Sam Houston Tollway @ W Lake Houston Pkwy in Houston, Texas 77044



APPROXIMATELY 450,000 SF OF DEVELOPED RETAIL



















OLD NAVY









Marketplace Marketplace Marketplace	

	VEHICLES PER DAY		A۱	ERAGE INCOME		POPULATION
0)	Beltway 8 south of W Lake Houston Pkwy	80,023	1 Mile	\$101,382	1 Mile	5,335
	Beltway 8 north of W Lake Houston Pkwy	75,791	3 Miles	\$127,693	3 Miles	45,211
\	W Lake Houston Pkwy east of Beltway 8	32,824	5 Miles	\$130,739	5 Miles	140,052







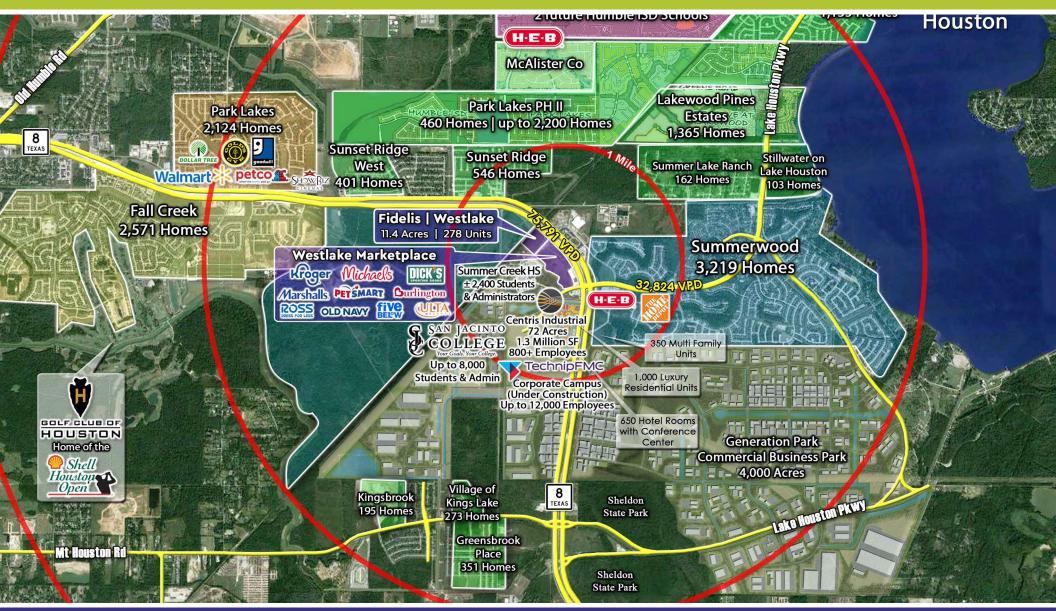




Sam Houston Tollway @ W Lake Houston Pkwy in Houston, Texas 77044



DAYTIME POPULATION IN THE AREA EXPERIENCING RAPID INCREASE













Sam Houston Tollway @ W Lake Houston Pkwy in Houston, Texas 77044



2,825 SF · 2,160 SF · 0.89-ACRE PAD SITE





LEASE PENDING

EXECUTED





Mbrock@frpltd.com

Sam Houston Tollway @ W Lake Houston Pkwy in Houston, Texas 77044



2,825 SF · 2,160 SF · 0.89-ACRE PAD SITE

Tenant List

enant List		
Tenant	Address	SF/Acres
A Kroger	14221 E Sam Houston Pkwy N	
B Five Below	14365 E Sam Houston Pkwy N	
Dick's Sporting Goods	14359 E Sam Houston Pkwy N	
Burlington	14353 E Sam Houston Pkwy N	
Michaels	14287 E Sam Houston Pkwy N	
PetSmart	14281 E Sam Houston Pkwy N	
Ulta Beauty	14275 E Sam Houston Pkwy N	
Ross Dress for Less	14269 E Sam Houston Pkwy N	
Marshalls	14263 E Sam Houston Pkwy N	
Old Navy	14257 E Sam Houston Pkwy N	
Nails of America	14251 E Sam Houston Pky N #400	
Famous Footwear	14251 E Sam Houston Pky N #300	
Osh Kosh B'gosh	14251 E Sam Houston Pky N #200	
Carter's Kids	14251 E Sam Houston Pky N #100	
Chick-fil-A	14335 E Sam Houston Pkwy N	
Taco Bell	14329 E Sam Houston Pkwy N	
Wendy's	14323 E Sam Houston Pkwy N	
Chipotle	14309 E Sam Houston Pky N #800	
Bangkok Social	14309 E Sam Houston Pky N #700	
0 🔲 Bank of America	14309 E Sam Houston Pky N #600	
Chip Cookies	14309 E Sam Houston Pky N #300	
2 Menchies Frozen Yogurt	14309 E Sam Houston Pky N #200	
3 Verizon Wireless	14309 E Sam Houston Pky N #100	
4 MOD Pizza	14303 E Sam Houston Pky N 1000	
5 🔲 Urban Bird Hot Chicken	14303 E Sam Houston Pky N #800	
6 AVAILABLE	14303 E Sam Houston Pky N #600	2,160
7 🔲 Memorial Hermann	14303 E Sam Houston Pky N #200	
8 Five Guys	14303 E Sam Houston Pky N #100	

