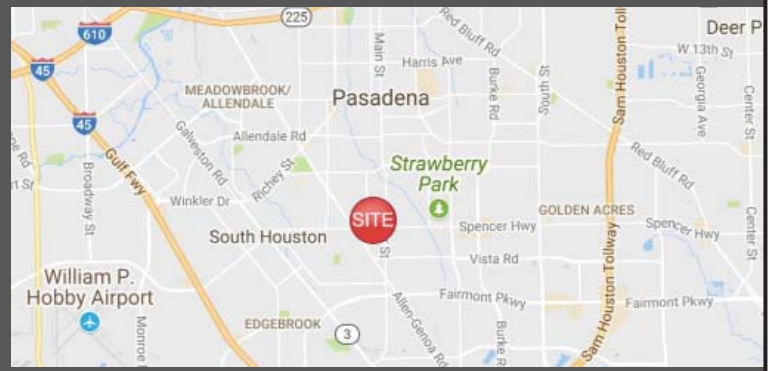


FOR LEASE SPENCER SHOPPING CENTER

1603 - 1617 SPENCER HIGHWAY, SOUTH HOUSTON, TEXAS 77587



Property Features:

- 2,484 - 7,100 SF available
- Fiesta anchored shopping center
- Tenants include Rodeo Dental, Melrose, Rent A Center and Connie's Seafood

Tenants Include:



Demographics	1-mile	3-miles	5-miles
Estimated Population	21,406	166,144	317,114
Average Household income	\$53,246	\$61,542	\$65,821

YEAR: 2018 | 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

The information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by United Equities, Inc. or by any agent, independent associate, subsidiary or employee of United Equities, Inc. This information is subject to change without notice.

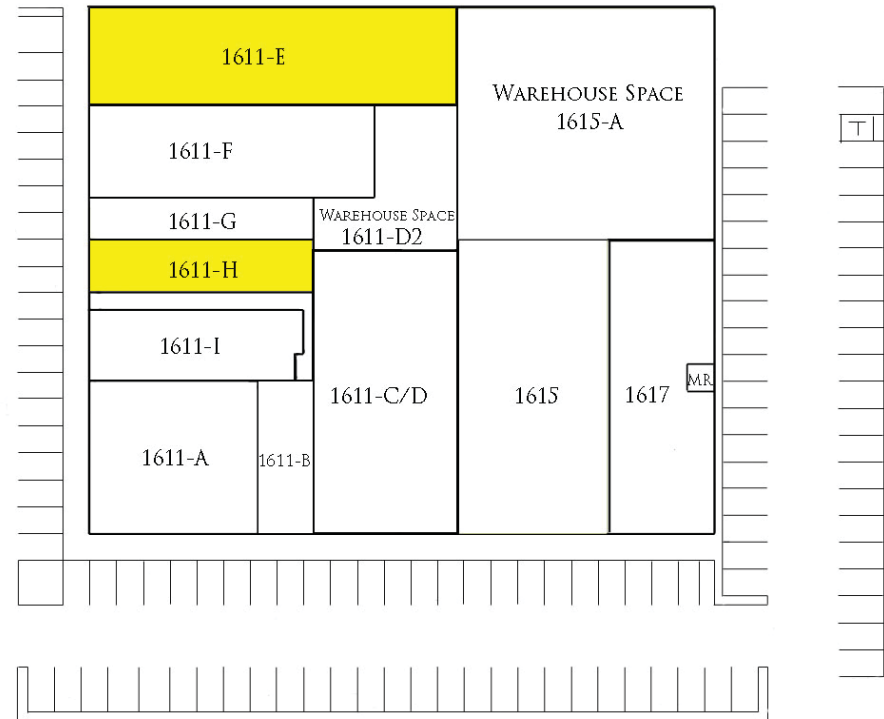
SITE PLAN: SPENCER SHOPPING CENTER

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



76,850 SQ. FT.

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	5,591
1611-E	LEASE PENDING	7,100
1611-F	ANGELS MEDICAL CLINIC & GENESIS DRUGS INC.	4,100
1611-G	FRED LOYA INSURANCE	1,525
1611-H	AVAILABLE	2,484
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
TOTAL SQ. FT.		137,613





FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6661/-95.2110

RF1

1603 Spencer Hwy

South Houston, TX 77587

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	21,406	166,144	317,114
	2023 Projected Population	22,880	177,204	337,699
	2010 Census Population	20,641	160,349	302,206
	2000 Census Population	18,607	147,534	277,936
	Projected Annual Growth 2018 to 2023	1.4%	1.3%	1.3%
	Historical Annual Growth 2000 to 2018	0.8%	0.7%	0.8%
HOUSEHOLDS	2018 Estimated Households	6,517	53,513	104,220
	2023 Projected Households	7,148	58,338	113,422
	2010 Census Households	6,060	49,745	95,702
	2000 Census Households	5,778	48,075	91,009
	Projected Annual Growth 2018 to 2023	1.9%	1.8%	1.8%
	Historical Annual Growth 2000 to 2018	0.7%	0.6%	0.8%
AGE	2018 Est. Population Under 10 Years	18.0%	17.0%	16.5%
	2018 Est. Population 10 to 19 Years	17.4%	16.3%	15.8%
	2018 Est. Population 20 to 29 Years	14.6%	14.9%	15.1%
	2018 Est. Population 30 to 44 Years	21.4%	20.8%	21.0%
	2018 Est. Population 45 to 59 Years	16.4%	17.0%	17.6%
	2018 Est. Population 60 to 74 Years	9.1%	10.0%	10.2%
	2018 Est. Population 75 Years or Over	3.2%	4.0%	3.7%
	2018 Est. Median Age	29.3	30.7	31.2
MARITAL STATUS & GENDER	2018 Est. Male Population	50.2%	49.9%	49.9%
	2018 Est. Female Population	49.8%	50.1%	50.1%
	2018 Est. Never Married	36.7%	35.8%	36.3%
	2018 Est. Now Married	41.9%	41.0%	41.5%
	2018 Est. Separated or Divorced	17.8%	18.5%	17.7%
	2018 Est. Widowed	3.6%	4.8%	4.5%
INCOME	2018 Est. HH Income \$200,000 or More	1.4%	1.9%	2.2%
	2018 Est. HH Income \$150,000 to \$199,999	1.3%	2.5%	3.2%
	2018 Est. HH Income \$100,000 to \$149,999	9.9%	10.4%	11.6%
	2018 Est. HH Income \$75,000 to \$99,999	10.1%	10.3%	11.6%
	2018 Est. HH Income \$50,000 to \$74,999	18.2%	17.9%	18.9%
	2018 Est. HH Income \$35,000 to \$49,999	15.7%	16.5%	15.4%
	2018 Est. HH Income \$25,000 to \$34,999	13.9%	13.9%	13.1%
	2018 Est. HH Income \$15,000 to \$24,999	13.3%	14.3%	12.6%
	2018 Est. HH Income Under \$15,000	16.3%	12.3%	11.5%
	2018 Est. Average Household Income	\$53,246	\$61,542	\$65,821
	2018 Est. Median Household Income	\$42,954	\$46,337	\$50,510
	2018 Est. Per Capita Income	\$16,217	\$19,848	\$21,656
	2018 Est. Total Businesses	498	4,780	9,569
2018 Est. Total Employees	3,406	46,626	110,727	

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1603 Spencer Hwy

South Houston, TX 77587

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
RACE	2018 Est. White	68.9%	66.8%	62.9%
	2018 Est. Black	3.3%	5.4%	8.0%
	2018 Est. Asian or Pacific Islander	0.7%	1.9%	4.0%
	2018 Est. American Indian or Alaska Native	0.8%	0.8%	0.8%
	2018 Est. Other Races	26.3%	25.2%	24.3%
HISPANIC	2018 Est. Hispanic Population	17,686	125,835	219,818
	2018 Est. Hispanic Population	82.6%	75.7%	69.3%
	2023 Proj. Hispanic Population	83.5%	76.8%	70.4%
	2010 Hispanic Population	81.4%	74.2%	68.4%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	12,261	98,309	190,916
	2018 Est. Elementary (Grade Level 0 to 8)	22.9%	20.0%	18.0%
	2018 Est. Some High School (Grade Level 9 to 11)	14.7%	14.3%	12.6%
	2018 Est. High School Graduate	34.8%	32.1%	31.3%
	2018 Est. Some College	14.5%	18.5%	19.6%
	2018 Est. Associate Degree Only	5.1%	4.8%	5.8%
	2018 Est. Bachelor Degree Only	6.1%	7.3%	9.0%
	2018 Est. Graduate Degree	1.8%	3.0%	3.7%
HOUSING	2018 Est. Total Housing Units	6,919	56,262	109,269
	2018 Est. Owner-Occupied	44.4%	46.8%	48.9%
	2018 Est. Renter-Occupied	49.8%	48.3%	46.4%
	2018 Est. Vacant Housing	5.8%	4.9%	4.6%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	2.1%	2.3%	2.4%
	2010 Homes Built 2000 to 2004	17.7%	11.1%	13.4%
	2010 Homes Built 1990 to 1999	5.5%	7.4%	8.8%
	2010 Homes Built 1980 to 1989	9.2%	11.3%	13.0%
	2010 Homes Built 1970 to 1979	14.1%	24.1%	23.6%
	2010 Homes Built 1960 to 1969	19.8%	17.2%	16.5%
	2010 Homes Built 1950 to 1959	28.7%	24.7%	20.5%
	2010 Homes Built Before 1949	6.4%	6.8%	7.2%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.7%	0.9%	0.8%
	2010 Home Value \$500,000 to \$999,999	3.6%	3.4%	3.4%
	2010 Home Value \$400,000 to \$499,999	2.4%	2.1%	2.1%
	2010 Home Value \$300,000 to \$399,999	5.4%	4.6%	4.9%
	2010 Home Value \$200,000 to \$299,999	9.7%	10.0%	11.1%
	2010 Home Value \$150,000 to \$199,999	10.6%	12.7%	14.8%
	2010 Home Value \$100,000 to \$149,999	20.1%	25.1%	28.1%
	2010 Home Value \$50,000 to \$99,999	41.7%	35.7%	31.3%
	2010 Home Value \$25,000 to \$49,999	3.6%	4.4%	3.9%
	2010 Home Value Under \$25,000	5.9%	4.2%	3.5%
	2010 Median Home Value	\$106,761	\$113,086	\$120,981
2010 Median Rent	\$758	\$763	\$773	

