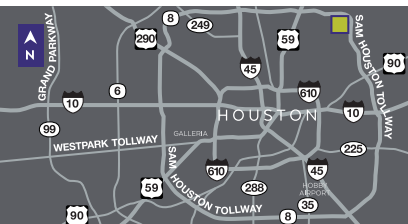


# ► WESTLAKE MARKETPLACE

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



APPROXIMATELY 450,000 SF OF DEVELOPED RETAIL



## VEHICLES PER DAY

Beltway 8 south of W Lake Houston Pkwy	80,023
Beltway 8 north of W Lake Houston Pkwy	75,791
W Lake Houston Pkwy east of Beltway 8	32,824

## AVERAGE INCOME

1 Mile	\$101,382
3 Miles	\$127,693
5 Miles	\$130,739

## POPULATION

1 Mile	5,335
3 Miles	45,211
5 Miles	140,052



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



DAYTIME POPULATION IN THE AREA EXPERIENCING RAPID INCREASE



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# ► WESTLAKE MARKETPLACE

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



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



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



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

## Tenant List

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

## Tenant List (Continued)

Tenant	Address	SF/Acres
19  Mattress Firm	14237 E Sam Houston Pky N 1000	
20  Zales	14237 E Sam Houston Pky N #900	
21  Sport Clips	14237 E Sam Houston Pky N #800	
22  Crecia's Kitchen	14237 E Sam Houston Pky N #400	
23  Crown Liquors	14237 E Sam Houston Pky N #300	
24  Salata	14237 E Sam Houston Pky N #250	
25  UPS Store	14237 E Sam Houston Pky N #200	
26  James Avery	14237 E Sam Houston Pky N #100	
27  Olive Garden	14231 E Sam Houston Pkwy N	
28  School of Rock	14315 E Sam Houston Pky N #100	
29  AVAILABLE	14315 E Sam Houston Pkwy N	2,825
30  The Joint Chiropractic	14315 E Sam Houston Pkwy N #500	
31  Bath & Body Works	14315 E Sam Houston Pky N #700	
32  America's Best	14243 E Sam Houston Pky N 1000	
33  The Pho	14243 E Sam Houston Pky N #900	
34  Summer China Diner	14243 E Sam Houston Pky N #800	
35  GNC	14243 E Sam Houston Pky N #700	
36  Massage Heights	14243 E Sam Houston Pky N #600	
37  Lease Pending	14243 E Sam Houston Pky N #500	
38  Bellagio Nails & Spa	14243 E Sam Houston Pky N #200	
39  GCEFCU	14243 E Sam Houston Pky N #100	
40  AVAILABLE	E Sam Houston Pkwy N	0.89 ACRE
41  USAA Bank ATM	E Sam Houston Pkwy N	

