

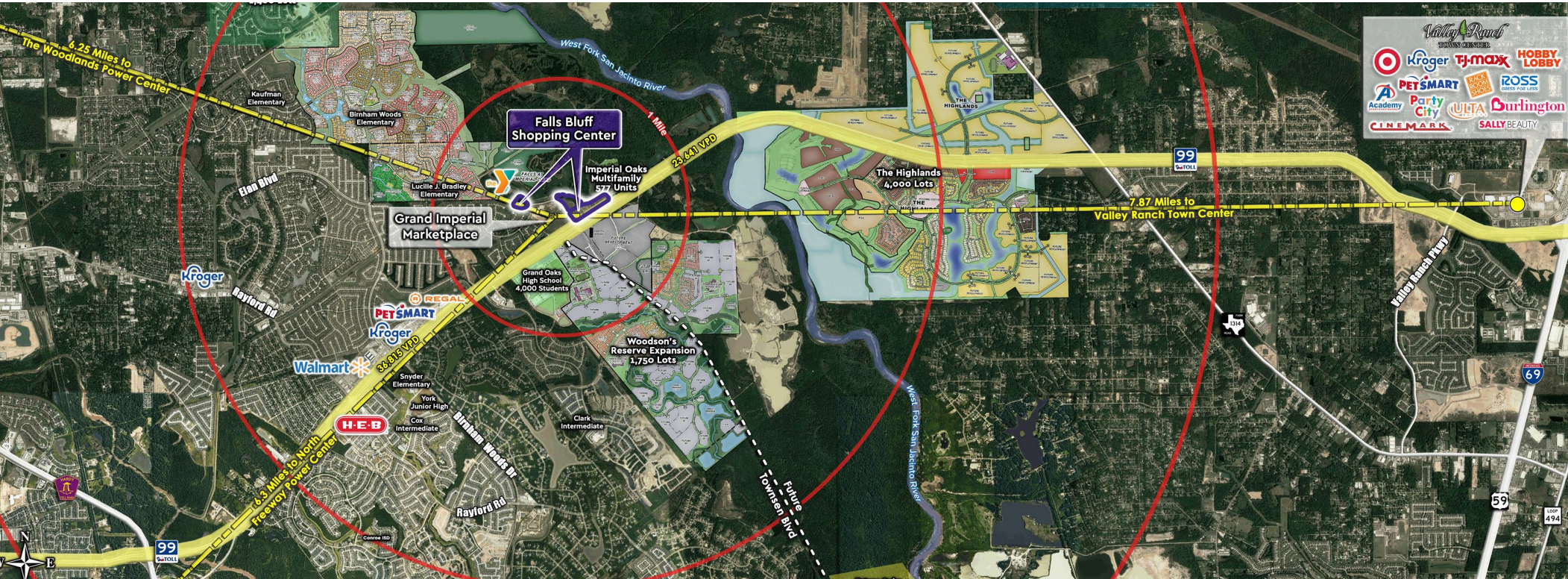
▶ FALLS BLUFF SHOPPING CENTER

NE Corner Grand Parkway (Hwy 99) @ Imperial Promenade Dr in Spring, Texas 77386



LOCATED IN THE FAST-GROWING AREA IN SPRING CONNECTING I-45 & I-69

DEVELOPMENT COMING SOON



	VEHICLES PER DAY		AVERAGE INCOME		POPULATION
Grand Parkway/Hwy 99 w of Imperial Promenade Dr	36,815	1 Mile	\$149,098	1 Mile	2,592
Grand Parkway/Hwy 99 e of Imperial Promenade Dr	23,641	3 Miles	\$160,551	3 Miles	50,344
Birnham Woods n of Grand Parkway/Hwy 99	10,230	5 Miles	\$141,975	5 Miles	108,811



Call for Leasing
 713-623-6800
 houstonleasing@frpltd.com

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PAD SITES FROM .66 TO 7.5 ACRES AVAILABLE