Tenant List (Continued)

Tenant	Address	SF/Acres
9 Mattress Firm	14237 E Sam Houston Pky N 1000	
20 Zales	14237 E Sam Houston Pky N #900	
Sport Clips	14237 E Sam Houston Pky N #800	
2 Crecia's Kitchen	14237 E Sam Houston Pky N #400	
Crown Liquors	14237 E Sam Houston Pky N #300	
Salata	14237 E Sam Houston Pky N #250	
UPS Store	14237 E Sam Houston Pky N #200	
James Avery	14237 E Sam Houston Pky N #100	
7 Olive Garden	14231 E Sam Houston Pkwy N	
8 School of Rock	14315 E Sam Houston Pky N #100	
O AVAILABLE	14315 E Sam Houston Pkwy N	2,825
The Joint Chiropractic	14315 E Sam Houston Pkwy N #500	
Bath & Body Works	14315 E Sam Houston Pky N #700	
2 America's Best	14243 E Sam Houston Pky N 1000	
The Pho	14243 E Sam Houston Pky N #900	
Summer China Diner	14243 E Sam Houston Pkwy N#800	
5 GNC	14243 E Sam Houston Pky N #700	
6 Massage Heights	14243 E Sam Houston Pky N #600	
7 Lease Pending	14243 E Sam Houston Pky N #500	
8 🔲 Bellagio Nails & Spa	14243 E Sam Houston Pky N #200	
9 GCEFCU	14243 E Sam Houston Pky N #100	
0 AVAILABLE	E Sam Houston Pkwy N	0.89 ACRE
-1 🔲 USAA Bank ATM	E Sam Houston Pkwy N	<u> </u>

