

► UPTOWN COLLECTION

SE Corner Westheimer Rd @ Yorktown St in Houston, Texas 77056



LOCATED IN THE PRESTIGIOUS UPTOWN AREA WITH HIGH INCOME



VEHICLES PER DAY

Westheimer Rd east of Yorktown St	54,230
Westheimer Rd west of Yorktown St	50,321
Yorktown St north of Westheimer Rd	9,286
West Alabama St east of Yorktown St	3,150

AVERAGE INCOME

1 Mile	\$150,409
3 Miles	\$166,927
5 Miles	\$165,033

POPULATION

1 Mile	25,601
3 Miles	201,086
5 Miles	510,974



Channing Fatjo

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BLOCKS FROM HOUSTON'S BUSIEST INTERCHANGE



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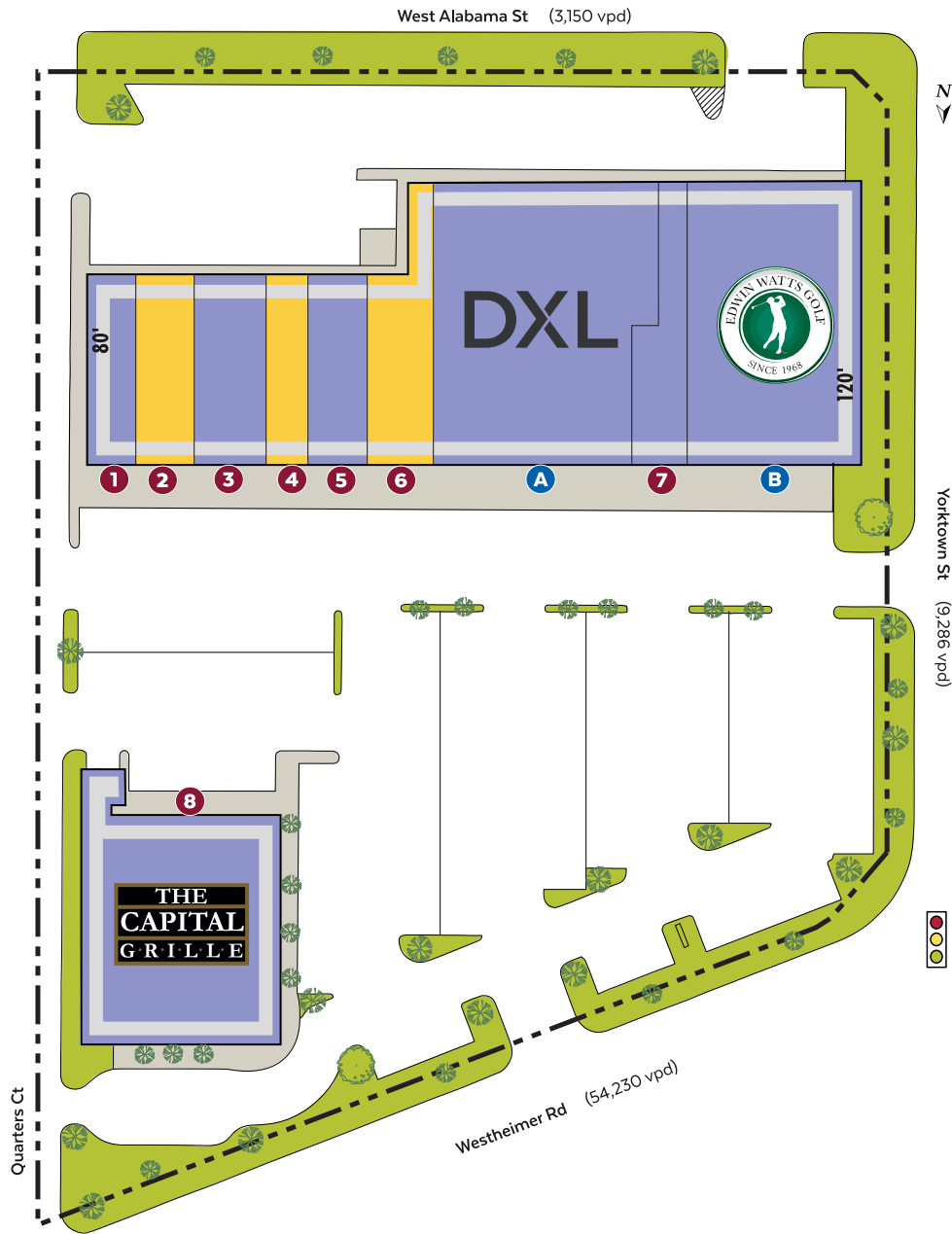
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3,031 SF • 2,000 SF • 1,400 SF