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



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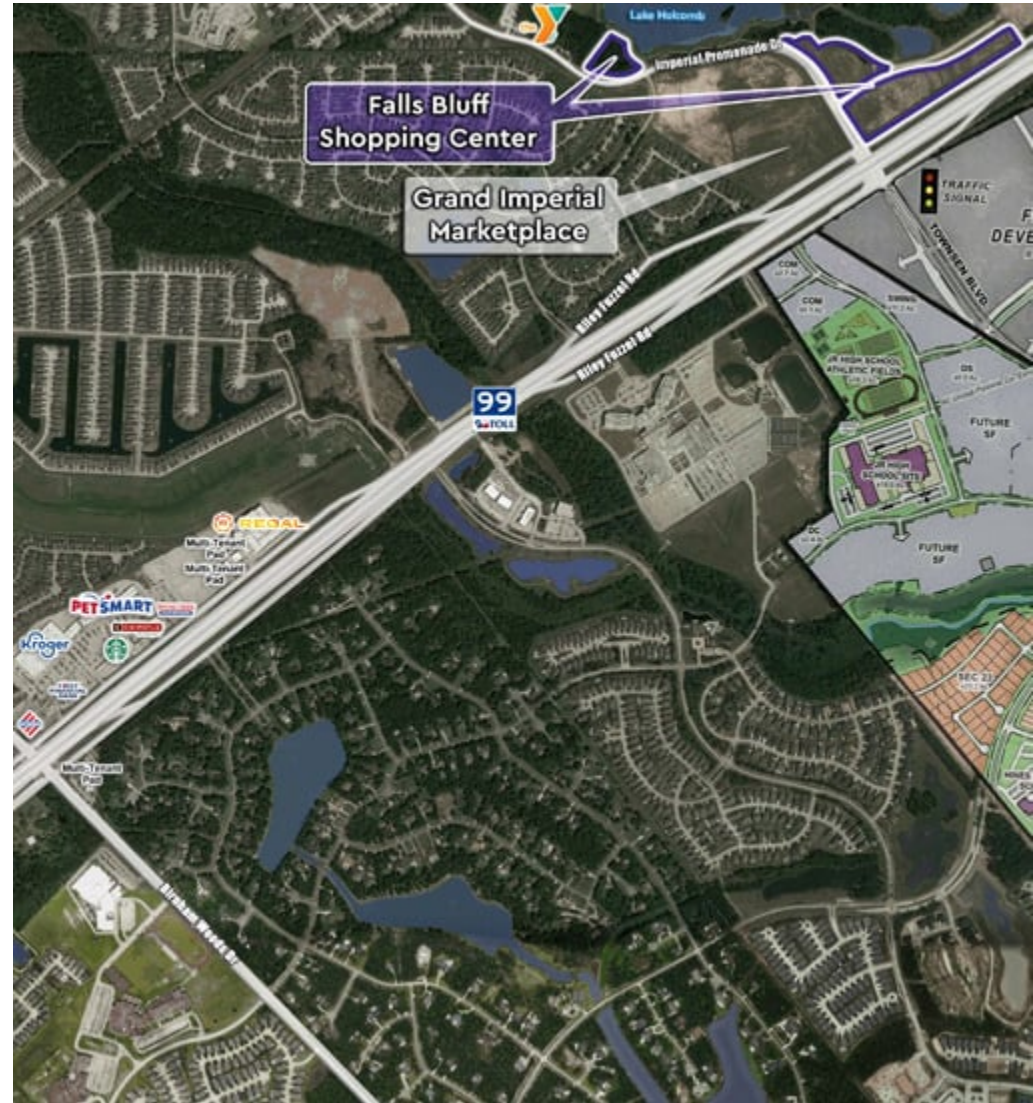
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PAD SITES FROM .66 TO 7.5 ACRES AVAILABLE

Tenant List

Tenant	Address	SF/Acres
1 <input checked="" type="checkbox"/> Lease Pending	Falls Bluff Dr	
2 <input type="checkbox"/> AVAILABLE	Falls Bluff Dr	1.96 Acres
3 <input type="checkbox"/> AVAILABLE	Falls Bluff Dr	1.10 Acres
4 <input type="checkbox"/> AVAILABLE	Falls Bluff Dr	1.47 Acres
5 <input type="checkbox"/> AVAILABLE	Falls Bluff Dr	1.25 Acres
6 <input type="checkbox"/> AVAILABLE	Falls Bluff Dr	1.28 Acres
7 <input type="checkbox"/> AVAILABLE	Falls Bluff Dr	0.66 Acres
8 <input type="checkbox"/> AVAILABLE	Falls Bluff Dr	0.76 Acres
9 <input type="checkbox"/> AVAILABLE	Falls Bluff Dr	0.91 Acres
10 <input type="checkbox"/> AVAILABLE	Imperial Promenade Dr	±7.5 Acres
11 <input type="checkbox"/> AVAILABLE	Imperial Promenade Dr	±3.6 Acres



