

► FAIRWAY CENTER III

Fairmont Pkwy @ Fairway Plaza Dr in Pasadena, Texas 77505



SHADOW ANCHORED BY SUPER TARGET, HOBBY LOBBY, AND KOHL'S

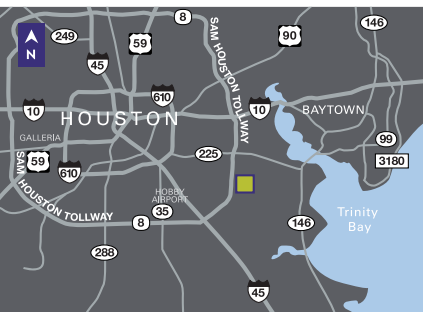


Shadow Anchors

SUPER TARGET

HOBBY LOBBY

KOHL'S



VEHICLES PER DAY

Sam Houston Tollway north of Fairmont Pkwy	90,302
Sam Houston Tollway south of Fairmont Pkwy	82,710
Fairmont Pkwy east of Sam Houston Tollway	25,092
Fairmont Pkwy west of Sam Houston Tollway	31,825

AVERAGE INCOME

1 Mile	\$112,098
3 Miles	\$95,377
5 Miles	\$100,907

POPULATION

1 Mile	8,866
3 Miles	89,346
5 Miles	255,261



Carson Wilson

713-693-1407

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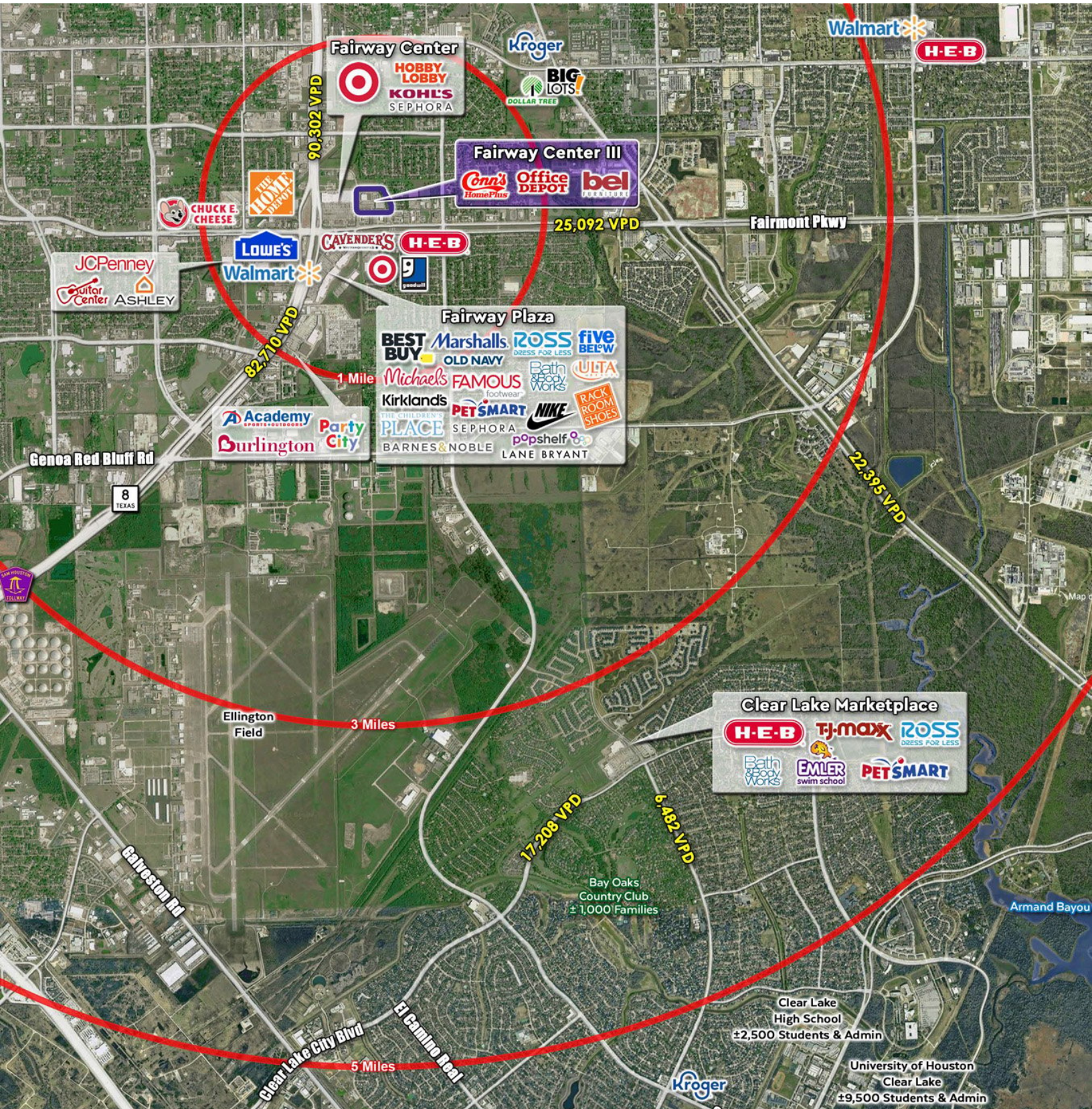
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NEC OF FAIRMONT PKWY @ FAIRWAY PLAZA DR



