



REALTY SERVICES

Y Shops at Fuqua

NWC of I-45 and Fuqua St

11101 Fuqua St | Houston Texas 77089



For More Information:

Mark J Lapeyrouse II | mark@bpirealty.com

Direct: 713.350.2771 | Cell: 281.744.6281

Available:

- 12,000 SF, 2,362 SF and 7,183 Vanilla Box
- 6,411 SF In-Line Space - 2nd Gen Restaurant with extensive remodeling done in the past 3 years

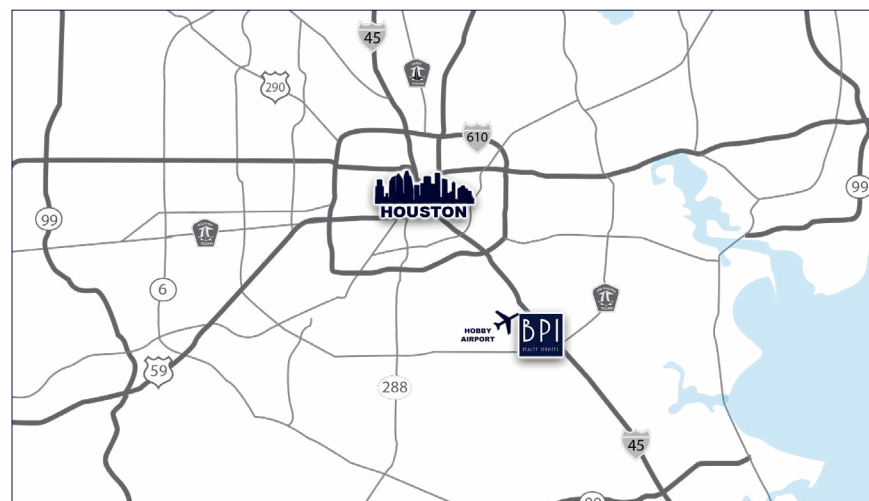
Lease Rate: Call for Pricing

Description:

- Retail Center Anchored by Sam's Club with excellent visibility from I-45
- High Traffic Counts
- Easy Ingress and Egress
- Pylon Signage Available

Traffic Counts: I-45: 169,780 VPD (TXDOT '20)

Demographics:	1 mile	3 mile	5 mile
2021 Population	14,650	132,297	271,073
Daytime Population	16,419	112,354	249,620
Average HH Income	\$66,598	\$71,366	\$76,036



