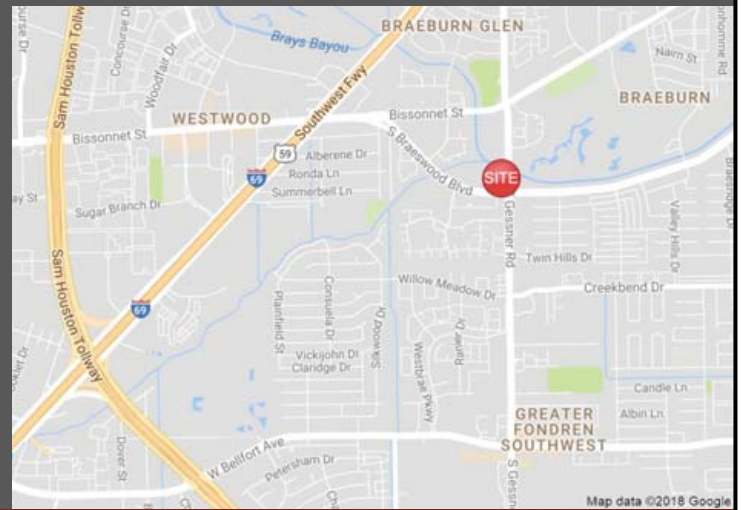


FOR LEASE

BRAESNER VILLAGE SHOPPING CENTER

8602 - 8674 South Braeswood Boulevard, Houston, Texas 77031



Property Features:

- 2,520 SF available - Built out clinic space
- 3,352 SF available - Will divide
- Fiesta anchored center
- Neighborhood contains a large apartment population



Estimated Population

1-mile	3-miles	5-miles
24,971	224,894	532,510



Avg Household Income

1-mile	3-miles	5-miles
\$51,690	\$57,782	\$68,465

For more information contact:

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



Traffic Counts

S. Braeswood east of Hwy 59	28,000 CPD
S. Gessner north of Bellaire Blvd.	21,000 CPD
Year: 2019 Source: TxDOT	

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.

UNITED EQUITIES
 REAL ESTATE
 DEVELOPMENT LEASING MANAGEMENT

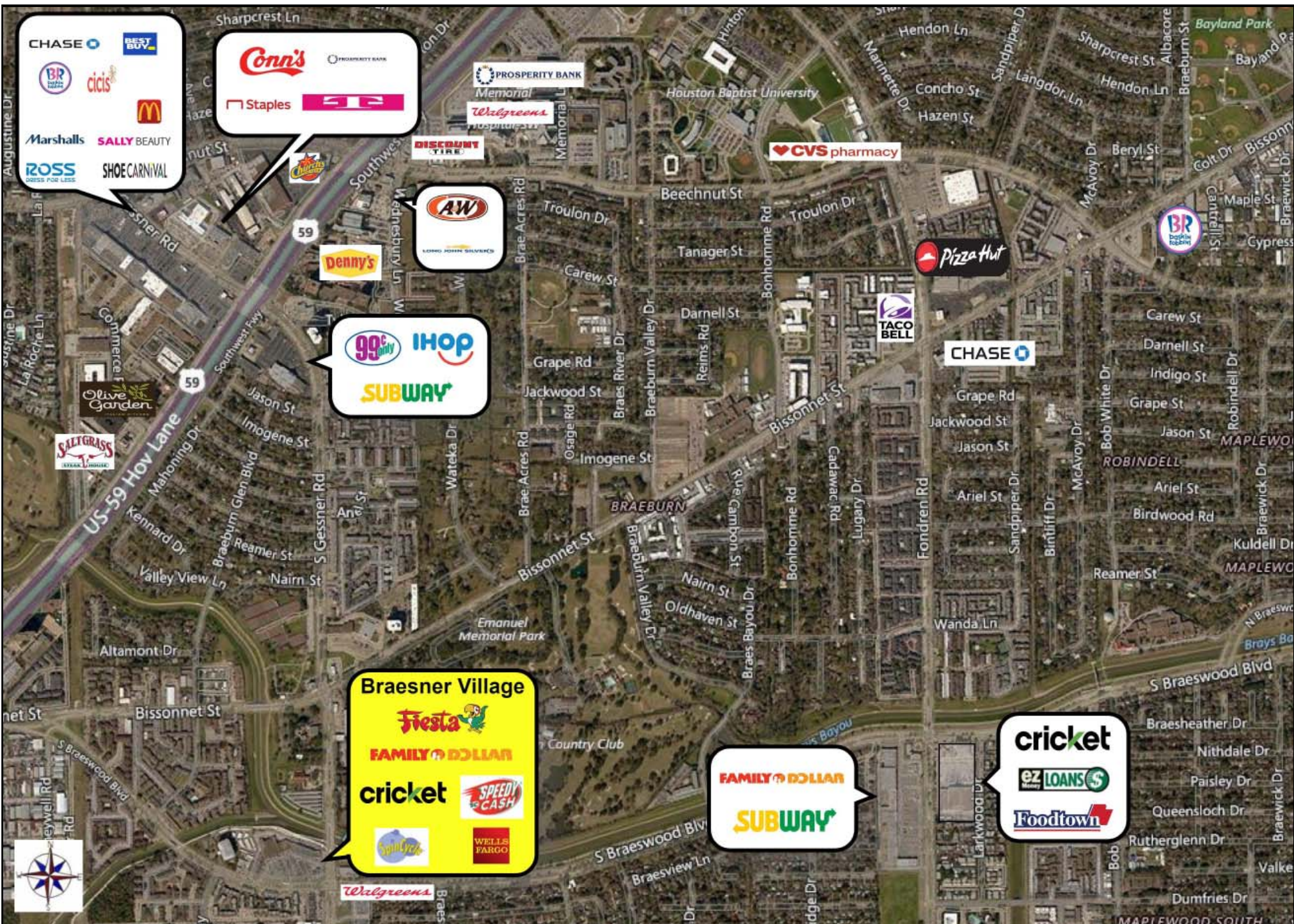
SITE PLAN: BRAESNER VILLAGE SHOPPING CENTER

