

BPI

REALTY SERVICES

Y Shops at Scott



**NEC Beltway 8 and Scott Street
Houston, Texas 77047**

**BPI Realty Services Inc
Mark Lapeyrouse**

3800 SW Freeway Suite 304 | Houston, TX 77027
Office: (713) 350-2771 | Mobile: (281) 744-6281

LOCATION:

NEC Beltway 8 and Scott Street
Houston, Texas 77047

SIZE:

Space Available:
- 7,274 SF
- 3,661 SF
- 2,000 SF 2nd Generation Retail Space

PRICING:

Call For More Information

DESCRIPTION:

- New Shopping Center available for Lease
- Visibility on Beltway 8 with over 10,000 cpd
- Co-branded Burger King and Shell gas station on hard corner

Traffic Counts:

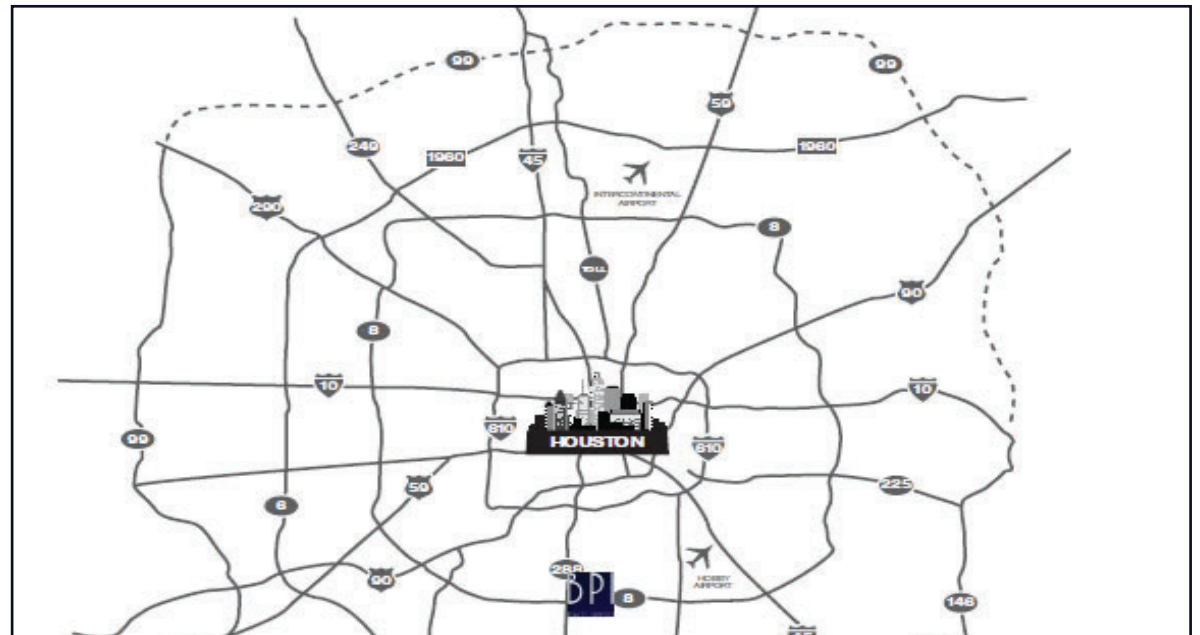
TX 288 south of Beltway 8: 137,336 cod
Beltway 8 east of Scott St: 91,847 cpd
Beltway 8 west of Scott St: 85,636 cpd
TX 35 south of Beltway 8: 22,361 cpd

