

► RIVER OAKS PLAZA

West Gray St @ Waugh Dr in Houston, Texas 77019



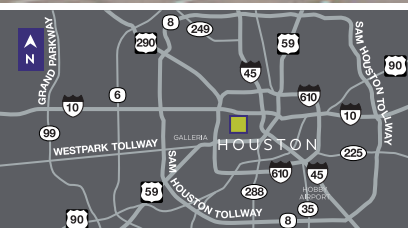
PRIME LOCATION IN THE AFFLUENT RIVER OAKS COMMUNITY

TJ-maxx

Marshall's
HomeGoods

OfficeMax

EoS
FITNESS



VEHICLES PER DAY

Waugh Dr north of West Gray St	28,344
West Gray St east of Waugh Dr	14,545
Dunlavy St north of West Gray St	11,749
West Gray St west of Waugh Dr	4,431

AVERAGE INCOME

1 Mile	\$183,573
3 Miles	\$185,625
5 Miles	\$167,823

POPULATION

1 Mile	28,683
3 Miles	195,286
5 Miles	463,578



Carson Wilson

713-693-1407

cwilson@frpltd.com



WWW.FRPLTD.COM



Channing Fatjo

713-693-1460

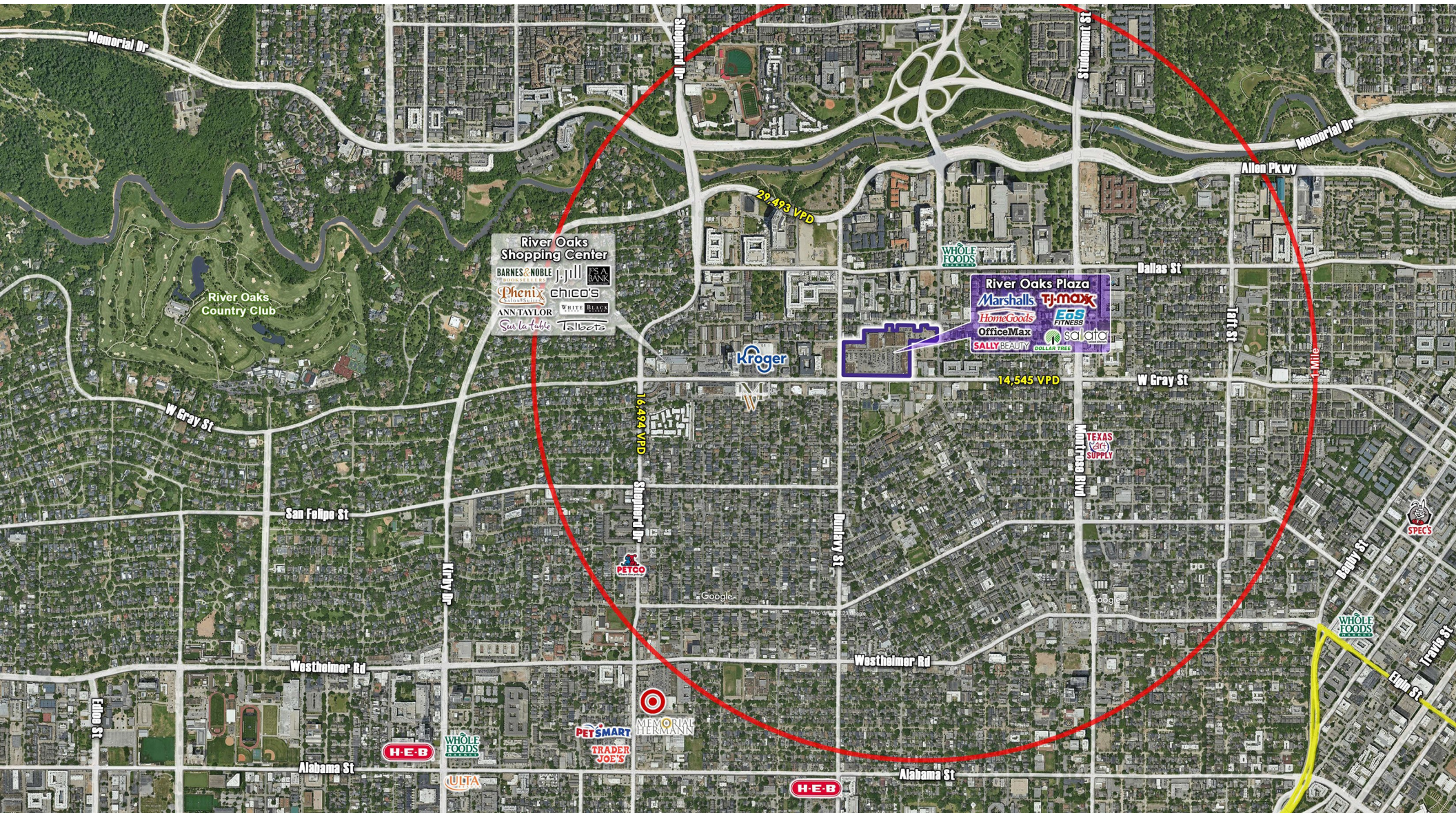
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MINUTES FROM UPPER KIRBY, MONTROSE, AND DOWNTOWN



