

► YALE MARKETPLACE

NE Corner of Loop 610 @ Yale St in Houston, Texas 77018



ANCHORED BY WHOLE FOODS MARKET WITHIN HISTORIC COMMUNITY



VEHICLES PER DAY

Loop 610 west of Yale St	218,369
Loop 610 east of Yale St	202,114
Yale St south of Loop 610	21,301
Yale St north of Loop 610	15,591

AVERAGE INCOME

1 Mile	\$215,750
3 Miles	\$158,856
5 Miles	\$139,989

POPULATION

1 Mile	16,097
3 Miles	159,195
5 Miles	390,763



John Clinkscales

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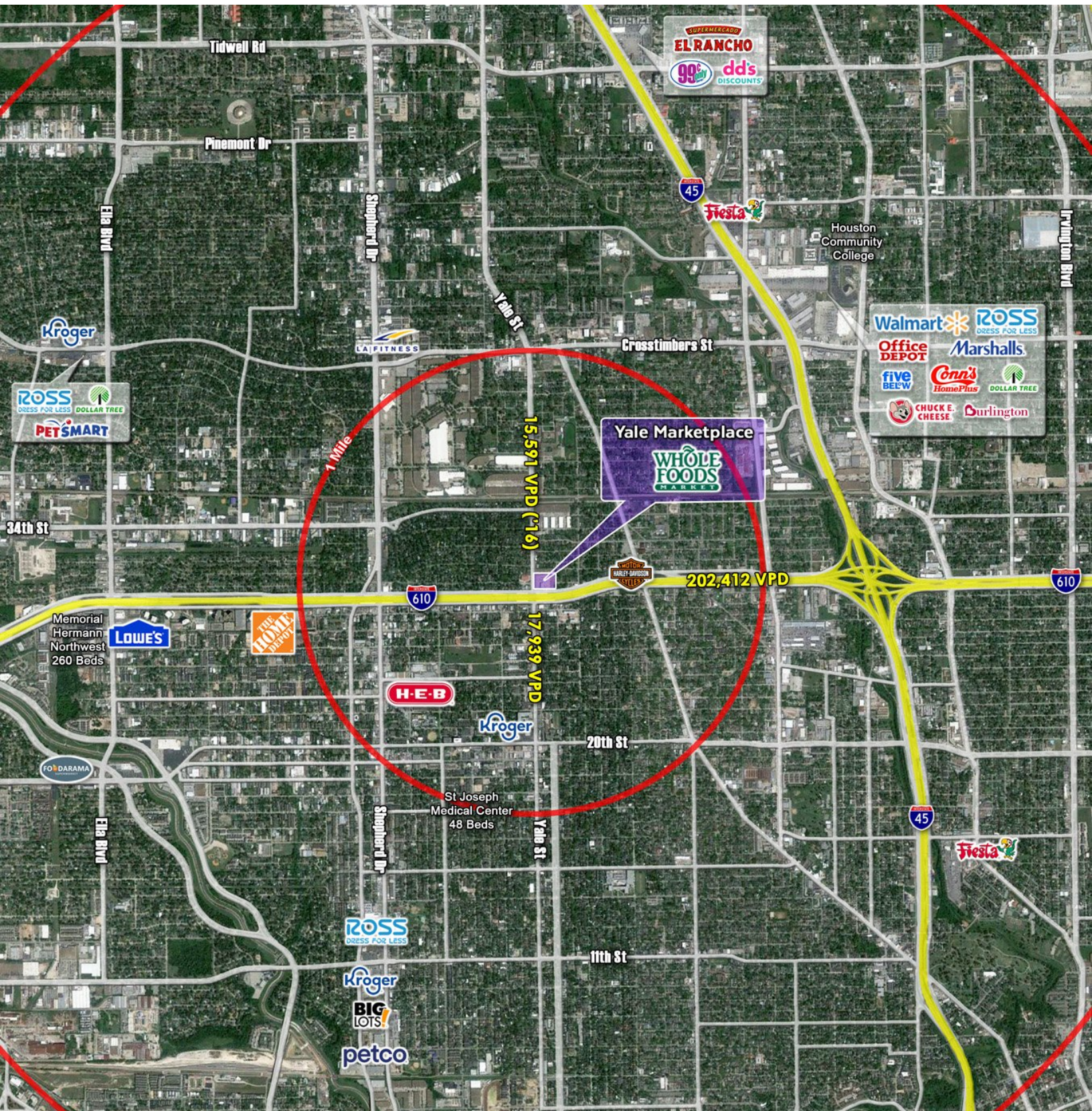
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CERTIFIED VAPS APPROVED – VISIBILITY, ACCESS, PARKING, SIGNAGE



