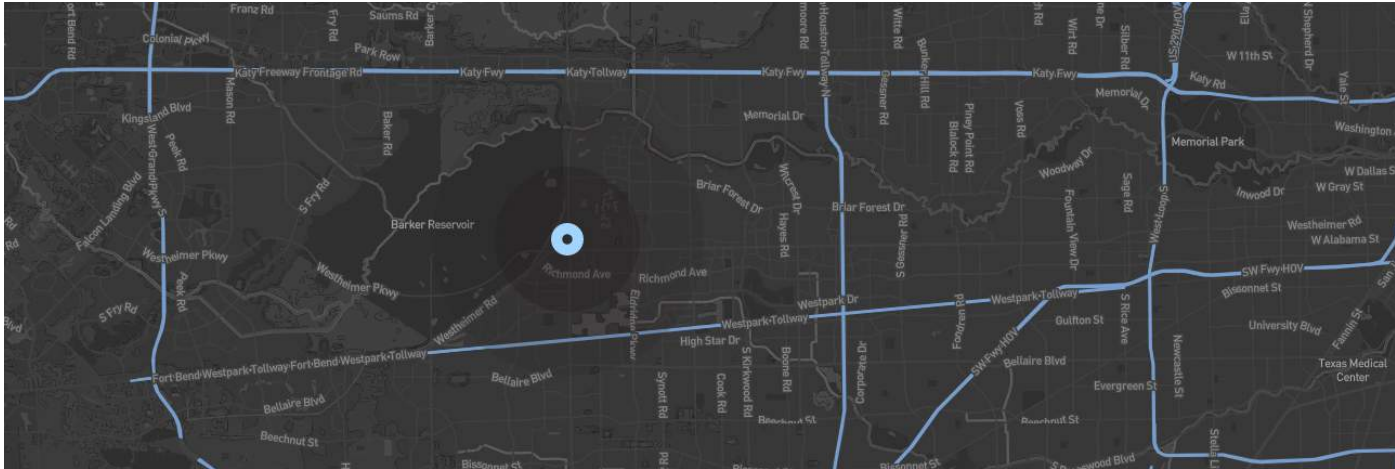
Village at West Oaks

2306 Highway 6 South • Houston, TX, 77077

Village at West Oaks is a 282,024 SF power center located in West Houston at the northwest corner of Highway 6 and Westheimer Rd, some of Houston’s largest and most traveled thoroughfares. The Village at West Oaks is anchored by Best Buy, Bed Bath & Beyond, Barnes & Nobles, Ross Dress for Less and Academy. Further, the center has ample parking (1,353 spaces) and eight curb cuts for convenient access.

The immediate and surrounding area offers attractive demographics. The three and five mile population is 116,000 and 331,000 people, respectively, with an average household income of \$80,000, providing a solid foundation for the trade area. West Oaks Mall (1.05mm SF) is located across the street and has undergoing a \$24 million redevelopment, adding a new 14-screen Edwards Cinema and several other national retailers.

MAP & GALLERY



AREA DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2017 Estimate	12,620	121,810	337,066
2022 Projection	13,956	134,718	378,912
2010 Census	9,846	106,247	304,271
Projected Annual Growth 2017-2022	2.1%	2.1%	2.5%

Household	1 mile	3 miles	5 miles
2017 Estimate	5,316	49,555	127,357
2022 Projection	5,833	54,400	141,199
2010 Census	4,016	41,739	111,562
Projected Annual Growth 2017-2022	1.9%	2.0%	2.2%