Tenant List

Tenant	Address	SF/Acres
A DXL	5371 Westheimer	
B Edwin Watts Golf	5395 Westheimer	
1 Le Prof Hair and Color	5371 Westheimer	
2 AVAILABLE	5375 Westheimer	2,000
3 Cooking Girl	5381 Westheimer	

Tenant List (continued)

Tenant	Address	SF/Acres
4 AVAILABLE	5383 Westheimer	1,400
5 Laser Away	5385 Westheimer	
6 AVAILABLE	5387 Westheimer	3,031
7 Little Patagonia Empanadas & Cafe	5394 Westheimer	
8 The Capital Grille	5365 Westheimer	



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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/uptown-collection

Lat/Lon: 29.7391/-95.4696

Uptown Collection Houston, TX 77056	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	25,601	201,086	510,974
2028 Projected Population	26,686	209,252	539,099
2020 Census Population	25,056	200,215	507,087
2010 Census Population	20,394	181,298	461,528
Projected Annual Growth 2023 to 2028	0.8%	0.8%	1.1%
Historical Annual Growth 2010 to 2023	2.0%	0.8%	0.8%
2023 Median Age	37.3	36.2	36.4
Households			
2023 Estimated Households	15,226	96,089	238,025
2028 Projected Households	15,889	100,077	251,589
2020 Census Households	14,857	94,637	233,615
2010 Census Households	11,721	82,473	204,683
Projected Annual Growth 2023 to 2028	0.9%	0.8%	1.1%
Historical Annual Growth 2010 to 2023	2.3%	1.3%	1.3%
Race and Ethnicity			
2023 Estimated White	52.5%	46.2%	47.6%
2023 Estimated Black or African American	13.4%	13.1%	12.5%
2023 Estimated Asian or Pacific Islander	14.6%	11.6%	12.2%
2023 Estimated American Indian or Native Alaskan	0.4%	1.1%	0.9%
2023 Estimated Other Races	19.1%	28.1%	26.8%
2023 Estimated Hispanic	22.7%	34.4%	33.3%
Income			
2023 Estimated Average Household Income	\$150,409	\$166,927	\$165,033
2023 Estimated Median Household Income	\$102,093	\$102,461	\$108,441
2023 Estimated Per Capita Income	\$89,465	\$79,818	\$76,968
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.2%	10.8%	9.7%
2023 Estimated Some High School (Grade Level 9 to 11)	1.7%	3.7%	3.5%
2023 Estimated High School Graduate	7.5%	12.3%	12.5%
2023 Estimated Some College	11.9%	11.8%	11.7%
2023 Estimated Associates Degree Only	5.3%	4.3%	4.6%
2023 Estimated Bachelors Degree Only	40.4%	31.0%	30.6%
2023 Estimated Graduate Degree	31.0%	26.2%	27.4%
Business			
2023 Estimated Total Businesses	6,864	29,917	58,592
2023 Estimated Total Employees	85,090	266,784	515,107
2023 Estimated Employee Population per Business	12.4	8.9	8.8
2023 Estimated Residential Population per Business	3.7	6.7	8.7



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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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