

# ► COPPERFIELD MARKETPLACE

SW Corner of FM 529 (Spencer Rd) @ Sommerall Dr in Houston, Texas 77095



LOCATED IN THE HEART OF COPPERFIELD IN NW HOUSTON



## VEHICLES PER DAY

Hwy 6 north of Spencer Rd	47,710
Hwy 6 south of Spencer Rd	46,631
Spencer Rd west of Hwy 6	37,449
Spencer Rd east of Hwy 6	31,216

## AVERAGE INCOME

1 Mile	\$104,114
3 Miles	\$104,770
5 Miles	\$115,995

## POPULATION

1 Mile	20,924
3 Miles	165,644
5 Miles	344,616



Channing Fatjo

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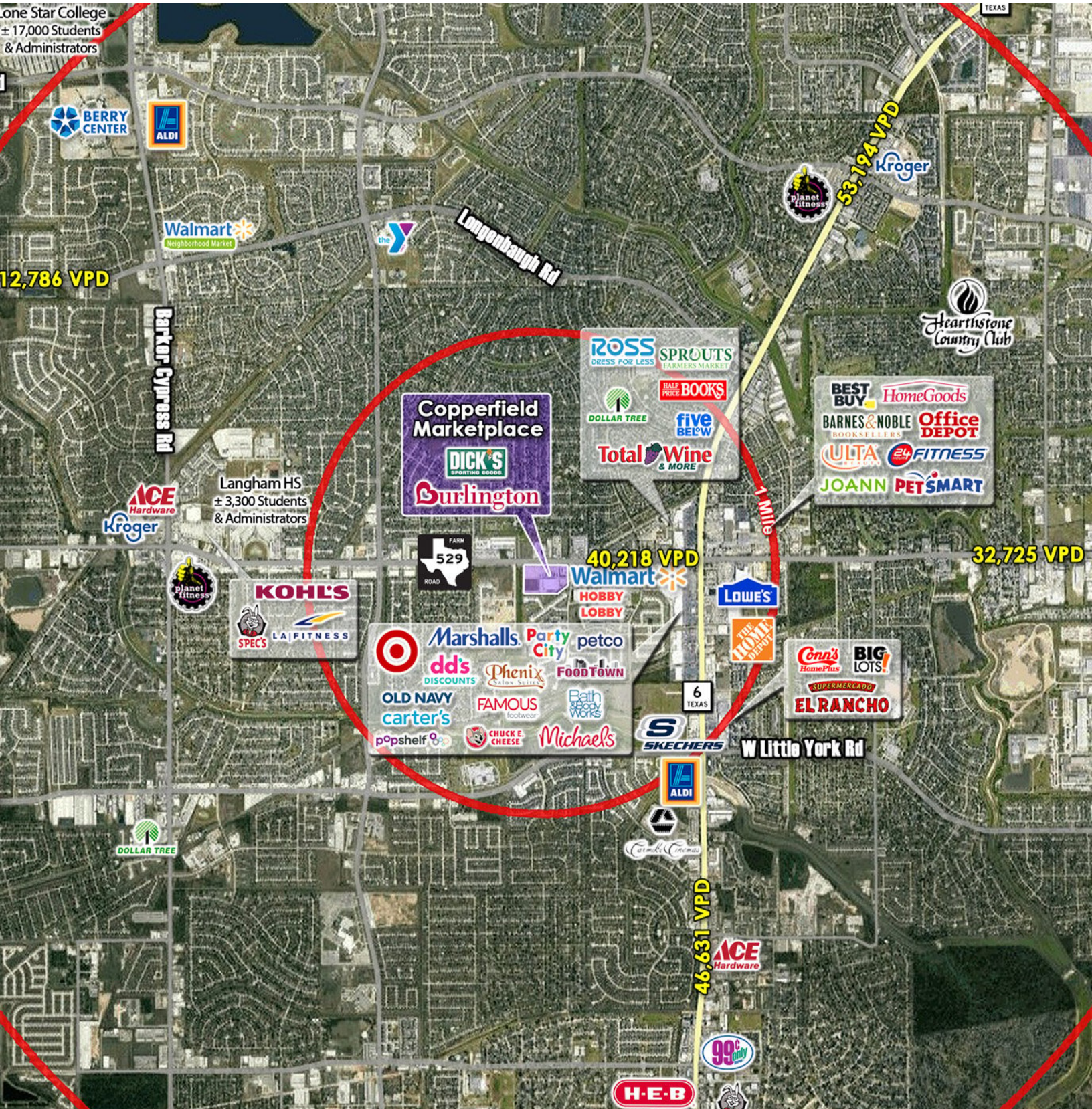


