

# Werrington Plaza

NEC of Aldine Westfield Rd & Treaschwig Rd

21612 Aldine Westfield Road, Humble, Texas 77338



### Property Information:

Werrington Plaza Retail Center is a 25,200 square foot multi-tenant shopping center on 4.3 acres located in Humble, Texas. There is also an additional 1.3 acres +/- of pad sites for future development. The center is located on Aldine Westfield Road & Treaschwig Rd. just ½ mile north of FM 1960. This center has excellent visibility and a large pylon sign on Aldine Westfield, including an LED Panel on the top of the sign.

Demographics:	1 mile	3 mile	5 mile
2018 Population	9,160	76,973	191,844
Daytime Population	7,024	58,551	169,573
Average HH Income	\$71,151	\$73,012	\$77,998

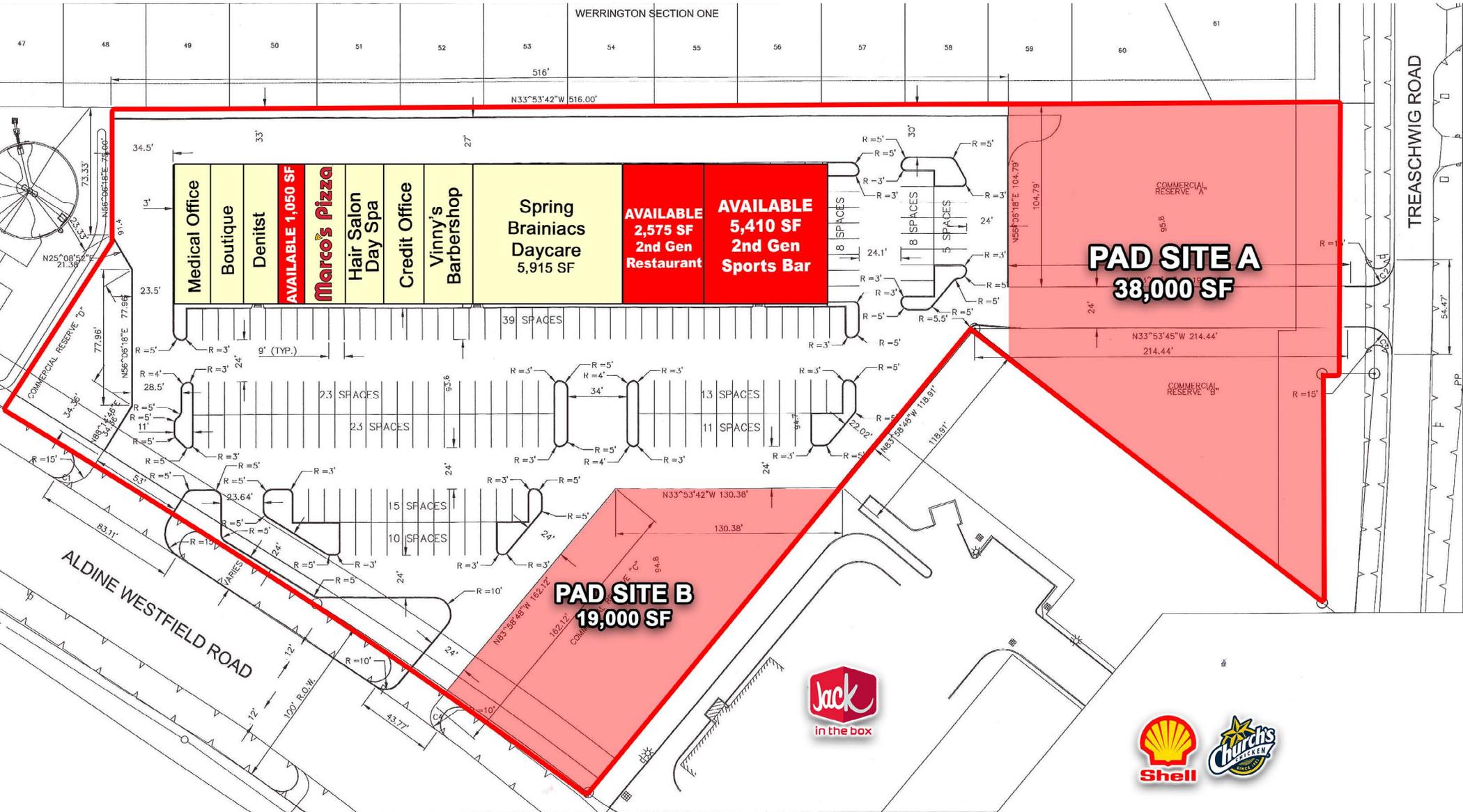
For More Information:

