

► HEDWIG VILLAGE

SW Corner I-10 @ Mustang Lane in Houston, Texas 77024



REGIONAL POWER CENTER ANCHORED BY NATIONAL RETAILERS

ROSS
DRESS FOR LESS

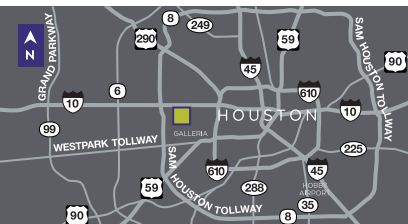
five
BELOW

DSW
DESIGNER SHOE WAREHOUSE

chair king
BACKYARD STORE

Marshall's
HomeGoods

OLD NAVY



VEHICLES PER DAY

Interstate 10 west of Echo Ln	369,348
Interstate 10 east of Echo Ln	357,104
Echo Ln south of Interstate 10	19,895
Gaylord Dr west of Echo Ln	6,500

AVERAGE INCOME

1 Mile	\$199,928
3 Miles	\$170,526
5 Miles	\$131,115

POPULATION

1 Mile	13,987
3 Miles	148,275
5 Miles	424,514



Carson Wilson

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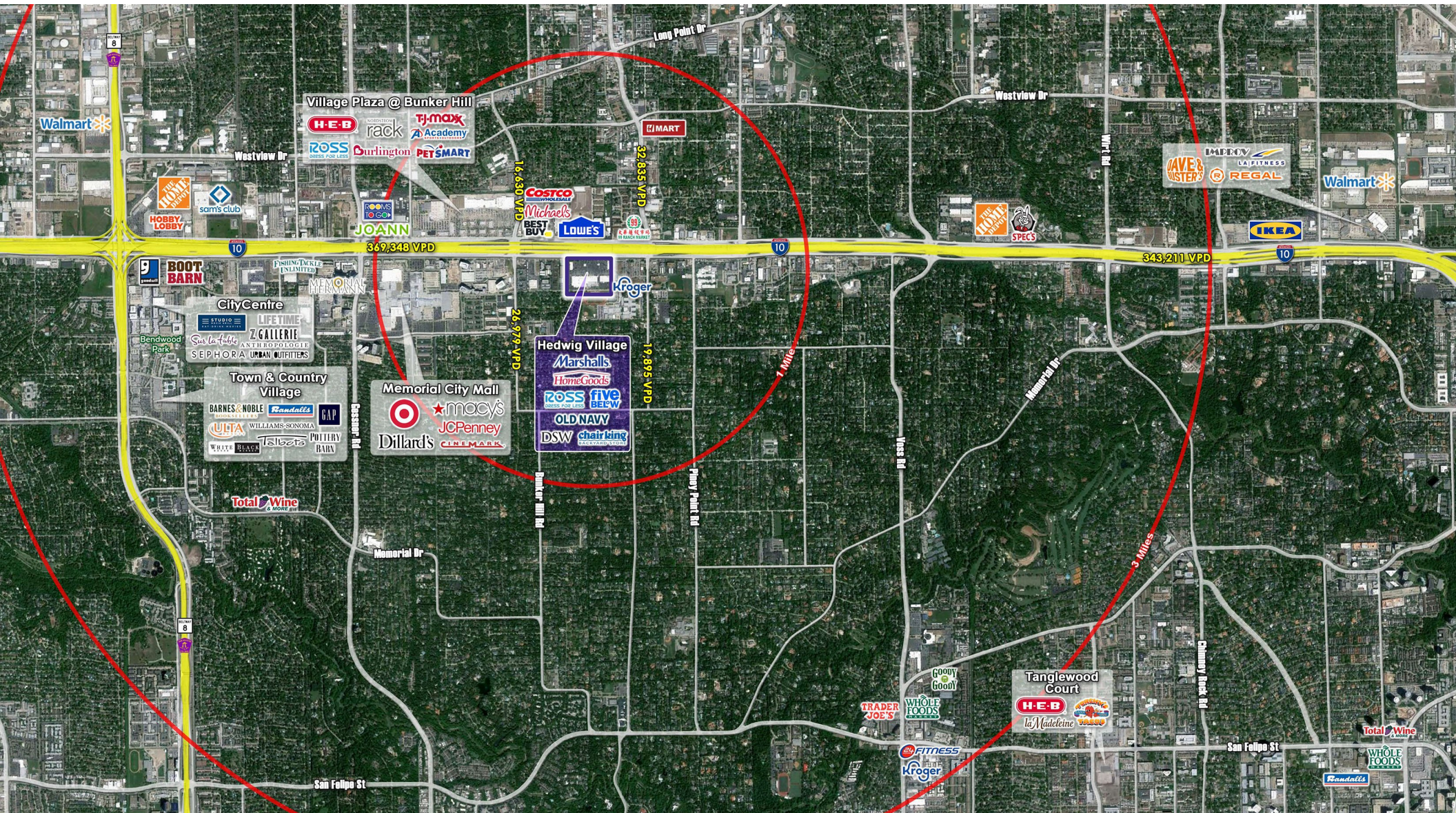
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LOCATED ALONG THE EXPANSIVE KATY FREEWAY