AVAILABLE LEASE PENDING EXECUTED

™ mbrock@frpltd.com





Sam Houston Tollway @ W Lake Houston Pkwy in Houston, Texas 77044

FOR DETAILED DEMOGRAPHICS VISIT frpltd.com/properties/westlake-marketplace





Eart Disable Market place 1 nin godius 3 mil godius 5 mil godius Population 2020 Setimated Population 5,335 45,211 140,052 2028 Estimated Population 5,375 50,181 140,052 2028 Cernaus Population 41,211 446,061 139,199 2010 Cernaus Population 2,524 22,288 8,814 Projected Annual Growth 2010 to 2023 8,59 22,388 13,80 100 Cernaus Population 2,50 22,388 8,814 Projected Annual Growth 2010 to 2023 8,59 23,35 313 303 100 Cernaus Population 1,60 1,67 4,59 2023 Setimated Households 1,80 1,61 3,30 10 Cernaus Households 1,80 1,61,75 4,659 2020 Cernaus Households 1,80 1,61,75 4,659 2010 Cernaus Households 1,80 1,61,75 4,659 2010 Cernaus Households 1,80 1,61,75 4,659 2010 Cernaus Households 1,80 3,61 4,51 <	L + // - 20 025 / 05 2045			
Poulston, TX 77042. radius radius radius Population 2023 Estimated Population 5,335 45,211 140,052 2028 Projected Population 1,612 40,641 148,776 2020 Ceresus Population 2,542 22,383 84,814 Projected Annual Growth 2023 to 2028 2,08 2,283 8,814 Hotorical Annual Growth 2010 to 2023 3,08 3,78 3,09 1023 Estimated Households 1,08 14,75 45,09 2023 Estimated Households 1,08 14,71 45,09 2020 Errojected Annual Growth 2023 8,08 1,07 45,09 2020 Estimated Households 1,08 14,71 45,09 2020 Estimated Households 1,08 1,617 45,09 2020 Estimated Mouseholds 1,08 1,617 45,09 2020 Estimated Mouseholds 1,08 1,01 25,882 Projected Annual Growth 2023 to 2028 1,8 2,00 2,882 Projected Annual Growth 2021 to 2023 3,8 3,83 3,84 3,84		-	_	
Population	Westlake Marketplace	1 mi	3 mi	5 mi
2028 Estimated Population 5,335 45,211 140,052 2028 Operated Population 41,21 44,694 139,199 2020 Census Population 2,542 22,383 48,814 Projected Annual Growth 2021 to 2028 2,04 2,542 22,383 48,814 Projected Annual Growth 2021 to 2023 3,5 3,5 3,00 3,0 3,0 3,0 3,0 3,0 3,0 3,0 <td>Houston, TX 77044</td> <td>radius</td> <td>radius</td> <td>radius</td>	Houston, TX 77044	radius	radius	radius
2028 Projected Population 5.874 5.9181 14,876 2020 Census Population 4.12 4.4694 13,909 2010 Census Population 2.04 2.28 8.81,81 Projected Annual Growth 2021 50 2028 2.08 2.08 2.28 Projected Annual Growth 2010 to 2023 3.5 3.1 3.09 Households 1.08 4.775 4.50 2023 Estimated Households 1.08 4.715 4.50 2020 Census Households 1.09 1.617 4.50 2020 Census Households 1.09 1.617 4.51 2020 Census Households 1.09 1.61 4.51 2020 Census Households 1.09 2.08 2.58 2020 Census Households 1.09 2.08 2.58 2020 Census Households 3.0 2.0 2.58 2020 Census Households 3.0 2.0 2.58 2020 Centure Household Income 3.1 3.2 3.2 2022 Estimated Webrated Black or African American 3.1 3.2 3.2	Population			
2020 Census Population 4,121 44,664 13,199 2010 Census Population 2,48 22,381 8,814 Projected Annual Growth 2021 to 2023 8,5% 7,5% 5,0% 2023 Median Age 3,5 3,13 30.0 Households 1,60 1,61,75 45,090 2023 Estimated Households 1,60 1,61,75 45,090 2028 Projected Households 1,60 1,61,75 45,090 2020 Census Households 1,44 1,44,13 45,015 2010 Census Households 1,44 1,44,13 45,015 2010 Census Households 1,88 7,07 25,862 2010 Census Households 1,88 7,07 25,862 2010 Census Households 3,89 7,0 28,862 2010 Census Households 3,89 7,0 28,862 2010 Census Households 3,89 7,0 28,862 2012 Estimated Medicorch African American Census 1,89 2,0 3,83 2023 Estimated Slack or African American Lindian or Native Alaskan <td< td=""><td>2023 Estimated Population</td><td>5,335</td><td>45,211</td><td>140,052</td></td<>	2023 Estimated Population	5,335	45,211	140,052
