



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.



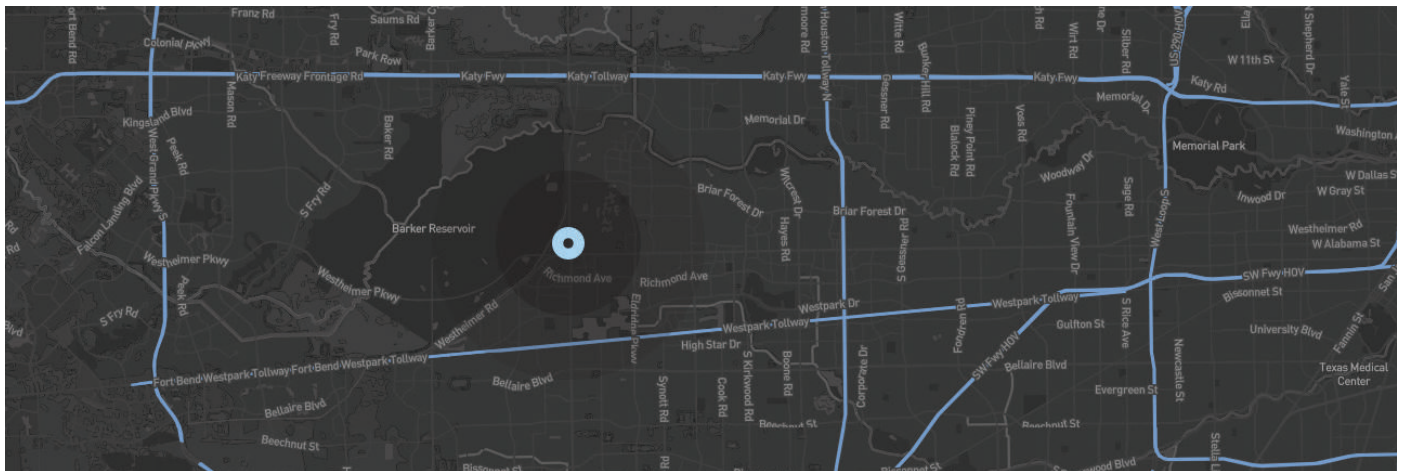
Village at West Oaks

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 124,000 and 341,000 people, respectively, with an average household income of \$96,000, 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
2018 Estimate	12,137	124,754	341,003
2023 Projection	12,857	132,144	368,754
2010 Census	9,547	108,615	305,789
Projected Annual Growth 2018-2023	1.2%	1.2%	1.6%

Estimated Household Income	1 mile	3 miles	5 miles
2018 Average HH Income	\$85,796	\$91,109	\$95,844
2018 Median HH Income	\$62,118	\$65,012	\$71,888

Household	1 mile	3 miles	5 miles
2018 Estimate	5,184	50,908	129,332
2023 Projection	5,596	54,958	141,303
2010 Census	3,933	42,643	112,307
Projected Annual Growth 2018-2023	1.6%	1.6%	1.9%

Traffic Counts	Cars per day
Highway 6	67,000
Westheimer Rd.	43,000

LEASE PLAN



[illegible]

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 - SPORT CLIPS		1,875 S.F.
3 - IVY 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 - CALTEX 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 - AVIS BUDGET CAR RENTAL		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 - EXCLUSIVE FURNITURE		12,000 S.F.
25 - AUTOZONE		6,000 S.F.



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HOUSTON ENERGY CORRIDOR

I-10 KATY FREEWAY

DAIRY ASHFORD RD.

ELDRIDGE PKWY.

STATE HIGHWAY 6

WESTHEIMER ROAD

STATE HIGHWAY 6

George Bush Park

Westside High School

Westchase

Memorial City Mall

CITYCENTRE

SAM HOUSTON TOLLWAY

DISCOUNT TIRE

Auto Zone

EF EXCLUSIVE FURNITURE

Bank of America

WELLS FARGO

Walgreens

Party City

Office DEPOT

FLOOR & DECOR

Conn's

Burlington Coat Factory

TARGET

Michael's

T.J. MAXX

Academy SPORTS+OUTDOORS

five BELOW

HobbyTown

ROSS DRESS FOR LESS

BARNES & NOBLE

BEST BUY

SITE

WEST OAKS MALL

Sears

PALAIS ROYAL

Dillard's

REGAL ENTERTAINMENT GROUP

FORTIS COLLEGE



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.

