



REALTY SERVICES

The Commons at Parkway Shopping Center

NEC of Westheimer Rd and Briargreen Dr

13302-13320 Westheimer Road Houston, Texas 77077



Available: 2,400 SF - 5,000 SF In-Line Spaces

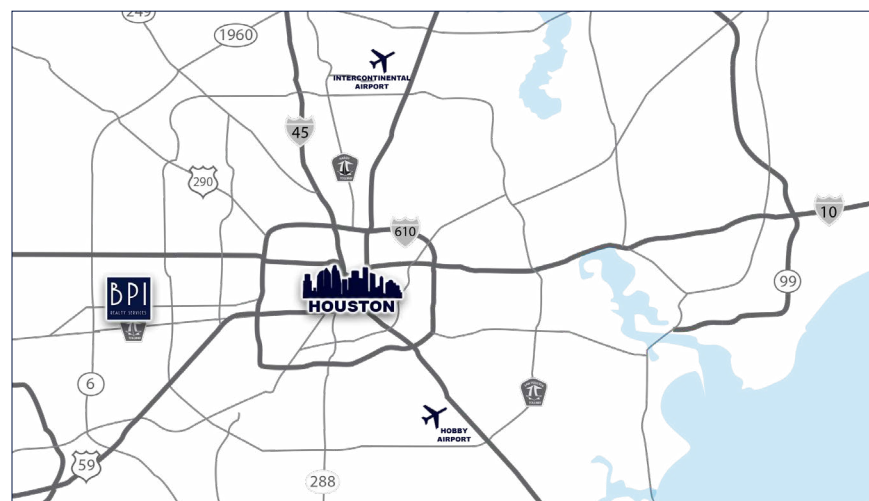
Pricing: Call for Pricing

Description: - 110,000 SF Retail Shopping Center located at the NWC of Westheimer and Eldridge Parkway in West Houston

- Located across the street from Target Center
- High traffic, excellent visibility & demographics

Traffic Counts: Westheimer Rd: 41,838 VPD (TXDOT '19)

Demographics:	1 mile	3 mile	5 mile
2021 Population	28,105	160,668	378,640
Daytime Population	28,504	153,343	392,877
Average HH Income	\$90,084	\$93,780	\$89,963



For More Information:

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BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | www.BPIRealty.com

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.