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ON MAIN THOROUGHFARE BETWEEN THE GRAND PARKWAY AND HWY 6



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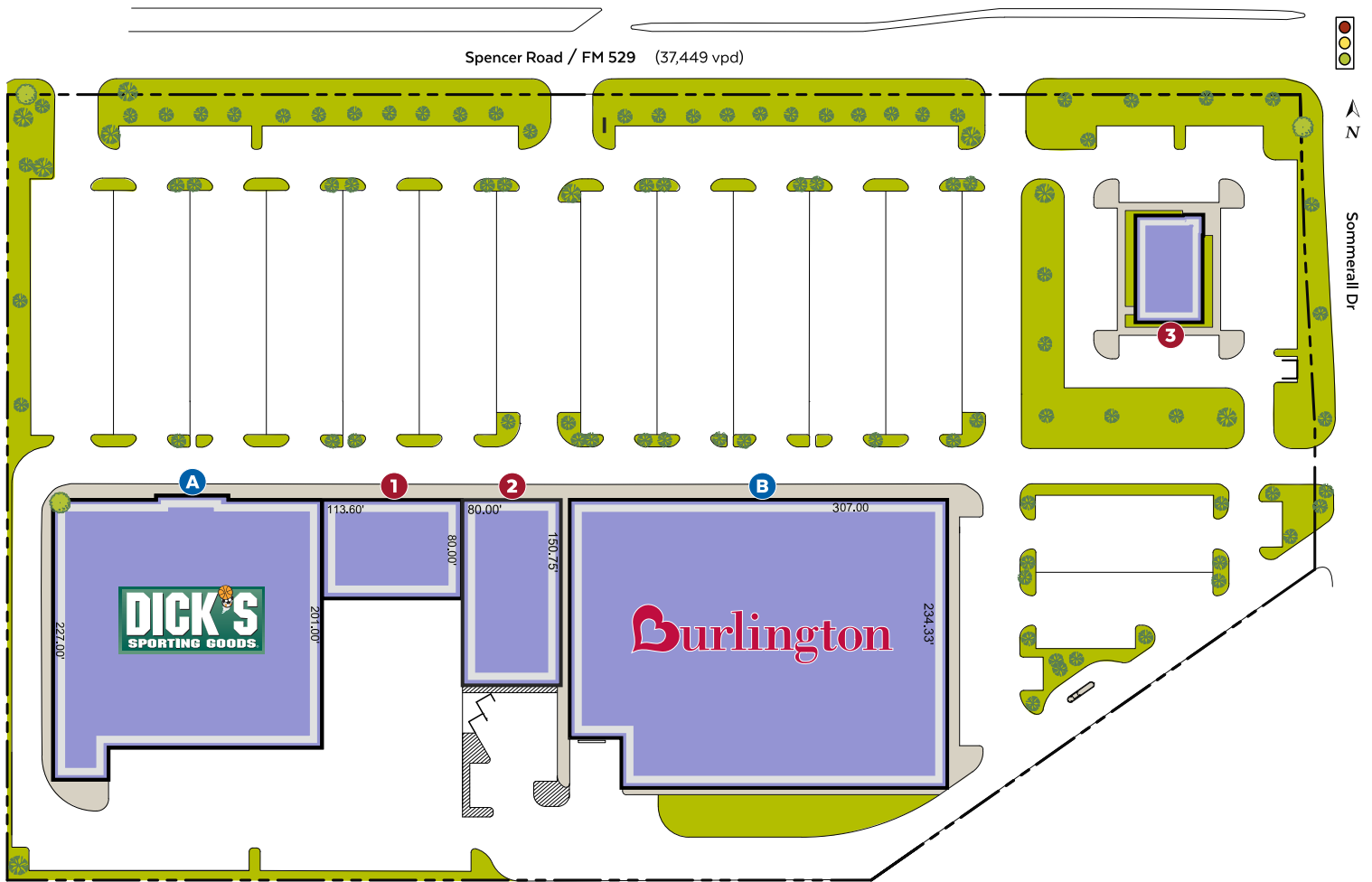