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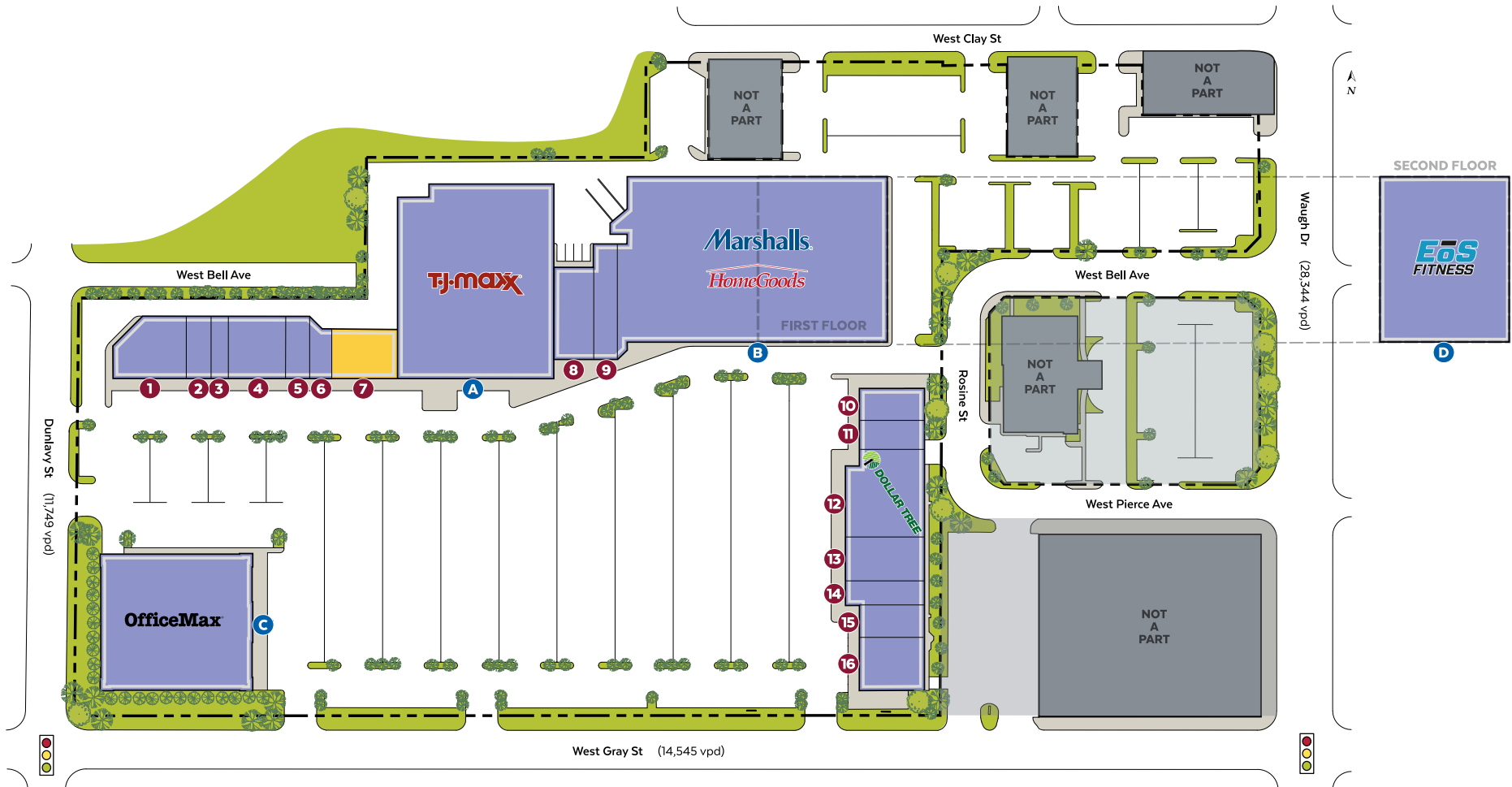
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West Gray St @ Waugh Dr in Houston, Texas 77019