2010 Census Population 2,542 2,2383 8,814 th Projected Annual Growth 2023 to 2028 2,00 2,20 1,20 Historical Annual Growth 2010 to 2023 35 3,30 3,00 Households 1,80 1,47 4,50 2023 Estimated Households 1,80 1,47 4,50 2026 Census Households 1,40 1,41 4,51 2020 Census Households 83 7,07 2,58 2010 Census Households 83 7,07 2,58 2010 Census Households 1,80 2,00 2,58 2010 Census Households 1,80 2,00 2,58 2010 Census Households 1,80 2,00 2,58 Pojected Households 1,80 2,00 2,58 2010 Census Households 1,80 2,00 2,58 2010 Census Households 1,80 2,00 2,58 Pojected Households 1,80 2,00 3,2 1,50 Estimated Miller 1,90 3,2 3,2 1,50 Estimat	2028 Projected Population	5,874	50,181	148,776
Projected Annual Growth 2023 to 2028 2.0% 2.2% 1.2% Historica Annual Growth 2010 to 2023 3.5% 3.5% 3.6% 2023 Median Age 3.5% 3.5% 3.6% 2023 Median Age 3.5% 3.5% 3.5% 4 Drougled Households 1.808 1.4715 4.593 2028 Projected Households 1.969 16.175 4.593 2020 Census Households 1.99 16.176 4.593 2020 Census Households 1.80 1.07 2.588 Projected Annual Growth 2023 to 2028 1.80 1.07 2.588 Projected Annual Growth 2010 to 2023 3.80 3.0 3.0 Race and Ethnicity 3.4 3.2 3.2 2023 Estimated Mister 3.1 3.2 3.2 2023 Estimated Marcian Indian or Native Alaskan 9.0 4.0 4.0 2023 Estimated Alereican Indian or Native Alaskan 9.0 4.0 4.0 2023 Estimated Median Household Income 5.0 5.0 4.0 2023 Estimated Median Household Income	2020 Census Population	4,121	44,694	139,199
Historical Annual Growth 2010 to 2023 8.5% 7.8% 3.0% 2023 Median Age 33.5 3.13 3.09 Households 1.00 1.00 1.01 4.00 2023 Estimated Households 1.08 1.61,75 4.50 2020 Census Households 1.04 1.04,13 3.13 2010 Census Households 1.08 7.02 25,862 Projected Annual Growth 2021 02028 1.08 3.0 5.0 Projected Annual Growth 2021 02028 1.08 3.2 5.0 Recard Ethnictly 2.0 8.0 3.0 5.0 2023 Estimated Milea 3.1 3.2 3.2 2023 Estimated Black or Africa American 3.1 4.0 4.0 2023 Estimated Hispanic 5.0 2.0 2.0 2023 Estimated Hispanic 5.0 2.0 2.0 2023 Estimated Jusanch Pacific Islander 5.0 3.0 3.0 2023 Estimated Median Household Income 5.0 5.0 5.0 2023 Estimated Median Household Income <td< td=""><td>2010 Census Population</td><td>2,542</td><td>22,383</td><td>84,814</td></td<>	2010 Census Population	2,542	22,383	84,814
2023 Median Age 33.5 31.3 30.90 Households 1,600 14,715 43,900 2028 Projected Households 1,600 14,715 43,900 2028 Projected Households 1,600 14,415 43,150 2010 Census Households 38.8 7,072 25,828 Projected Annual Growth 2023 to 2028 18.8 7,072 25,828 Projected Annual Growth 2010 to 2023 8.9 2,000 1,000 Recent Ethnicity 31.0 3,000 3,000 3,000 2023 Estimated White 41.4 3,22.9 3,2.9 3,2.9 3,2.9 <	Projected Annual Growth 2023 to 2028	2.0%	2.2%	1.2%
Professional Pro	Historical Annual Growth 2010 to 2023	8.5%	7.8%	5.0%
2023 Estimated Households 1,808 14,715 45,900 2028 Projected Households 1,969 16,175 46,503 2020 Census Households 1,444 14,413 43,156 2010 Census Households 38 70.07 25,882 Projected Annual Growth 2010 to 2023 8.08 38.09 12,80 Plistorical Annual Growth 2010 to 2023 8.09 32,70 32,80 Reac and Ethnicity 31.30 34.39 31,80 31,80 2023 Estimated Black or African American 31.33 34.39 31,80 31,80 2023 Estimated American Indian or Native Alaskan 0.79 4,90 20,90 2023 Estimated Other Races 28.80 27.09 20,90 2023 Estimated Average Household Income 510,132 31,20 31,00 2023 Estimated Precipital Income 510,132 31,20 31,00 2023 Estimated Bementary Grade Level 0 to 8) 4,10 5,10 2023 Estimated Stone High School Grade Level 9 to 11) 2,10 6,10 6,10 2023 Estimated Some Fligh School Graduate	2023 Median Age	33.5	31.3	30.9
2028 Projected Households 1,969 16,175 46,593 2020 Census Households 1,442 1,413 43,156 2010 Census Households 83 7,072 25,882 Projected Annual Growth 2023 to 2028 1,8% 2,0% 12,8 Historical Annual Growth 2010 to 2023 8,9% 8,3% 5,4% Race and Ethnicity 34,1% 32,2% 32,2% 2023 Estimated White 31,3% 34,3% 31,8% 2023 Estimated Hasparic 5,1% 4,9% 4,9% 2023 Estimated American Indian or Native Alaskan 0,% 0,7% 0,9% 2023 Estimated Hispanic 2,8% 27,8% 29,8% 2023 Estimated Average Household Income \$101,38 \$12,09 \$130,739 2023 Estimated Median Household Income \$101,38 \$12,09 \$130,739 2023 Estimated Semanted Median Household Income \$101,38 \$1,00 \$1,00 2023 Estimated Sementary (Grade Level 9 to 11) 2,4 \$1,0 \$1,0 2023 Estimated Some High School Grade Level 9 to 11) 2,4 \$1,0 <td>Households</td> <td>·</td> <td></td> <td></td>	Households	·		
