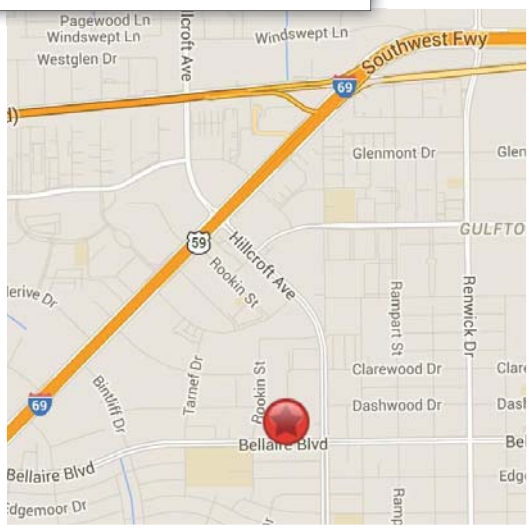
UNITED EQUITIES, INC.
REAL ESTATE
DEVELOPMENT LEASING MANAGEMENT

HILLCROFT VILLAGE SHOPPING CENTER

6700 - 6744 HILLCROFT AVENUE
HOUSTON, TEXAS 77081



PROPERTY FEATURES:

- 2,935 SF AVAILABLE
- PREMIER INTERSECTION FOR HISPANIC RETAIL IN HOUSTON

2017 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
EST. POPULATION	46,735	241,812	562,322
AVG. HOUSEHOLD INCOME	$40,043	$85,141	$101,801

YEAR: 2017 | SOURCE: APPLIED GEOGRAPHIC SOLUTIONS

TRAFFIC GENERATORS:

- FAMSA
- WALGREENS
- FAMILY THRIFT CENTER

TRAFFIC COUNTS:

BELLAIRE BOULEVARD (CHIMNEY ROCK ROAD TO SOUTHWEST FREEWAY)	30,833 CPD
HILLCROFT AVENUE (BISSONNET STREET TO SOUTHWEST FREEWAY)	54,000 CPD

YEAR: 2015 | SOURCE: TXDOT

FOR MORE INFORMATION CONTACT:

DOUG FREEDMAN
DFREEDMAN@UNITEDEQUITIES.COM
(713) 772-6262

AREA RETAIL & RESTAURANTS:

Jack in the box · CiCi's Pizza · MAMBO SEAFOOD · PLS · FAMSA · SOUTH TEXAS DENTAL · 99¢ only · AutoZone · EZ PAWN · Fiesta · SUBWAY

