

# ► WEST U TOWNE CENTER

SE Corner of Edloe @ Rice Blvd in Houston, Texas 77005

MULTI-TENANT OFFICE BUILDING IN PRIME LOCATION



## VEHICLES PER DAY

Rice Blvd east of Edloe St	2,249
Rice Blvd west of Edloe St	1,827
Edloe St north of Rice Blvd	1,916
Edloe St south of Rice Blvd	1,803

## AVERAGE INCOME

1 Mile	\$359,715
3 Miles	\$192,059
5 Miles	\$155,918

## POPULATION

1 Mile	21,753
3 Miles	188,778
5 Miles	484,255



John Clinkscales

713-693-1409

jclinkscales@frpltd.com



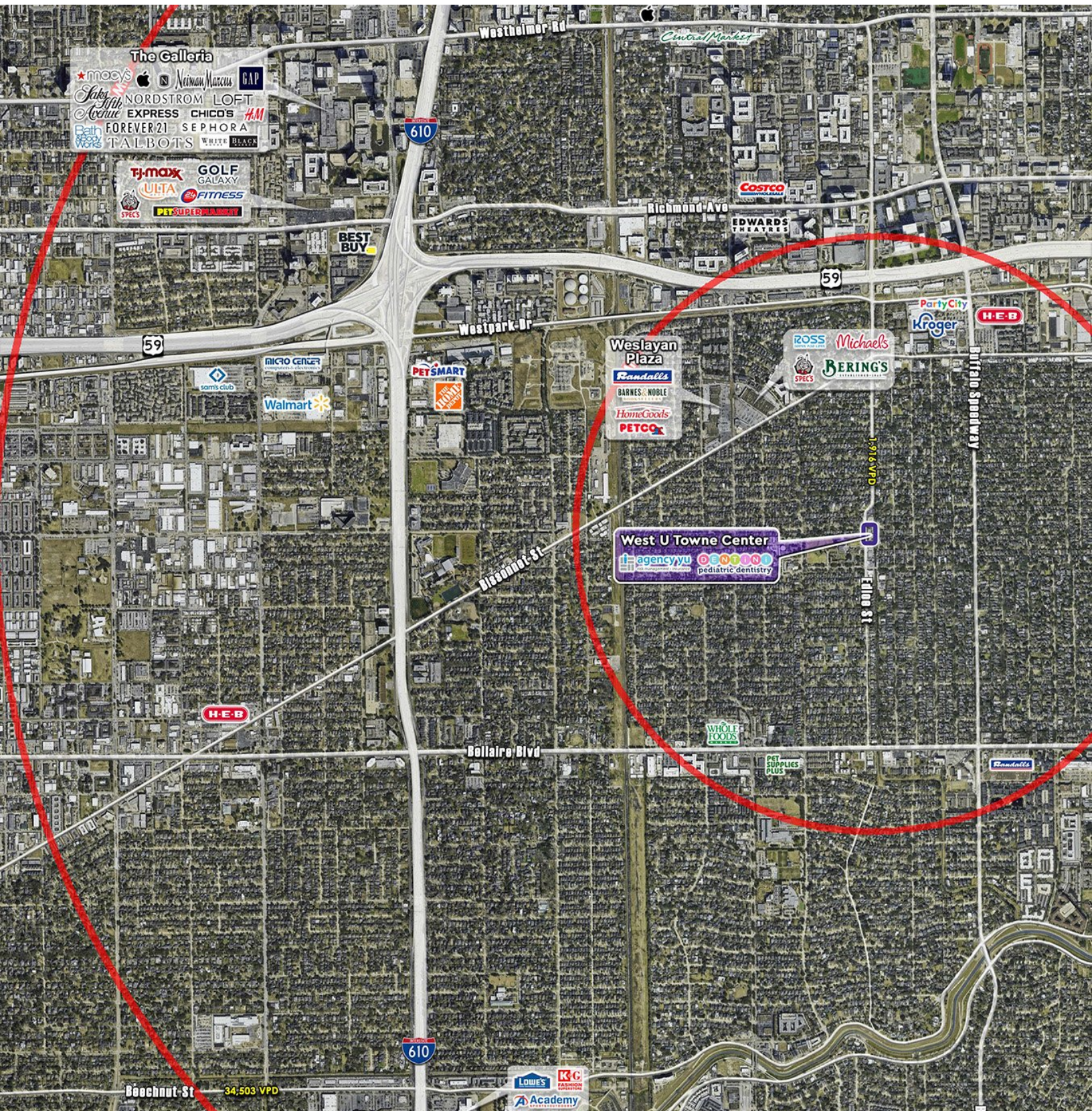
