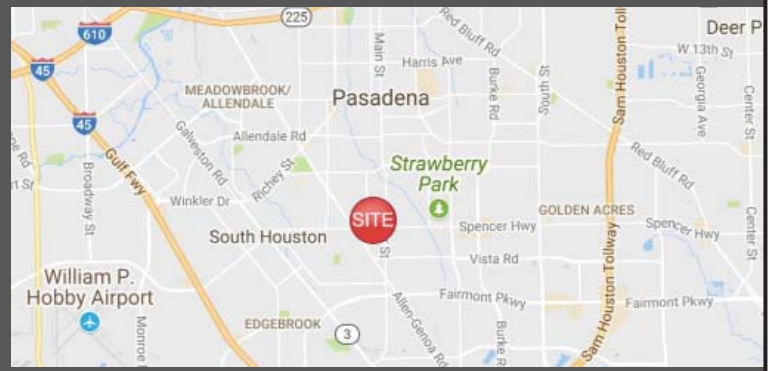


# FOR LEASE SPENCER SHOPPING CENTER

1603 - 1617 SPENCER HIGHWAY, SOUTH HOUSTON, TEXAS 77587



## Property Features:

- 2,484 - 12,832 SF available
- Fiesta anchored shopping center
- Tenants include Rodeo Dental, Melrose, Rent A Center and Connie's Seafood

## Tenants Include:



2017 Demographics	1-mile	3-miles	5-miles
Estimated Population	20,780	164,351	318,147
Average Household income	\$49,959	\$53,945	\$58,169

YEAR: 2017 | SOURCE: APPLIED GEOGRAPHIC SOLUTIONS

## Traffic Counts:

Spencer Highway 32,000 CPD

YEAR: 2015 | SOURCE: TXDOT

FOR MORE INFORMATION CONTACT:

**KRISTEN CAVANAUGH**

KCAVANAUGH@UNITEDEQUITIES.COM

(713) 772-6262

## UNITED EQUITIES

REAL ESTATE

DEVELOPMENT LEASING MANAGEMENT

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

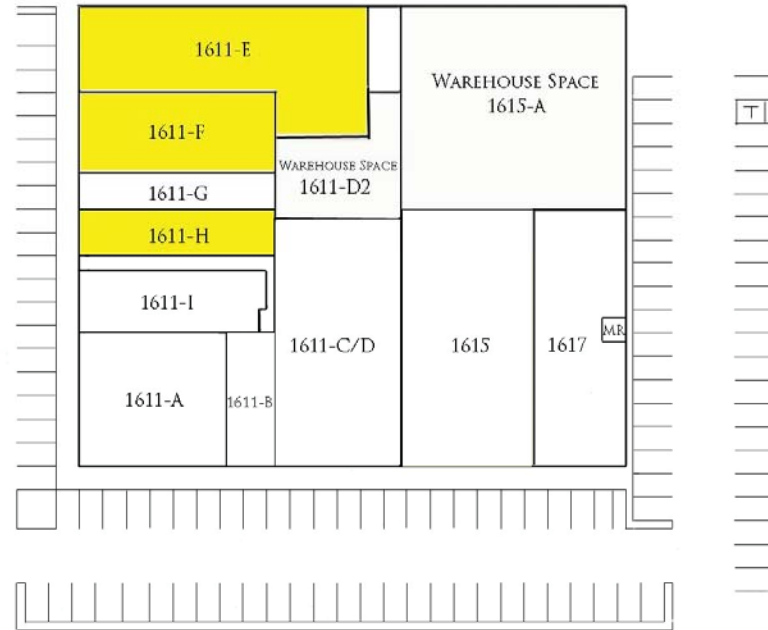
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# SITE PLAN: SPENCER SHOPPING CENTER

1603 – 1617 SPENCER HIGHWAY AT SHAVER STREET • SOUTH HOUSTON, TEXAS 77587



SUITE	TENANT	SQ. FT.
1603	FIESTA	76,850
1611-A	FIESTA BEVERAGE MART	4,618
1611-B	BOOST MOBILE	1,500
1611-C/D	RODEO DENTAL	6,830
1611-D2	WAREHOUSE	3,860
<b>1611-E</b>	<b>AVAILABLE</b>	<b>8,500</b>
<b>1611-F</b>	<b>AVAILABLE</b>	<b>4,332</b>
1611-G	FRED LOYA INSURANCE	1,525
<b>1611-H</b>	<b>AVAILABLE</b>	<b>2,484</b>
1611-I	RENT-A-CENTER	2,815
1615	MELROSE	9,243
1615-A	WAREHOUSE	9,057
1617	CONNIE'S SEAFOOD	5,695
MR	MECHANICAL ROOM	205
<b>TOTAL SQ. FT.</b>		<b>137,514</b>



SPENCER HIGHWAY

**UNITED EQUITIES**

REAL ESTATE  
DEVELOPMENT LEASING MANAGEMENT

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# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6653/-95.2109

