

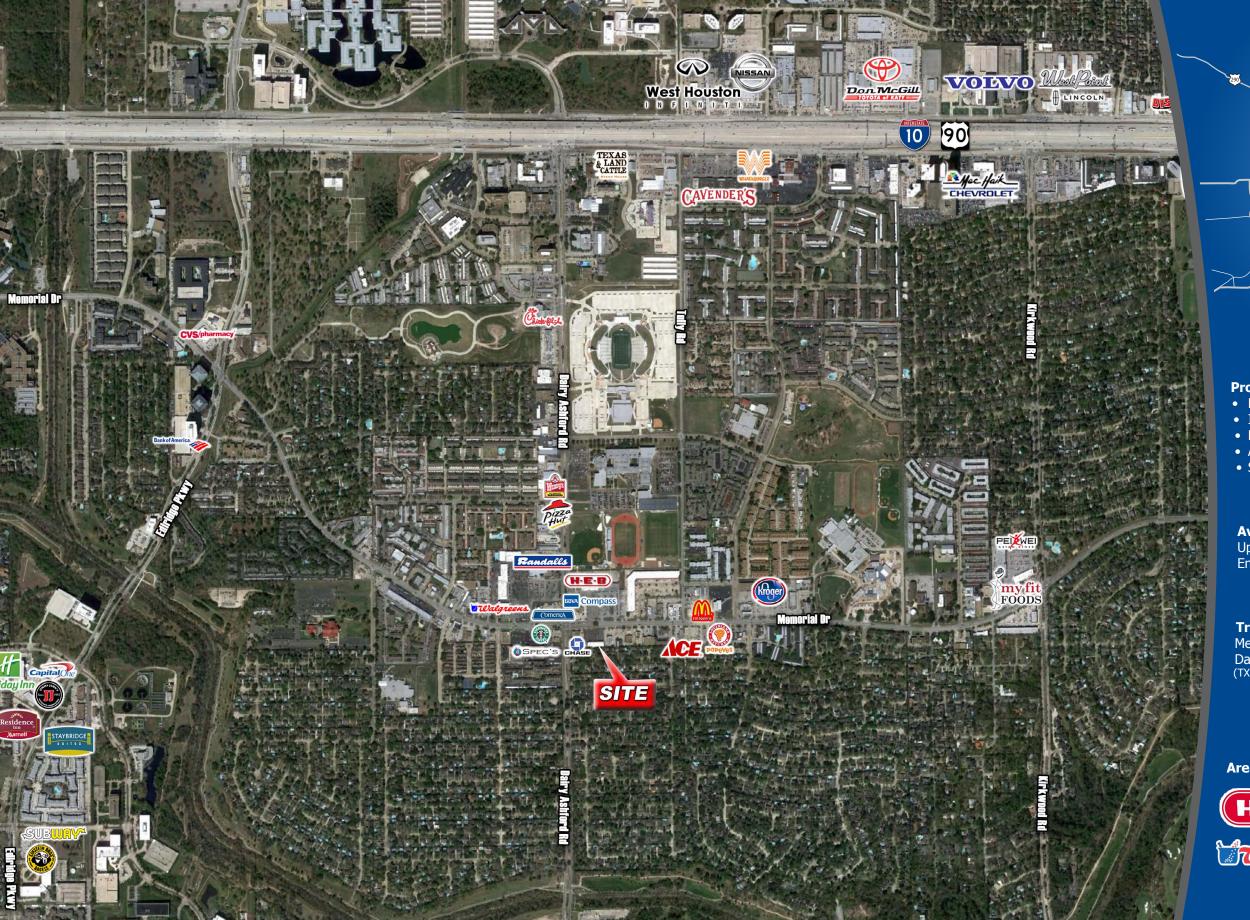




Memorial Redevelopment

SEC Memorial Dr & N Dairy Ashford Rd | Houston, Texas 77024

Geoff Bracken & Brad Ryan 281-816-6550 | www.capitalretailproperties.com



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Geoff Bracken or Brad Ryan

281-816-6550

gbracken@capitalretailproperties.com or bryan@capitalretailproperties.com

Property Description:

- New retail building delivered February 2015
- Improved visibility with redevelopment
- End Caps with possible drive-thru
- Access from Memorial Dr and N Dairy Ashford
- Strong Daytime Population & Income

Available:

Up to 10,150 SF End caps available with possible drive thru

Traffic Counts:

Memorial Dr: 29,630 VPD Dairy Ashford Rd: 36,530 VPD (TXDOT 2006)

Area Retailers:















SUMMARY PROFILE

2010 Population 18,704		1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
2000 Population 17,637 99,832 236,701 2010 Population 18,704 111,167 268,701 2010 Population 18,256 121,392 286,501 2013 Population 19,256 121,392 286,501 2013 Population	POPUI ATION			
2010 Population 18,704		17 637	99 832	236,149
2013 Population 19,256 121,392 286,5 % Growth 2000 - 2010 5.7% 10.2% 12. % Growth 2013 - 2018 7.3% 11.8% 10.0 HOUSEHOLDS 2013 Households 8,122 53,636 118,2 Avg Household Size 2,4 2,3 EMPLOYMENT 2013 Total Employers 756 3,677 9,6 2013 Workplace Employees 18,199 80,343 212,6 RACE **Withite 54.3% 49.1% 38.1 **Hispanic 21.0% 20.8% 29.9 **Saliach 12.1% 10.8% 18.1 **Wother 2.9% 2.6% 2.3 White 10,452 59,591 108,7 **Hispanic 4,050 25,190 83,3 **Black 2,334 20,345 53,2 **Asian 1,857 13,143 35,0 **Other 565 3,123 6,4 **HOUSING **Renter Occupied Housing Units 52.4% 53.1% 54.5 **Wowner Occupied Housing Units 52.4% 53.1% 54.5 **Wowner Occupied Housing Units 47.6% 46.9% 45.5 **Wedian Home Value \$232,251 \$226,182 \$208,5 **COLLEGE EDUCATION (Age 25+)* **High School 14.2% 13.3% 15. **COLLEGE EDUCATION (Age 25+)* **We Some High School 14.2% 13.3% 15. **COLLEGE EDUCATION (Age 25+)* **We Some High School 14.2% 13.3% 15. **College - Bachelors Degree 13.7% 14.2% 10.9 **College - Racters Degree 13.7% 14.2% 10.9 **College - Racters Degree 13.7% 14.2% 10.9 **College - Bachelors Degree 2.9% 2.7% 2.2 **College - Professional Degree 2.9% 2.7% 2.2				268,711
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% < 9th Grade	COLLEGE EDUCATION (Age 25+)			
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W. College Dectorate Degree 1 00/ 2 60/ 1	% College - Professional Degree % College - Doctorate Degree	2.9% 1.9%	2.7%	2.6% 1.8%



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

Information About Brokerage Services

efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written-listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