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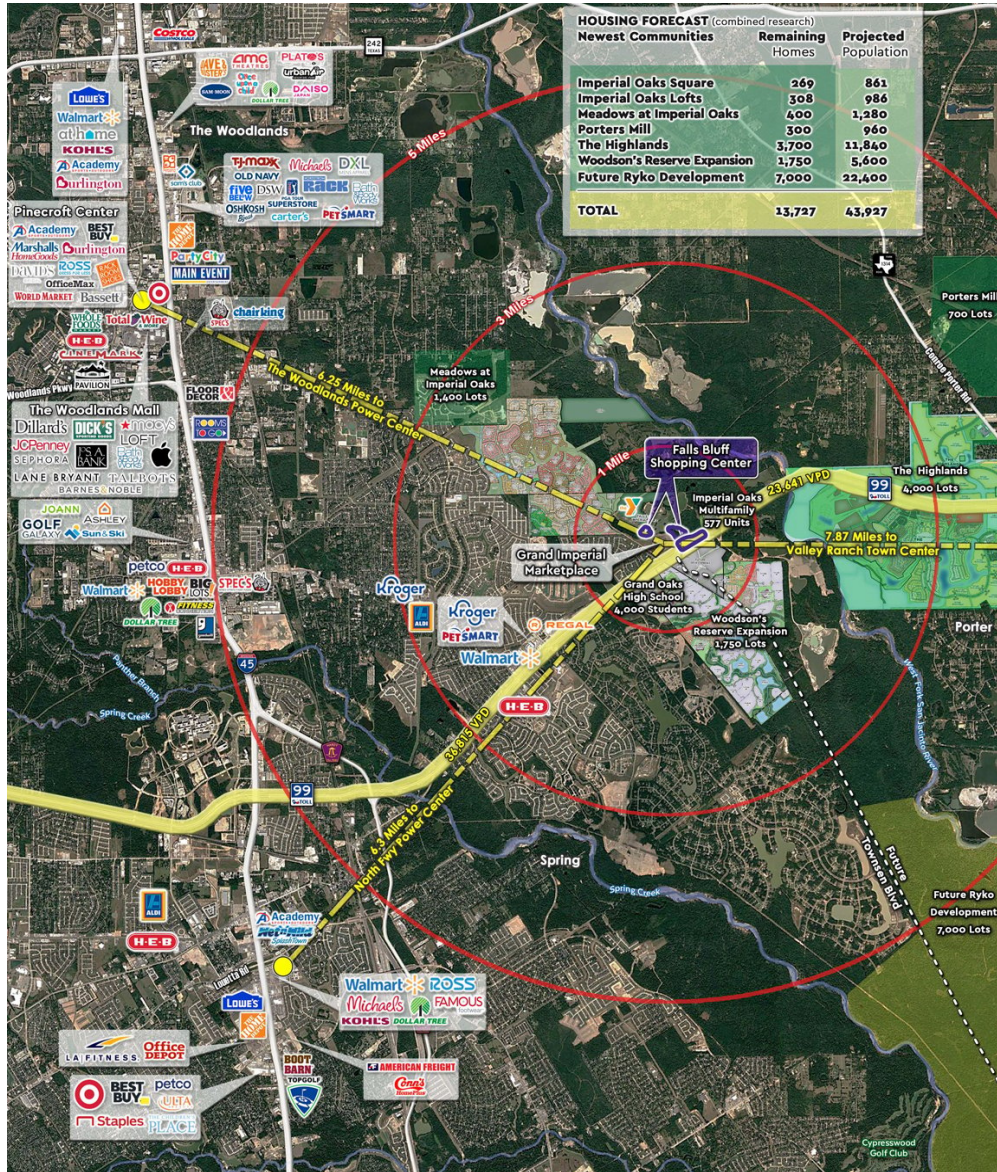
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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/padsites-grand-imperial-marketplace



Lat/Lon: 30.1323/-95.3601

Falls Bluff Shopping Center

Spring, TX 77386

	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	2,592	50,344	108,811
2028 Projected Population	2,765	56,938	123,276
2020 Census Population	2,507	46,492	101,356
2010 Census Population	1,419	23,967	64,671
Projected Annual Growth 2023 to 2028	1.3%	2.6%	2.7%
Historical Annual Growth 2010 to 2023	6.4%	8.5%	5.3%
2023 Median Age	26.4	31.2	32.3
Households			
2023 Estimated Households	890	16,410	35,961
2028 Projected Households	967	18,925	41,458
2020 Census Households	852	14,962	33,085
2010 Census Households	456	7,760	21,265
Projected Annual Growth 2023 to 2028	1.7%	3.1%	3.1%
Historical Annual Growth 2010 to 2023	7.3%	8.6%	5.3%
Race and Ethnicity			
2023 Estimated White	58.2%	64.1%	60.0%
2023 Estimated Black or African American	19.1%	11.6%	13.0%
2023 Estimated Asian or Pacific Islander	4.6%	5.9%	5.0%
2023 Estimated American Indian or Native Alaskan	0.9%	0.6%	0.8%
2023 Estimated Other Races	17.1%	17.8%	21.2%
2023 Estimated Hispanic	24.2%	23.2%	27.7%
Income			
2023 Estimated Average Household Income	\$149,098	\$160,551	\$141,975
2023 Estimated Median Household Income	\$103,178	\$139,831	\$122,268
2023 Estimated Per Capita Income	\$51,210	\$52,334	\$46,929
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.4%	2.1%	4.0%
2023 Estimated Some High School (Grade Level 9 to 11)	12.8%	3.4%	4.5%
2023 Estimated High School Graduate	19.1%	11.9%	18.3%
2023 Estimated Some College	32.4%	23.5%	23.3%
2023 Estimated Associates Degree Only	10.1%	7.1%	8.2%
2023 Estimated Bachelors Degree Only	18.6%	33.5%	27.7%
2023 Estimated Graduate Degree	6.7%	18.4%	14.0%
Business			
2023 Estimated Total Businesses	15	1,183	3,478
2023 Estimated Total Employees	51	5,188	19,102
2023 Estimated Employee Population per Business	3.4	4.4	5.5
2023 Estimated Residential Population per Business	173.6	42.6	31.3



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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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