RF1

## Spencer Shopping Center

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2017 Estimated Population	20,780	164,351	318,147
	2022 Projected Population	23,190	182,987	353,182
	2010 Census Population	20,235	159,268	303,065
	2000 Census Population	18,246	146,237	278,309
	Projected Annual Growth 2017 to 2022	2.3%	2.3%	2.2%
	Historical Annual Growth 2000 to 2017	0.8%	0.7%	0.8%
<b>HOUSEHOLDS</b>	2017 Estimated Households	6,277	52,692	103,958
	2022 Projected Households	7,005	58,423	114,930
	2010 Census Households	5,928	49,459	95,989
	2000 Census Households	5,647	47,748	91,170
	Projected Annual Growth 2017 to 2022	2.3%	2.2%	2.1%
	Historical Annual Growth 2000 to 2017	0.7%	0.6%	0.8%
<b>AGE</b>	2017 Est. Population Under 10 Years	18.1%	17.1%	16.6%
	2017 Est. Population 10 to 19 Years	17.4%	16.3%	15.9%
	2017 Est. Population 20 to 29 Years	14.7%	14.9%	15.1%
	2017 Est. Population 30 to 44 Years	21.7%	21.0%	21.3%
	2017 Est. Population 45 to 59 Years	16.3%	17.0%	17.6%
	2017 Est. Population 60 to 74 Years	8.8%	9.7%	9.9%
	2017 Est. Population 75 Years or Over	3.0%	3.9%	3.6%
	2017 Est. Median Age	29.1	30.6	31.0
<b>MARITAL STATUS &amp; GENDER</b>	2017 Est. Male Population	50.3%	49.9%	50.0%
	2017 Est. Female Population	49.7%	50.1%	50.0%
	2017 Est. Never Married	38.1%	35.8%	36.4%
	2017 Est. Now Married	41.7%	41.6%	41.7%
	2017 Est. Separated or Divorced	16.8%	18.0%	17.5%
	2017 Est. Widowed	3.4%	4.6%	4.4%
<b>INCOME</b>	2017 Est. HH Income \$200,000 or More	1.2%	2.1%	2.4%
	2017 Est. HH Income \$150,000 to \$199,999	1.7%	2.8%	3.2%
	2017 Est. HH Income \$100,000 to \$149,999	10.3%	10.9%	12.1%
	2017 Est. HH Income \$75,000 to \$99,999	9.7%	10.7%	12.1%
	2017 Est. HH Income \$50,000 to \$74,999	18.6%	18.1%	19.0%
	2017 Est. HH Income \$35,000 to \$49,999	15.6%	16.4%	15.4%
	2017 Est. HH Income \$25,000 to \$34,999	13.5%	13.3%	12.4%
	2017 Est. HH Income \$15,000 to \$24,999	13.4%	14.0%	12.0%
	2017 Est. HH Income Under \$15,000	16.0%	11.8%	11.2%
	2017 Est. Average Household Income	\$49,959	\$53,945	\$58,169
	2017 Est. Median Household Income	\$43,226	\$47,557	\$51,869
	2017 Est. Per Capita Income	\$15,097	\$17,319	\$19,028
	2017 Est. Total Businesses	536	4,723	9,649
2017 Est. Total Employees	3,592	46,141	103,480	

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RF1

## Spencer Shopping Center

		1 mi radius	3 mi radius	5 mi radius
<b>RACE</b>	2017 Est. White	68.9%	67.0%	63.0%
	2017 Est. Black	3.2%	5.2%	8.0%
	2017 Est. Asian or Pacific Islander	0.7%	1.9%	4.1%
	2017 Est. American Indian or Alaska Native	0.8%	0.8%	0.8%
	2017 Est. Other Races	26.5%	25.1%	24.2%
<b>HISPANIC</b>	2017 Est. Hispanic Population	17,182	124,181	219,772
	2017 Est. Hispanic Population	82.7%	75.6%	69.1%
	2022 Proj. Hispanic Population	83.6%	76.7%	70.3%
	2010 Hispanic Population	81.6%	74.1%	68.2%
<b>EDUCATION (Adults 25 or Older)</b>	2017 Est. Adult Population (25 Years or Over)	11,833	96,799	190,487
	2017 Est. Elementary (Grade Level 0 to 8)	23.6%	20.6%	18.8%
	2017 Est. Some High School (Grade Level 9 to 11)	15.8%	14.6%	13.0%
	2017 Est. High School Graduate	34.6%	31.7%	30.8%
	2017 Est. Some College	13.9%	18.5%	19.3%
	2017 Est. Associate Degree Only	4.7%	4.7%	5.7%
	2017 Est. Bachelor Degree Only	6.0%	7.1%	8.8%
	2017 Est. Graduate Degree	1.3%	2.8%	3.6%
<b>HOUSING</b>	2017 Est. Total Housing Units	6,748	55,995	110,044
	2017 Est. Owner-Occupied	43.4%	46.4%	48.8%
	2017 Est. Renter-Occupied	49.7%	47.7%	45.7%
	2017 Est. Vacant Housing	7.0%	5.9%	5.5%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	0.8%	1.0%	1.0%
	2010 Homes Built 2000 to 2004	17.6%	10.9%	13.9%
	2010 Homes Built 1990 to 1999	5.8%	7.8%	9.2%
	2010 Homes Built 1980 to 1989	9.7%	11.7%	13.9%
	2010 Homes Built 1970 to 1979	15.5%	23.7%	23.5%
	2010 Homes Built 1960 to 1969	21.1%	17.4%	16.6%
	2010 Homes Built 1950 to 1959	26.3%	23.9%	19.4%
	2010 Homes Built Before 1949	5.3%	6.1%	6.3%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	1.4%	0.9%	0.9%
	2010 Home Value \$500,000 to \$999,999	4.1%	3.9%	3.9%
	2010 Home Value \$400,000 to \$499,999	2.4%	2.2%	2.3%
	2010 Home Value \$300,000 to \$399,999	4.4%	3.9%	4.2%
	2010 Home Value \$200,000 to \$299,999	9.4%	9.3%	10.0%
	2010 Home Value \$150,000 to \$199,999	10.2%	12.9%	14.6%
	2010 Home Value \$100,000 to \$149,999	24.0%	25.7%	28.9%
	2010 Home Value \$50,000 to \$99,999	36.2%	34.4%	31.1%
	2010 Home Value \$25,000 to \$49,999	4.2%	4.7%	4.2%
	2010 Home Value Under \$25,000	5.1%	4.2%	3.5%
	2010 Median Home Value	\$109,457	\$112,791	\$118,755
	2010 Median Rent	\$723	\$715	\$722