4545 BISSONNET, SUITE 100, BELLAIRE, TEXAS 77401
WWW.UNITEDEQUITIES.COM ◆ PHONE: (713) 772-6262 ◆ FAX: (713) 981-4035

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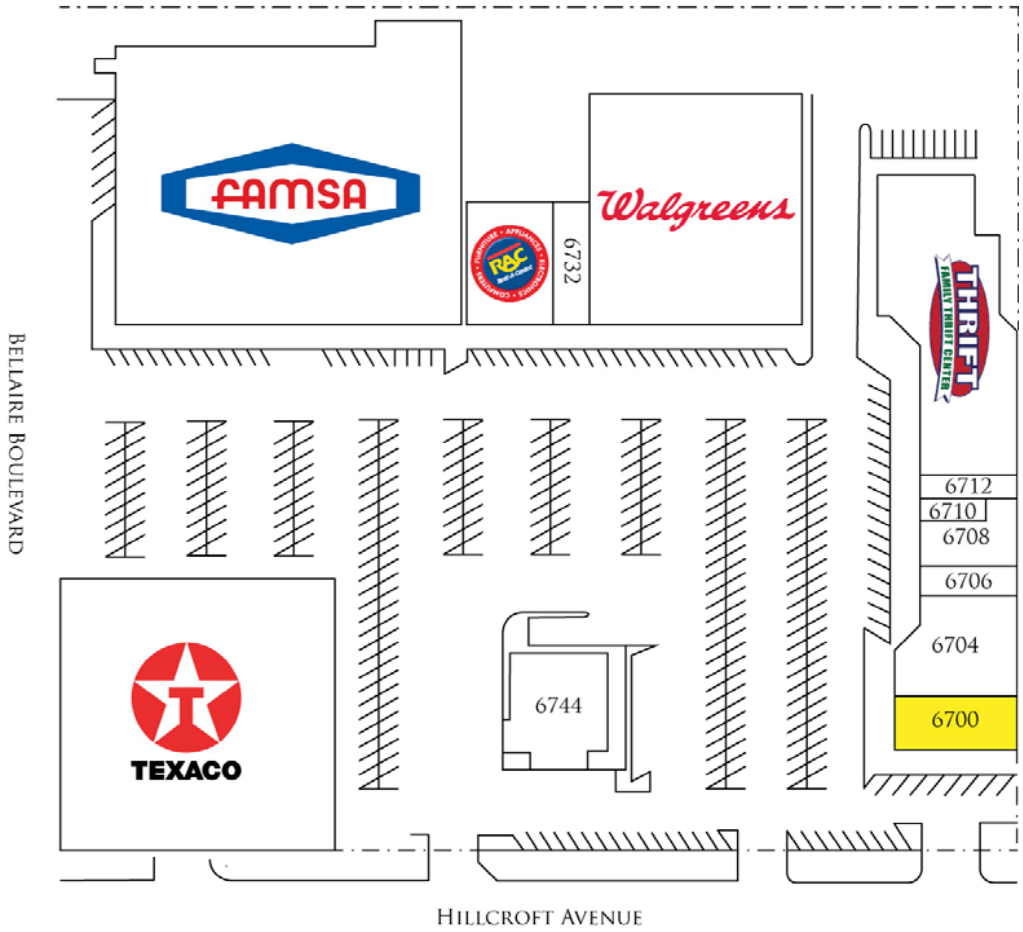
Hillcroft Village Shopping Center

6700 – 6744 Hillcroft Avenue
Houston, Texas 77081

Suite	Tenant	Sq. Ft.
6700	**Available**	**2,935**
6704	ABC Dental	4,835
6706	Eye Optical	1,625
6708	Dollar & More	2,373
6710	Latino Cellular	800
6712	Millenium Travel	975
6724	Family Thrift Center	14,817
6730	Walgreens	21,000
6732	Nail Spatime	1,416
6736	Rent-A-Center	4,584
6740	Famsa	40,000
Total Sq. Ft.		**95,360**
6744	Senor Check Cashing	PAD
6741	Texaco (Not A Part)	PAD



United Equities, Inc.
4545 Bissonnet, Suite 100, Bellaire, Texas 77401
www.unitedequities.com ◆ Phone: (713) 772-6262 ◆ Fax: (713) 981-4035

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FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.7073/-95.4932