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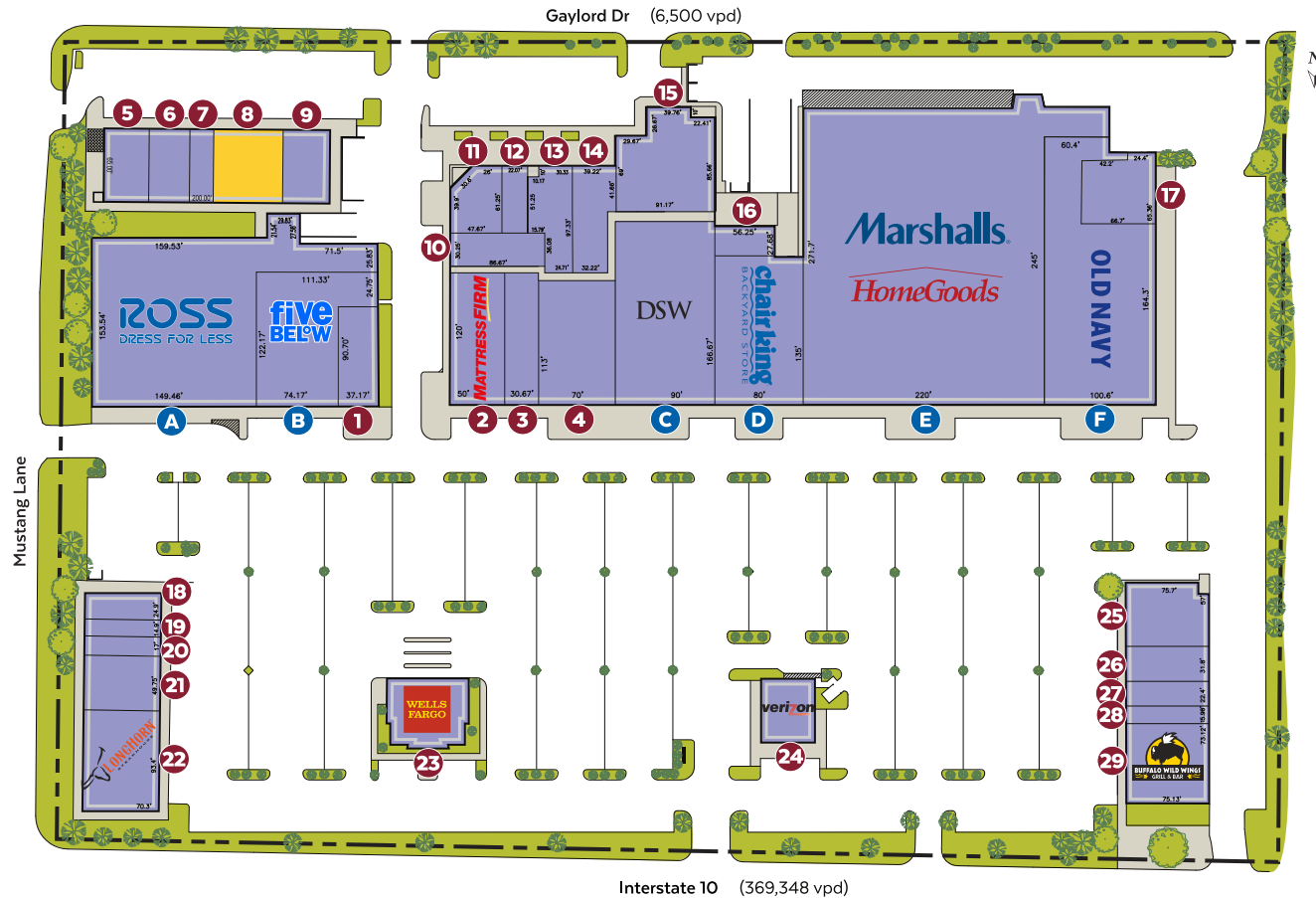
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4,005 SF