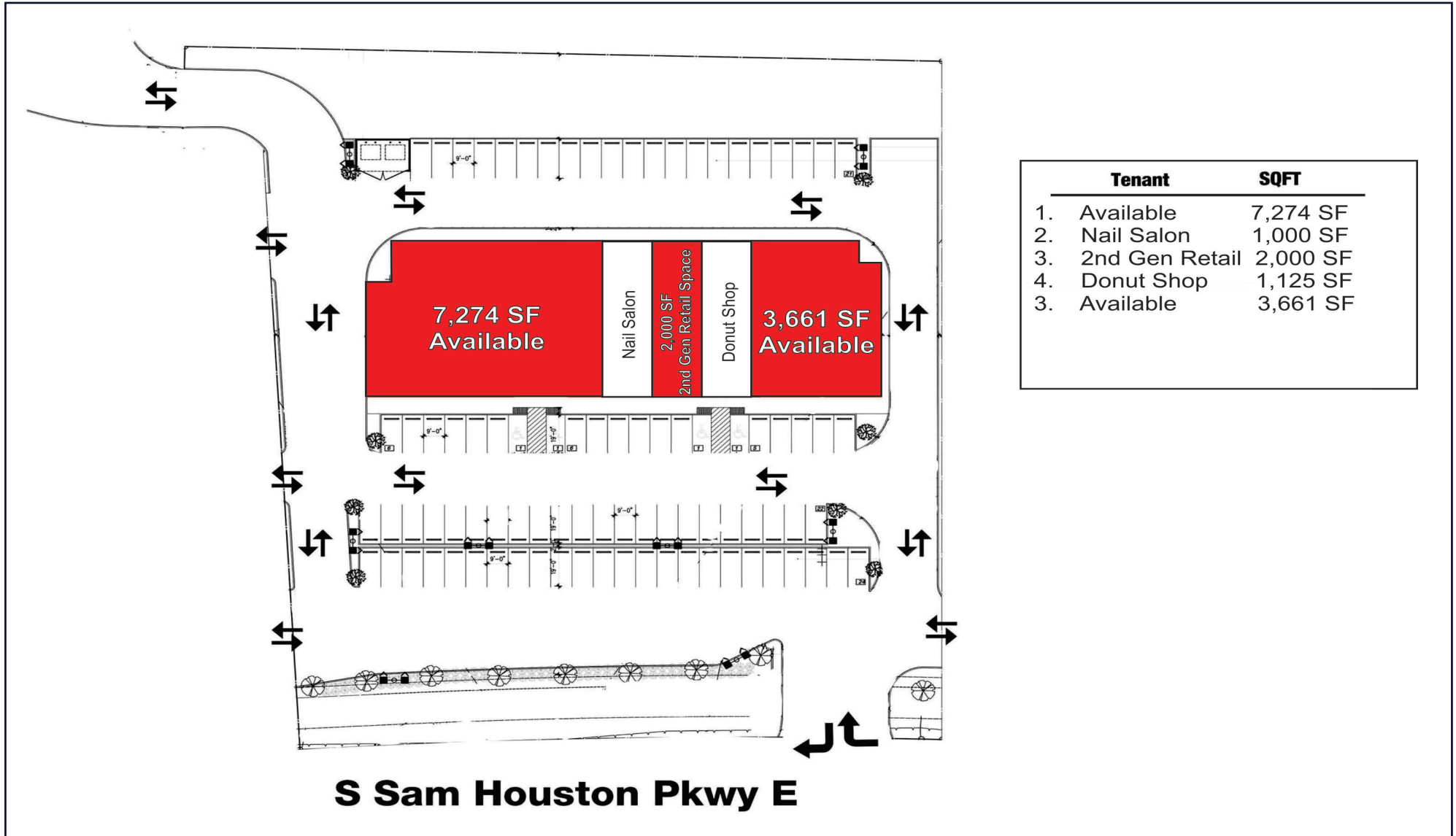
Demographics:

	1 Mile	3 Mile	5 Mile
2017 Population:	9,120	65,630	202,864
Daytime Population:	3,403	14,778	40,108
Average HH Income:	\$71,397	\$90,331	\$88,174
Median Age:	32.9	34.9	33.9

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	Tenant	SQFT
1.	Available	7,274 SF
2.	Nail Salon	1,000 SF
3.	2nd Gen Retail	2,000 SF
4.	Donut Shop	1,125 SF
3.	Available	3,661 SF