RF1

Hillcroft Village Shopping Center		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	46,735	241,812	562,322
	2022 Projected Population	52,564	270,074	625,206
	2010 Census Population	41,759	219,861	511,037
	2000 Census Population	46,228	215,700	494,798
	Projected Annual Growth 2017 to 2022	2.5%	2.3%	2.2%
	Historical Annual Growth 2000 to 2017	0.1%	0.7%	0.8%
HOUSEHOLDS	2017 Estimated Households	15,357	99,781	240,392
	2022 Projected Households	17,257	111,131	266,334
	2010 Census Households	13,332	88,145	210,869
	2000 Census Households	14,956	89,595	209,238
	Projected Annual Growth 2017 to 2022	2.5%	2.3%	2.2%
	Historical Annual Growth 2000 to 2017	0.2%	0.7%	0.9%
AGE	2017 Est. Population Under 10 Years	18.0%	14.9%	14.4%
	2017 Est. Population 10 to 19 Years	13.9%	11.7%	11.5%
	2017 Est. Population 20 to 29 Years	18.5%	18.5%	17.3%
	2017 Est. Population 30 to 44 Years	26.0%	24.2%	23.3%
	2017 Est. Population 45 to 59 Years	15.5%	16.7%	17.6%
	2017 Est. Population 60 to 74 Years	6.3%	9.7%	11.3%
	2017 Est. Population 75 Years or Over	1.7%	4.2%	4.7%
	2017 Est. Median Age	29.1	32.7	34.2
MARITAL STATUS & GENDER	2017 Est. Male Population	54.5%	51.8%	50.2%
	2017 Est. Female Population	45.5%	48.2%	49.8%
	2017 Est. Never Married	43.2%	38.7%	38.4%
	2017 Est. Now Married	36.6%	39.9%	40.9%
	2017 Est. Separated or Divorced	17.3%	17.2%	16.4%
	2017 Est. Widowed	3.0%	4.1%	4.2%
INCOME	2017 Est. HH Income $200,000 or More	2.1%	10.6%	13.4%
	2017 Est. HH Income $150,000 to $199,999	1.6%	4.6%	5.3%
	2017 Est. HH Income $100,000 to $149,999	4.6%	10.5%	10.7%
	2017 Est. HH Income $75,000 to $99,999	6.3%	9.0%	9.1%
	2017 Est. HH Income $50,000 to $74,999	12.5%	15.3%	14.8%
	2017 Est. HH Income $35,000 to $49,999	15.0%	13.5%	12.9%
	2017 Est. HH Income $25,000 to $34,999	15.9%	10.7%	10.0%
	2017 Est. HH Income $15,000 to $24,999	23.4%	13.4%	11.8%
	2017 Est. HH Income Under $15,000	18.8%	12.5%	11.9%
	2017 Est. Average Household Income	$40,043	$85,141	$101,801
	2017 Est. Median Household Income	$34,162	$67,530	$77,337
	2017 Est. Per Capita Income	$13,210	$35,176	$43,551
	2017 Est. Total Businesses	2,289	15,863	36,939
	2017 Est. Total Employees	18,234	148,603	404,010

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Hillcroft Village Shopping Center		1 mi radius	3 mi radius	5 mi radius
RACE	2017 Est. White	48.0%	54.5%	52.2%
	2017 Est. Black	9.7%	12.8%	18.3%
	2017 Est. Asian or Pacific Islander	8.8%	10.4%	11.3%
	2017 Est. American Indian or Alaska Native	1.0%	1.0%	0.7%
	2017 Est. Other Races	32.5%	21.3%	17.4%
HISPANIC	2017 Est. Hispanic Population	34,474	118,537	223,773
	2017 Est. Hispanic Population	73.8%	49.0%	39.8%
	2022 Proj. Hispanic Population	74.6%	50.6%	41.3%
	2010 Hispanic Population	73.6%	46.7%	37.3%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	27,770	157,199	373,643
	2017 Est. Elementary (Grade Level 0 to 8)	28.8%	15.7%	13.2%
	2017 Est. Some High School (Grade Level 9 to 11)	8.4%	5.8%	5.8%
	2017 Est. High School Graduate	30.2%	19.5%	17.5%
	2017 Est. Some College	13.8%	16.1%	16.5%
	2017 Est. Associate Degree Only	3.1%	4.3%	4.3%
	2017 Est. Bachelor Degree Only	10.1%	22.2%	23.8%
	2017 Est. Graduate Degree	5.6%	16.4%	18.9%
HOUSING	2017 Est. Total Housing Units	16,486	106,495	256,082
	2017 Est. Owner-Occupied	13.3%	29.3%	33.9%
	2017 Est. Renter-Occupied	79.8%	64.4%	60.0%
	2017 Est. Vacant Housing	6.8%	6.3%	6.1%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.8%	1.0%	1.0%
	2010 Homes Built 2000 to 2004	5.4%	11.2%	12.5%
	2010 Homes Built 1990 to 1999	7.8%	12.0%	13.4%
	2010 Homes Built 1980 to 1989	12.9%	14.6%	16.5%
	2010 Homes Built 1970 to 1979	41.4%	32.8%	34.2%
	2010 Homes Built 1960 to 1969	31.5%	24.6%	18.3%
	2010 Homes Built 1950 to 1959	10.2%	10.7%	9.9%
	2010 Homes Built Before 1949	2.1%	2.8%	3.6%
HOME VALUES	2010 Home Value $1,000,000 or More	1.4%	3.5%	5.1%
	2010 Home Value $500,000 to $999,999	9.5%	17.7%	16.4%
	2010 Home Value $400,000 to $499,999	4.3%	6.4%	6.1%
	2010 Home Value $300,000 to $399,999	4.9%	10.7%	9.7%
	2010 Home Value $200,000 to $299,999	11.0%	18.1%	16.2%
	2010 Home Value $150,000 to $199,999	11.3%	14.2%	14.6%
	2010 Home Value $100,000 to $149,999	31.9%	18.8%	18.0%
	2010 Home Value $50,000 to $99,999	21.8%	12.4%	12.2%
	2010 Home Value $25,000 to $49,999	5.0%	2.7%	2.7%
	2010 Home Value Under $25,000	2.7%	1.7%	1.8%
	2010 Median Home Value	$174,299	$283,981	$332,494
	2010 Median Rent	$685	$813	$844