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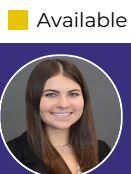


## FULLY LEASED CENTER



### Tenant List

Tenant	Address	SF/Acres
A  Dick's Sporting Goods	16343 FM 529	
B  Burlington	16311 FM 529	
1  M&M Apparel	FM 529	
2  Uptown Beauty Supply	16317A FM 529	
3  MedExpress	16307 FM 529	



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FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/copperfield-marketplace](http://frpltd.com/properties/copperfield-marketplace)

Lat/Lon: 29.8784/-95.6551

Copperfield Marketplace Houston, TX 77095	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	20,924	165,644	344,616
2028 Projected Population	21,909	173,919	367,632
2020 Census Population	21,091	165,032	341,297
2010 Census Population	19,772	147,643	276,901
Projected Annual Growth 2023 to 2028	0.9%	1.0%	1.3%
Historical Annual Growth 2010 to 2023	0.4%	0.9%	1.9%
2023 Median Age	33.5	33.4	33.0
<b>Households</b>			
2023 Estimated Households	7,378	55,226	113,996
2028 Projected Households	7,756	58,070	122,250
2020 Census Households	7,229	54,190	111,203
2010 Census Households	6,577	47,910	90,534
Projected Annual Growth 2023 to 2028	1.0%	1.0%	1.4%
Historical Annual Growth 2010 to 2023	0.9%	1.2%	2.0%
<b>Race and Ethnicity</b>			
2023 Estimated White	35.2%	35.6%	34.6%
2023 Estimated Black or African American	18.7%	18.7%	20.7%
2023 Estimated Asian or Pacific Islander	8.8%	9.8%	11.0%
2023 Estimated American Indian or Native Alaskan	1.2%	1.2%	1.1%
2023 Estimated Other Races	36.0%	34.8%	32.6%
2023 Estimated Hispanic	45.2%	44.0%	41.1%
<b>Income</b>			
2023 Estimated Average Household Income	\$104,114	\$104,770	\$115,995
2023 Estimated Median Household Income	\$85,610	\$85,258	\$93,079
2023 Estimated Per Capita Income	\$36,727	\$34,939	\$38,380
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	6.7%	8.7%	7.9%
2023 Estimated Some High School (Grade Level 9 to 11)	8.2%	7.8%	6.6%
2023 Estimated High School Graduate	22.1%	22.8%	22.3%
2023 Estimated Some College	21.4%	20.8%	21.4%
2023 Estimated Associates Degree Only	10.5%	7.9%	8.0%
2023 Estimated Bachelors Degree Only	22.5%	22.6%	23.1%
2023 Estimated Graduate Degree	8.4%	9.3%	10.6%
<b>Business</b>			
2023 Estimated Total Businesses	801	5,509	12,868
2023 Estimated Total Employees	5,289	37,030	99,438
2023 Estimated Employee Population per Business	6.6	6.7	7.7
2023 Estimated Residential Population per Business	26.1	30.1	26.8



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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.

IABS 1-0



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