

BPI

REALTY SERVICES

The Pointe Shopping Center



5243 FM 521 Rd, Arcola, Texas 77583
NEC of Hwy 6 and FM 521

BPI Realty Services Inc
Luke Durrett

3800 SW Freeway Suite 304 | Houston, TX 77027
Office: (713) 350-77061 | Mobile: (281) 433-4480

LOCATION:

5243 FM 521 Rd, Arcola, Tx 77583

SIZE:

Space Available:
- 1,830 SF Former Restaurant Space Available

PRICING:

Call For More Information

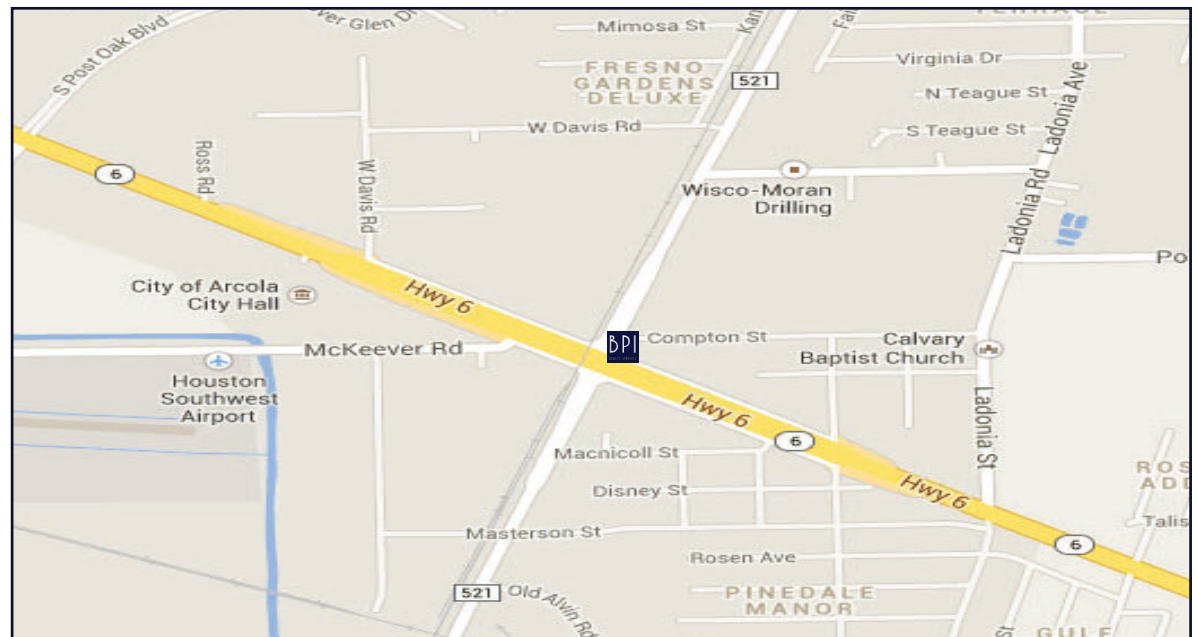
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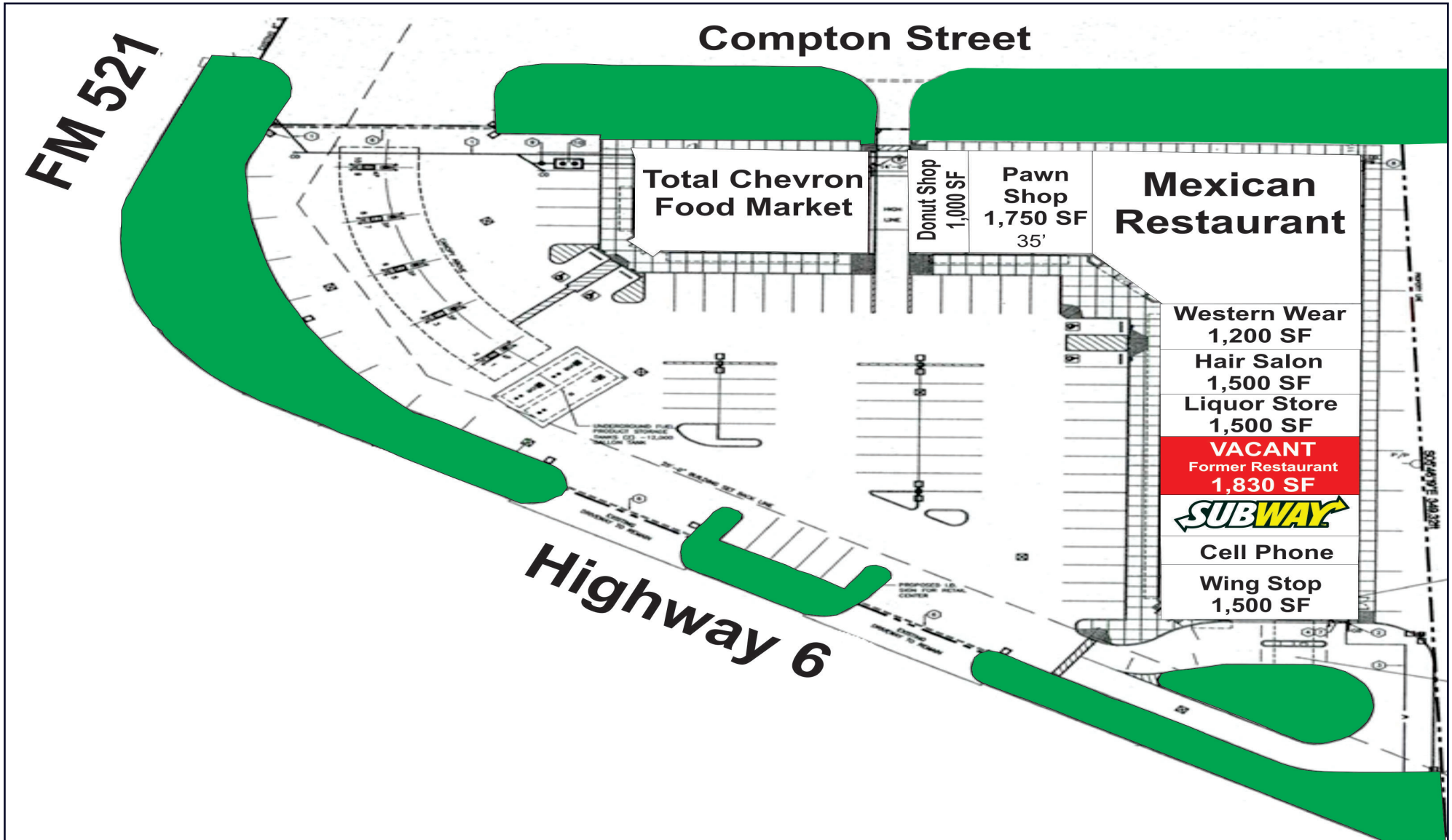
- High traffic retail site
- Located at two major thoroughfares
- Lighted intersection with frontage on three roads
- Traffic counts: approximately 60,000 cars per day

