

► MAIN STREET PLACE BANK OF AMERICA

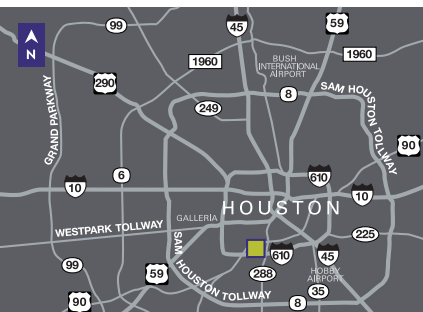
Main Street @ Old Spanish Trail in Houston, Texas 77025



LOCATED WITHIN CENTER ANCHORED BY SEVERAL NATIONAL RETAILERS



Shadow Anchors



VEHICLES PER DAY

Main St south of Old Spanish Trail	50,414
Main St north of Old Spanish Trail	29,160
Old Spanish Trail east of Main St	20,679

AVERAGE INCOME

1 Mile	\$107,549
3 Miles	\$176,643
5 Miles	\$142,765

POPULATION

1 Mile	22,963
3 Miles	135,620
5 Miles	448,019



John Clinkscales

713-693-1409

jclinkscales@frpltd.com



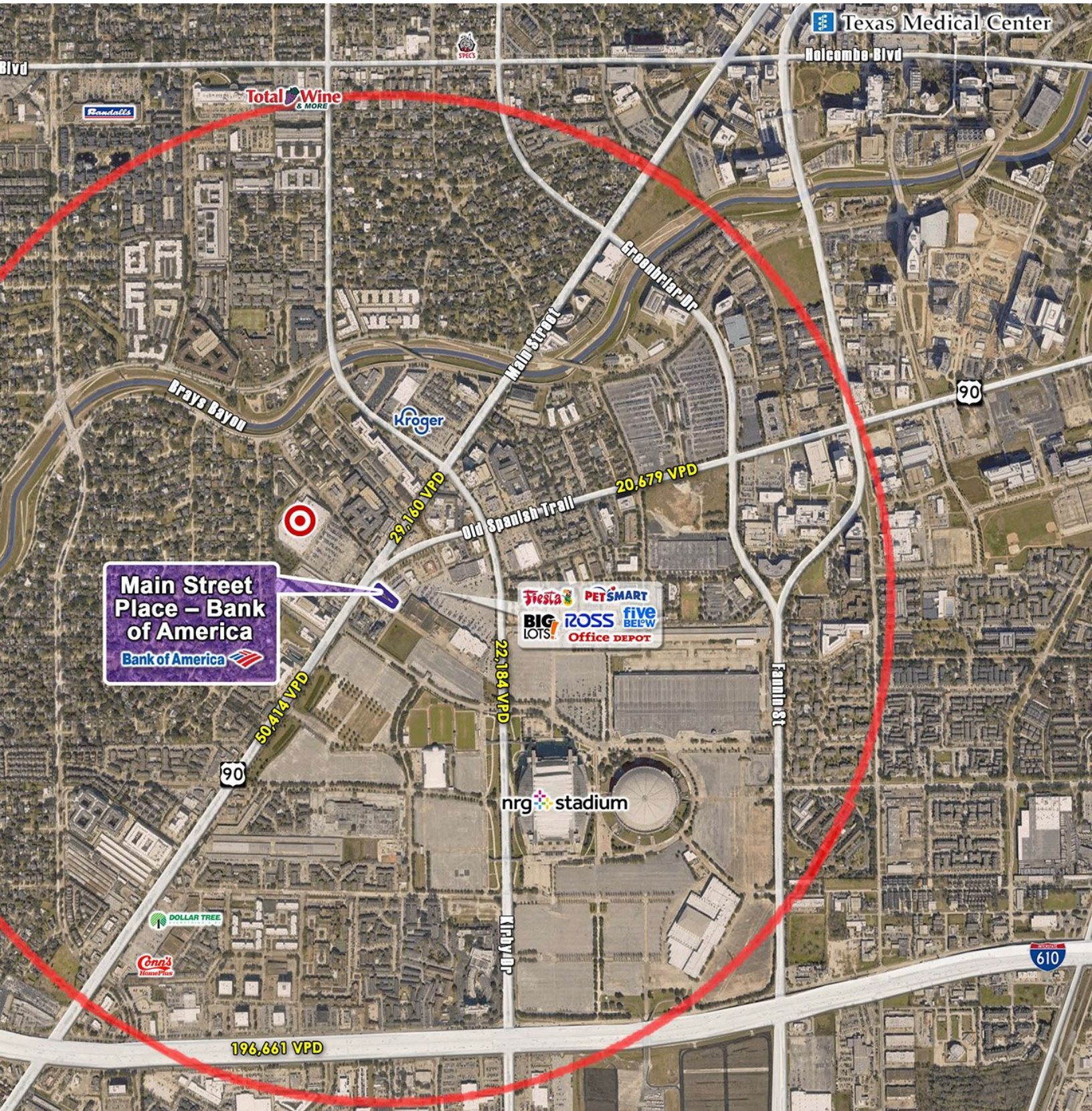
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EXCELLENT VISIBILITY & EASY ACCESS TO MAIN ST & OLD SPANISH TRAIL