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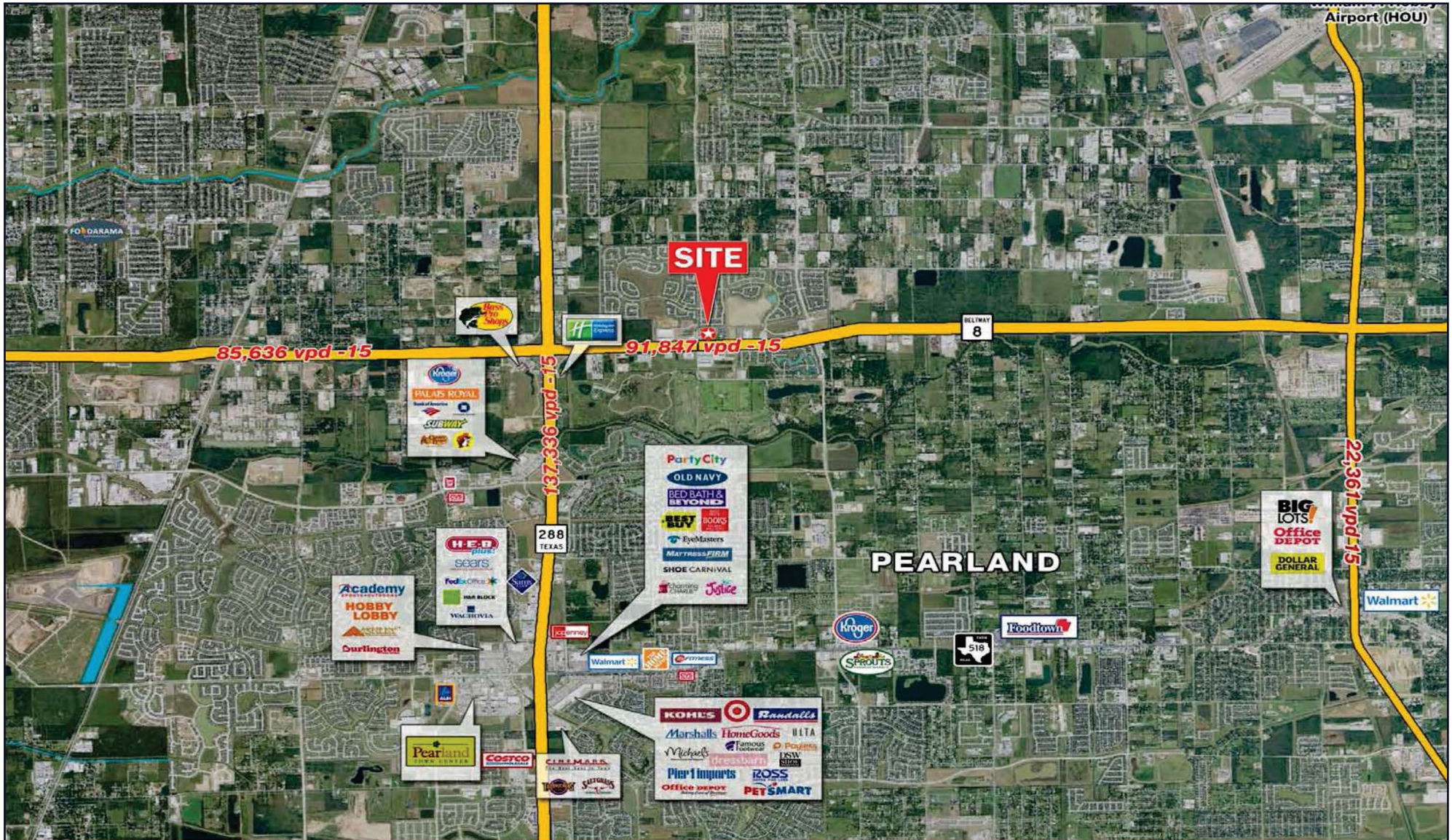
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Demographic Detail Report

Y Shops at Scott

S Sam Houston Pkwy E, Houston, TX 77047

Building Type: **General Retail** Total Available: **15,035 SF**
 Secondary: - % Leased: **6.96%**
 GLA: **16,160 SF** Rent/SF/Yr: **Negotiable**
 Year Built: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	9,536		70,658		211,894	
2018 Estimate	8,620		63,934		192,253	
2010 Census	6,241		49,726		155,465	
Growth 2018 - 2023	10.63%		10.52%		10.22%	
Growth 2010 - 2018	38.12%		28.57%		23.66%	
2018 Population by Age						
	8,620		63,934		192,253	
Age 0 - 4	767	8.90%	4,886	7.64%	14,595	7.59%
Age 5 - 9	744	8.63%	5,089	7.96%	15,657	8.14%
Age 10 - 14	667	7.74%	4,904	7.67%	15,464	8.04%
Age 15 - 19	570	6.61%	4,358	6.82%	13,779	7.17%
Age 20 - 24	524	6.08%	3,946	6.17%	12,416	6.46%
Age 25 - 29	633	7.34%	4,169	6.52%	12,717	6.61%
Age 30 - 34	797	9.25%	4,713	7.37%	13,884	7.22%
Age 35 - 39	820	9.51%	4,974	7.78%	14,420	7.50%
Age 40 - 44	719	8.34%	4,882	7.64%	14,277	7.43%
Age 45 - 49	565	6.55%	4,359	6.82%	12,976	6.75%
Age 50 - 54	461	5.35%	3,874	6.06%	11,699	6.09%
Age 55 - 59	410	4.76%	3,528	5.52%	10,646	5.54%
Age 60 - 64	343	3.98%	3,009	4.71%	8,976	4.67%
Age 65 - 69	247	2.87%	2,393	3.74%	7,084	3.68%
Age 70 - 74	157	1.82%	1,801	2.82%	5,229	2.72%
Age 75 - 79	95	1.10%	1,284	2.01%	3,629	1.89%
Age 80 - 84	57	0.66%	890	1.39%	2,442	1.27%
Age 85+	43	0.50%	876	1.37%	2,362	1.23%
Age 65+	599	6.95%	7,244	11.33%	20,746	10.79%
Median Age	32.50		34.90		34.10	
Average Age	32.30		35.30		34.80	