■ AVAILABLE

■ LEASE PENDING

■ EXECUTED



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4,005 SF

Tenant List

Tenant	Address	SF/Acres
A Ross Dress For Less	9403 Katy Fwy	
B Five Below	9403A Katy Fwy	
C DSW	9419 Katy Fwy	
D Chair King Backyard Store	9421 Katy Fwy	
E Marshalls/HomeGoods	9425 Katy Fwy	
F Old Navy	9429 Katy Fwy	
1 Ember & Greens Restaurant	9403B Katy Fwy	
2 Mattress Firm	9411 Katy Fwy	
3 Memorial Bakery	9415 Katy Fwy	
4 Palazzo Nail Lounge	9417 Katy Fwy	
5 Tacodeli	9406 Gaylord Dr #1000	
6 Crust Pizza	9406 Gaylord Dr #900	
7 Lash Lady	9406 Gaylord Dr #800	
8 AVAILABLE	9406 Gaylord Dr #700	4,005
9 Chicken Salad Chick	9406 Gaylord Dr #600	
10 The Code Academy	9409 Katy Fwy	
11 Southwell's	9410 Gaylord Dr	
12 The Teahouse	9412A Gaylord Dr	
13 Greater Houston Orthodontics	9412 Gaylord Dr	
14 Legends Boxing	9414 Gaylord Dr	
15 Memorial Hermann Imaging Center	9418 Gaylord Dr	
16 Memorial Hermann Storage	Gaylord Dr	
17 La Fiesta	9427A Katy Fwy	
18 Dermacare Nails	9401G Katy Fwy	
19 T.T Tailor & Alteration	9401E Katy Fwy	
20 Nutrition Depot	9401D Katy Fwy	
21 Leslie's Pool Supplies	9401C Katy Fwy	
22 Longhorn Steakhouse	9401A Katy Fwy	

Tenant List (Continued)

Tenant	Address	SF/Acres
23 Wells Fargo Bank	9413 Katy Fwy	
24 Verizon Wireless	9431 Katy Fwy	
25 Visionworks	9453 Katy Fwy	
26 Huntington Learning	9451 Katy Fwy	
27 Hunan Inn	9443 Katy Fwy	
28 Subway	9439 Katy Fwy	
29 Buffalo Wild Wings	9435 Katy Fwy	

AVAILABLE LEASE PENDING EXECUTED



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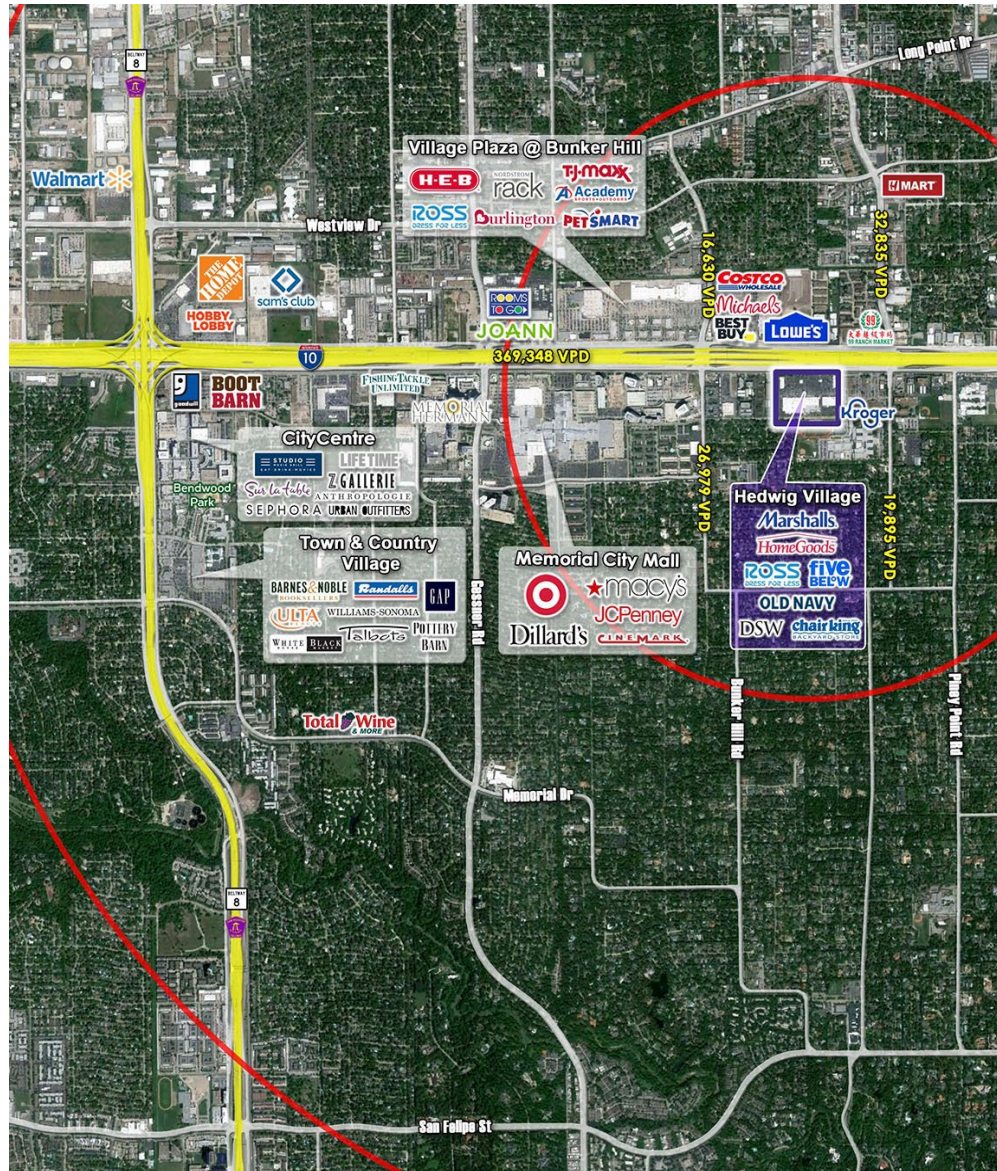
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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/hedwig-village