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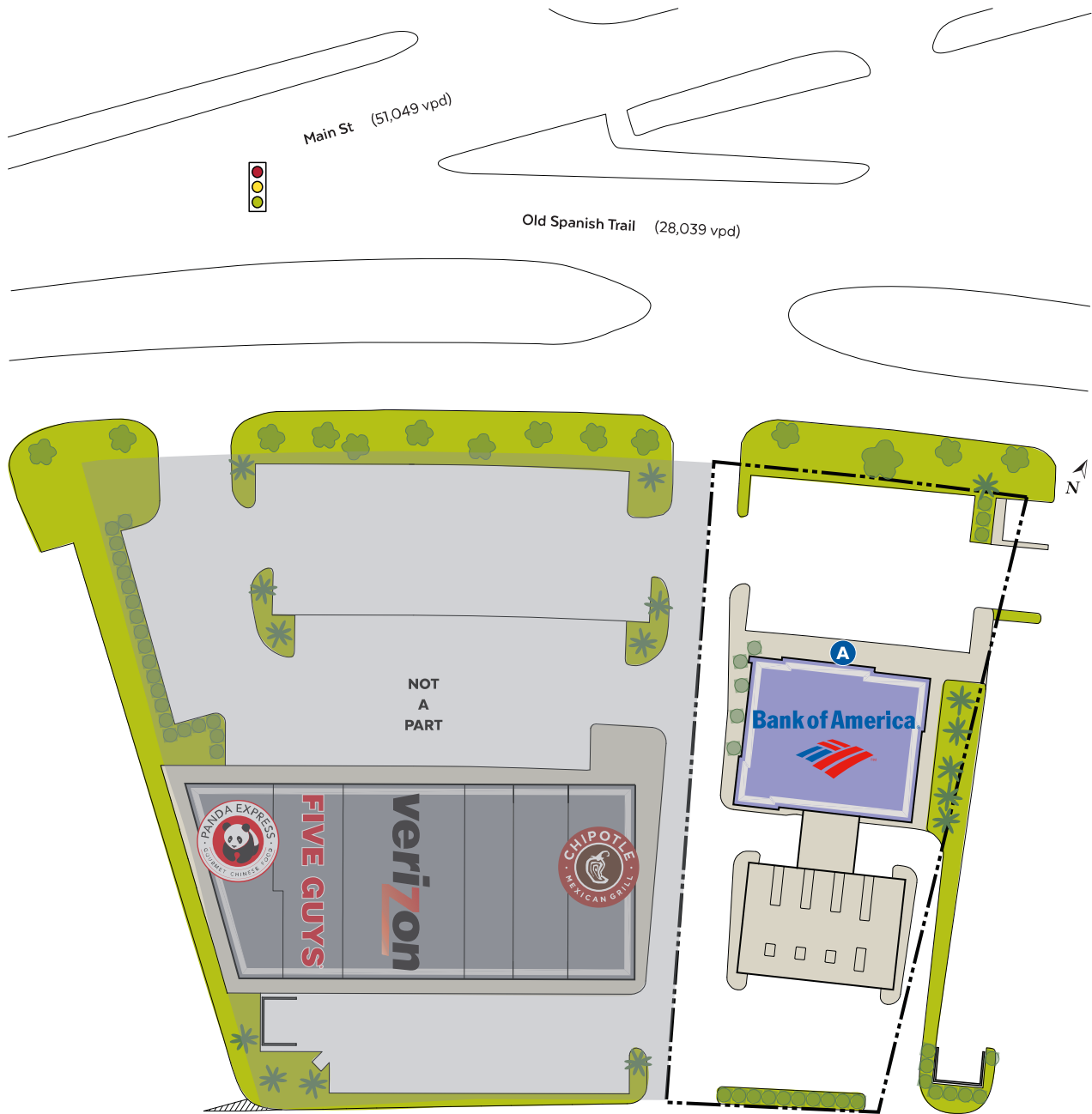
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FULLY LEASED



