KM REALTY

FREE STANDING BUILDING WITH DRIVE-THRU | FOR LEASE

Former Bank Branch

4,014 SF RETAIL PROPERTY ON 0.96 ACRES

17225 Westheimer Road, Houston, TX 77082

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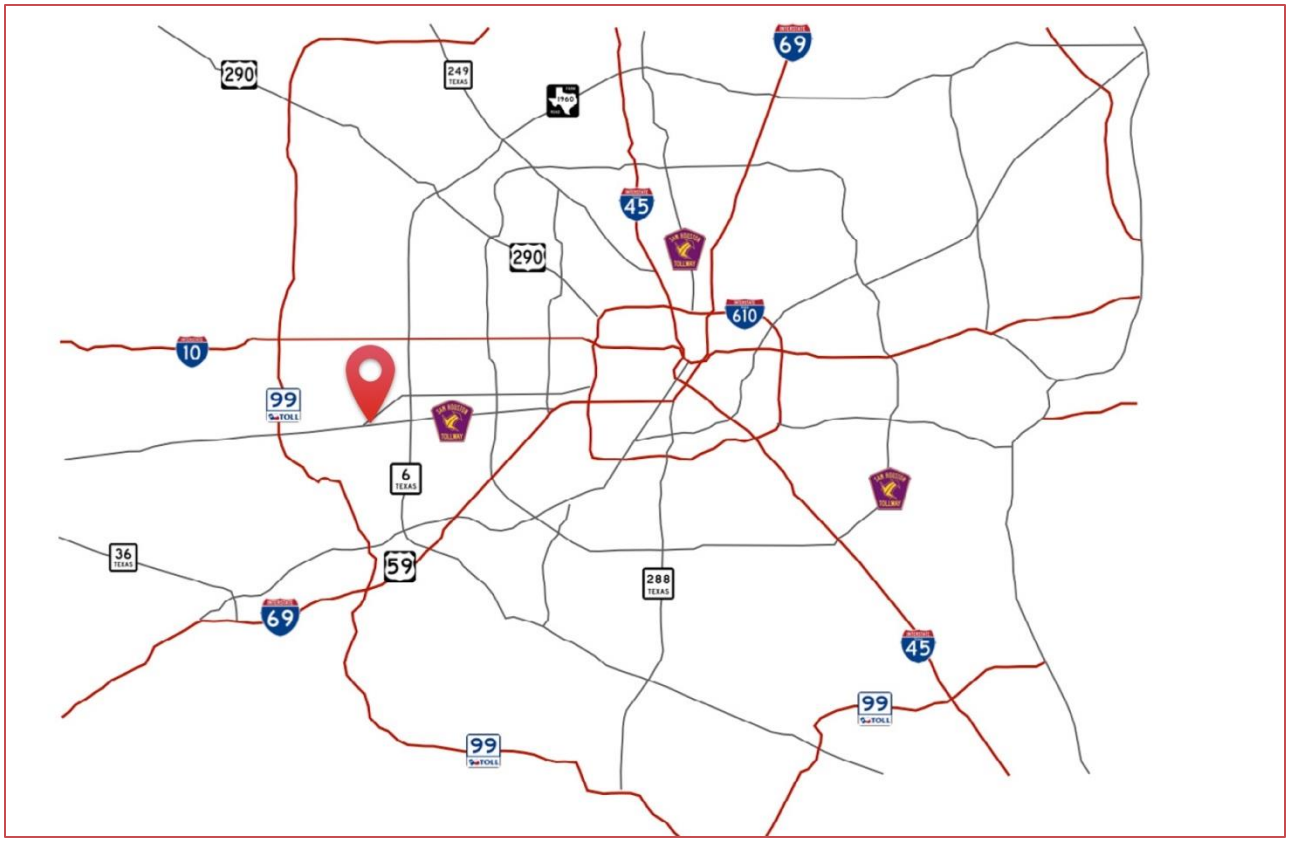

LOCATION

17225 Westheimer Road, Houston, TX 77082

AVAILABLE

4,014 SF retail property on 0.96 acres

RATE

Please call for pricing

TRAFFIC COUNTS (TXDOT)