8602 - 8674 SOUTH BRAESWOOD BOULEVARD · HOUSTON, TEXAS 77031

SUITE	TENANT	SQ. FT.
8602	SPEEDY CASH	3,980
8608	PHARMACY	880
8610	FORMAL NAILS	1,575
8612	HAPPY FAST FOOD	1,575
8614	ASHLEY FAMILY DENTAL	3,570
8622	AVAILABLE (BUILT OUT CLINIC)	2,520
8624	MIRACLE HAIR	2,450
8632	AVAILABLE (TENANT MONTH TO MONTH)	3,352
8632B	CONSTABLE'S OFFICE (MEZZANINE)	1,676
8640	AAA INSURANCE	1,050
8642	SPIN CYCLE	3,958
8644	FAMILY DOLLAR	7,442
8648	EJ BEAUTY SUPPLY III	4,500
8650	FIESTA	30,979
8654	DISCOUNT KING	3,964
8658	CRICKET	1,400
8660	CELAVIE FURNITURE	4,200
8668	BAKERY DONUTS	1,190
8668A	BOOST MOBILE	1,510
8670	JACKSON HEWITT	800
8674	CAMELOT LIQUOR	2,100
TOTAL SQ. FT.		89,931

PAD WELLS FARGO





SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6718/-95.5296

RS1

Braesner Village Shopping Center

Houston, TX 77031

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2019 Estimated Population	24,971	224,894	532,510
	2024 Projected Population	25,943	233,376	556,333
	2010 Census Population	23,331	207,168	493,360
	2000 Census Population	23,688	213,094	473,335
	Projected Annual Growth 2019 to 2024	0.8%	0.8%	0.9%
	Historical Annual Growth 2000 to 2019	0.3%	0.3%	0.7%
	2019 Median Age	31.3	33.0	32.7
HOUSEHOLDS	2019 Estimated Households	9,724	83,018	200,890
	2024 Projected Households	10,481	89,570	217,454
	2010 Census Households	8,630	72,999	178,107
	2000 Census Households	9,335	77,956	177,068
	Projected Annual Growth 2019 to 2024	1.6%	1.6%	1.6%
	Historical Annual Growth 2000 to 2019	0.2%	0.3%	0.7%
RACE AND ETHNICITY	2019 Estimated White	37.1%	37.8%	40.0%
	2019 Estimated Black or African American	34.3%	27.5%	24.3%
	2019 Estimated Asian or Pacific Islander	4.5%	11.7%	13.5%
	2019 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.9%
	2019 Estimated Other Races	23.5%	22.3%	21.3%
	2019 Estimated Hispanic	49.7%	46.8%	46.5%
INCOME	2019 Estimated Average Household Income	\$51,690	\$57,782	\$68,465
	2019 Estimated Median Household Income	\$47,924	\$48,448	\$53,542
	2019 Estimated Per Capita Income	\$20,141	\$21,385	\$25,867
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	16.1%	18.1%	16.3%
	2019 Estimated Some High School (Grade Level 9 to 11)	9.3%	9.5%	8.6%
	2019 Estimated High School Graduate	26.1%	26.3%	24.3%
	2019 Estimated Some College	20.5%	18.5%	17.9%
	2019 Estimated Associates Degree Only	4.9%	4.6%	5.3%
	2019 Estimated Bachelors Degree Only	16.9%	15.4%	17.5%
	2019 Estimated Graduate Degree	6.2%	7.8%	10.1%
BUSINESS	2019 Estimated Total Businesses	981	9,320	29,133
	2019 Estimated Total Employees	5,808	71,712	239,901
	2019 Estimated Employee Population per Business	5.9	7.7	8.2
	2019 Estimated Residential Population per Business	25.5	24.1	18.3

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:
 - 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>Kristen Cavanaugh</u>	<u>484917</u>	<u>kcavanaugh@unitedequities.com</u>	<u>(713) 772-6262</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date