

FORRESTA VILLAGE - FOR LEASE

NEC OF GREENHOUSE RD & PARK ROW DR | HOUSTON, TEXAS 77084



EVERGREEN
COMMERCIAL REALTY

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FOR MORE INFORMATION:

▶ **BLAIR GOLDEN**
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RETAIL AERIAL

FORRESTA VILLAGE - FOR LEASE

NEC of Greenhouse Rd & Park Row Dr | Houston, Texas 77084



LOCATION

NEC of Greenhouse Rd & Park Row Rd. in Houston, Texas, one block north of I-10.

AVAILABLE

21,680 SF of new retail space for lease. Ideal for medical, service, retail and restaurant.

DEMOGRAPHIC SUMMARY

Category	1 mile	3 miles	5 miles
2018 Population	10,666	104,916	251,483
Daytime Pop.	13,697	96,888	216,019
Avg. HH Income	\$95,515	\$111,316	\$111,683

TRAFFIC COUNTS

Greenhouse Rd: 35,215 VPD (TXDOT 2016)
 Park Row Dr: 15,075 VPD (TXDOT 2016)
 I-10: 193,668 VPD (TXDOT 2017)
 S Fry Rd: 29,620 VPD (TXDOT 2017)

AREA RETAILERS



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Evergreen Commercial Realty, LLC
 Office: 713.664.3634
 4615 Southwest Freeway, Suite 550
 Houston, TX 77027



EXPANDED AERIAL

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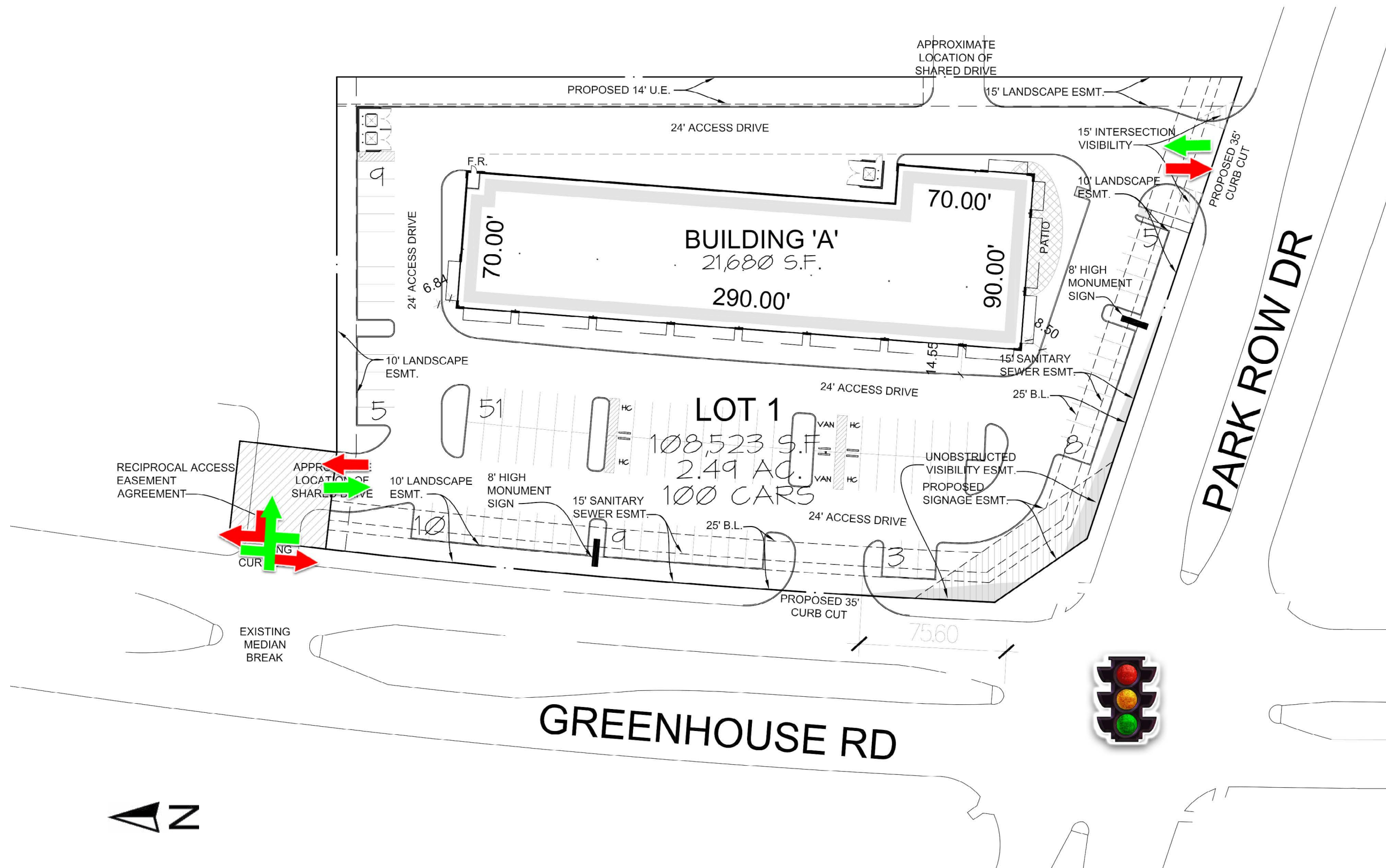
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DEMOGRAPHICS