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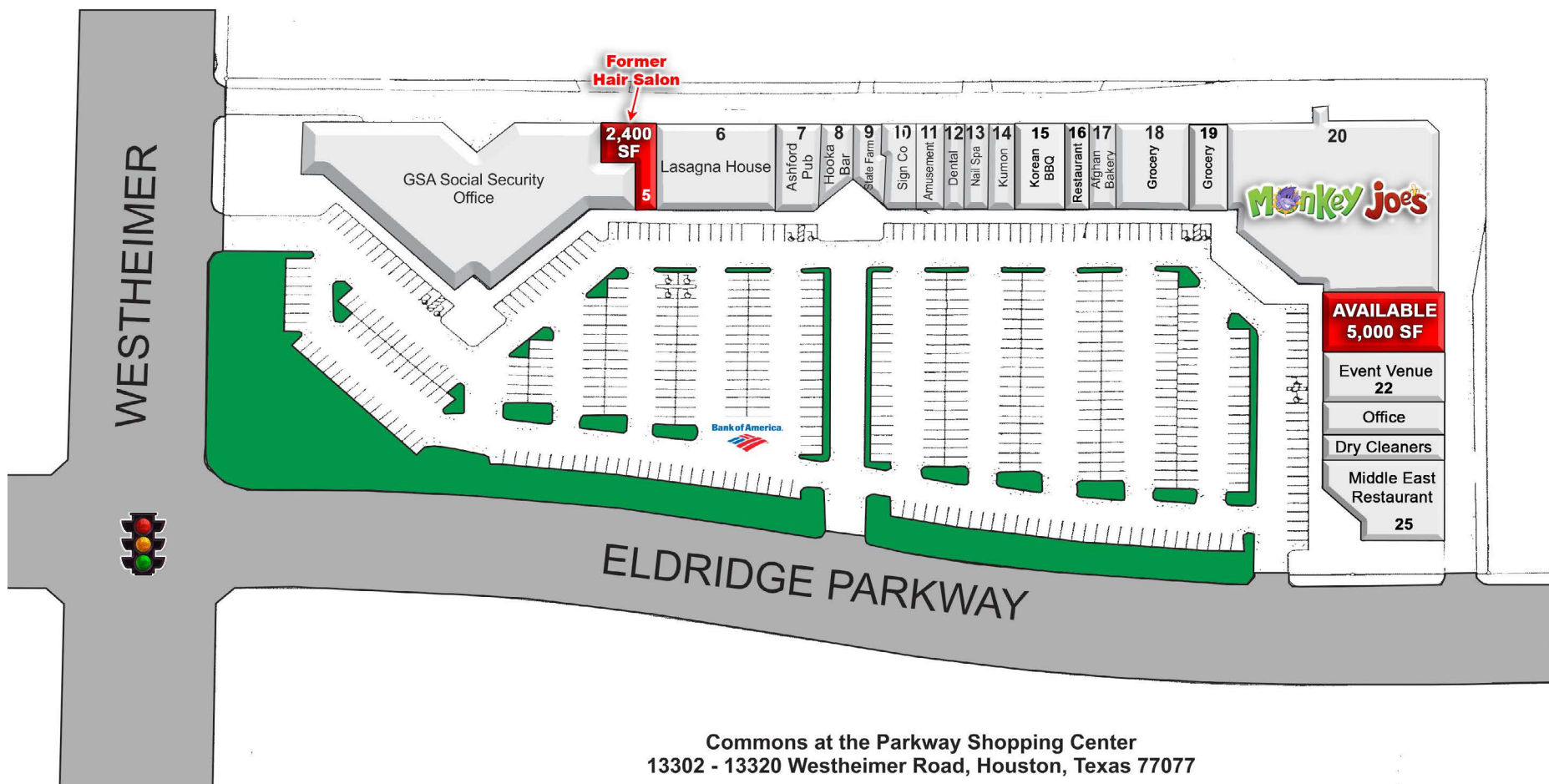