Demographics:	1 Mile	3 Mile	5 Mile
2017 Population:	4,678	37,028	82,899
Growth 2017-2022 :	18.13%	17.62%	17.42%
Average HH Income:	\$92,816	\$106,655	\$125,051
Median Age:	31.80	32.10	33.50

For More Information:

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Demographic Detail Report

The Pointe

5243 FM 521 Rd, Arcola, TX 77583

Building Type: **General Retail** Total Available: **3,330 SF**
 Secondary: - % Leased: **84.71%**
 GLA: **21,778 SF** Rent/SF/Yr: **\$22.00**
 Year Built: **1970**



Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	5,526	43,552	97,340
2017 Estimate	4,678	37,028	82,899
2010 Census	4,261	30,162	63,574
Growth 2017 - 2022	18.13%	17.62%	17.42%
Growth 2010 - 2017	9.79%	22.76%	30.40%
2017 Population by Age	4,678	37,028	82,899
Age 0 - 4	351 7.50%	2,870 7.75%	6,310 7.61%
Age 5 - 9	427 9.13%	3,327 8.99%	7,417 8.95%
Age 10 - 14	459 9.81%	3,465 9.36%	7,629 9.20%
Age 15 - 19	405 8.66%	3,070 8.29%	6,509 7.85%
Age 20 - 24	313 6.69%	2,459 6.64%	5,014 6.05%
Age 25 - 29	268 5.73%	2,216 5.98%	4,569 5.51%
Age 30 - 34	318 6.80%	2,668 7.21%	5,793 6.99%
Age 35 - 39	382 8.17%	3,115 8.41%	7,040 8.49%
Age 40 - 44	410 8.76%	3,244 8.76%	7,455 8.99%
Age 45 - 49	354 7.57%	2,762 7.46%	6,372 7.69%
Age 50 - 54	281 6.01%	2,226 6.01%	5,184 6.25%
Age 55 - 59	230 4.92%	1,839 4.97%	4,349 5.25%
Age 60 - 64	173 3.70%	1,393 3.76%	3,371 4.07%
Age 65 - 69	125 2.67%	1,004 2.71%	2,488 3.00%
Age 70 - 74	79 1.69%	628 1.70%	1,579 1.90%
Age 75 - 79	47 1.00%	360 0.97%	895 1.08%
Age 80 - 84	28 0.60%	203 0.55%	497 0.60%
Age 85+	27 0.58%	178 0.48%	425 0.51%
Age 65+	306 6.54%	2,373 6.41%	5,884 7.10%
Median Age	31.80	32.10	33.50
Average Age	32.00	32.00	32.80