**David K. Ferguson | BPI Realty Services**  
 david@bpirealty.com | 713-350-2783

- Building Size:** 25,200 SF
- Lot Size:** 187,487 SF (4.3 Acres)
- Available Space:** 1,050 SF In-Line Space  
 2,575 SF In-Line - 2nd Gen Restaurant  
 5,410 SF End Cap - 2nd Gen Sports Bar
- Available Pad Sites:** Pad A: 38,000 SF  
 Pad B: 19,000 SF
- Base Rent:** Call for Information
- Parking:** 155 parking spaces
- Tenants Include:** Spring Brainsiacs Daycare (5,915 SF)  
 Medical Office (2,000 SF)  
 Marco's Pizza (1,400 SF)  
 Vinny's Barber Shop (1,200 SF)  
 Beauty Select Salon and Spa (1,050 SF)  
 Credit Office (1,050 SF)  
 Smoothie Shop (1,050 SF)

**Traffic Counts:** Aldine Westfield Rd: 24,675 VPD (TXDOT 2021)  
 Treaschwig Rd: 20,857 VPD (TXDOT 2021)



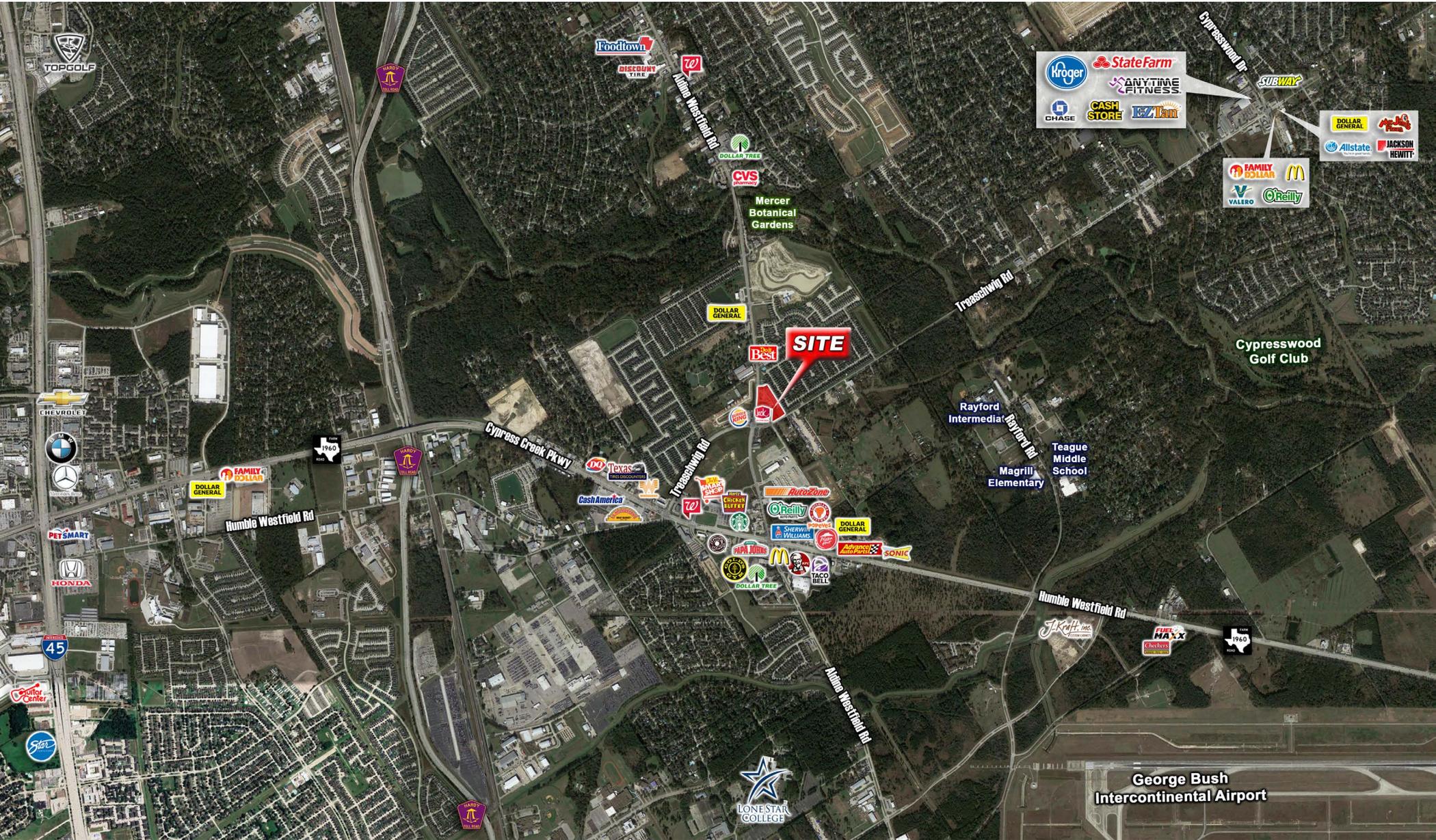




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**2018 Population**  
(3 mi Radius)  
**76,973**

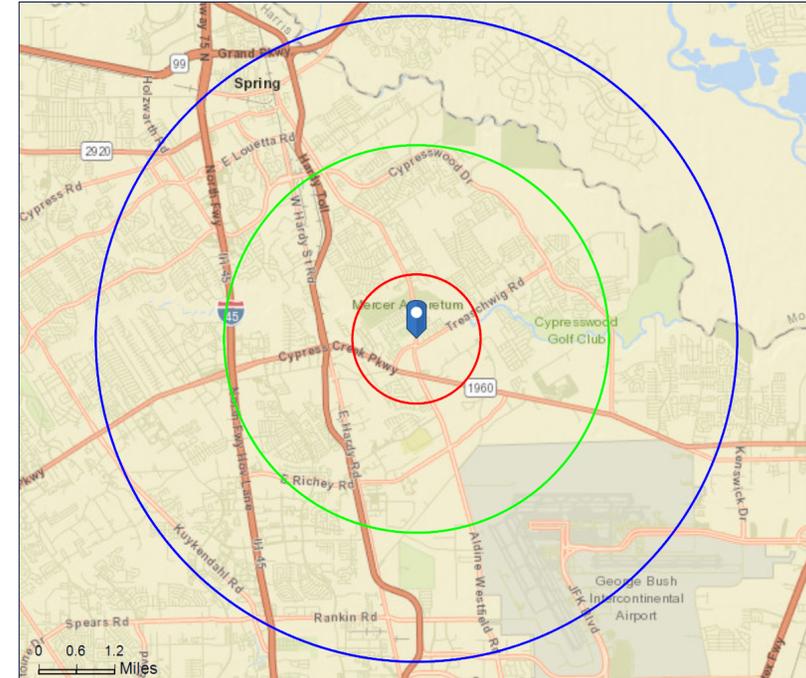
**Households**  
(3 mi Radius)  
**24,219**