4,301 SF



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



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4,301 SF

Tenant List

	Tenant	Address	SF/Acres
A	 T.J.Maxx	1554 West Gray	
B	 Marshalls & HomeGoods	1450 West Gray	
C	 OfficeMax	1576 West Gray	
D	 EōS Fitness	1532 West Gray 2nd Level	
1	 Cafe Ginger	1574 West Gray	
2	 Sally Beauty Supply	1570 West Gray	
3	 Immaculate Nail Salon	1568 West Gray	
4	 Bath & Body Works	1568 West Gray	
5	 Claire's	1556-A West Gray	
6	 European Wax Center	1564 West Gray	
7	 AVAILABLE	1560 West Gray	4,301
8	 Palazzo Nail Lounge	1544 West Gray	
9	 Romano's Pizzas	1540 West Gray	
10	 Salata	1440 West Gray	
11	 Sally Beauty (Relocation)	1436 West Gray	
12	 Dollar Tree	1432 West Gray	
13	 Orangetheory Fitness	1428-A West Gray	
14	 Today's Vision	1426 West Gray	
15	 Memorial Hermann Go Health	1424 West Gray	
16	 Café Express	1422 West Gray	



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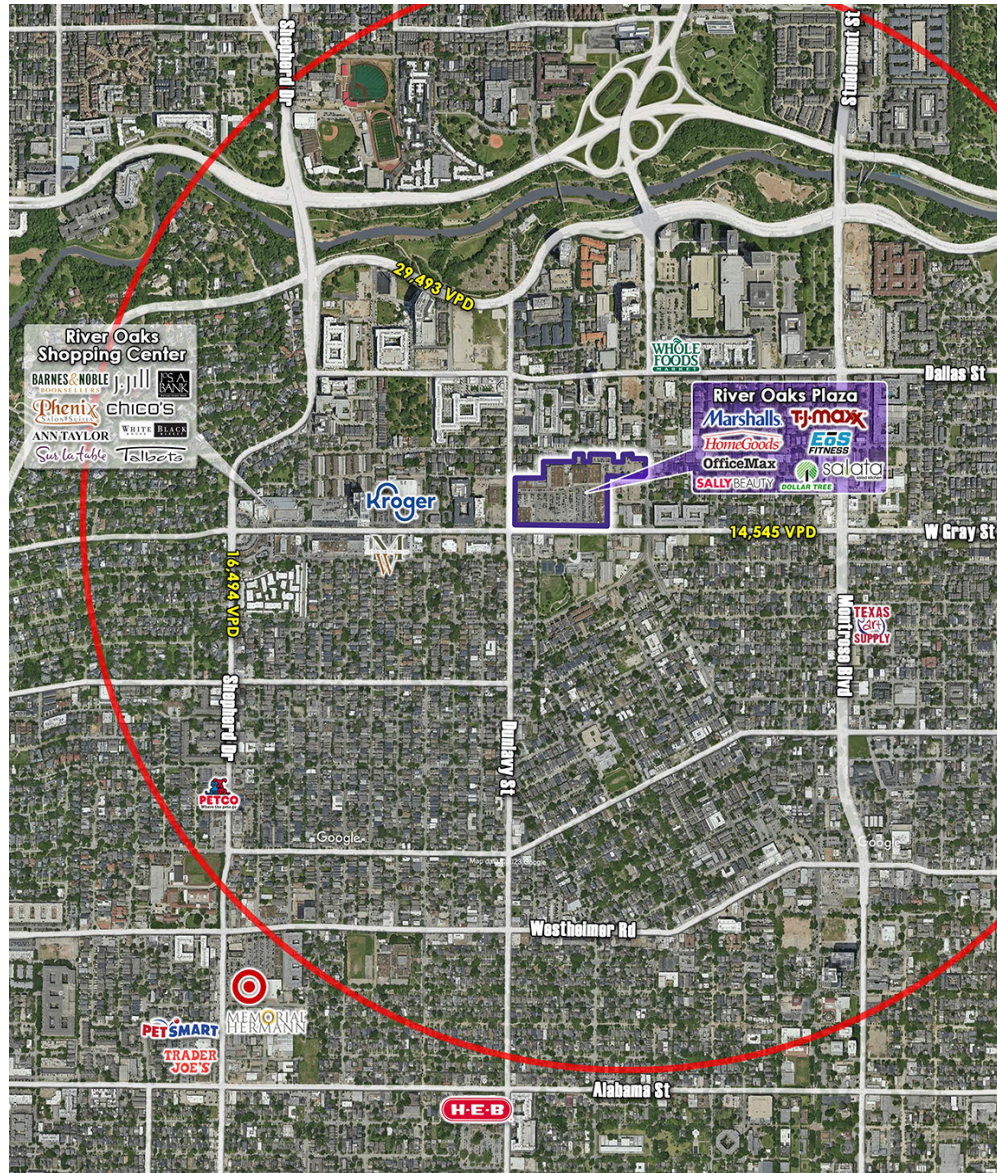
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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/river-oaks-plaza



