

► BROOKHOLLOW MARKETPLACE

4500 Dacoma Street in Houston, Texas 77092



FEATURING MICHAELS, ROSS, T.J.MAXX, BURLINGTON & ULTA

Michaels

ROSS
DRESS FOR LESS

TJ-maxx

Burlington

OLD NAVY

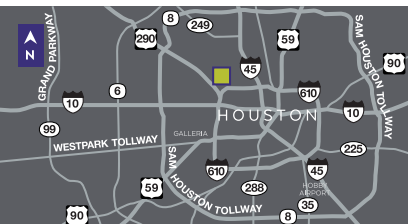
ULTA
BEAUTY

BACK
ROOM
SHOES

five
BELW

petco

FLOOR
DECOR



VEHICLES PER DAY

US 290 south of Dacoma St	240,920
US 290 north of Dacoma St	235,199
Dacoma St west of US 290	10,326
Dacoma St east of US 290	9,373

AVERAGE INCOME

1 Mile	\$99,516
3 Miles	\$163,352
5 Miles	\$165,831

POPULATION

1 Mile	12,195
3 Miles	127,223
5 Miles	387,369



Channing Fatjo

713-693-1460

cfatjo@frpltd.com



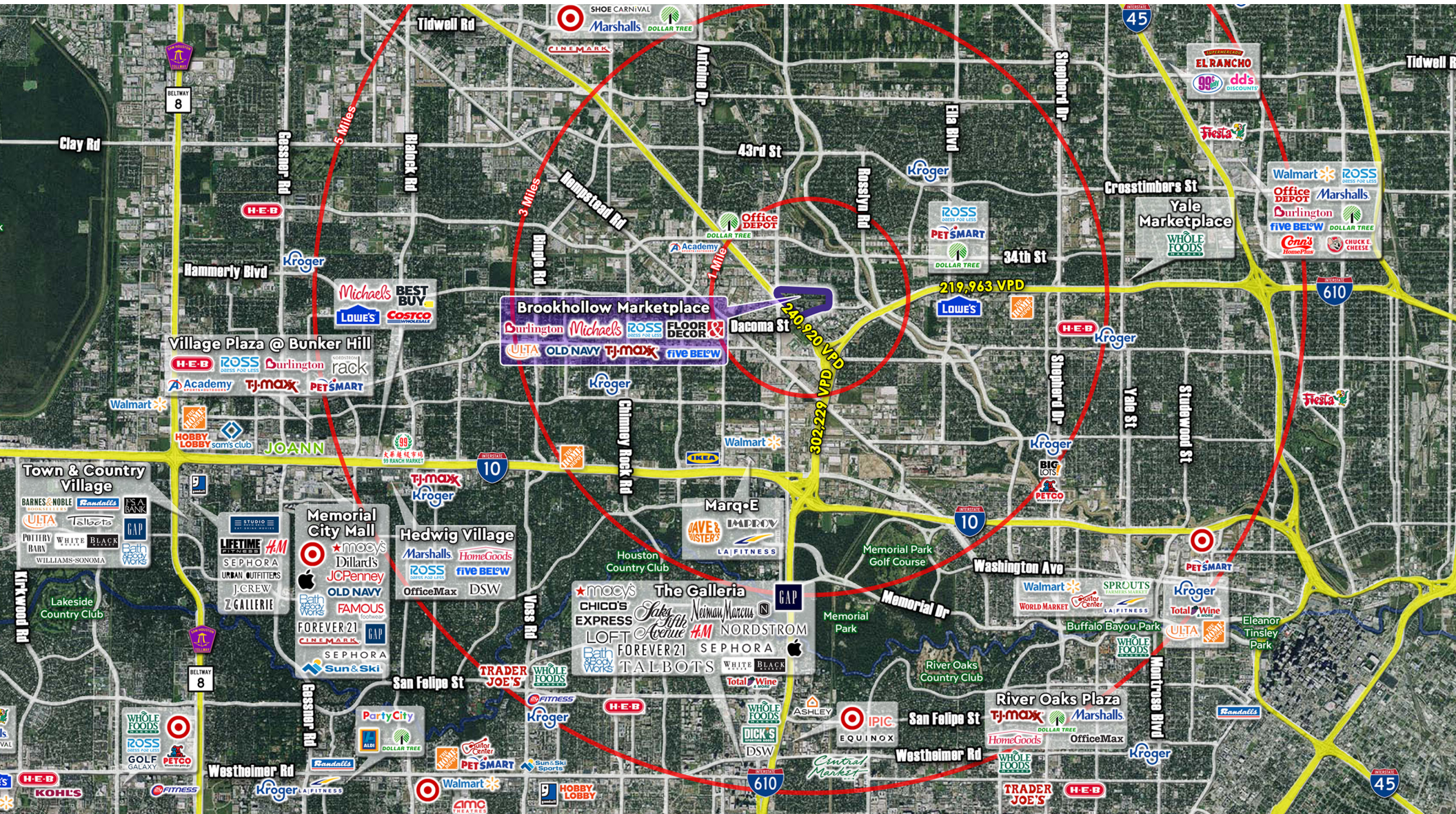
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ON HARD CORNER OF HIGHWAY 290 @ DACOMA ST



