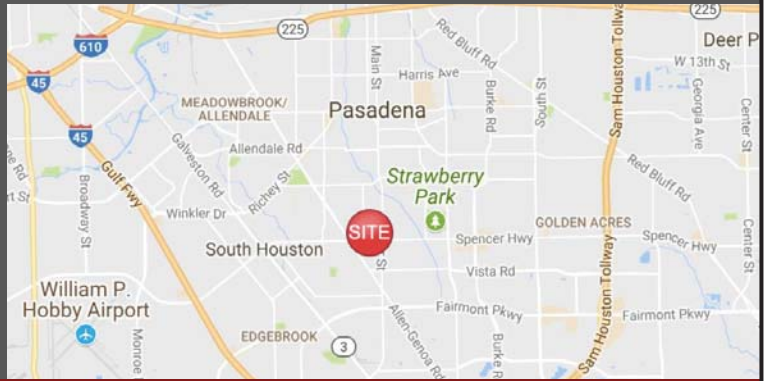


FOR LEASE SPENCER SHOPPING CENTER

1603 - 1617 Spencer Highway, South Houston, Texas 77587



Property Features:

- 2,484 SF available
- Fiesta anchored shopping center
- Coming Soon - Below Dollar

Tenants Include:



For more information contact:

Kristen Cavanaugh
kcavanaugh@unitedequities.com
(713) 772-6262

4545 Bissonnet, 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.



Estimated Population

1-mile	3-miles	5-miles
20,992	163,710	316,037



Avg Household Income

1-mile	3-miles	5-miles
\$52,831	\$62,352	\$67,378



Traffic Counts

Spencer Highway 32,000 CPD
YEAR: 2015 | SOURCE: TXDOT

UNITED EQUITIES
REAL ESTATE
DEVELOPMENT LEASING MANAGEMENT

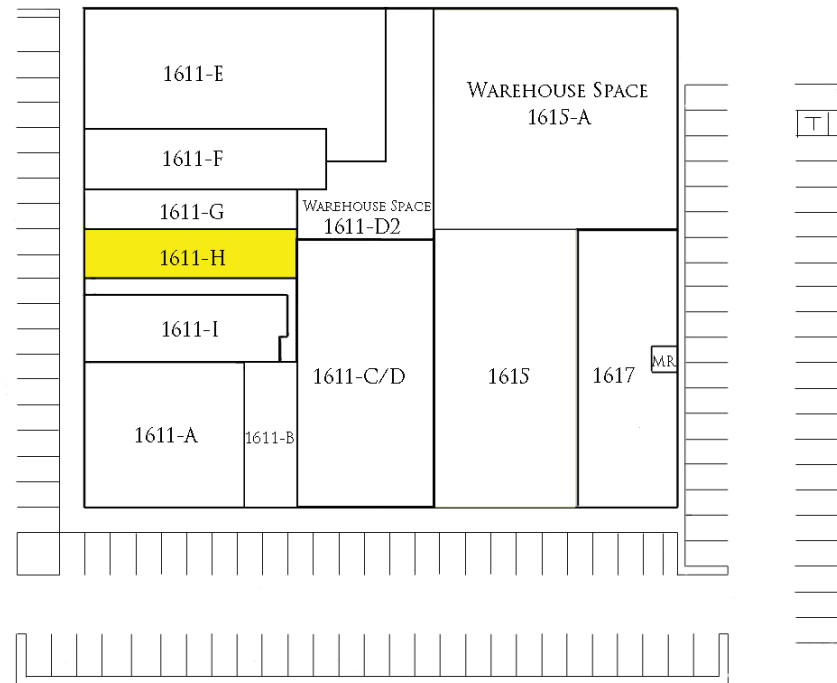
SITE PLAN: SPENCER SHOPPING CENTER

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



76,850 SQ. FT.

<u>SUITE</u>	<u>TENANT</u>	<u>SQ. FT.</u>
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	3,478
1611-E	BELOW DOLLAR	9,237
1611-F	ANGELS MEDICAL CLINIC PHARMACY	3,977
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.		137,514





SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6653/-95.2109

RS1

Spencer Shopping Center

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	20,992	163,710	316,037
	2023 Projected Population	21,913	169,889	327,830
	2010 Census Population	20,235	159,268	303,065
	2000 Census Population	18,246	146,237	278,309
	Projected Annual Growth 2018 to 2023	0.9%	0.8%	0.7%
	Historical Annual Growth 2000 to 2018	0.8%	0.7%	0.8%
HOUSEHOLDS	2018 Median Age	29.4	30.8	31.3
	2018 Estimated Households	6,405	53,008	104,273
	2023 Projected Households	6,950	56,952	111,952
	2010 Census Households	5,928	49,459	95,989
	2000 Census Households	5,647	47,748	91,170
	Projected Annual Growth 2018 to 2023	1.7%	1.5%	1.5%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2018	0.7%	0.6%	0.8%
	2018 Estimated White	68.8%	66.7%	62.8%
	2018 Estimated Black or African American	3.1%	5.2%	8.0%
	2018 Estimated Asian or Pacific Islander	0.8%	2.0%	4.2%
	2018 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
	2018 Estimated Other Races	26.6%	25.2%	24.2%
INCOME	2018 Estimated Hispanic	82.8%	75.8%	69.2%
	2018 Estimated Average Household Income	\$52,831	\$62,352	\$67,378
	2018 Estimated Median Household Income	\$44,035	\$48,259	\$52,465
EDUCATION (AGE 25+)	2018 Estimated Per Capita Income	\$16,126	\$20,216	\$22,254
	2018 Estimated Elementary (Grade Level 0 to 8)	22.4%	19.3%	17.3%
	2018 Estimated Some High School (Grade Level 9 to 11)	14.4%	14.2%	12.5%
	2018 Estimated High School Graduate	34.5%	31.5%	30.6%
	2018 Estimated Some College	14.8%	18.8%	19.9%
	2018 Estimated Associates Degree Only	5.3%	5.1%	6.1%
	2018 Estimated Bachelors Degree Only	6.6%	7.8%	9.5%
BUSINESS	2018 Estimated Graduate Degree	2.1%	3.3%	4.1%
	2018 Estimated Total Businesses	512	4,704	9,672
	2018 Estimated Total Employees	3,529	45,926	111,587
	2018 Estimated Employee Population per Business	6.9	9.8	11.5
	2018 Estimated Residential Population per Business	41.0	34.8	32.7

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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