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FULLY LEASED CENTER



Tenant List

Tenant	Address	SF/Acres
A Bel Furniture	3949 Fairway Plaza Dr	
B Gulf Coast Educators Federal Credit	3943 Fairway Plaza Dr	
C Office Depot	3937 Fairway Plaza Dr	
D Conn's	3931 Fairway Plaza Dr	



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Available Lease Pending Executed

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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/fairway-center-iii

Lat/Lon: 29.6528/-95.1518

Fairway Center III Pasadena, TX 77505	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,866	89,346	255,261
2028 Projected Population	9,216	92,311	267,119
2020 Census Population	8,872	88,898	253,398
2010 Census Population	9,100	86,552	243,998
Projected Annual Growth 2023 to 2028	0.8%	0.7%	0.9%
Historical Annual Growth 2010 to 2023	-0.2%	0.2%	0.4%
2023 Median Age	37.2	35.0	33.9
Households			
2023 Estimated Households	3,190	32,950	88,207
2028 Projected Households	3,319	34,090	92,340
2020 Census Households	3,154	32,423	86,553
2010 Census Households	3,070	30,796	80,749
Projected Annual Growth 2023 to 2028	0.8%	0.7%	0.9%
Historical Annual Growth 2010 to 2023	0.3%	0.5%	0.7%
Race and Ethnicity			
2023 Estimated White	56.9%	52.9%	47.3%
2023 Estimated Black or African American	3.5%	5.4%	6.7%
2023 Estimated Asian or Pacific Islander	4.4%	3.2%	4.3%
2023 Estimated American Indian or Native Alaskan	0.7%	1.0%	1.0%
2023 Estimated Other Races	34.4%	37.5%	40.7%
2023 Estimated Hispanic	48.8%	53.9%	57.7%
Income			
2023 Estimated Average Household Income	\$112,098	\$95,377	\$100,907
2023 Estimated Median Household Income	\$90,146	\$73,097	\$78,406
2023 Estimated Per Capita Income	\$40,397	\$35,264	\$34,913
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	6.2%	11.2%	12.6%
2023 Estimated Some High School (Grade Level 9 to 11)	6.2%	7.5%	9.2%
2023 Estimated High School Graduate	30.9%	32.7%	29.7%
2023 Estimated Some College	19.9%	20.6%	19.4%
2023 Estimated Associates Degree Only	11.0%	8.7%	7.6%
2023 Estimated Bachelors Degree Only	17.4%	12.7%	13.9%
2023 Estimated Graduate Degree	8.4%	6.5%	7.5%
Business			
2023 Estimated Total Businesses	639	3,552	9,083
2023 Estimated Total Employees	6,965	33,949	91,634
2023 Estimated Employee Population per Business	10.9	9.6	10.1
2023 Estimated Residential Population per Business	13.9	25.2	28.1



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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.

IABS 1-0



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