Lat/Lon: 29.7817/-95.5258

Hedwig Village

Hedwig Village, TX 77024

	1 mi radius	1 mi radius	3 mi radius	5 mi radius
Population				
2023 Estimated Population	13,987	13,987	148,275	424,514
2028 Projected Population	14,525	14,525	155,281	446,053
2020 Census Population	14,028	14,028	147,414	421,618
2010 Census Population	12,794	12,794	134,548	388,787
Projected Annual Growth 2023 to 2028	0.8%	0.8%	0.9%	1.0%
Historical Annual Growth 2010 to 2023	0.7%	0.7%	0.8%	0.7%
2023 Median Age	40.3	40.3	37.6	35.8
Households				
2023 Estimated Households	5,871	5,871	59,336	182,000
2028 Projected Households	6,097	6,097	62,105	191,014
2020 Census Households	5,814	5,814	58,378	178,842
2010 Census Households	5,035	5,035	51,793	159,642
Projected Annual Growth 2023 to 2028	0.8%	0.8%	0.9%	1.0%
Historical Annual Growth 2010 to 2023	1.3%	1.3%	1.1%	1.1%
Race and Ethnicity				
2023 Estimated White	54.4%	54.4%	49.4%	42.1%
2023 Estimated Black or African American	6.1%	6.1%	8.6%	14.5%
2023 Estimated Asian or Pacific Islander	12.8%	12.8%	9.4%	8.9%
2023 Estimated American Indian or Native Alaskan	1.2%	1.2%	1.3%	1.3%
2023 Estimated Other Races	25.5%	25.5%	31.3%	33.2%
2023 Estimated Hispanic	31.8%	31.8%	39.5%	41.6%
Income				
2023 Estimated Average Household Income	\$199,928	\$199,928	\$170,526	\$131,115
2023 Estimated Median Household Income	\$119,290	\$119,290	\$106,578	\$86,233
2023 Estimated Per Capita Income	\$83,970	\$83,970	\$68,286	\$56,259
Education (Age 25+)				
2023 Estimated Elementary (Grade Level 0 to 8)	6.7%	6.7%	9.7%	12.5%
2023 Estimated Some High School (Grade Level 9 to 11)	4.6%	4.6%	5.3%	4.9%
2023 Estimated High School Graduate	13.5%	13.5%	15.5%	16.7%
2023 Estimated Some College	14.1%	14.1%	13.3%	14.8%
2023 Estimated Associates Degree Only	4.4%	4.4%	5.1%	5.2%
2023 Estimated Bachelors Degree Only	31.8%	31.8%	30.8%	27.7%
2023 Estimated Graduate Degree	24.8%	24.8%	20.3%	18.1%
Business				
2023 Estimated Total Businesses	2,381	2,381	11,846	46,346
2023 Estimated Total Employees	24,829	24,829	99,756	481,973
2023 Estimated Employee Population per Business	10.4	10.4	8.4	10.4
2023 Estimated Residential Population per Business	5.9	5.9	12.5	9.2



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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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