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RF1

## Spencer Shopping Center

		1 mi radius	3 mi radius	5 mi radius
<b>LABOR FORCE</b>	2017 Est. Labor Population Age 16 Years or Over	14,819	119,930	234,514
	2017 Est. Civilian Employed	59.7%	59.3%	61.4%
	2017 Est. Civilian Unemployed	5.3%	5.1%	4.4%
	2017 Est. in Armed Forces	-	-	0.1%
	2017 Est. not in Labor Force	35.0%	35.5%	34.1%
	2017 Labor Force Males	49.8%	49.5%	49.6%
	2017 Labor Force Females	50.2%	50.5%	50.4%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	8,835	71,127	143,034
	2010 Mgmt, Business, & Financial Operations	5.9%	7.1%	7.7%
	2010 Professional, Related	6.0%	9.9%	11.4%
	2010 Service	24.2%	20.6%	20.1%
	2010 Sales, Office	21.9%	21.9%	22.2%
	2010 Farming, Fishing, Forestry	0.6%	0.5%	0.4%
	2010 Construction, Extraction, Maintenance	20.8%	20.0%	18.9%
	2010 Production, Transport, Material Moving	20.7%	19.9%	19.3%
	2010 White Collar Workers	33.8%	39.0%	41.4%
	2010 Blue Collar Workers	66.2%	61.0%	58.6%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	75.2%	79.6%	80.2%
	2010 Drive to Work in Carpool	19.7%	14.2%	12.2%
	2010 Travel to Work by Public Transportation	0.5%	0.9%	1.6%
	2010 Drive to Work on Motorcycle	-	0.1%	0.1%
	2010 Walk or Bicycle to Work	1.9%	1.8%	1.5%
	2010 Other Means	0.6%	1.1%	2.4%
	2010 Work at Home	2.0%	2.3%	2.0%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	21.2%	19.6%	19.4%
	2010 Travel to Work in 15 to 29 Minutes	30.2%	30.5%	31.6%
	2010 Travel to Work in 30 to 59 Minutes	29.4%	31.1%	32.9%
	2010 Travel to Work in 60 Minutes or More	8.0%	8.8%	9.5%
	2010 Average Travel Time to Work	23.7	25.3	25.7
<b>CONSUMER EXPENDITURE</b>	2017 Est. Total Household Expenditure	\$274 M	\$2.42 B	\$5.02 B
	2017 Est. Apparel	\$9.62 M	\$84.7 M	\$176 M
	2017 Est. Contributions, Gifts	\$16.2 M	\$149 M	\$315 M
	2017 Est. Education, Reading	\$9.68 M	\$87.3 M	\$184 M
	2017 Est. Entertainment	\$15.1 M	\$134 M	\$280 M
	2017 Est. Food, Beverages, Tobacco	\$43.7 M	\$381 M	\$786 M
	2017 Est. Furnishings, Equipment	\$8.93 M	\$80.0 M	\$168 M
	2017 Est. Health Care, Insurance	\$24.5 M	\$215 M	\$444 M
	2017 Est. Household Operations, Shelter, Utilities	\$85.2 M	\$751 M	\$1.56 B
	2017 Est. Miscellaneous Expenses	\$4.10 M	\$36.1 M	\$74.7 M
	2017 Est. Personal Care	\$3.58 M	\$31.5 M	\$65.4 M
2017 Est. Transportation	\$53.2 M	\$467 M	\$968 M	

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# Information About Brokerage Services

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

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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>Kristen Cavanaugh</u>	<u>484917</u>	<u>kcavanaugh@unitedequities.com</u>	<u>(713) 772-6262</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date