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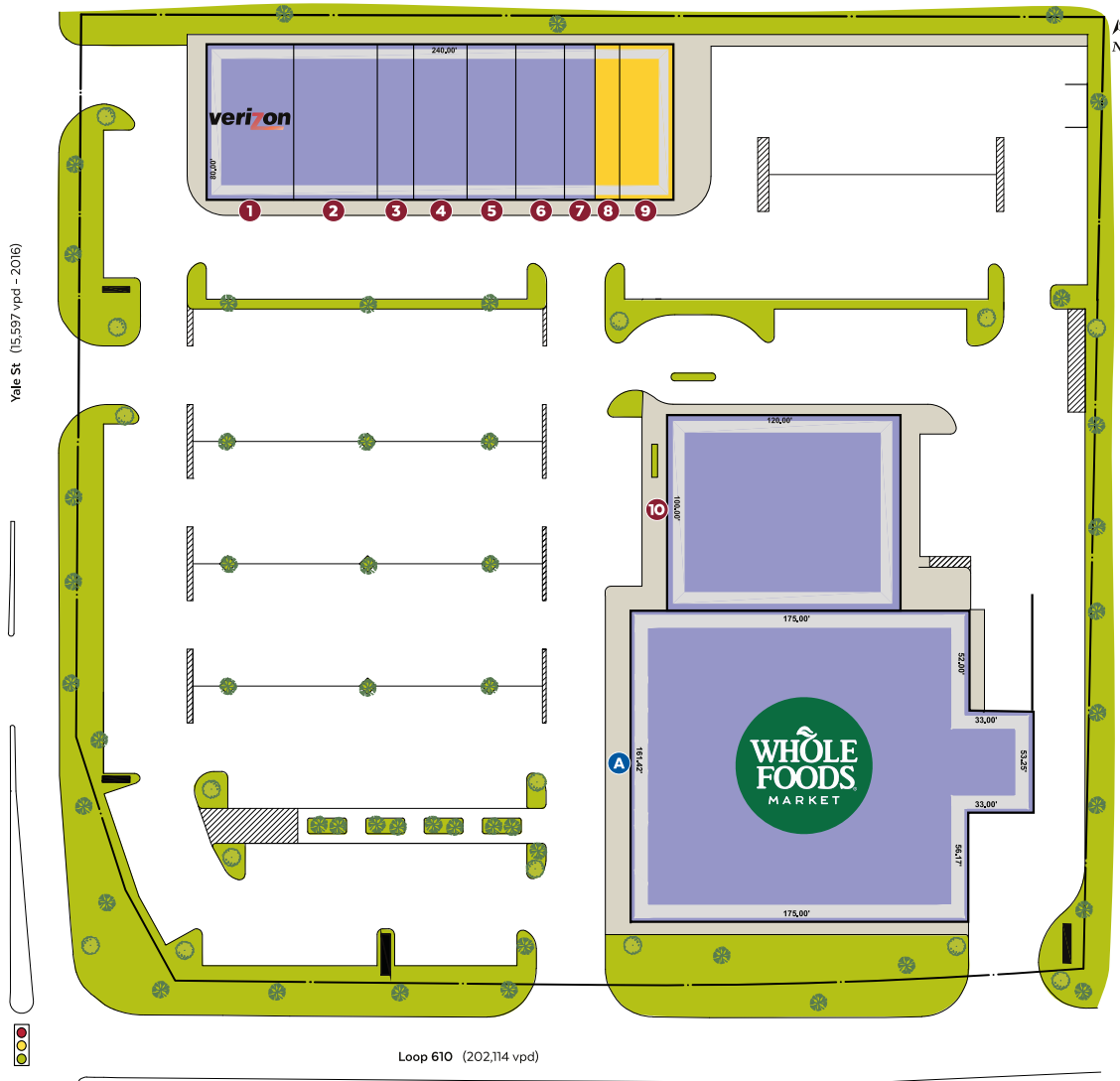
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2,000 SF • 1,260 SF • CAN BE COMBINED



