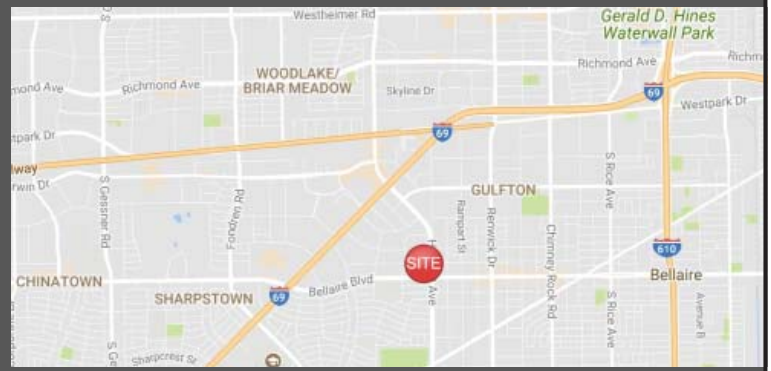


FOR LEASE HILLCROFT VILLAGE SHOPPING CENTER

6700 - 6744 HILLCROFT AVENUE, HOUSTON, TEXAS 77081



Demographics	1-mile	3-miles	5-miles
Estimated Population	46,519	244,508	563,110
Average Household income	\$42,958	\$89,305	\$109,196

YEAR: 2018 | SOURCE: APPLIED GEOGRAPHIC SOLUTIONS

Traffic Generators:

- FAMSA
- Walgreens
- Family Thrift Center

Traffic Counts:

Bellaire Blvd west of Chimney Rock Rd 30,833 CPD
Hillcroft Ave north of Bissonnet St 54,000 CPD

YEAR: 2015 | SOURCE: TXDOT

Area Retail & Restaurants:



FOR MORE INFORMATION CONTACT:

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KCAVANAUGH@UNITEDEQUITIES.COM

DOUG FREEDMAN

DFREEDMAN@UNITEDEQUITIES.COM

(713) 772-6262

UNITED EQUITIES
REAL ESTATE
DEVELOPMENT LEASING MANAGEMENT

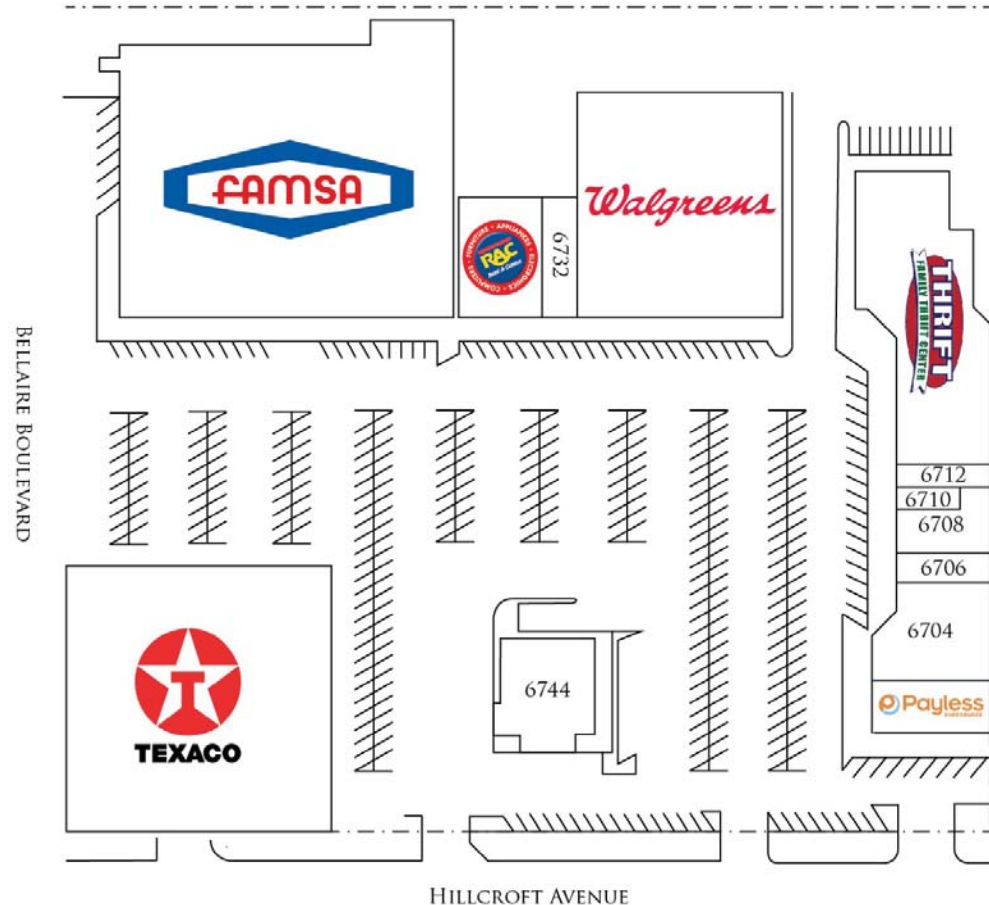
4545 BISSONNET, STE 100 BELLAIRE, TEXAS 77401 WWW.UNITEDEQUITIES.COM