WWW.FRPLTD.COM



# ► WEST U TOWNE CENTER

SE Corner of Edloe @ Rice Blvd in Houston, Texas 77005

HIGHLY AFFLUENT AREA WITH ALMOST HALF A MILLION RESIDENTS WITHIN 5 MILES



John Clinkscales

713-693-1409

jclinkscales@frpltd.com



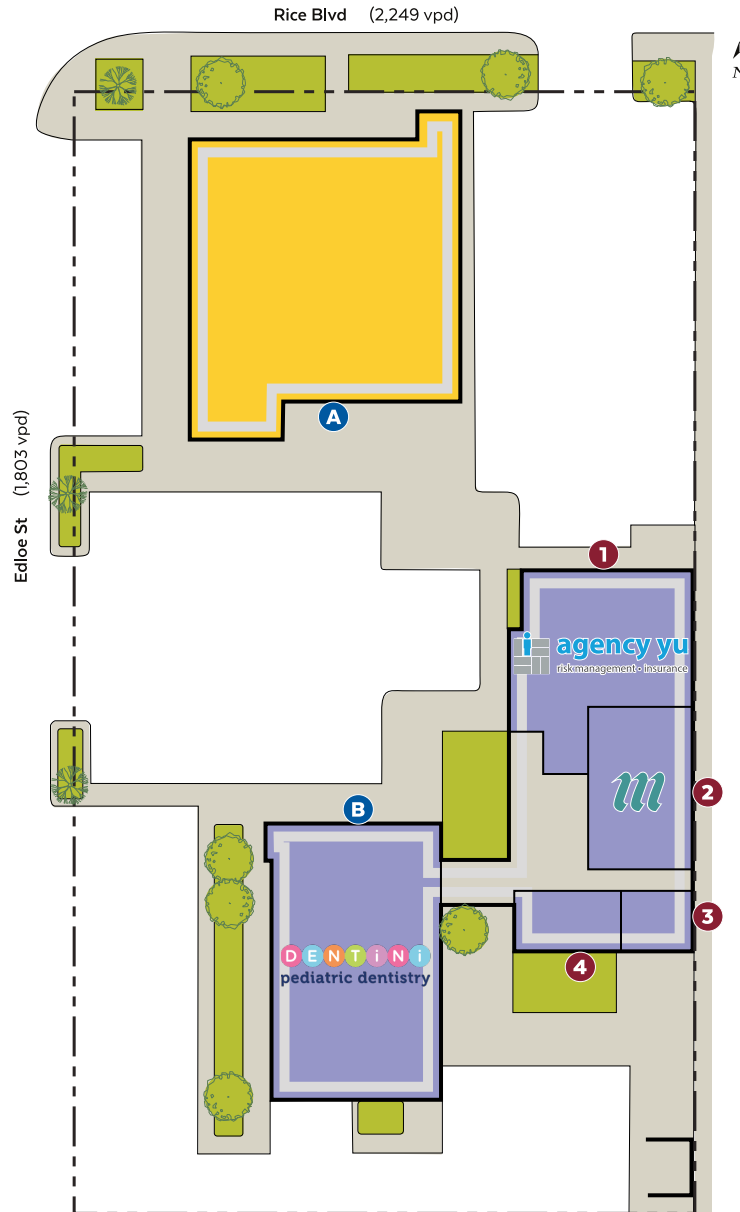
WWW.FRPLTD.COM



# ► WEST U TOWNE CENTER

SE Corner of Edloe @ Rice Blvd in Houston, Texas 77005

3,400 SF



## Tenant List

Tenant	Address	SF/Acres
A  AVAILABLE	3633 Rice Blvd	3,400
B  Dentini Pediatric Dentistry	6115 Edloe St #A	
1  Agency Yu	6115 Edloe St #E	

