

MATTHEWS™

Offering Memorandum



OWNER/USER OPPORTUNITY

Second Generation Restaurant - Vacant Possession January 2027

6025 Westheimer Road | Houston, TX 77057

Exclusively Listed By



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PROPERTY OVERVIEW

6025 Westheimer Road

Houston, TX 77057



Property Overview

±5,920

Total GLA (SF)

±41,382

Lot Size (SF)

Restaurant

Property Type

Investment Highlights

- **Soon to Be Vacant** — Vacant possession available January 2027, presenting a rare owner-user opportunity.
- **Highly Trafficked Street** — Located on one of the most heavily trafficked thoroughfares of Houston, this street sees over ±59,000 VPD.
- **Densely Populated in the Surrounding Area** — Over 500,000 people in a 5-Mile Radius.
- **Strong Retail Corridor** — Located next to major retailers like McDonalds, Taco Bell, Hobby Lobby, Goodwill, Academy, REI, Walgreens, Firestone, Raising Canes.
- **Located Near Major Shopping Center** — Located directly across the street from an ±88,000 SF shopping center.
- **Large Parcel with ample parking** — Approximately ±0.95 AC in size with 65 parking spaces.
- **Rare Second-Generation Restaurant on Westheimer Road** — Turnkey restaurant opportunity.



 **Downtown Houston**
±9 Miles Away

 **The Augusta**
±312 Units


LIVING SPACES


Katz's
NEVER CLOSES


SMOOTHIE KING


BERING'S
ESTABLISHED 1940


CIRCLE K
verizon
Jason's deli


ihop

WHATABURGER

JJ


Davita

MINUTI COFFEE

 **Lenox Apartments**
±163 Units

 **Ridley Apartments**
±405 Units

PAPPADEAUX
SEAFOOD KITCHEN

Subject Property

Westheimer Rd ± 59,600 VPD

The Galleria

ZARA NORDSTROM
Saks Fifth Avenue ★ *macy's*
SEPHORA *Neiman Marcus*
TIFFANY & CO. **URBAN** **H&M** 
OUTFITTERS

BEST BUY  **CVS**
TJ-maxx **pharmacy**
Burlington **ULTA**
BEAUTY





 **Siena on Westheimer**
±643 Units

 **Caroline on Voss**
±307 Units



Subject Property

Westheimer Rd ±59,600 VPD





Property Overview

\$5,190,000

List Price

Address

6025 Westheimer Road, Houston, TX 77057

Gross Leasable Area

±5,920 SF

Lot Size

±41,382 SF

Ownership Structure

Fee Simple

Lease Termination

January 15, 2027



MARKET OVERVIEW

6025 Westheimer Road

Houston, TX 77057



HOUSTON, TEXAS

Market Demographics

2.3 Million+

Total Population

1.1 Million+

Employed Population

900,000

of Households

34

Median Age



Local Market Overview

Houston's Uptown/Galleria submarket stands as one of the most prominent retail and mixed-use districts in Texas, serving a dense and affluent consumer base within the urban core. The surrounding area benefits from strong population density, above-average household incomes, and a daytime population bolstered by major office towers, hospitality assets, and luxury residential high-rises. Proximity to The Galleria, Uptown Park, and Westheimer Road's established retail corridor drives consistent foot traffic and regional draw from across the metropolitan area.

The Westheimer corridor is characterized by high barriers to entry, limited available land, and sustained investor interest in well-located retail properties. Upscale dining, national retailers, and experiential concepts continue to cluster in the submarket, reinforcing its position as a premier shopping and entertainment destination. Strong residential growth in nearby neighborhoods, including Tanglewood and River Oaks, further supports long-term retail demand and consumer spending stability.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	38,455	213,651	510,445
2025 Population	40,628	227,793	540,944
2030 Population	41,910	235,367	558,347
Annual Growth 2020-2024	2.1%	2.4%	2.2%
Annual Growth 2024-2029	0.6%	0.7%	0.7%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	19,595	103,155	233,480
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$77,479	\$95,515	\$107,372

Economic Drivers

Strategically positioned in Southeast Texas with direct access to global trade routes, interstate highways, and one of the nation's largest ports.

Economic Drivers

Houston's economy is anchored by energy, healthcare, advanced manufacturing, aerospace, and international trade. The region is home to the Texas Medical Center—the largest medical complex in the world—along with a concentration of Fortune 500 energy companies and global engineering firms. The Port of Houston ranks among the busiest ports in the United States by total tonnage, supporting logistics, petrochemical production, and export activity. Continued corporate relocations and expansions reinforce long-term employment growth and consumer demand.