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SITE PLAN: HILLCROFT VILLAGE SHOPPING CENTER

6700 - 6744 HILLCROFT AVENUE • HOUSTON, TEXAS 77081

SUITE	TENANT	SQ. FT.
6700	PAYLESS SHOESOURCE	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	SENIOR CHECK CASHING	PAD
6741	TEXACO (NOT A PART)	PAD





Hillcroft Village Shopping Center
































Chimney Rock Rd -95 48355 200m 18
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FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7072/-95.4941

RF1

6700 Hillcroft Ave

Houston, TX 77081

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	46,519	244,508	563,110
	2023 Projected Population	49,887	260,920	598,943
	2010 Census Population	41,308	221,570	511,253
	2000 Census Population	45,198	217,140	495,787
	Projected Annual Growth 2018 to 2023	1.4%	1.3%	1.3%
	Historical Annual Growth 2000 to 2018	0.2%	0.7%	0.8%
HOUSEHOLDS	2018 Estimated Households	15,449	101,465	241,474
	2023 Projected Households	16,984	110,854	262,740
	2010 Census Households	13,233	88,884	210,591
	2000 Census Households	14,559	90,190	209,347
	Projected Annual Growth 2018 to 2023	2.0%	1.9%	1.8%
	Historical Annual Growth 2000 to 2018	0.3%	0.7%	0.9%
AGE	2018 Est. Population Under 10 Years	18.0%	14.9%	14.5%
	2018 Est. Population 10 to 19 Years	13.9%	11.6%	11.5%
	2018 Est. Population 20 to 29 Years	18.4%	18.7%	17.4%
	2018 Est. Population 30 to 44 Years	25.4%	24.0%	23.0%
	2018 Est. Population 45 to 59 Years	15.6%	16.6%	17.5%
	2018 Est. Population 60 to 74 Years	6.6%	9.9%	11.4%
	2018 Est. Population 75 Years or Over	2.0%	4.4%	4.7%
	2018 Est. Median Age	29.2	32.7	34.1
MARITAL STATUS & GENDER	2018 Est. Male Population	54.3%	51.8%	50.2%
	2018 Est. Female Population	45.7%	48.2%	49.8%
	2018 Est. Never Married	40.9%	38.4%	38.1%
	2018 Est. Now Married	38.2%	40.6%	41.0%
	2018 Est. Separated or Divorced	17.5%	16.8%	16.5%
	2018 Est. Widowed	3.4%	4.2%	4.3%
INCOME	2018 Est. HH Income \$200,000 or More	1.6%	10.3%	13.2%
	2018 Est. HH Income \$150,000 to \$199,999	1.4%	4.1%	5.0%
	2018 Est. HH Income \$100,000 to \$149,999	4.2%	9.8%	10.2%
	2018 Est. HH Income \$75,000 to \$99,999	5.2%	8.5%	8.7%
	2018 Est. HH Income \$50,000 to \$74,999	11.2%	14.7%	14.7%
	2018 Est. HH Income \$35,000 to \$49,999	15.5%	13.7%	13.1%
	2018 Est. HH Income \$25,000 to \$34,999	16.5%	11.7%	10.7%
	2018 Est. HH Income \$15,000 to \$24,999	24.3%	13.9%	12.2%
	2018 Est. HH Income Under \$15,000	20.1%	13.3%	12.3%
	2018 Est. Average Household Income	\$42,958	\$89,305	\$109,196
	2018 Est. Median Household Income	\$32,104	\$65,446	\$75,967
	2018 Est. Per Capita Income	\$14,319	\$37,108	\$46,861
	2018 Est. Total Businesses	2,149	15,655	36,402
2018 Est. Total Employees	17,239	145,370	388,087	