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	34,375	189,091	442,389
	2017 Est. Civilian Employed	68.8%	68.6%	67.2%
	2017 Est. Civilian Unemployed	3.4%	3.1%	3.6%
	2017 Est. in Armed Forces	-	-	-
	2017 Est. not in Labor Force	27.8%	28.3%	29.2%
	2017 Labor Force Males	55.8%	52.0%	49.9%
	2017 Labor Force Females	44.2%	48.0%	50.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	23,632	130,427	297,174
	2010 Mgmt, Business, & Financial Operations	5.2%	13.4%	15.7%
	2010 Professional, Related	8.4%	20.6%	23.1%
	2010 Service	30.0%	22.5%	20.6%
	2010 Sales, Office	15.7%	19.9%	20.1%
	2010 Farming, Fishing, Forestry	0.2%	0.3%	0.2%
	2010 Construction, Extraction, Maintenance	22.5%	12.3%	10.3%
	2010 Production, Transport, Material Moving	17.9%	11.0%	9.9%
	2010 White Collar Workers	29.3%	53.9%	58.9%
	2010 Blue Collar Workers	70.7%	46.1%	41.1%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	63.5%	71.8%	74.1%
	2010 Drive to Work in Carpool	12.9%	11.0%	11.0%
	2010 Travel to Work by Public Transportation	8.9%	6.9%	5.4%
	2010 Drive to Work on Motorcycle	-	0.1%	0.1%
	2010 Walk or Bicycle to Work	4.4%	3.3%	2.9%
	2010 Other Means	7.1%	3.2%	2.1%
	2010 Work at Home	3.1%	3.7%	4.5%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	16.5%	20.3%	21.5%
	2010 Travel to Work in 15 to 29 Minutes	27.2%	40.5%	41.4%
	2010 Travel to Work in 30 to 59 Minutes	41.6%	37.0%	35.7%
	2010 Travel to Work in 60 Minutes or More	13.2%	8.3%	7.1%
	2010 Average Travel Time to Work	28.5	25.0	24.3
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	$578 M	$6.14 B	$16.9 B
	2017 Est. Apparel	$20.3 M	$217 M	$596 M
	2017 Est. Contributions, Gifts	$34.6 M	$457 M	$1.32 B
	2017 Est. Education, Reading	$20.7 M	$264 M	$755 M
	2017 Est. Entertainment	$31.6 M	$345 M	$952 M
	2017 Est. Food, Beverages, Tobacco	$92.7 M	$922 M	$2.49 B
	2017 Est. Furnishings, Equipment	$18.3 M	$212 M	$591 M
	2017 Est. Health Care, Insurance	$53.0 M	$527 M	$1.43 B
	2017 Est. Household Operations, Shelter, Utilities	$181 M	$1.91 B	$5.23 B
	2017 Est. Miscellaneous Expenses	$8.72 M	$89.2 M	$242 M
	2017 Est. Personal Care	$7.60 M	$79.4 M	$217 M
	2017 Est. Transportation	$110 M	$1.12 B	$3.04 B

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Information About Brokerage Services

11-2-2015

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

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.

United Equities, Inc.	314335		(713) 772-6262
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Edwin Freedman	153678	bfreedman@unitedequities.com	(713) 772-6262
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Doug Freedman	571265	dfreedman@unitedequities.com	(713) 772-6262
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

Access Realty Group LLC, 22503 Katy Freeway #40 Katy, TX 77450 Phone: (832)379-4800 Fax:
Richard Powell

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