AVAILABLE LEASE PENDING EXECUTED



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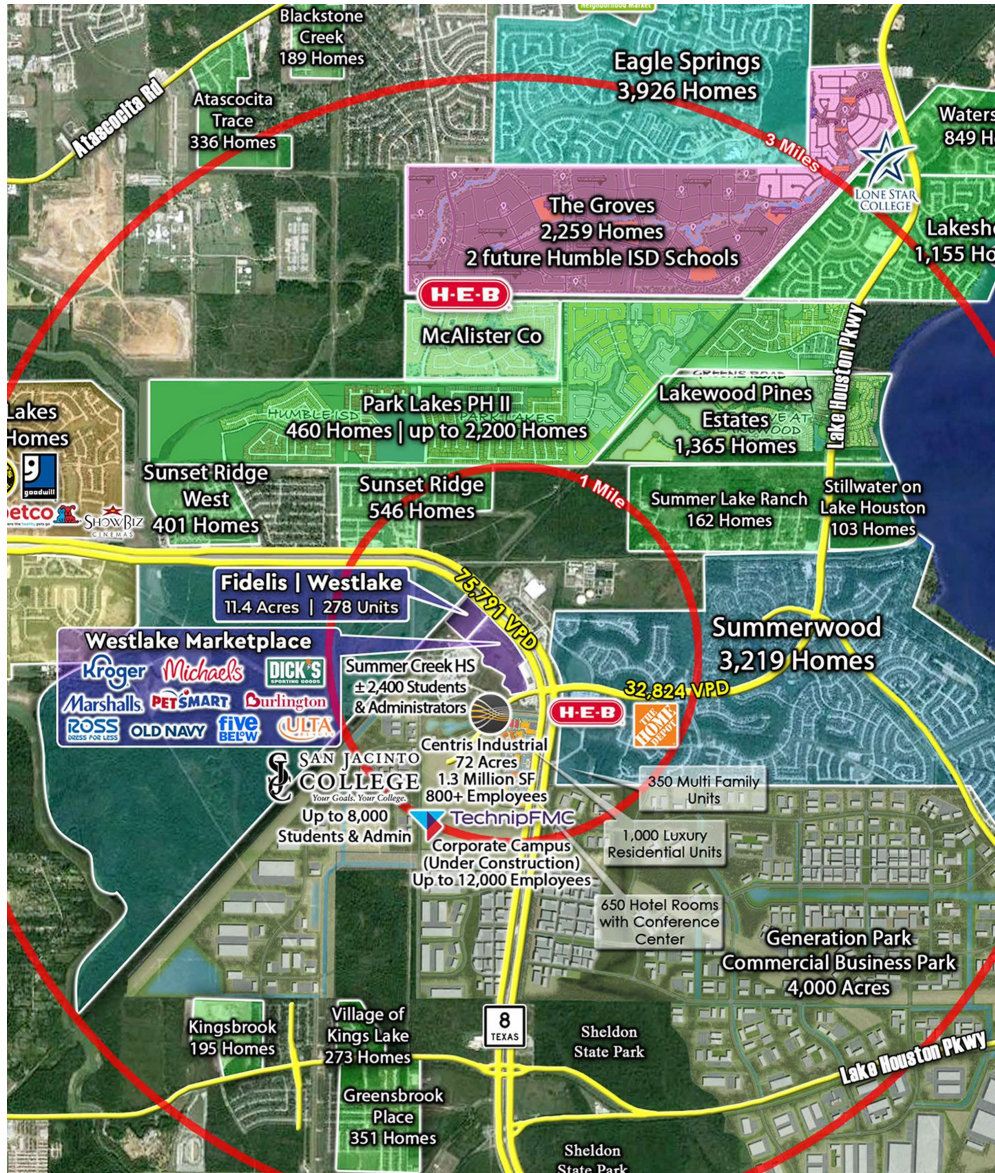
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# ► WESTLAKE MARKETPLACE

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

FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/westlake-marketplace](http://frpltd.com/properties/westlake-marketplace)



Lat/Lon: 29.925/-95.2015

Westlake Marketplace	1 mi radius	3 mi radius	5 mi radius
Houston, TX 77044			
Population			
2023 Estimated Population	5,335	45,211	140,052
2028 Projected Population	5,874	50,181	148,776
2020 Census Population	4,121	44,694	139,199
2010 Census Population	2,542	22,383	84,814
Projected Annual Growth 2023 to 2028	2.0%	2.2%	1.2%
Historical Annual Growth 2010 to 2023	8.5%	7.8%	5.0%
2023 Median Age	33.5	31.3	30.9
Households			
2023 Estimated Households	1,808	14,715	43,900
2028 Projected Households	1,969	16,175	46,593
2020 Census Households	1,442	14,413	43,156
2010 Census Households	838	7,072	25,882
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			
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%	29.8%
2023 Estimated Hispanic	35.2%	35.4%	38.5%
Income			
2023 Estimated Average Household 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	\$41,236
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 Bachelors Degree Only	28.8%	25.1%	22.0%
2023 Estimated Graduate Degree	9.5%	17.4%	13.8%
Business			
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 Residential Population per Business	32.9	39.0	37.8



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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