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4500 Dacoma Street in Houston, Texas 77092



1,725 SF • 1,381 SF



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



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1,725 SF • 1,381 SF

Tenant List

Tenant	Address	SF/Acres
A  Michaels	4524 Dacoma St	
B  Ross Dress for Less	4522 Dacoma St	
C  T.J.Maxx	4520 Dacoma St	
D  Burlington	4518 Dacoma St	
E  Old Navy	4516 Dacoma St	
F  Ulta Beauty	4514 Dacoma St #100	
G  Rack Room Shoes	4514 Dacoma St #200	
H  Five Below	4514 Dacoma St #300	
I  PetCo	4512 Dacoma St #400	
J  Floor & Decor	4506 Dacoma St	
1  Frost Bank	4526 Dacoma St #100	
2  AVAILABLE	4526 Dacoma St	1,381
3  E*Star Chinese Buffet	4526 Dacoma St #600	
4  Claire's	4526 Dacoma St #900	
5  Bath & Body Works	4526 Dacoma St #1000	
6  MOD Pizza	4530 Dacoma St #100	
7  Cheba Hut	4530 Dacoma St #200	
8  Nails of America	4530 Dacoma St #300	
9  Aspen Dental	4530 Dacoma St #500	
10  Pediatrix	4528 Dacoma St	
11  AVAILABLE	4528 Dacoma St	1,725



 AVAILABLE  LEASE PENDING  EXECUTED



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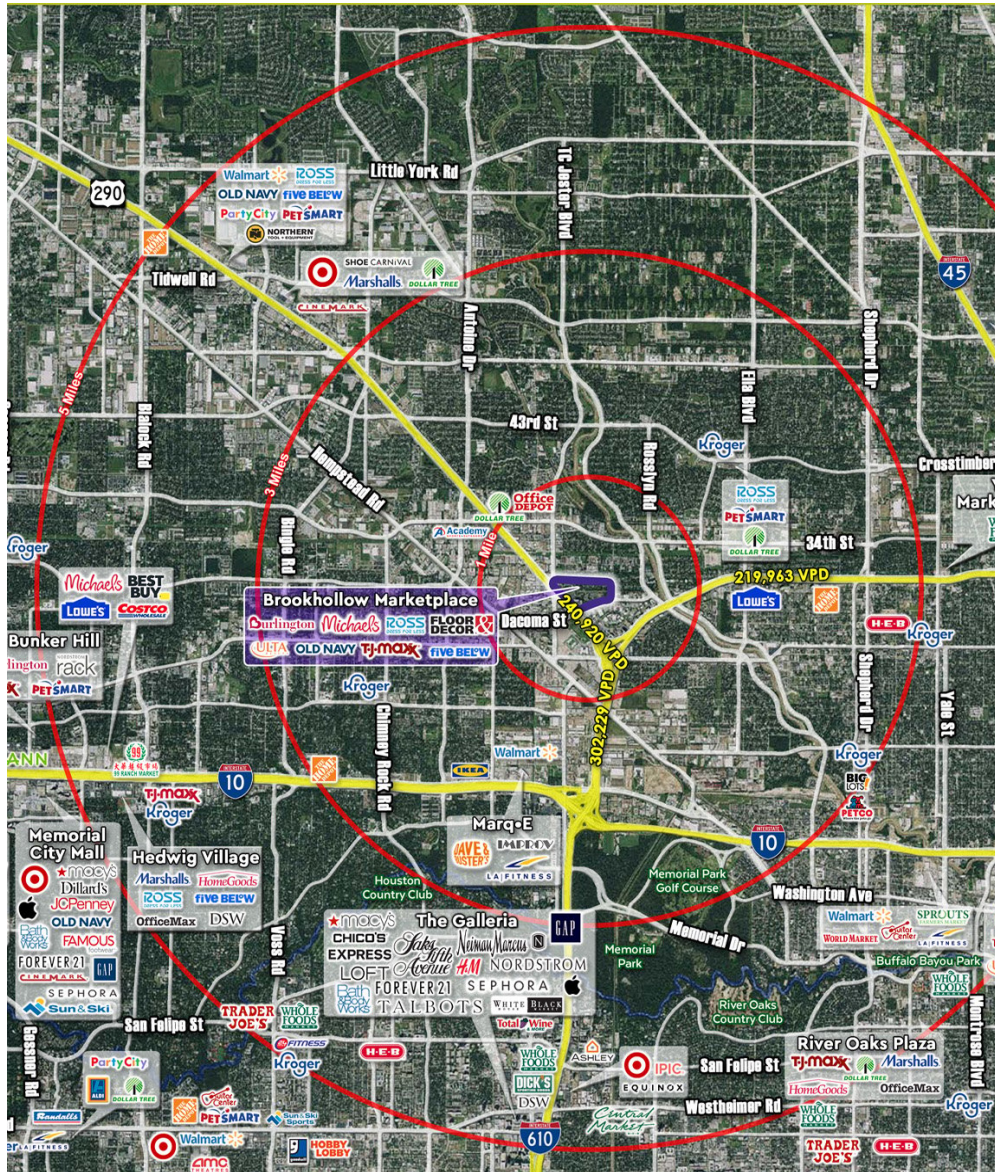
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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/brookhollow-marketplace