Demographic Detail Report

The Pointe						
5243 FM 521 Rd, Arcola, TX 77583						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population By Race	4,678		37,028		82,899	
White	2,345	50.13%	17,296	46.71%	40,186	48.48%
Black	2,001	42.77%	16,601	44.83%	30,250	36.49%
Am. Indian & Alaskan	58	1.24%	367	0.99%	627	0.76%
Asian	173	3.70%	1,972	5.33%	9,937	11.99%
Hawaiian & Pacific Island	6	0.13%	36	0.10%	76	0.09%
Other	94	2.01%	755	2.04%	1,822	2.20%
Population by Hispanic Origin	4,678		37,028		82,899	
Non-Hispanic Origin	2,912	62.25%	24,665	66.61%	61,163	73.78%
Hispanic Origin	1,766	37.75%	12,363	33.39%	21,735	26.22%
2017 Median Age, Male	29.60		30.50		32.20	
2017 Average Age, Male	30.80		31.20		32.00	
2017 Median Age, Female	33.60		33.40		34.50	
2017 Average Age, Female	33.10		32.80		33.50	
2017 Population by Occupation Classification	3,359		26,752		60,243	
Civilian Employed	2,147	63.92%	17,746	66.34%	40,679	67.52%
Civilian Unemployed	137	4.08%	953	3.56%	1,923	3.19%
Civilian Non-Labor Force	1,075	32.00%	8,045	30.07%	17,629	29.26%
Armed Forces	0	0.00%	8	0.03%	12	0.02%
Households by Marital Status						
Married	839		6,825		16,827	
Married No Children	279		2,502		6,396	
Married w/Children	560		4,322		10,431	
2017 Population by Education	2,839		23,039		52,516	
Some High School, No Diploma	659	23.21%	3,443	14.94%	5,467	10.41%
High School Grad (Incl Equivalency)	582	20.50%	4,218	18.31%	8,160	15.54%
Some College, No Degree	716	25.22%	6,355	27.58%	13,839	26.35%
Associate Degree	117	4.12%	1,203	5.22%	2,498	4.76%
Bachelor Degree	507	17.86%	5,243	22.76%	14,332	27.29%
Advanced Degree	258	9.09%	2,577	11.19%	8,220	15.65%

Demographic Detail Report

The Pointe						
5243 FM 521 Rd, Arcola, TX 77583						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	3,995		33,223		76,822	
Real Estate & Finance	139	3.48%	863	2.60%	1,895	2.47%
Professional & Management	995	24.91%	9,881	29.74%	26,969	35.11%
Public Administration	34	0.85%	1,000	3.01%	2,016	2.62%
Education & Health	768	19.22%	5,100	15.35%	12,245	15.94%
Services	302	7.56%	2,630	7.92%	4,639	6.04%
Information	6	0.15%	410	1.23%	874	1.14%
Sales	521	13.04%	3,922	11.81%	8,459	11.01%
Transportation	19	0.48%	95	0.29%	257	0.33%
Retail	214	5.36%	1,640	4.94%	3,834	4.99%
Wholesale	64	1.60%	769	2.31%	1,662	2.16%
Manufacturing	112	2.80%	1,367	4.11%	3,388	4.41%
Production	144	3.60%	1,678	5.05%	2,954	3.85%
Construction	362	9.06%	1,572	4.73%	2,778	3.62%
Utilities	154	3.85%	1,313	3.95%	2,355	3.07%
Agriculture & Mining	106	2.65%	490	1.47%	1,138	1.48%
Farming, Fishing, Forestry	0	0.00%	1	0.00%	7	0.01%
Other Services	55	1.38%	492	1.48%	1,352	1.76%
2017 Worker Travel Time to Job	2,083		17,360		39,407	
<30 Minutes	658	31.59%	5,828	33.57%	12,396	31.46%
30-60 Minutes	1,297	62.27%	9,575	55.16%	22,504	57.11%
60+ Minutes	128	6.14%	1,957	11.27%	4,507	11.44%
2010 Households by HH Size	1,239		8,873		19,339	
1-Person Households	161	12.99%	1,135	12.79%	2,516	13.01%
2-Person Households	261	21.07%	1,990	22.43%	4,692	24.26%
3-Person Households	241	19.45%	1,736	19.56%	3,841	19.86%
4-Person Households	273	22.03%	1,935	21.81%	4,323	22.35%
5-Person Households	174	14.04%	1,146	12.92%	2,286	11.82%
6-Person Households	75	6.05%	531	5.98%	994	5.14%
7 or more Person Households	54	4.36%	400	4.51%	687	3.55%
2017 Average Household Size	3.40		3.40		3.30	
Households						
2022 Projection	1,621		12,972		30,016	
2017 Estimate	1,371		11,017		25,542	
2010 Census	1,239		8,872		19,340	
Growth 2017 - 2022	18.23%		17.75%		17.52%	
Growth 2010 - 2017	10.65%		24.18%		32.07%	