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1603 Spencer Hwy

South Houston, TX 77587

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	15,279	121,263	233,839
	2018 Est. Civilian Employed	60.8%	60.2%	61.8%
	2018 Est. Civilian Unemployed	4.7%	4.5%	3.9%
	2018 Est. in Armed Forces	-	-	0.1%
	2018 Est. not in Labor Force	34.6%	35.3%	34.2%
	2018 Labor Force Males	49.7%	49.5%	49.5%
	2018 Labor Force Females	50.3%	50.5%	50.5%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	9,262	73,021	144,114
	2010 Mgmt, Business, & Financial Operations	6.8%	7.5%	8.3%
	2010 Professional, Related	7.9%	10.6%	12.4%
	2010 Service	24.5%	20.8%	20.2%
	2010 Sales, Office	18.3%	20.3%	20.8%
	2010 Farming, Fishing, Forestry	0.4%	0.3%	0.2%
	2010 Construction, Extraction, Maintenance	22.1%	21.1%	19.6%
	2010 Production, Transport, Material Moving	20.1%	19.5%	18.5%
	2010 White Collar Workers	33.0%	38.4%	41.5%
	2010 Blue Collar Workers	67.0%	61.6%	58.5%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	75.9%	79.5%	80.3%
	2010 Drive to Work in Carpool	18.6%	14.4%	12.3%
	2010 Travel to Work by Public Transportation	0.7%	0.8%	1.4%
	2010 Drive to Work on Motorcycle	-	0.1%	0.1%
	2010 Walk or Bicycle to Work	2.7%	2.1%	1.8%
	2010 Other Means	0.4%	0.9%	2.1%
	2010 Work at Home	1.8%	2.3%	2.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	20.3%	20.2%	19.7%
	2010 Travel to Work in 15 to 29 Minutes	36.1%	33.2%	33.6%
	2010 Travel to Work in 30 to 59 Minutes	26.0%	28.7%	31.1%
	2010 Travel to Work in 60 Minutes or More	7.5%	8.8%	9.3%
	2010 Average Travel Time to Work	22.2	24.2	24.9
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$297 M	\$2.68 B	\$5.45 B
	2018 Est. Apparel	\$10.4 M	\$93.7 M	\$191 M
	2018 Est. Contributions, Gifts	\$17.6 M	\$165 M	\$342 M
	2018 Est. Education, Reading	\$10.4 M	\$96.0 M	\$200 M
	2018 Est. Entertainment	\$16.4 M	\$149 M	\$304 M
	2018 Est. Food, Beverages, Tobacco	\$47.3 M	\$422 M	\$855 M
	2018 Est. Furnishings, Equipment	\$9.67 M	\$88.3 M	\$182 M
	2018 Est. Health Care, Insurance	\$26.6 M	\$239 M	\$483 M
	2018 Est. Household Operations, Shelter, Utilities	\$92.3 M	\$832 M	\$1.69 B
	2018 Est. Miscellaneous Expenses	\$4.45 M	\$40.0 M	\$81.2 M
	2018 Est. Personal Care	\$3.88 M	\$34.9 M	\$71.1 M
2018 Est. Transportation	\$57.6 M	\$517 M	\$1.05 B	

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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