Lat/Lon: 29.8084/-95.4546

Brookhollow	1 mi radius	3 mi radius	5 mi radius
Houston, TX 77092			
Population			
2023 Estimated Population	12,195	127,223	387,369
2028 Projected Population	12,832	138,669	416,819
2020 Census Population	11,841	124,445	380,645
2010 Census Population	11,762	113,171	342,997
Projected Annual Growth 2023 to 2028	1.0%	1.8%	1.5%
Historical Annual Growth 2010 to 2023	0.3%	1.0%	1.0%
2023 Median Age	33.3	36.5	36.6
Households			
2023 Estimated Households	4,884	53,332	169,381
2028 Projected Households	5,164	57,944	182,424
2020 Census Households	4,668	51,775	164,904
2010 Census Households	4,522	45,447	142,223
Projected Annual Growth 2023 to 2028	1.1%	1.7%	1.5%
Historical Annual Growth 2010 to 2023	0.6%	1.3%	1.5%
Race and Ethnicity			
2023 Estimated White	38.1%	49.9%	47.2%
2023 Estimated Black or African American	13.7%	10.4%	13.7%
2023 Estimated Asian or Pacific Islander	3.3%	6.0%	6.1%
2023 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.1%
2023 Estimated Other Races	43.8%	32.6%	31.9%
2023 Estimated Hispanic	54.1%	41.2%	40.1%
Income			
2023 Estimated Average Household Income	\$99,516	\$163,352	\$165,831
2023 Estimated Median Household Income	\$67,191	\$112,575	\$110,502
2023 Estimated Per Capita Income	\$39,873	\$68,535	\$72,561
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	17.6%	11.0%	10.6%
2023 Estimated Some High School (Grade Level 9 to 11)	7.8%	4.6%	5.5%
2023 Estimated High School Graduate	17.9%	16.6%	16.1%
2023 Estimated Some College	16.6%	13.1%	13.3%
2023 Estimated Associates Degree Only	6.1%	4.9%	4.5%
2023 Estimated Bachelors Degree Only	22.6%	28.8%	28.7%
2023 Estimated Graduate Degree	11.4%	20.9%	21.3%
Business			
2023 Estimated Total Businesses	1,909	10,543	38,492
2023 Estimated Total Employees	22,798	98,682	368,117
2023 Estimated Employee Population per Business	11.9	9.4	9.6
2023 Estimated Residential Population per Business	6.4	12.1	10.1



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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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
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	



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

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20



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