31,691 VPD	33,265 VPD
Westheimer Rd	FM 1464

PROPERTY INFORMATION

- Exceptional visibility with approximately 240 feet of frontage along bustling Westheimer Road.
- Positioned in a thriving commercial corridor surrounded by national retailers, restaurants, and dense residential communities.
- Convenient access to FM 1464 and Westpark Tollway, connecting to key areas across West Houston.
- Approximately 39 on-site parking spaces ensure convenience for visitors and employees.
- Ideal for retail, medical, or professional services

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	8,749	101,820	332,192
AVG HH INCOME	$91,883	$83,447	$100,080

AREA RETAILERS

Subway, Kroger, McDonald's, Starbucks, Wingstop, Dollar Tree, Chipotle, 7-Eleven, Walgreen's, Taco Bell, AutoZone, Jack in the Box, World Food Mart, Whataburger, H-E-B, Wendy's, The Home Depot, Target, Costco

Visitor data from Placer.ai

17225 Westheimer Road is a **4,014 SF free-standing building** constructed in 1997, situated on approximately **0.96 acres**. The building includes a **four-lane drive-thru** and **39 surface parking spaces** (9.7/1,000 SF). The site is positioned mid-block along Westheimer Road, an established east–west corridor carrying over **31,600 vehicles per day**.

The property is located on the **west side** of Houston in Fort Bend County, in proximity to Richmond, Katy, and George Bush High School (±2,400 students). It sits as an outparcel to a **Kroger-anchored** shopping center, adjacent to a Kroger Fuel Center and Shell convenience store. The center has access points along **Westheimer Road** (31,691 VPD), **FM 1464** (33,265 VPD), and **Westpark Drive** (11,300 VPD westbound). **Westpark Tollway** (44,753 VPD) is immediately south of Westpark Drive, providing regional connectivity.

Nearby retailers include **McDonald's, Starbucks, Chipotle, Wingstop, Walgreens, AutoZone**, and other national tenants that drive consistent daily traffic through the trade area.

Located within the Houston city limits, the property is not subject to zoning regulations, allowing **flexibility** for a range of commercial uses. The free-standing layout, ample parking, and existing drive-thru lend the building to financial services, medical/dental, office, and quick-service restaurant users. The building does not contain a vault, reducing conversion costs for non-bank users.

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4,014 SF Retail Property on 0.96 acres with Drive-thru