## Tenant List ( continued )

Tenant	Address	SF/Acres
2  Roger Martin Properties	6115 Edloe St #D	
3  Marinus Properties	6115 Edloe St #C	
4  RenuU	6115 Edloe St #B	

Available Lease Pending Executed



John Clinkscates

713-693-1409

jclinkscates@frpltd.com



WWW.FRPLTD.COM

# ► WEST U TOWNE CENTER

SE Corner of Edloe @ Rice Blvd in Houston, Texas 77005

FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/westutownecenter](http://frpltd.com/properties/westutownecenter)

Lat/Lon: 29.7169/-95.4338

West U Towne Center West University Place, TX 77005	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	21,753	188,778	484,255
2028 Projected Population	22,764	199,216	510,533
2020 Census Population	21,634	186,610	479,507
2010 Census Population	20,683	167,058	418,770
Projected Annual Growth 2023 to 2028	0.9%	1.1%	1.1%
Historical Annual Growth 2010 to 2023	0.4%	1.0%	1.2%
2023 Median Age	40.9	37.1	35.8
<b>Households</b>			
2023 Estimated Households	8,722	95,395	237,020
2028 Projected Households	9,127	100,675	250,525
2020 Census Households	8,581	93,401	232,154
2010 Census Households	8,270	80,360	194,030
Projected Annual Growth 2023 to 2028	0.9%	1.1%	1.1%
Historical Annual Growth 2010 to 2023	0.4%	1.4%	1.7%
<b>Race and Ethnicity</b>			
2023 Estimated White	68.4%	52.4%	45.9%
2023 Estimated Black or African American	3.3%	12.6%	17.5%
2023 Estimated Asian or Pacific Islander	14.5%	17.0%	13.2%
2023 Estimated American Indian or Native Alaskan	0.2%	0.4%	0.8%
2023 Estimated Other Races	13.7%	17.6%	22.6%
2023 Estimated Hispanic	14.8%	21.2%	27.9%
<b>Income</b>			
2023 Estimated Average Household Income	\$359,715	\$192,059	\$155,918
2023 Estimated Median Household Income	\$214,762	\$124,016	\$105,790
2023 Estimated Per Capita Income	\$144,232	\$97,207	\$76,502
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.0%	4.2%	7.3%
2023 Estimated Some High School (Grade Level 9 to 11)	1.3%	1.8%	3.0%
2023 Estimated High School Graduate	3.4%	7.8%	11.9%
2023 Estimated Some College	5.9%	9.5%	11.6%
2023 Estimated Associates Degree Only	2.3%	3.9%	4.4%
2023 Estimated Bachelors Degree Only	33.8%	33.2%	31.5%
2023 Estimated Graduate Degree	51.2%	39.5%	30.3%
<b>Business</b>			
2023 Estimated Total Businesses	2,154	26,431	56,253
2023 Estimated Total Employees	12,775	262,014	538,643
2023 Estimated Employee Population per Business	5.9	9.9	9.6
2023 Estimated Residential Population per Business	10.1	7.1	8.6



John Clinkscales

713-693-1409

jclinkscales@frpltd.com



WWW.FRPLTD.COM

# ► WEST U TOWNE CENTER

SE Corner of Edloe @ Rice Blvd in Houston, Texas 77005

## 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

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



John Clinkscales

713-693-1409

jclinkscales@frpltd.com



WWW.FRPLTD.COM