Primary Industries

- Energy (Oil & Gas, Renewables, Petrochemicals)
- Healthcare & Life Sciences
- Aerospace & Aviation
- Advanced Manufacturing
- International Trade & Logistics

Top Employers

MEMORIAL
HERMANN

ExxonMobil



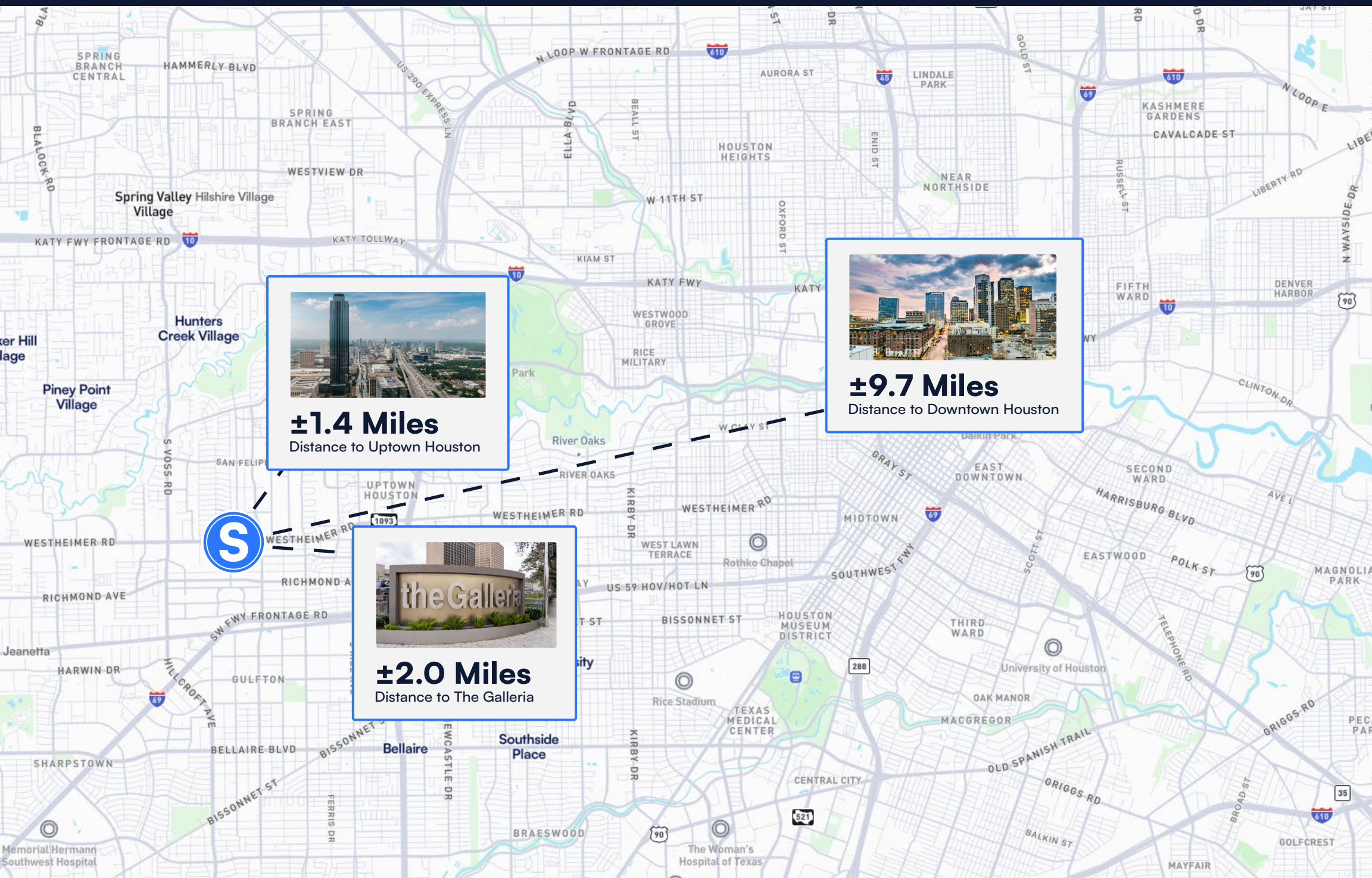
THE UNIVERSITY OF TEXAS
MD Anderson
Cancer Center
Making Cancer History®

\$500B+

Regional Gross Domestic Product



Regional Map



±1.4 Miles
Distance to Uptown Houston



±9.7 Miles
Distance to Downtown Houston



±2.0 Miles
Distance to The Galleria

Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6025 Westheimer Rd., Houston, TX 77057** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

11-2-2015



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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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