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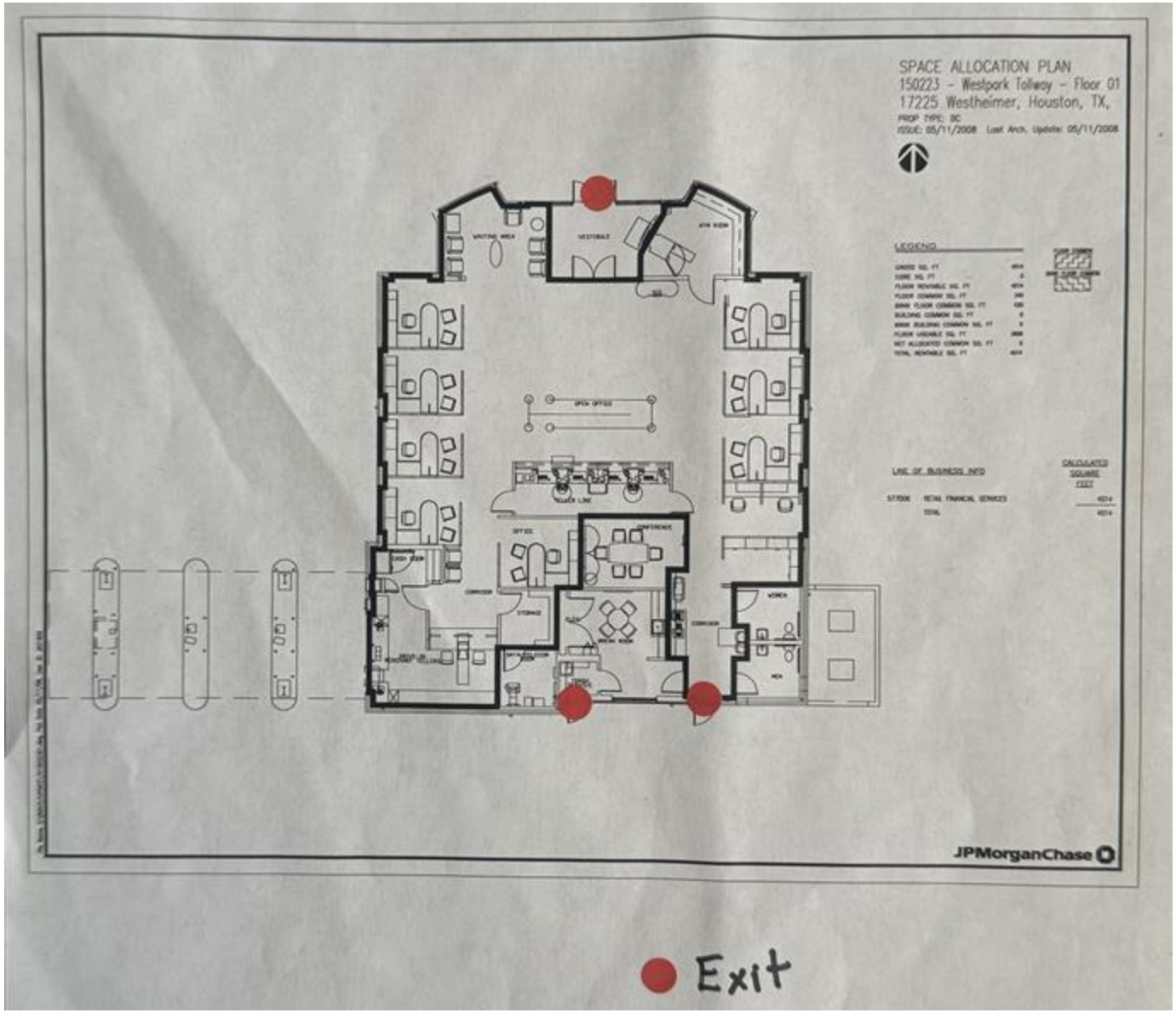
SPACE ALLOCATION PLAN
150223 - Westpark Tollway - Floor 01
17225 Westheimer, Houston, TX,
LEGEND
JPMorganChase
Exit

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
Population			
2024 Population	8,749	101,820	332,192
2029 Population Projection	9,917	115,605	370,946
Annual Growth 2024-2029	2.70%	2.70%	2.30%
Households			
2024 Households	2,643	31,390	107,653
2029 Household Projection	3,002	35,640	119,788
Annual Growth 2024-2029	2.70%	2.70%	2.30%
Avg Household Size	3.2	3.2	3.0
Avg Household Vehicles	2	2	2
Housing			
Median Home Value	$227,496	$225,765	$270,397
Median Year Built	1993	1999	2000
Household Income			
Avg Household Income	$91,883	$83,447	$100,080
Median Household Income	$71,420	$68,014	$74614
Population Summary			
Median Age	37.7	35.7	36.8
Avg Age	37.8	36.1	36.8
Employment			
Civilian Employed	4,977	54,344	172,863
Marital Status			
Married	1,500	16,548	59,253
Married No Children	837	8,230	29,127
Married with Children	663	8,318	30,126

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
BROKER FIRM NAME	**LICENSE NO.**	**EMAIL**	**PHONE**
Steven T. Stone	618279	steven@kmrealty.net	713.275.2601
DESIGNATED BROKER	**LICENSE NO.**	**EMAIL**	**PHONE**
Ronald Patrice	780842	ronald@kmrealty.net	713.275.2616
SALES AGENT/ASSOCIATE'S NAME	**LICENSE NO.**	**EMAIL**	**PHONE**

BUYER/TENANT/SELLER/LANDLORD INITIALS **DATE**