Demographic Detail Report

Y Shops at Scott						
S Sam Houston Pkwy E, Houston, TX 77047						
Radius	1 Mile		3 Mile		5 Mile	
2018 Population By Race	8,620		63,934		192,253	
White	2,413	27.99%	22,392	35.02%	80,752	42.00%
Black	5,681	65.90%	33,464	52.34%	88,210	45.88%
Am. Indian & Alaskan	44	0.51%	409	0.64%	1,512	0.79%
Asian	330	3.83%	6,399	10.01%	18,199	9.47%
Hawaiian & Pacific Island	12	0.14%	39	0.06%	164	0.09%
Other	140	1.62%	1,232	1.93%	3,416	1.78%
Population by Hispanic Origin	8,620		63,934		192,253	
Non-Hispanic Origin	6,691	77.62%	51,298	80.24%	143,188	74.48%
Hispanic Origin	1,930	22.39%	12,636	19.76%	49,065	25.52%
2018 Median Age, Male	30.90		33.00		32.50	
2018 Average Age, Male	31.00		33.80		33.40	
2018 Median Age, Female	33.80		36.40		35.60	
2018 Average Age, Female	33.50		36.60		36.00	
2018 Population by Occupation Classification	6,327		48,179		143,780	
Civilian Employed	4,372	69.10%	30,828	63.99%	90,690	63.08%
Civilian Unemployed	252	3.98%	1,983	4.12%	6,704	4.66%
Civilian Non-Labor Force	1,703	26.92%	15,345	31.85%	46,273	32.18%
Armed Forces	0	0.00%	23	0.05%	113	0.08%
Households by Marital Status						
Married	1,363		10,808		31,872	
Married No Children	645		5,237		14,668	
Married w/Children	718		5,571		17,204	
2018 Population by Education	5,514		42,333		126,876	
Some High School, No Diploma	629	11.41%	4,724	11.16%	18,242	14.38%
High School Grad (Incl Equivalency)	972	17.63%	9,316	22.01%	28,825	22.72%
Some College, No Degree	2,037	36.94%	11,962	28.26%	33,085	26.08%
Associate Degree	166	3.01%	1,583	3.74%	6,535	5.15%
Bachelor Degree	1,046	18.97%	8,691	20.53%	24,173	19.05%
Advanced Degree	664	12.04%	6,057	14.31%	16,016	12.62%

Demographic Detail Report

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S Sam Houston Pkwy E, Houston, TX 77047						
Radius	1 Mile		3 Mile		5 Mile	
2018 Population by Occupation	8,518		59,434		171,481	
Real Estate & Finance	164	1.93%	1,379	2.32%	3,709	2.16%
Professional & Management	2,053	24.10%	17,391	29.26%	49,524	28.88%
Public Administration	436	5.12%	1,878	3.16%	3,929	2.29%
Education & Health	1,526	17.92%	10,172	17.11%	28,387	16.55%
Services	459	5.39%	4,513	7.59%	14,392	8.39%
Information	120	1.41%	835	1.40%	1,808	1.05%
Sales	1,169	13.72%	6,793	11.43%	19,076	11.12%
Transportation	68	0.80%	636	1.07%	1,889	1.10%
Retail	348	4.09%	2,925	4.92%	9,053	5.28%
Wholesale	83	0.97%	638	1.07%	2,243	1.31%
Manufacturing	495	5.81%	2,580	4.34%	8,573	5.00%
Production	701	8.23%	3,572	6.01%	10,390	6.06%
Construction	337	3.96%	2,218	3.73%	7,432	4.33%
Utilities	344	4.04%	2,014	3.39%	5,252	3.06%
Agriculture & Mining	45	0.53%	649	1.09%	1,963	1.14%
Farming, Fishing, Forestry	0	0.00%	40	0.07%	74	0.04%
Other Services	170	2.00%	1,201	2.02%	3,787	2.21%
2018 Worker Travel Time to Job	4,325		30,090		88,563	
<30 Minutes	2,052	47.45%	13,319	44.26%	38,613	43.60%
30-60 Minutes	1,876	43.38%	13,882	46.13%	40,847	46.12%
60+ Minutes	397	9.18%	2,889	9.60%	9,103	10.28%
2010 Households by HH Size	2,251		17,582		52,457	
1-Person Households	507	22.52%	3,869	22.01%	10,926	20.83%
2-Person Households	676	30.03%	5,170	29.41%	14,268	27.20%
3-Person Households	428	19.01%	3,270	18.60%	9,676	18.45%
4-Person Households	340	15.10%	2,746	15.62%	8,885	16.94%
5-Person Households	170	7.55%	1,435	8.16%	4,760	9.07%
6-Person Households	71	3.15%	606	3.45%	2,118	4.04%
7 or more Person Households	59	2.62%	486	2.76%	1,824	3.48%
2018 Average Household Size	2.80		2.80		2.90	
Households						
2023 Projection	3,485		24,842		71,493	
2018 Estimate	3,145		22,474		64,808	
2010 Census	2,250		17,582		52,458	
Growth 2018 - 2023	10.81%		10.54%		10.32%	
Growth 2010 - 2018	39.78%		27.82%		23.54%	