**Daytime Population**  
(3 mi Radius)  
**58,551**

**Average HH Income**  
(3 mi Radius)  
**\$73,012**

**Median Home Value**  
(3 mi Radius)  
**\$125,978**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	3,878	40,415	88,247
2010 Total Population	6,565	64,333	150,400
2018 Total Population	9,160	76,973	191,844
2018 Group Quarters	2	3	249
2023 Total Population	10,687	84,557	213,734
2018-2023 Annual Rate	3.13%	1.90%	2.18%
2018 Total Daytime Population	7,024	58,551	169,573
Workers	1,608	17,455	67,420
Residents	5,416	41,096	102,153
<b>Household Summary</b>			
2000 Households	1,422	14,466	33,735
2000 Average Household Size	2.73	2.79	2.60
2010 Households	2,173	20,790	51,616
2010 Average Household Size	3.02	3.09	2.91
2018 Households	2,947	24,219	62,717
2018 Average Household Size	3.11	3.18	3.05
2023 Households	3,411	26,400	69,160
2023 Average Household Size	3.13	3.20	3.09
2018-2023 Annual Rate	2.97%	1.74%	1.98%
2010 Families	1,607	15,845	37,332
2010 Average Family Size	3.51	3.53	3.42
2018 Families	2,177	18,412	45,589
2018 Average Family Size	3.63	3.64	3.60
2023 Families	2,517	20,046	50,336
2023 Average Family Size	3.66	3.68	3.65
2018-2023 Annual Rate	2.94%	1.72%	2.00%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,471	15,096	35,757
Owner Occupied Housing Units	64.6%	58.0%	49.2%
Renter Occupied Housing Units	32.1%	37.8%	45.2%
Vacant Housing Units	3.3%	4.2%	5.7%
2010 Housing Units	2,310	22,977	57,887
Owner Occupied Housing Units	58.1%	59.2%	52.5%
Renter Occupied Housing Units	36.0%	31.3%	36.7%
Vacant Housing Units	5.9%	9.5%	10.8%
2018 Housing Units	2,997	25,726	67,220
Owner Occupied Housing Units	57.8%	59.7%	54.5%
Renter Occupied Housing Units	40.6%	34.5%	38.8%
Vacant Housing Units	1.7%	5.9%	6.7%
2023 Housing Units	3,555	28,109	73,955
Owner Occupied Housing Units	58.6%	61.0%	56.1%
Renter Occupied Housing Units	37.3%	32.9%	37.5%
Vacant Housing Units	4.1%	6.1%	6.5%
<b>Median Household Income</b>			
2018	\$55,075	\$58,301	\$59,252
2023	\$60,193	\$63,681	\$64,902
<b>Median Home Value</b>			
2018	\$141,951	\$125,978	\$143,634
2023	\$161,525	\$140,405	\$163,850
<b>Per Capita Income</b>			
2018	\$23,377	\$23,070	\$25,508
2023	\$26,365	\$25,899	\$28,471
<b>Median Age</b>			
2010	30.3	29.8	30.0
2018	32.2	31.3	31.3
2023	32.8	31.7	31.6



	1 mile	3 miles	5 miles
<b>2018 Households by Income</b>			
Household Income Base	2,947	24,219	62,717
<\$15,000	10.6%	8.0%	7.8%
\$15,000 - \$24,999	9.0%	8.3%	8.5%
\$25,000 - \$34,999	9.2%	9.3%	9.6%
\$35,000 - \$49,999	14.9%	14.7%	14.0%
\$50,000 - \$74,999	22.2%	22.3%	21.4%
\$75,000 - \$99,999	13.2%	15.8%	14.6%
\$100,000 - \$149,999	13.4%	14.7%	14.4%
\$150,000 - \$199,999	3.9%	3.6%	5.0%
\$200,000+	3.7%	3.3%	4.7%
Average Household Income	\$71,151	\$73,012	\$77,998
<b>2018 Population 25+ by Educational Attainment</b>			
Total	5,632	46,973	117,077
Less than 9th Grade		7.8%	6.3%
9th - 12th Grade, No Diploma	6.2%	5.6%	6.2%
High School Graduate		24.8%	22.9%
GED/Alternative Credential	4.0%	5.4%	4.5%
Some College, No Degree		28.0%	27.6%
Associate Degree	7.1%	9.3%	8.4%
Bachelor's Degree		13.1%	16.3%
Graduate/Professional Degree	4.5%	5.9%	7.8%



# 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:
  - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ 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

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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