Lat/Lon: 29.7532/-95.3981

River Oaks Plaza	1 mi radius	3 mi radius	5 mi radius
Houston, TX 77019			
Population			
2023 Estimated Population	28,683	195,286	463,578
2028 Projected Population	31,717	209,028	495,065
2020 Census Population	28,032	191,722	456,284
2010 Census Population	24,610	158,029	393,768
Projected Annual Growth 2023 to 2028	2.1%	1.4%	1.4%
Historical Annual Growth 2010 to 2023	1.3%	1.8%	1.4%
2023 Median Age	36.6	36.3	36.3
Households			
2023 Estimated Households	17,520	102,307	221,490
2028 Projected Households	19,538	110,228	237,313
2020 Census Households	16,821	99,345	216,124
2010 Census Households	14,232	75,643	176,580
Projected Annual Growth 2023 to 2028	2.3%	1.5%	1.4%
Historical Annual Growth 2010 to 2023	1.8%	2.7%	2.0%
Race and Ethnicity			
2023 Estimated White	63.6%	54.9%	47.7%
2023 Estimated Black or African American	8.4%	16.4%	17.6%
2023 Estimated Asian or Pacific Islander	9.6%	10.9%	12.6%
2023 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.6%
2023 Estimated Other Races	18.0%	17.3%	21.5%
2023 Estimated Hispanic	21.9%	22.0%	27.6%
Income			
2023 Estimated Average Household Income	\$183,573	\$185,625	\$167,823
2023 Estimated Median Household Income	\$127,929	\$128,059	\$113,986
2023 Estimated Per Capita Income	\$112,228	\$98,217	\$80,753
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.0%	3.5%	5.8%
2023 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.4%	3.5%
2023 Estimated High School Graduate	8.4%	9.9%	12.4%
2023 Estimated Some College	10.8%	10.4%	11.7%
2023 Estimated Associates Degree Only	3.4%	3.8%	4.2%
2023 Estimated Bachelors Degree Only	36.5%	36.3%	31.9%
2023 Estimated Graduate Degree	37.5%	33.8%	30.5%
Business			
2023 Estimated Total Businesses	3,032	27,211	52,935
2023 Estimated Total Employees	31,596	296,990	560,144
2023 Estimated Employee Population per Business	10.4	10.9	10.6
2023 Estimated Residential Population per Business	9.5	7.2	8.8



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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.

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	



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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