EXHIBIT A



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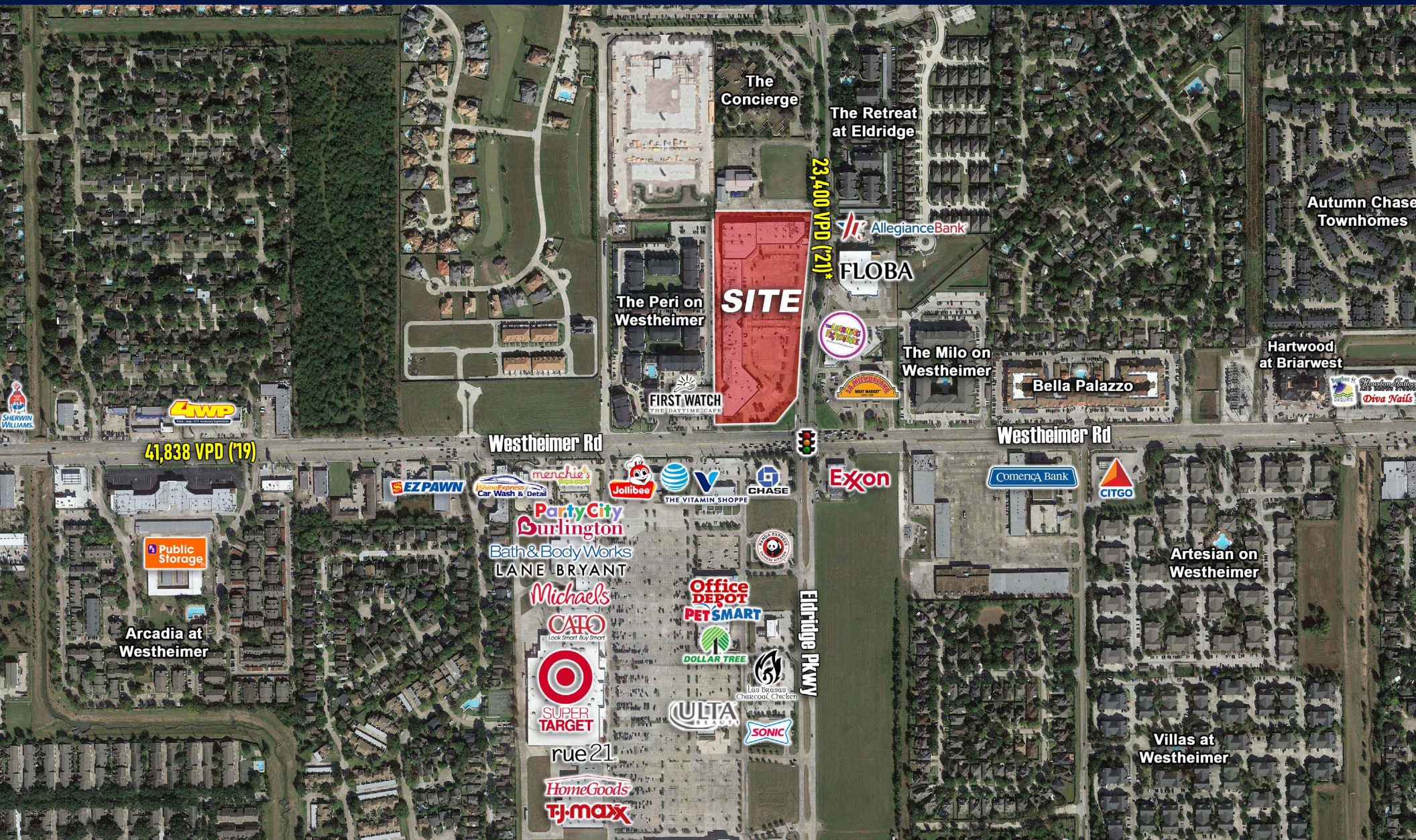


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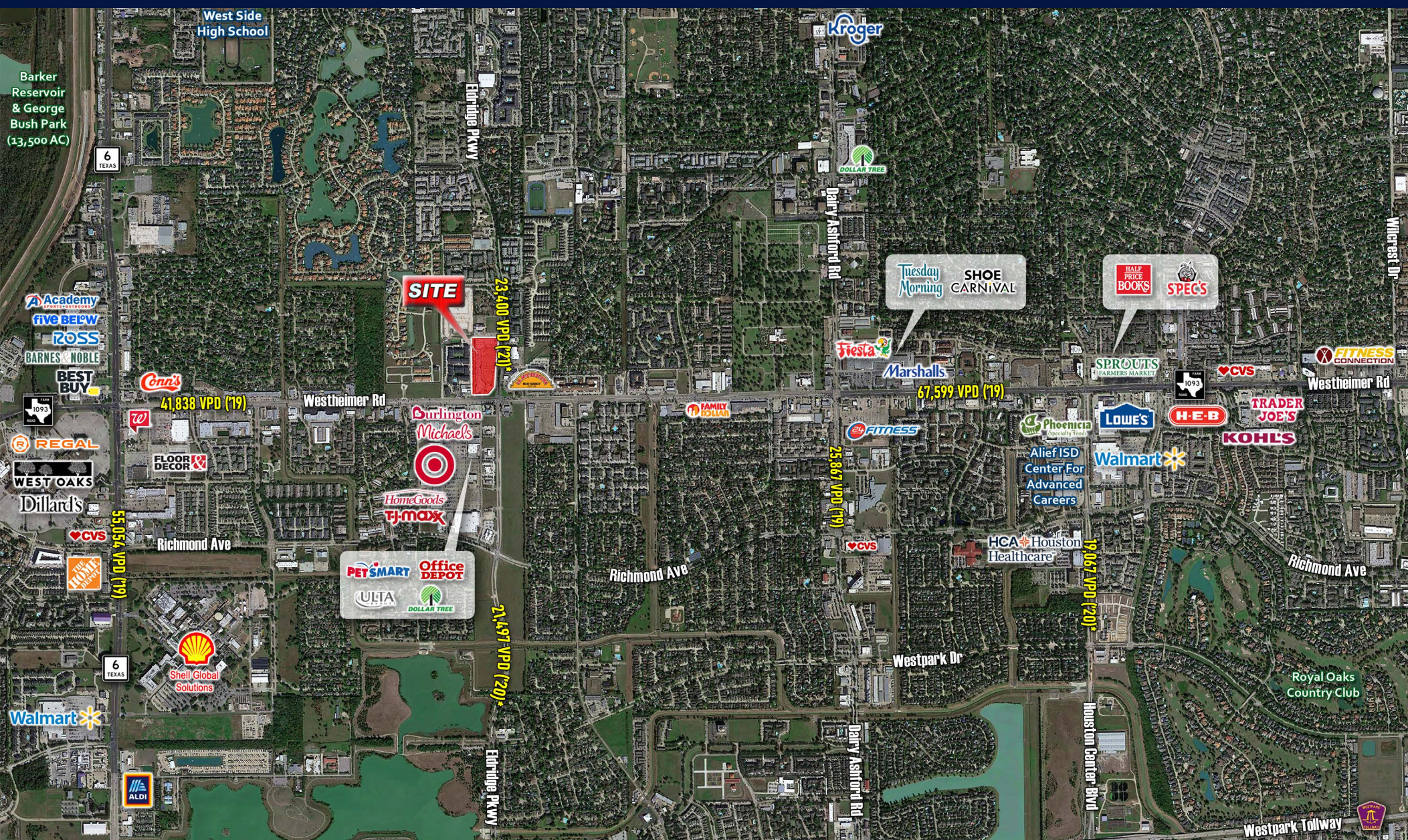