Demographic Detail Report

Y Shops at Scott			
S Sam Houston Pkwy E, Houston, TX 77047			
Radius	1 Mile	3 Mile	5 Mile
2018 Households by HH Income	3,142	22,472	64,809
<\$25,000	408 12.99%	3,618 16.10%	12,817 19.78%
\$25,000 - \$50,000	748 23.81%	4,629 20.60%	13,057 20.15%
\$50,000 - \$75,000	742 23.62%	3,953 17.59%	10,644 16.42%
\$75,000 - \$100,000	536 17.06%	3,348 14.90%	8,741 13.49%
\$100,000 - \$125,000	296 9.42%	2,272 10.11%	5,776 8.91%
\$125,000 - \$150,000	192 6.11%	1,367 6.08%	3,639 5.61%
\$150,000 - \$200,000	175 5.57%	1,483 6.60%	4,861 7.50%
\$200,000+	45 1.43%	1,802 8.02%	5,274 8.14%
2018 Avg Household Income	\$74,718	\$90,228	\$88,442
2018 Med Household Income	\$65,797	\$68,412	\$65,252
2018 Occupied Housing	3,145	22,474	64,808
Owner Occupied	2,542 80.83%	17,006 75.67%	46,108 71.15%
Renter Occupied	603 19.17%	5,468 24.33%	18,700 28.85%
2010 Housing Units	3,237	22,891	65,458
1 Unit	2,765 85.42%	18,818 82.21%	52,004 79.45%
2 - 4 Units	5 0.15%	280 1.22%	1,468 2.24%
5 - 19 Units	447 13.81%	2,197 9.60%	6,591 10.07%
20+ Units	20 0.62%	1,596 6.97%	5,395 8.24%
2018 Housing Value	2,541	17,007	46,107
<\$100,000	236 9.29%	3,887 22.86%	12,688 27.52%
\$100,000 - \$200,000	1,948 76.66%	6,808 40.03%	14,063 30.50%
\$200,000 - \$300,000	320 12.59%	3,667 21.56%	11,513 24.97%
\$300,000 - \$400,000	36 1.42%	1,848 10.87%	5,684 12.33%
\$400,000 - \$500,000	0 0.00%	167 0.98%	757 1.64%
\$500,000 - \$1,000,000	1 0.04%	339 1.99%	988 2.14%
\$1,000,000+	0 0.00%	291 1.71%	414 0.90%
2018 Median Home Value	\$153,105	\$167,809	\$173,707
2018 Housing Units by Yr Built	3,255	23,734	68,499
Built 2010+	869 26.70%	4,383 18.47%	11,215 16.37%
Built 2000 - 2010	1,769 54.35%	8,909 37.54%	22,410 32.72%
Built 1990 - 1999	261 8.02%	2,882 12.14%	8,130 11.87%
Built 1980 - 1989	111 3.41%	1,613 6.80%	4,241 6.19%
Built 1970 - 1979	58 1.78%	2,410 10.15%	7,210 10.53%
Built 1960 - 1969	79 2.43%	2,034 8.57%	7,700 11.24%
Built 1950 - 1959	66 2.03%	1,167 4.92%	5,522 8.06%
Built <1949	42 1.29%	336 1.42%	2,071 3.02%
2018 Median Year Built	2005	2001	1998



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.