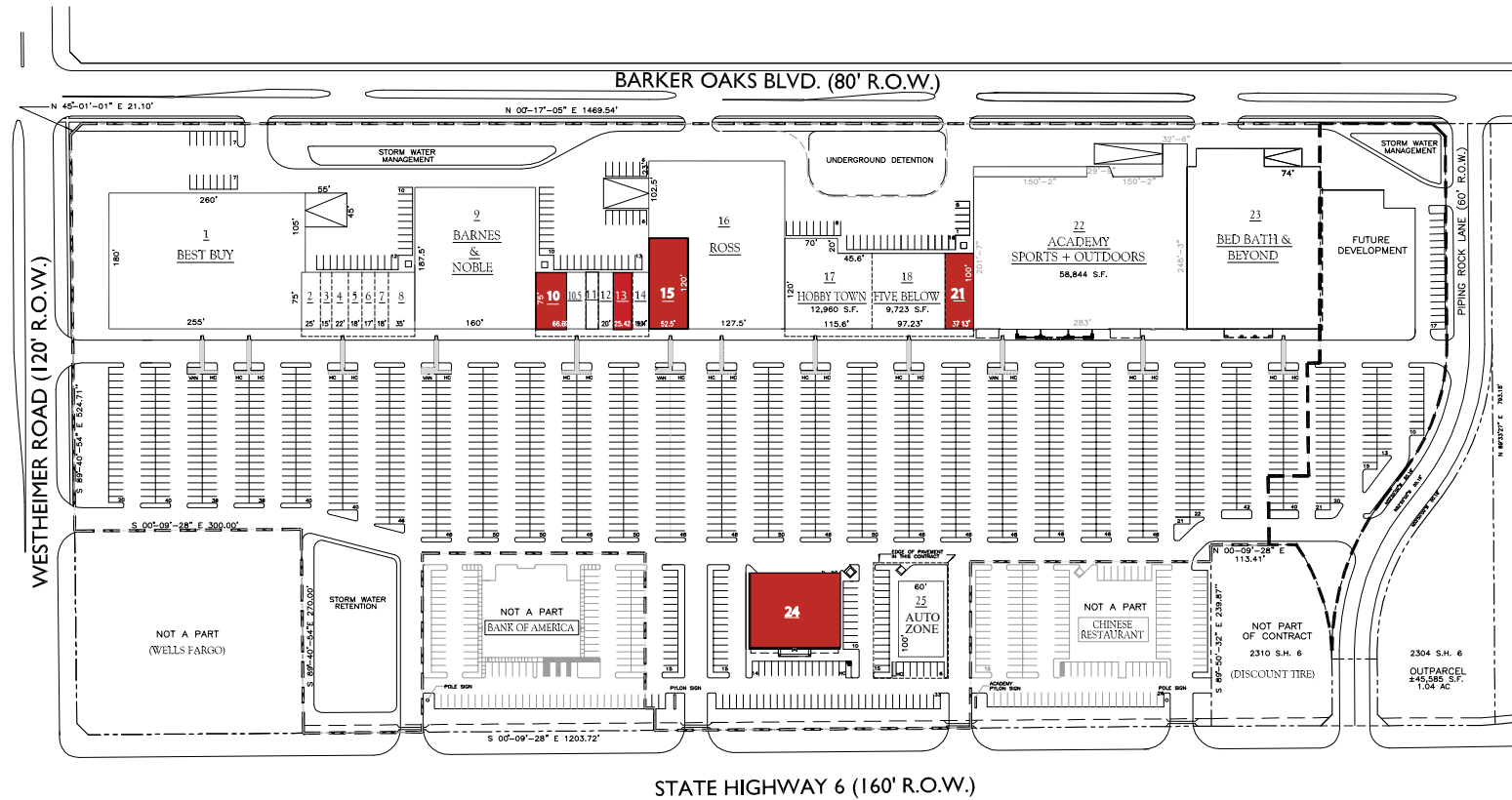
Estimated Household Income	1 mile	3 miles	5 miles
2017 Average HH Income	\$87,608	\$85,618	\$73,149
2017 Median HH Income	\$67,872	\$67,453	\$73,149

Traffic Counts	Cars per day
Highway 6	51,000
Westheimer Rd.	30,000

LEASE PLAN



SITE PLAN

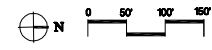


SITE SUMMARY	
TOTAL LAND AREA (±24.37 AC)	1,061,850 S.F.
TOTAL BUILDING AREA	282,301 S.F.
1- BEST BUY	46,388 S.F.
2- SPORTS CLIPS	1,875 S.F.
3- CORBY NAILS	1,125 S.F.
4- SHISH KA BOB	1,650 S.F.
5- MARBLE SLAB	1,350 S.F.
6- SUBWAY	1,275 S.F.
7- CAL-TEX DENTAL	1,350 S.F.
8- TODAY'S VISION	2,625 S.F.
9- BARNES & NOBLE	30,048 S.F.
10- AVAILABLE	3,128 S.F.
10.5- ERICK'S TAILORS	1,874 S.F.
11- BOOST ON HIGHWAY 6	1,223 S.F.
12- NATIONWIDE	1,500 S.F.
13- AVAILABLE	1,907 S.F.
14- WING STOP	1,496 S.F.
15- AVAILABLE	6,360 S.F.
16- ROSS DRESS FOR LESS	33,600 S.F.
17- HOBBY TOWN	12,960 S.F.
18- FIVE BELOW	9,723 S.F.
21- AVAILABLE	4,000 S.F.
22- ACADEMY	58,844 S.F.
23- BED BATH & BEYOND	40,000 S.F.
24- AVAILABLE	12,000 S.F.
25- AUTOZONE	6,000 S.F.

LEASING PLAN VILLAGE AT WEST OAKS STATE HWY 6 & WESTHEIMER RD. HOUSTON, TEXAS SP-11 MAY 2017



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AERIAL



LEVCOR embraces its mission to develop exciting retail and mixed-use properties. We apply experienced vision and an agile mindset to outperform a competitive market. We act as a trusted partner for our investors and tenants to enable the success of our projects. We deliver innovative and sustainable real estate developments that benefit surrounding communities while representing sound investments for the company.