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FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

UNITED EQUITIES

REAL ESTATE
DEVELOPMENT LEASING MANAGEMENT

Lat/Lon: 29.7072/-95.4941

RF1

6700 Hillcroft Ave

Houston, TX 77081

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
RACE	2018 Est. White	48.2%	53.7%	51.5%
	2018 Est. Black	9.5%	12.9%	18.6%
	2018 Est. Asian or Pacific Islander	8.9%	10.7%	11.5%
	2018 Est. American Indian or Alaska Native	1.0%	1.1%	0.8%
	2018 Est. Other Races	32.4%	21.6%	17.6%
HISPANIC	2018 Est. Hispanic Population	34,475	120,684	225,465
	2018 Est. Hispanic Population	74.1%	49.4%	40.0%
	2023 Proj. Hispanic Population	74.9%	50.7%	41.4%
	2010 Hispanic Population	73.9%	47.1%	37.5%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	27,737	159,775	374,686
	2018 Est. Elementary (Grade Level 0 to 8)	28.1%	15.2%	12.2%
	2018 Est. Some High School (Grade Level 9 to 11)	7.6%	5.4%	5.6%
	2018 Est. High School Graduate	31.7%	21.0%	18.5%
	2018 Est. Some College	13.8%	15.8%	16.1%
	2018 Est. Associate Degree Only	3.0%	4.0%	4.4%
	2018 Est. Bachelor Degree Only	10.8%	22.7%	24.4%
	2018 Est. Graduate Degree	4.9%	16.0%	18.8%
HOUSING	2018 Est. Total Housing Units	16,332	106,930	254,257
	2018 Est. Owner-Occupied	13.6%	29.1%	34.1%
	2018 Est. Renter-Occupied	81.0%	65.8%	60.9%
	2018 Est. Vacant Housing	5.4%	5.1%	5.0%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	2.1%	2.4%	2.6%
	2010 Homes Built 2000 to 2004	5.5%	11.4%	12.4%
	2010 Homes Built 1990 to 1999	7.5%	12.2%	13.0%
	2010 Homes Built 1980 to 1989	12.5%	13.3%	15.3%
	2010 Homes Built 1970 to 1979	40.9%	33.0%	34.1%
	2010 Homes Built 1960 to 1969	32.4%	24.7%	18.2%
	2010 Homes Built 1950 to 1959	10.2%	10.8%	10.6%
	2010 Homes Built Before 1949	3.4%	3.6%	4.4%
HOME VALUES	2010 Home Value \$1,000,000 or More	1.8%	4.4%	5.8%
	2010 Home Value \$500,000 to \$999,999	7.8%	18.9%	17.0%
	2010 Home Value \$400,000 to \$499,999	3.7%	7.0%	6.6%
	2010 Home Value \$300,000 to \$399,999	5.7%	12.4%	11.1%
	2010 Home Value \$200,000 to \$299,999	14.8%	19.4%	17.7%
	2010 Home Value \$150,000 to \$199,999	12.1%	13.7%	14.3%
	2010 Home Value \$100,000 to \$149,999	28.1%	15.5%	14.5%
	2010 Home Value \$50,000 to \$99,999	20.2%	10.9%	10.8%
	2010 Home Value \$25,000 to \$49,999	5.3%	2.1%	2.2%
	2010 Home Value Under \$25,000	5.1%	1.8%	1.7%
	2010 Median Home Value	\$169,419	\$314,103	\$372,762
2010 Median Rent	\$734	\$857	\$891	