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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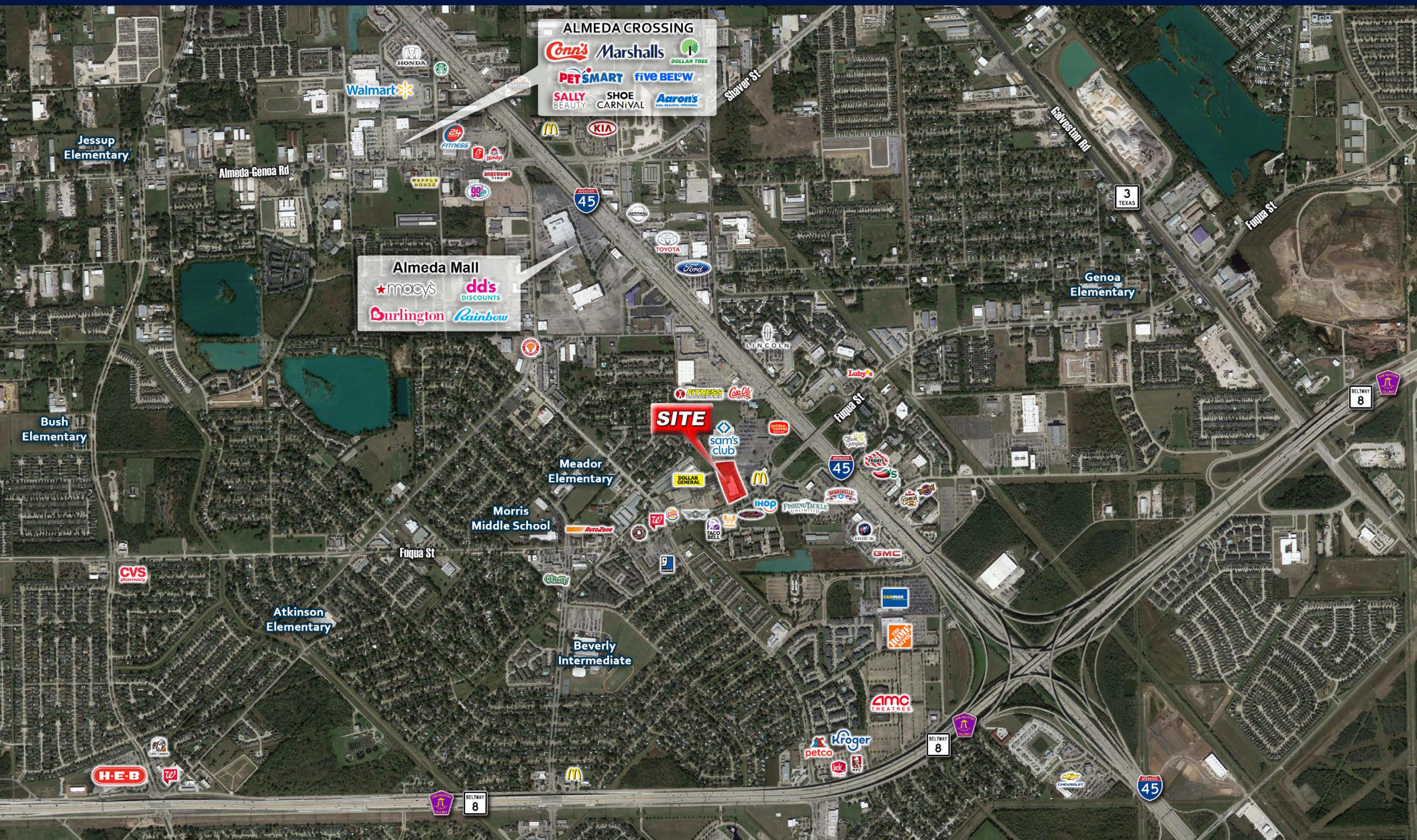


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2021 Population
(3 mi Radius)

132,297

Households
(3 mi Radius)

41,593

Daytime Population
(3 mi Radius)

112,354

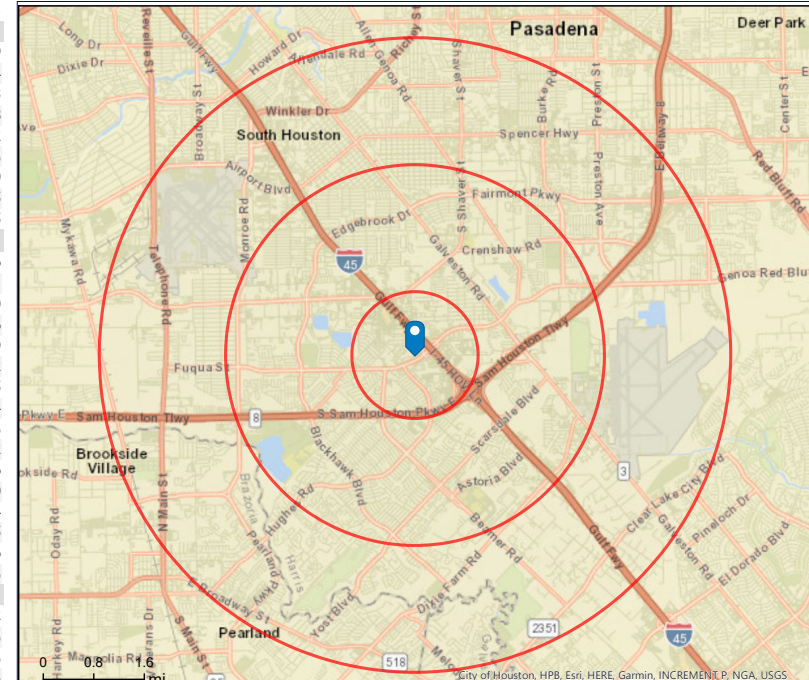
Average HH Income
(3 mi Radius)

\$71,366

Median Home Value
(3 mi Radius)