Tenant List

Tenant	Address	SF/Acres
A Whole Foods Market	101 N Loop W	
1 Verizon Wireless	3004 Yale St #100	
2 Orange Theory	3004 Yale St #200	
3 The Hive Salon & Beauty Bar	3004 Yale St #300	
4 Glo Nail Lounge	3004 Yale St #400	

Tenant List (continued)

Tenant	Address	SF/Acres
5 Houston Dental Oasis	3004 Yale St #500	
6 Pearle Vision	3004 Yale St #600	
7 The Lash Lounge	3004 Yale St #700	
8 AVAILABLE	3004 Yale St #800	1,260
9 AVAILABLE	3004 Yale St #900	2,000
10 Houston Heights ER	101 N Loop W #300	

Available Lease Pending Executed



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

Lat/Lon: 29.8142/-95.3984

Yale Marketplace Houston, TX 77018	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	16,097	159,195	390,763
2028 Projected Population	17,324	171,788	419,792
2020 Census Population	15,920	155,123	385,037
2010 Census Population	13,403	138,985	348,930
Projected Annual Growth 2023 to 2028	1.5%	1.6%	1.5%
Historical Annual Growth 2010 to 2023	1.5%	1.1%	0.9%
2023 Median Age	37.9	36.3	35.4
Households			
2023 Estimated Households	7,156	66,285	161,206
2028 Projected Households	7,727	71,680	174,022
2020 Census Households	7,023	64,162	157,152
2010 Census Households	5,716	54,926	132,664
Projected Annual Growth 2023 to 2028	1.6%	1.6%	1.6%
Historical Annual Growth 2010 to 2023	1.9%	1.6%	1.7%
Race and Ethnicity			
2023 Estimated White	52.7%	47.7%	41.7%
2023 Estimated Black or African American	17.2%	11.9%	18.4%
2023 Estimated Asian or Pacific Islander	4.2%	4.4%	4.4%
2023 Estimated American Indian or Native Alaskan	0.7%	1.1%	1.1%
2023 Estimated Other Races	25.2%	34.9%	34.4%
2023 Estimated Hispanic	31.2%	45.9%	45.3%
Income			
2023 Estimated Average Household Income	\$215,750	\$158,856	\$139,989
2023 Estimated Median Household Income	\$138,509	\$111,443	\$97,414
2023 Estimated Per Capita Income	\$95,918	\$66,172	\$58,177
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	6.5%	12.1%	12.7%
2023 Estimated Some High School (Grade Level 9 to 11)	5.1%	6.9%	7.4%
2023 Estimated High School Graduate	15.7%	17.5%	20.0%
2023 Estimated Some College	13.9%	12.4%	13.3%
2023 Estimated Associates Degree Only	3.5%	4.2%	4.4%
2023 Estimated Bachelors Degree Only	28.3%	26.8%	24.3%
2023 Estimated Graduate Degree	27.0%	20.0%	17.9%
Business			
2023 Estimated Total Businesses	1,752	10,049	30,688
2023 Estimated Total Employees	10,919	72,232	324,958
2023 Estimated Employee Population per Business	6.2	7.2	10.6
2023 Estimated Residential Population per Business	9.2	15.8	12.7



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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.



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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

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