2020 Census Households 1,442 14,413 43,156 2010 Census Households 838 7,072 25,882 Projected Annual Growth 2023 to 2028 18,89 2,08 1,28 Historical Annual Growth 2010 to 2023 89,99 8,39 5,48 Rose and Ethnicty 84,19 32,29 32,28 2023 Estimated White 41,19 32,29 32,38 2023 Estimated Jack or African American 31,39 4,39 4,38 2023 Estimated Asian or Pacific Islander 5,19 4,99 4,99 2023 Estimated American Indian or Native Alaskan 0,79 0,79 2,98 2023 Estimated Other Races 28,89 27,89 2,98 2023 Estimated Jusanica 510,132 51,79 2,98 2023 Estimated Average Household Income 510,132 51,79 51,00 2023 Estimated Median Household Income 510,132 51,00 51,00 2023 Estimated Some High School Grade Level 0 to 8) 24,8 52,0 4,10 51,00 2023 Estimated Some High School Graduate 31,3	2023 Estimated Households	1,808	14,715	43,900
2010 Census Households 838 7,072 25,822 Projected Annual Growth 2023 to 2028 1.8% 2.0% 1.2% Historical Annual Growth 2010 to 2023 8.9% 8.3% 5.4% Race and Ethnicity 34.9% 32.2% 33.2% 2023 Estimated White 31.3% 34.3% 34.3% 2023 Estimated Asian or Pacific Islander 1.1% 3.4% 34.3% 2023 Estimated Annual Growth 2014 Asian 7.0% 0.7% 0.7% 0.7% 2023 Estimated Annual Growth 2014 Asian 7.0% 0.7%	2028 Projected Households	1,969	16,175	46,593
Projected Annual Growth 2021 to 2023 1.8% 2.0% 1.2% Historical Annual Growth 2010 to 2023 8.9% 8.3% 5.4% Race and Ethnicity 3.1% 3.2.% 3.2.% 2023 Estimated Black Or African American 3.1% 3.4.% 3.2.% 2023 Estimated Asian or Pacific Islander 5.1% 4.9% 9.0% 2023 Estimated American Indian or Native Alaskan 0.0% 0.7% 2.98% 2023 Estimated Hispanic 3.5.% 2.5.% 2.8% 2023 Estimated Average Household Income \$10,38 \$13,769 \$10,80% 2023 Estimated Median Household Income \$10,38 \$17,69 \$10,90% 2023 Estimated Per Capital Income \$10,38 \$13,769 \$10,00% 2023 Estimated Bementary (Grade Level 0 to 8) \$2,4% \$5,50 \$1,00% 2023 Estimated Ementary (Grade Level 0 to 8) \$2,4% \$5,50 \$1,00% 2023 Estimated Some High School (Grade Level 0 to 11) \$2,50 \$1,00% \$2,00% \$2,00% 2023 Estimated Sachelos Degree Only \$2,00% \$2,00% \$2,00% <t< td=""><td>2020 Census Households</td><td>1,442</td><td>14,413</td><td>43,156</td></t<>	2020 Census Households	1,442	14,413	43,156
Historical Annual Growth 2010 to 2023 Stimated White 34.00 32.	2010 Census Households	838	7,072	25,882
Race and Ethnicity 34.1% 32.2% 33.2% 2023 Estimated White 34.1% 32.2% 33.2% 2023 Estimated Black or African American 31.3% 34.3% 31.8% 2023 Estimated Asian or Pacific Islander 5.1% 4.9% 4.3% 2023 Estimated American Indian or Native Alaskan 0.7% 0.7% 0.9% 2023 Estimated Other Races 28.8% 27.8% 28.8% 2023 Estimated Hispanic 510.3% 35.4% 35.5% Income 510.1382 127.6% 35.0% 2023 Estimated Average Household Income \$69.691 \$99.682 \$10.004 2023 Estimated Per Capita Income \$69.691 \$99.682 \$10.004 2023 Estimated Per Capita Income \$69.691 \$99.682 \$10.004 2023 Estimated Sementary (Grade Level 0 to 8) 2.4% \$6.5% \$6.6% 2023 Estimated Seme High School (Grade Level 9 to 11) 5.2 \$1.5% \$6.5% 2023 Estimated Sonoi Light Experience Only \$1.6% \$6.5% \$7.6% 2023 Estimated Sonoi Light Experience Only \$	Projected Annual Growth 2023 to 2028	1.8%	2.0%	1.2%
2023 Estimated White 34.1% 32.2% 33.3% 2023 Estimated Black or African American 31.3% 34.3% 31.8% 2023 Estimated Asian or Pacific Islander 5.1% 4.9% 4.3% 2023 Estimated American Indian or Native Alaskan 0.7% 0.7% 0.9% 2023 Estimated Other Races 28.8% 27.8% 29.8% 2023 Estimated Hispanic 35.2% 35.4% 35.2% 2023 Estimated Average Household Income \$101,382 \$127,693 \$130,739 2023 Estimated Median Household Income \$69,691 \$99,682 \$100,047 2023 Estimated Seme High School Grade Level 9 to 18) \$41,586 \$41,586 \$41,586 2023 Estimated Some High School Grade Level 9 to 11) \$2,4% \$6,5% \$7,6% 2023 Estimated Some College \$18.7% \$2,4% \$6,5% \$1,5% 2023 Estimated Some College \$18.7% \$2,4% \$6,5% \$1,5% 2023 Estimated Some College \$18.7% \$2,5% \$2,5% \$2,5% \$2,5% \$2,5% \$2,5% \$2,5% \$2,5% \$2,5% \$2,5% \$2,5% \$2,5% \$2,5% \$2,5% <td>Historical Annual Growth 2010 to 2023</td> <td>8.9%</td> <td>8.3%</td> <td>5.4%</td>	Historical Annual Growth 2010 to 2023	8.9%	8.3%	5.4%