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2021 Population
(3 mi Radius)

160,668

Households
(3 mi Radius)

64,998

Daytime Population
(3 mi Radius)

153,343

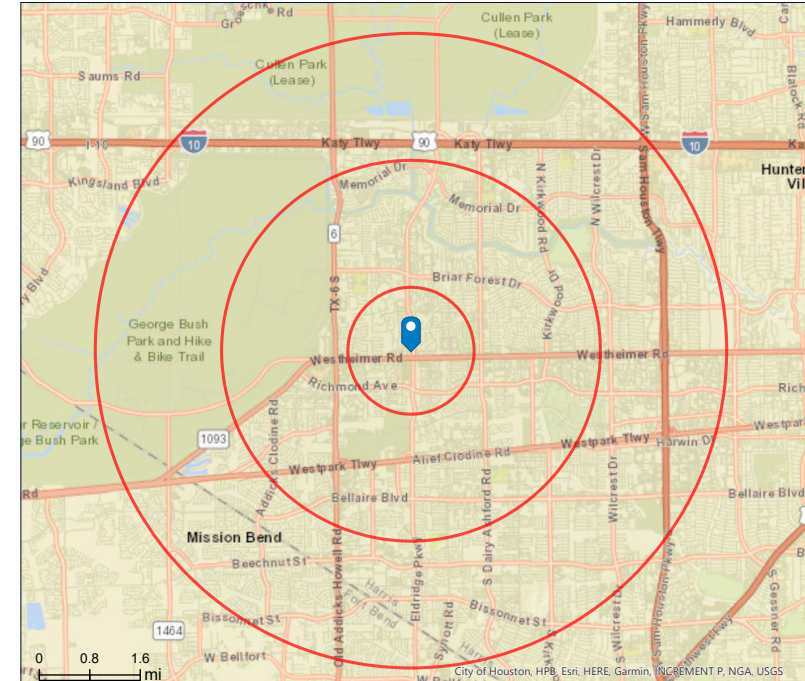
Average HH Income
(3 mi Radius)

\$93,780

Median Home Value
(3 mi Radius)