Demographic Detail Report

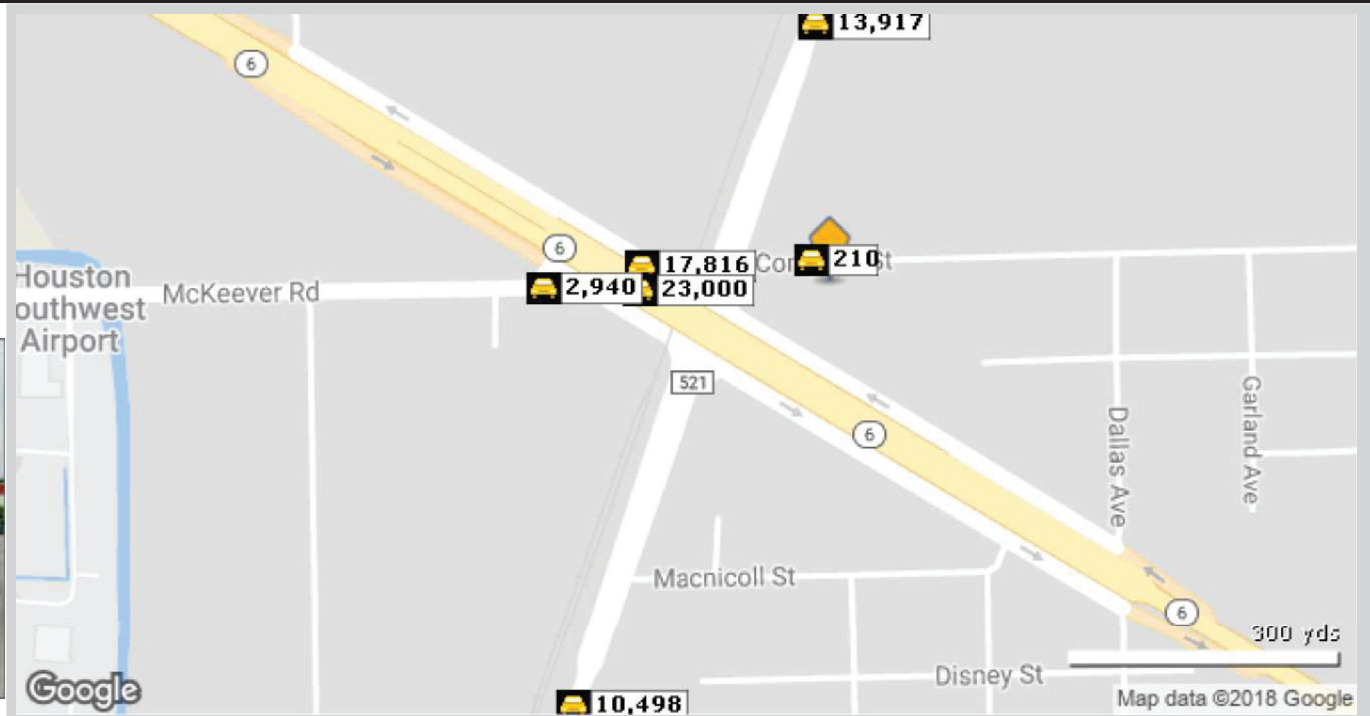
The Pointe						
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Radius	1 Mile		3 Mile		5 Mile	
2017 Households by HH Income	1,370		11,017		25,542	
<\$25,000	181	13.21%	1,131	10.27%	2,139	8.37%
\$25,000 - \$50,000	314	22.92%	1,619	14.70%	2,797	10.95%
\$50,000 - \$75,000	290	21.17%	1,999	18.14%	3,811	14.92%
\$75,000 - \$100,000	79	5.77%	1,310	11.89%	3,249	12.72%
\$100,000 - \$125,000	181	13.21%	1,515	13.75%	3,695	14.47%
\$125,000 - \$150,000	57	4.16%	1,345	12.21%	2,844	11.13%
\$150,000 - \$200,000	182	13.28%	1,125	10.21%	3,335	13.06%
\$200,000+	86	6.28%	973	8.83%	3,672	14.38%
2017 Avg Household Income	\$92,816		\$106,655		\$125,051	
2017 Med Household Income	\$69,047		\$89,494		\$105,243	
2017 Occupied Housing	1,370		11,017		25,542	
Owner Occupied	1,185	86.50%	9,500	86.23%	22,171	86.80%
Renter Occupied	185	13.50%	1,517	13.77%	3,371	13.20%
2010 Housing Units	1,236		10,527		25,032	
1 Unit	1,226	99.19%	10,417	98.96%	23,756	94.90%
2 - 4 Units	0	0.00%	8	0.08%	43	0.17%
5 - 19 Units	10	0.81%	38	0.36%	677	2.70%
20+ Units	0	0.00%	64	0.61%	556	2.22%
2017 Housing Value	1,186		9,500		22,171	
<\$100,000	194	16.36%	1,424	14.99%	2,197	9.91%
\$100,000 - \$200,000	507	42.75%	4,292	45.18%	7,510	33.87%
\$200,000 - \$300,000	194	16.36%	2,212	23.28%	6,740	30.40%
\$300,000 - \$400,000	149	12.56%	842	8.86%	3,323	14.99%
\$400,000 - \$500,000	33	2.78%	222	2.34%	807	3.64%
\$500,000 - \$1,000,000	102	8.60%	463	4.87%	1,389	6.26%
\$1,000,000+	7	0.59%	45	0.47%	205	0.92%