\$172,492

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	9,887	87,513	193,289
2010 Total Population	13,646	121,478	244,364
2021 Total Population	14,650	132,297	271,073
2021 Group Quarters	3	143	678
2026 Total Population	15,313	139,005	284,382
2021-2026 Annual Rate	0.89%	0.99%	0.96%
2021 Total Daytime Population	16,419	112,354	249,620
Workers	9,385	42,522	103,035
Residents	7,034	69,832	146,585
Household Summary			
2000 Households	4,056	30,249	66,176
2000 Average Household Size	2.44	2.89	2.91
2010 Households	5,305	38,909	79,720
2010 Average Household Size	2.57	3.12	3.06
2021 Households	5,556	41,593	86,729
2021 Average Household Size	2.64	3.18	3.12
2026 Households	5,769	43,411	90,485
2026 Average Household Size	2.65	3.20	3.14
2021-2026 Annual Rate	0.76%	0.86%	0.85%
2010 Families	3,467	29,372	59,612
2010 Average Family Size	3.19	3.61	3.56
2021 Families	3,587	31,093	64,450
2021 Average Family Size	3.29	3.69	3.64
2026 Families	3,722	32,421	67,185
2026 Average Family Size	3.31	3.71	3.66
2021-2026 Annual Rate	0.74%	0.84%	0.83%
Housing Unit Summary			
2000 Housing Units	4,316	32,018	69,972
Owner Occupied Housing Units	38.3%	54.6%	55.1%
Renter Occupied Housing Units	55.7%	39.8%	39.5%
Vacant Housing Units	6.0%	5.5%	5.4%
2010 Housing Units	5,836	42,507	86,922
Owner Occupied Housing Units	35.8%	54.8%	54.9%
Renter Occupied Housing Units	55.1%	36.7%	36.9%
Vacant Housing Units	9.1%	8.5%	8.3%
2021 Housing Units	5,979	44,962	93,276
Owner Occupied Housing Units	33.8%	52.9%	53.8%
Renter Occupied Housing Units	59.1%	39.6%	39.2%
Vacant Housing Units	7.1%	7.5%	7.0%
2026 Housing Units	6,182	46,790	97,102
Owner Occupied Housing Units	33.8%	53.3%	54.6%
Renter Occupied Housing Units	59.5%	39.4%	38.6%
Vacant Housing Units	6.7%	7.2%	6.8%
Median Household Income			
2021	\$56,969	\$57,091	\$57,796
2026	\$60,239	\$61,562	\$62,741
Median Home Value			
2021	\$159,874	\$172,492	\$185,191
2026	\$207,360	\$220,683	\$239,554
Per Capita Income			
2021	\$24,384	\$22,588	\$24,389
2026	\$26,468	\$24,880	\$26,878
Median Age			
2010	29.7	29.9	30.9
2021	32.1	31.6	32.5
2026	32.0	31.9	33.0



	1 mile	3 miles	5 miles
2021 Households by Income			
Household Income Base	5,556	41,593	86,729
<\$15,000	8.0%	8.5%	8.9%
\$15,000 - \$24,999	5.7%	8.5%	8.9%
\$25,000 - \$34,999	11.2%	10.6%	10.2%
\$35,000 - \$49,999	15.7%	14.4%	13.9%
\$50,000 - \$74,999	24.7%	21.0%	20.1%
\$75,000 - \$99,999	16.7%	14.3%	13.4%
\$100,000 - \$149,999	13.8%	15.4%	15.1%
\$150,000 - \$199,999	3.0%	4.6%	5.3%
\$200,000+	1.2%	2.7%	4.3%
Average Household Income	\$66,598	\$71,366	\$76,036
2021 Population 25+ by Educational Attainment			
Total	9,181	81,225	169,136
Less than 9th Grade	8.2%	11.8%	12.1%
9th - 12th Grade, No Diploma	8.3%	10.4%	10.0%
High School Graduate	26.8%	25.8%	25.5%
GED/Alternative Credential	4.5%	4.2%	4.5%
Some College, No Degree	24.0%	21.6%	20.0%
Associate Degree	8.2%	8.0%	7.9%
Bachelor's Degree	13.9%	12.7%	13.8%
Graduate/Professional Degree	6.1%	5.4%	6.1%



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

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