\$287,858

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	16,861	112,943	287,515
2010 Total Population	21,961	140,744	339,804
2021 Total Population	28,105	160,668	378,640
2021 Group Quarters	7	470	801
2026 Total Population	30,889	171,396	401,827
2021-2026 Annual Rate	1.91%	1.30%	1.20%
2021 Total Daytime Population	28,504	153,343	392,877
Workers	16,407	75,557	204,651
Residents	12,097	77,786	188,226
Household Summary			
2000 Households	8,068	47,267	109,964
2000 Average Household Size	2.09	2.38	2.60
2010 Households	9,953	57,305	126,448
2010 Average Household Size	2.21	2.45	2.68
2021 Households	12,607	64,998	140,444
2021 Average Household Size	2.23	2.46	2.69
2026 Households	13,792	69,137	148,555
2026 Average Household Size	2.24	2.47	2.70
2021-2026 Annual Rate	1.81%	1.24%	1.13%
2010 Families	5,428	35,069	83,371
2010 Average Family Size	2.96	3.15	3.35
2021 Families	6,739	39,074	91,180
2021 Average Family Size	3.01	3.20	3.38
2026 Families	7,373	41,509	96,402
2026 Average Family Size	3.02	3.21	3.39
2021-2026 Annual Rate	1.81%	1.22%	1.12%
Housing Unit Summary			
2000 Housing Units	8,960	51,753	119,188
Owner Occupied Housing Units	34.7%	40.2%	44.5%
Renter Occupied Housing Units	55.3%	51.2%	47.7%
Vacant Housing Units	10.0%	8.7%	7.7%
2010 Housing Units	11,295	64,102	141,596
Owner Occupied Housing Units	32.1%	38.5%	43.4%
Renter Occupied Housing Units	56.0%	50.9%	45.9%
Vacant Housing Units	11.9%	10.6%	10.7%
2021 Housing Units	13,646	70,951	154,428
Owner Occupied Housing Units	28.8%	35.4%	40.5%
Renter Occupied Housing Units	63.6%	56.2%	50.4%
Vacant Housing Units	7.6%	8.4%	9.1%
2026 Housing Units	14,903	75,343	163,099
Owner Occupied Housing Units	29.9%	35.9%	41.3%
Renter Occupied Housing Units	62.6%	55.9%	49.8%
Vacant Housing Units	7.5%	8.2%	8.9%
Median Household Income			
2021	\$63,815	\$58,987	\$56,961
2026	\$68,694	\$63,607	\$61,840
Median Home Value			
2021	\$249,766	\$287,858	\$239,365
2026	\$308,926	\$338,455	\$297,497
Per Capita Income			
2021	\$40,354	\$37,949	\$33,271
2026	\$44,257	\$41,587	\$36,485
Median Age			
2010	33.3	34.0	33.2
2021	35.3	35.6	34.8
2026	35.0	35.9	35.2



	1 mile	3 miles	5 miles
2021 Households by Income			
Household Income Base	12,607	64,998	140,444
<\$15,000	8.6%	9.5%	9.2%
\$15,000 - \$24,999	6.1%	8.9%	9.5%
\$25,000 - \$34,999	8.1%	8.9%	9.8%
\$35,000 - \$49,999	14.5%	13.8%	14.6%
\$50,000 - \$74,999	19.8%	19.4%	18.9%
\$75,000 - \$99,999	12.6%	10.6%	11.2%
\$100,000 - \$149,999	16.1%	12.5%	12.2%
\$150,000 - \$199,999	5.4%	5.9%	5.7%
\$200,000+	8.8%	10.5%	8.9%
Average Household Income	\$90,084	\$93,780	\$89,963
2021 Population 25+ by Educational Attainment			
Total	19,335	109,191	251,530
Less than 9th Grade	3.6%	6.0%	8.8%
9th - 12th Grade, No Diploma	2.4%	4.2%	5.8%
High School Graduate	15.5%	17.0%	18.4%
GED/Alternative Credential	1.6%	2.1%	2.4%
Some College, No Degree	20.4%	18.1%	18.8%
Associate Degree	9.1%	7.3%	6.8%
Bachelor's Degree	30.7%	28.5%	24.7%
Graduate/Professional Degree	16.8%	16.8%	14.2%



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

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