2023 Estimated Black or African American 31.3% 34.3% 31.8% 2023 Estimated Asian or Pacific Islander 5.1% 4.9% 4.3% 2023 Estimated American Indian or Native Alaskan 0.7% 0.0% 0.0% 2023 Estimated Other Races 28.8% 27.8% 29.8% 2023 Estimated Hispanic \$10.36 \$12.7693 \$13.709 2023 Estimated Average Household Income \$09,602 \$100,047 \$10.000 2023 Estimated Pre Capita Income \$69,691 \$99,682 \$100,047 2023 Estimated Elementary (Grade Level 0 to 8) 2.4% 6.5% \$41,236 2023 Estimated Some High School (Grade Level 9 to 11) 5.2% 4.1% 5.1% 2023 Estimated Some College 18.7% 20.7% 19.5% 2023 Estimated Some College 18.7% 20.7% 19.5% 2023 Estimated Bachelors Degree Only 2.8% 25.1% 20.2% 2023 Estimated Graduate Degree 9.5% 17.4% 13.8% 2023 Estimated Total Businesses 16 1,15 3.7% 2023 Estimated Total Employees 1,316 3.69 23.7% 2023 Estimated	Race and Ethnicity			
2023 Estimated Asian or Pacific Islander 5.1% 4.9% 4.3% 2023 Estimated American Indian or Native Alaskan 0.7% 0.7% 0.9% 2023 Estimated Other Races 28.8% 27.8% 29.8% 2023 Estimated Hispanic 35.2% 35.4% 38.5% Income \$101,382 \$127,693 \$130,739 2023 Estimated Median Household Income \$69,691 \$99,682 \$100,047 2023 Estimated Per Capital Income \$43,50 \$41,586 \$41,386 2023 Estimated Bementary (Grade Level 0 to 8) 2.4% 6.5% 7.6% 2023 Estimated Some High School (Grade Level 9 to 11) 5.2% 4.1% 5.1% 2023 Estimated Some College 18.7% 20.7% 19.5% 2023 Estimated Associates Degree Only 4.1% 6.4% 7.5% 2023 Estimated Graduate Degree 9.5% 17.4% 13.8% 2023 Estimated Total Businesses 162 1,15 3,78 2023 Estimated Total Employees 13.16 6.36 23,75 2023 Estimated Total Employee 13.16 6.36 23,75 2023 Estimated Total Employee 13.16	2023 Estimated White	34.1%	32.2%	33.2%
2023 Estimated American Indian or Native Alaskan 0.7% 0.7% 0.9% 2023 Estimated Other Races 28.8% 22.8% 28.8% 2023 Estimated Hispanic 35.2% 35.4% 38.5% Income \$101,382 \$127,693 \$130,739 2023 Estimated Median Household Income \$69,691 \$99,682 \$100,047 2023 Estimated Per Capita Income \$34,350 \$41,586 \$41,366 2023 Estimated Elementary (Grade Level 0 to 8) 2.4% 6.5% 7.6% 2023 Estimated Some High School (Grade Level 9 to 11) 5.2 4.1% 5.1% 2023 Estimated Some College 18.7% 2.0% 1.5% 2023 Estimated Associates Degree Only 4.8% 2.0% 1.5% 2023 Estimated Graduate Degree 9.5% 1.7% 1.3% 2023 Estimated Total Businesses 16.2 1.1% 3.7% 2023 Estimated Total Employees 1.316 6.369 23.78 2023 Estimated Total Employee 1.316 6.369 23.78 2023 Estimated Total Employee 1.316 6.369	2023 Estimated Black or African American	31.3%	34.3%	31.8%
2023 Estimated Other Races 28.8% 27.8% 29.8% 2023 Estimated Hispanic 35.2% 35.4% 36.5% Income \$101,382 \$127,693 \$130,739 2023 Estimated Average Household Income \$69,691 \$99,682 \$100,047 2023 Estimated Per Capita Income \$34,350 \$41,586 \$41,266 Education (Age 25+) 2.4% 6.5% 7.6% 2023 Estimated Bigh School (Grade Level 0 to 8) 2.4% 6.5% 7.6% 2023 Estimated Some High School (Grade Level 9 to 11) 5.2% 4.1% 5.1% 2023 Estimated Some College 18.7% 20.7% 19.5% 2023 Estimated Associates Degree Only 4.1% 6.4% 7.5% 2023 Estimated Bachelors Degree Only 2.8% 25.1% 22.0% 2023 Estimated Graduate Degree 9.5% 17.4% 13.8% Business 162 1,15 3,78 2023 Estimated Total Businesses 162 1,15 3,78 2023 Estimated Total Employee 3,13 5,5 6,4	2023 Estimated Asian or Pacific Islander	5.1%	4.9%	4.3%