2017 Median Home Value	\$178,697		\$177,492		\$220,452	
2017 Housing Units by Yr Built	1,444		11,634		26,972	
Built 2010+	119	8.24%	2,157	18.54%	6,233	23.11%
Built 2000 - 2010	777	53.81%	6,756	58.07%	15,668	58.09%
Built 1990 - 1999	304	21.05%	1,471	12.64%	2,697	10.00%
Built 1980 - 1989	116	8.03%	595	5.11%	1,120	4.15%
Built 1970 - 1979	59	4.09%	334	2.87%	688	2.55%
Built 1960 - 1969	42	2.91%	169	1.45%	261	0.97%
Built 1950 - 1959	7	0.48%	52	0.45%	120	0.44%
Built <1949	20	1.39%	100	0.86%	185	0.69%
2017 Median Year Built	2001		2004		2005	

Traffic Count Report

The Pointe

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Building Type: **General Retail**
 Secondary: -
 GLA: **21,778 SF**
 Year Built: **1970**
 Total Available: **3,330 SF**
 % Leased: **84.71%**
 Rent/SF/Yr: **\$22.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Compton St	FM 521 Rd	0.05 W	2016	210	MPSI	.02
2	State Highway 6	McKeever Rd	0.01 SE	2010	24,044	MPSI	.12
3	State Hwy 6	McKeever Rd	0.01 SE	2014	17,816	MPSI	.12
4	State Hwy 6	McKeever Rd	0.02 NE	2016	23,000	MPSI	.12
5	FM 521 Rd	Post Rd	0.14 N	2016	11,667	MPSI	.17
6	Farm-to-Market Road 521	Post Rd	0.14 N	2010	13,917	MPSI	.17
7	McKeever Rd	State Highway 6	0.07 E	2010	4,137	MPSI	.18
8	McKeever Rd	State Hwy 6	0.07 E	2014	3,486	MPSI	.18
9	Bees Passage Rd		0.00	2016	2,940	MPSI	.18
10	FM 521 Rd	Masterson St	0.06 S	2016	10,498	MPSI	.32



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

Before 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

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