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6700 Hillcroft Ave

Houston, TX 77081

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	34,170	191,292	442,213
	2018 Est. Civilian Employed	68.4%	69.0%	67.6%
	2018 Est. Civilian Unemployed	2.5%	2.4%	2.9%
	2018 Est. in Armed Forces	-	-	-
	2018 Est. not in Labor Force	29.1%	28.5%	29.5%
	2018 Labor Force Males	55.6%	52.0%	49.9%
	2018 Labor Force Females	44.4%	48.0%	50.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	23,393	132,499	298,618
	2010 Mgmt, Business, & Financial Operations	6.1%	13.8%	16.0%
	2010 Professional, Related	8.1%	21.4%	24.2%
	2010 Service	30.6%	23.1%	20.9%
	2010 Sales, Office	14.7%	18.3%	18.8%
	2010 Farming, Fishing, Forestry	0.1%	0.2%	0.1%
	2010 Construction, Extraction, Maintenance	22.1%	12.7%	10.7%
	2010 Production, Transport, Material Moving	18.2%	10.5%	9.4%
	2010 White Collar Workers	29.0%	53.4%	59.0%
	2010 Blue Collar Workers	71.0%	46.6%	41.0%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	67.7%	72.5%	74.6%
	2010 Drive to Work in Carpool	11.7%	11.1%	11.1%
	2010 Travel to Work by Public Transportation	7.9%	6.1%	4.8%
	2010 Drive to Work on Motorcycle	-	0.1%	-
	2010 Walk or Bicycle to Work	4.6%	3.5%	2.9%
	2010 Other Means	5.1%	2.8%	1.8%
	2010 Work at Home	3.0%	4.0%	4.8%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	15.5%	19.8%	20.3%
	2010 Travel to Work in 15 to 29 Minutes	28.5%	42.5%	43.2%
	2010 Travel to Work in 30 to 59 Minutes	42.9%	36.8%	35.5%
	2010 Travel to Work in 60 Minutes or More	11.5%	7.6%	6.6%
	2010 Average Travel Time to Work	28.5	24.8	24.3
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$607 M	\$6.47 B	\$17.9 B
	2018 Est. Apparel	\$21.3 M	\$228 M	\$632 M
	2018 Est. Contributions, Gifts	\$36.0 M	\$480 M	\$1.40 B
	2018 Est. Education, Reading	\$21.6 M	\$277 M	\$799 M
	2018 Est. Entertainment	\$33.1 M	\$363 M	\$1.01 B
	2018 Est. Food, Beverages, Tobacco	\$97.5 M	\$972 M	\$2.64 B
	2018 Est. Furnishings, Equipment	\$19.1 M	\$223 M	\$626 M
	2018 Est. Health Care, Insurance	\$55.8 M	\$556 M	\$1.51 B
	2018 Est. Household Operations, Shelter, Utilities	\$190 M	\$2.01 B	\$5.55 B
	2018 Est. Miscellaneous Expenses	\$9.15 M	\$94.0 M	\$257 M
	2018 Est. Personal Care	\$7.97 M	\$83.6 M	\$230 M
	2018 Est. Transportation	\$115 M	\$1.18 B	\$3.23 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.

<u>United Equities, Inc.</u>	<u>314335</u>	<u></u>	<u>(713) 772-6262</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Edwin Freedman</u>	<u>153678</u>	<u>bfreedman@unitedequities.com</u>	<u>(713) 772-6262</u>
Designated Broker of Firm	License No.	Email	Phone

<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

<u>Doug Freedman</u>	<u>571265</u>	<u>dfreedman@unitedequities.com</u>	<u>(713) 772-6262</u>
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