2023 Estimated Hispanic 35.2% 35.4% 38.5% Income \$101,382 \$127,693 \$130,73 2023 Estimated Average Household Income \$69,691 \$99,682 \$100,047 2023 Estimated Median Household Income \$69,691 \$99,682 \$100,047 2023 Estimated Per Capital Income \$34,350 \$41,586 \$41,266 Education (Age 25+) \$24 6.5% 7.6% 2023 Estimated Some High School (Grade Level 9 to 11) \$2.4% 6.5% 1.1% 2023 Estimated Some College \$18.7% 20.7% 19.5% 2023 Estimated Some College \$18.7% 20.7% 19.5% 2023 Estimated Associates Degree Only \$1.8% 25.1% 20.0% 2023 Estimated Graduate Degree \$9.5% 17.4% 13.8% 2023 Estimated Total Businesses \$162 \$1,15 3.78 2023 Estimated Total Employee \$1,316 6.36 23.78 2023 Estimated Employee Population per Business \$8.1 5.5 6.4	2023 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.9%
Income Statimated Average Household Income Statimated Average Household Income Statimated Median Household Income Statimated Median Household Income Statimated Median Household Income Statimated Per Capital Per Capit	2023 Estimated Other Races	28.8%	27.8%	29.8%
2023 Estimated Average Household Income \$101,382 \$127,693 \$130,792 2023 Estimated Median Household Income \$69,691 \$99,682 \$100,047 2023 Estimated Per Capita Income \$34,350 \$41,586 \$41,236 Education (Age 25+) \$2,4% 6.5% 7.6% 2023 Estimated Elementary (Grade Level 0 to 8) \$2,4% 4.1% 5.1% 2023 Estimated Some High School (Grade Level 9 to 11) \$5,2% 4.1% 5.1% 2023 Estimated Some College 18.7% 20,7% 19.5% 2023 Estimated Associates Degree Only 4.1% 6.4% 7.5% 2023 Estimated Graduate Degree 9.5% 17.4% 13.8% Business 162 1,159 3,708 2023 Estimated Total Businesses 162 1,159 3,708 2023 Estimated Total Employees 1,316 6,369 23,795 2023 Estimated Employee Population per Business 8.1 5.5 6,4	2023 Estimated Hispanic	35.2%	35.4%	38.5%
2023 Estimated Median Household Income \$69,691 \$99,682 \$100.04 2023 Estimated Per Capita Income \$34,350 \$41,586 \$41,268 Education (Age 25+) \$2,4% 6.5% 7.6% 2023 Estimated Elementary (Grade Level 0 to 8) 2.4% 6.5% 7.6% 2023 Estimated Some High School (Grade Level 9 to 11) 5.2% 4.1% 5.1% 2023 Estimated Some College 18.7% 20.7% 19.5% 2023 Estimated Associates Degree Only 4.1% 6.4% 7.5% 2023 Estimated Graduate Degree 9.5% 17.4% 13.8% Business 9.5% 17.4% 13.8% 2023 Estimated Total Businesses 162 1,159 3,708 2023 Estimated Total Employees 1,316 6,369 23,795 2023 Estimated Employee Population per Business 8.1 5.5 6.4	Income			
2023 Estimated Per Capital Income \$34,350 \$41,586 \$41,286 Education (Age 25+) 2.4% 6.5% 7.6% 2023 Estimated Elementary (Grade Level 0 to 8) 2.4% 6.5% 7.6% 2023 Estimated Some High School (Grade Level 9 to 11) 5.2% 4.1% 5.1% 2023 Estimated Some College 18.7% 20.7% 19.5% 2023 Estimated Some College 18.7% 20.7% 19.5% 2023 Estimated Bachelors Degree Only 4.1% 6.4% 7.5% 2023 Estimated Graduate Degree 9.5% 17.4% 13.8% Business 3.1 1.15 3.708 2023 Estimated Total Businesses 162 1,15 3.708 2023 Estimated Total Employees 1,316 6.369 23.795 2023 Estimated Employee Population per Business 8.1 5.5 6.4	2023 Estimated Average Household Income	\$101,382	\$127,693	\$130,739
Education (Age 25+) 2023 Estimated Elementary (Grade Level 0 to 8) 2.4% 6.5% 7.6% 2023 Estimated Some High School (Grade Level 9 to 11) 5.2% 4.1% 5.1% 2023 Estimated High School Graduate 31.3% 19.7% 24.4% 2023 Estimated Some College 18.7% 20.7% 19.5% 2023 Estimated Associates Degree Only 4.1% 6.4% 7.5% 2023 Estimated Graduate Degree 9.5% 17.4% 13.8% Business 9.5% 17.4% 3.708 2023 Estimated Total Businesses 162 1,159 3,708 2023 Estimated Total Employees 1,316 6,369 23,795 2023 Estimated Employee Population per Business 8.1 5.5 6,4	2023 Estimated Median Household Income	\$69,691	\$99,682	\$100,047
2023 Estimated Elementary (Grade Level 0 to 8) 2.4% 6.5% 7.6% 2023 Estimated Some High School (Grade Level 9 to 11) 5.2% 4.1% 5.1% 2023 Estimated High School Graduate 31.3% 19.7% 24.4% 2023 Estimated Some College 18.7% 20.7% 19.5% 2023 Estimated Associates Degree Only 4.1% 6.4% 7.5% 2023 Estimated Bachelors Degree Only 28.8% 25.1% 22.0% 2023 Estimated Graduate Degree 9.5% 17.4% 13.8% Business 162 1,159 3,708 2023 Estimated Total Businesses 163 1,159 3,708 2023 Estimated Total Employees 1,316 6,369 23,795 2023 Estimated Employee Population per Business 8.1 5.5 6,4	2023 Estimated Per Capita Income	\$34,350	\$41,586	\$41,236