Tenant List

Tenant	Address	SF/Acres
A  Bank of America	8507 Main St	

 Available

 Lease Pending

 Executed



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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/main-street-place

Lat/Lon: 29.6907/-95.4165

Main Street Place BOA Houston, TX 77054	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	22,963	135,620	448,019
2028 Projected Population	24,235	144,240	479,692
2020 Census Population	22,410	133,800	441,398
2010 Census Population	18,777	119,621	390,937
Projected Annual Growth 2023 to 2028	1.1%	1.3%	1.4%
Historical Annual Growth 2010 to 2023	1.7%	1.0%	1.1%
2023 Median Age	33.3	36.1	35.2
Households			
2023 Estimated Households	12,845	64,413	201,768
2028 Projected Households	13,515	68,423	216,190
2020 Census Households	12,468	62,995	196,539
2010 Census Households	10,068	54,138	168,066
Projected Annual Growth 2023 to 2028	1.0%	1.2%	1.4%
Historical Annual Growth 2010 to 2023	2.1%	1.5%	1.5%
Race and Ethnicity			
2023 Estimated White	37.1%	45.9%	37.9%
2023 Estimated Black or African American	26.8%	20.2%	25.2%
2023 Estimated Asian or Pacific Islander	21.4%	18.8%	13.5%
2023 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.7%
2023 Estimated Other Races	14.3%	14.8%	22.7%
2023 Estimated Hispanic	17.5%	17.7%	28.1%
Income			
2023 Estimated Average Household Income	\$107,549	\$176,643	\$142,765
2023 Estimated Median Household Income	\$73,818	\$116,902	\$96,304
2023 Estimated Per Capita Income	\$60,175	\$84,119	\$64,555
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.9%	2.9%	7.8%
2023 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.1%	4.2%
2023 Estimated High School Graduate	10.7%	9.3%	15.0%
2023 Estimated Some College	11.7%	9.9%	13.3%
2023 Estimated Associates Degree Only	5.4%	4.6%	4.4%
2023 Estimated Bachelors Degree Only	27.5%	30.4%	27.2%
2023 Estimated Graduate Degree	39.4%	40.8%	28.1%
Business			
2023 Estimated Total Businesses	1,369	12,027	39,408
2023 Estimated Total Employees	16,978	114,577	370,966
2023 Estimated Employee Population per Business	12.4	9.5	9.4
2023 Estimated Residential Population per Business	16.8	11.3	11.4



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📞 713-693-1409

✉️ jclinkscales@frpltd.com



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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

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