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2018 TOTAL POPULATION
(3 mi Radius)

104,916

2018 TOTAL HOUSEHOLDS
(3 mi Radius)

34,748

2018 DAYTIME POPULATION
(3 mi Radius)

96,888

2018 AVERAGE HH INCOME
(3 mi Radius)

\$111,316



	1 mile	3 miles	5 miles
Population Summary			
2018 Total Population	10,666	104,916	251,483
2023 Total Population	11,719	114,680	285,830
2018-2023 Annual Rate	1.90%	1.80%	2.59%
2018 Total Daytime Population	13,697	96,888	216,019
Workers	8,581	43,256	85,278
Residents	5,116	53,632	130,741
Household Summary			
2018 Households	3,715	34,748	82,746
2023 Households	4,062	37,801	93,415
2018-2023 Annual Rate	1.80%	1.70%	2.46%
Median Household Income			
2018	\$65,967	\$79,665	\$81,413
2023	\$73,483	\$86,451	\$88,127
Median Home Value			
2018	\$193,394	\$183,311	\$179,306
2023	\$212,390	\$201,003	\$199,906
Per Capita Income			
2018	\$33,981	\$36,945	\$36,653
2023	\$37,884	\$40,389	\$39,813
Median Age			
2010	31.5	33.0	33.3
2018	33.4	34.2	34.3
2023	34.6	34.3	34.2
2018 Population 25+ by Educational Attainment			
Total	6,968	68,155	162,479
Less than 9th Grade	5.4%	5.2%	5.2%
9th - 12th Grade, No Diploma	10.5%	5.4%	5.2%
High School Graduate	17.2%	17.8%	17.7%
GED/Alternative Credential	2.2%	2.5%	2.4%
Some College, No Degree	26.2%	23.8%	22.4%
Associate Degree	7.9%	9.1%	8.8%
Bachelor's Degree	19.9%	24.7%	25.9%
Graduate/Professional Degree	10.7%	11.6%	12.5%
2018 Employed Population 16+ by Occupation			
Total	5,673	52,278	123,064
White Collar	67.5%	69.5%	69.2%
Services	20.9%	15.6%	15.2%
Blue Collar	11.6%	14.9%	15.6%
2018 Population by Race/Ethnicity			
Total	10,666	104,916	251,482
White Alone	58.6%	60.4%	60.8%
Black Alone	13.0%	12.3%	12.3%
American Indian Alone	0.8%	0.6%	0.6%
Asian Alone	10.9%	10.0%	9.9%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	12.9%	12.4%	12.1%
Two or More Races	3.7%	4.2%	4.2%

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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.



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.

Evergreen Commercial Realty, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	540667 License No.	lgolden@evergreentx.com Email	7136643634 Phone
Lilly Golden Designated Broker of Firm	540667 License No.	lgolden@evergreentx.com Email	7136643634 Phone
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