2023 Estimated Some High School (Grade Level 9 to 11) 5.2% 4.1% 5.1% 2023 Estimated High School Graduate 31.3% 19.7% 24.4% 2023 Estimated Some College 18.7% 20.7% 19.5% 2023 Estimated Associates Degree Only 4.1% 6.4% 7.5% 2023 Estimated Bachelors Degree Only 28.8% 25.1% 22.0% 2023 Estimated Graduate Degree 9.5% 17.4% 13.8% Business 162 1,159 3,708 2023 Estimated Total Businesses 163 1,159 3,708 2023 Estimated Total Employees 1,316 6,369 23,795 2023 Estimated Employee Population per Business 8.1 5.5 6,4	Education (Age 25+)			
2023 Estimated High School Graduate 31.3% 19.7% 24.4% 2023 Estimated Some College 18.7% 20.7% 19.5% 2023 Estimated Associates Degree Only 4.1% 6.4% 7.5% 2023 Estimated Bachelors Degree Only 28.8% 25.1% 22.0% 2023 Estimated Graduate Degree 9.5% 17.4% 13.8% Business 162 1,159 3,708 2023 Estimated Total Businesses 13.16 6,369 23,795 2023 Estimated Employee Population per Business 8.1 5.5 6.4	2023 Estimated Elementary (Grade Level 0 to 8)	2.4%	6.5%	7.6%
2023 Estimated Some College 18.7% 20.7% 19.5% 2023 Estimated Associates Degree Only 4.1% 6.4% 7.5% 2023 Estimated Bachelors Degree Only 28.8% 25.1% 22.0% 2023 Estimated Graduate Degree 9.5% 17.4% 13.8% Business 162 1,159 3,708 2023 Estimated Total Businesses 13.16 6,369 23,795 2023 Estimated Employee Population per Business 8.1 5.5 6.4	2023 Estimated Some High School (Grade Level 9 to 11)	5.2%	4.1%	5.1%
2023 Estimated Associates Degree Only 4.1% 6.4% 7.5% 2023 Estimated Bachelors Degree Only 28.8% 25.1% 22.0% 2023 Estimated Graduate Degree 9.5% 17.4% 13.8% Business 162 1,159 3,708 2023 Estimated Total Businesses 1,316 6,369 23,795 2023 Estimated Employee Population per Business 8.1 5.5 6.4	2023 Estimated High School Graduate	31.3%	19.7%	24.4%
2023 Estimated Bachelors Degree Only 28.8% 25.1% 22.0% 2023 Estimated Graduate Degree 9.5% 17.4% 13.8% Business 8.1 1.159 3,708 2023 Estimated Total Businesses 1.316 6,369 23,795 2023 Estimated Total Employee Population per Business 8.1 5.5 6.4	2023 Estimated Some College	18.7%	20.7%	19.5%
2023 Estimated Graduate Degree 9.5% 17.4% 13.8% Business 8023 Estimated Total Businesses 162 1,159 3,708 2023 Estimated Total Employees 1,316 6,369 23,795 2023 Estimated Employee Population per Business 8.1 5.5 6.4	2023 Estimated Associates Degree Only	4.1%	6.4%	7.5%
Business 162 1,159 3,708 2023 Estimated Total Businesses 1,316 6,369 23,795 2023 Estimated Total Employees 8,1 5,5 6,4	2023 Estimated Bachelors Degree Only	28.8%	25.1%	22.0%
2023 Estimated Total Businesses 162 1,159 3,708 2023 Estimated Total Employees 1,316 6,369 23,795 2023 Estimated Employee Population per Business 8.1 5.5 6.4	2023 Estimated Graduate Degree	9.5%	17.4%	13.8%
2023 Estimated Total Employees 1,316 6,369 23,795 2023 Estimated Employee Population per Business 8.1 5.5 6.4	Business			
2023 Estimated Employee Population per Business 8.1 5.5 6.4	2023 Estimated Total Businesses	162	1,159	3,708
	2023 Estimated Total Employees	1,316	6,369	23,795
2023 Estimated Residential Population per Business 32.9 39.0 37.8	2023 Estimated Employee Population per Business	8.1	5.5	6.4
	2023 Estimated Residential Population per Business	32.9	39.0	37.8





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Sam Houston Tollway @ W Lake Houston Pkwy in Houston, Texas 77044



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.

Date

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.

Sales Agent / Associate's Name	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
	,		

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Buyer/Tenant/Seller/Landlord Initials

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





