

Fuqua Retail Center

NEC of Fuqua St & Kingspoint Rd

10002 Fuqua St. | Houston, TX 77089



Available: 8,000 SF In-Line Space (former Family Dollar)
2,584 SF End Cap (Shell Space)

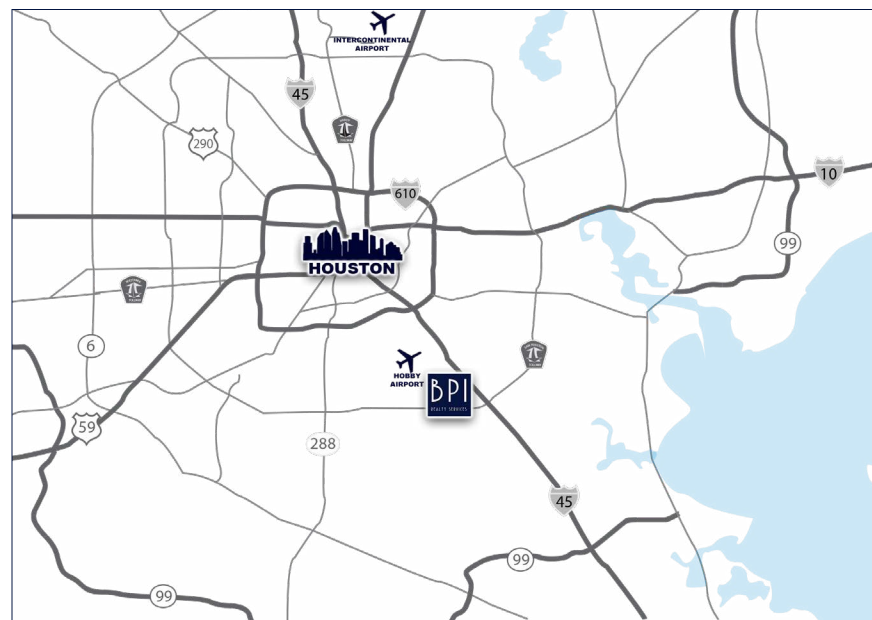
Lease Rate: Call for Pricing

Description:

- ±15,568 SF shopping center located at the northeast corner of Fuqua St & Kingspoint Rd
- Hard corner, signalized intersection
- Close proximity to major employers, Hobby Airport and Ellington Field
- Surrounded by established neighborhoods with 40,000+ homes within three miles of site

Traffic Counts: Fuqua St: 17,888 VPD (TXDOT 2021)
Kingspoint Rd: 3,302 VPD (TXDOT 2021)

Demographics:	1 mile	3 mile	5 mile
2022 Population	20,372	130,071	264,518
Daytime Population	16,668	111,280	245,682
Average HH Income	\$75,241	\$84,491	\$87,191



For More Information:

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Direct: 713.350.2771 | Cell: 281.744.6281



REALTY SERVICES

Fuqua Retail Center

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10002 Fuqua St. | Houston, TX 77089



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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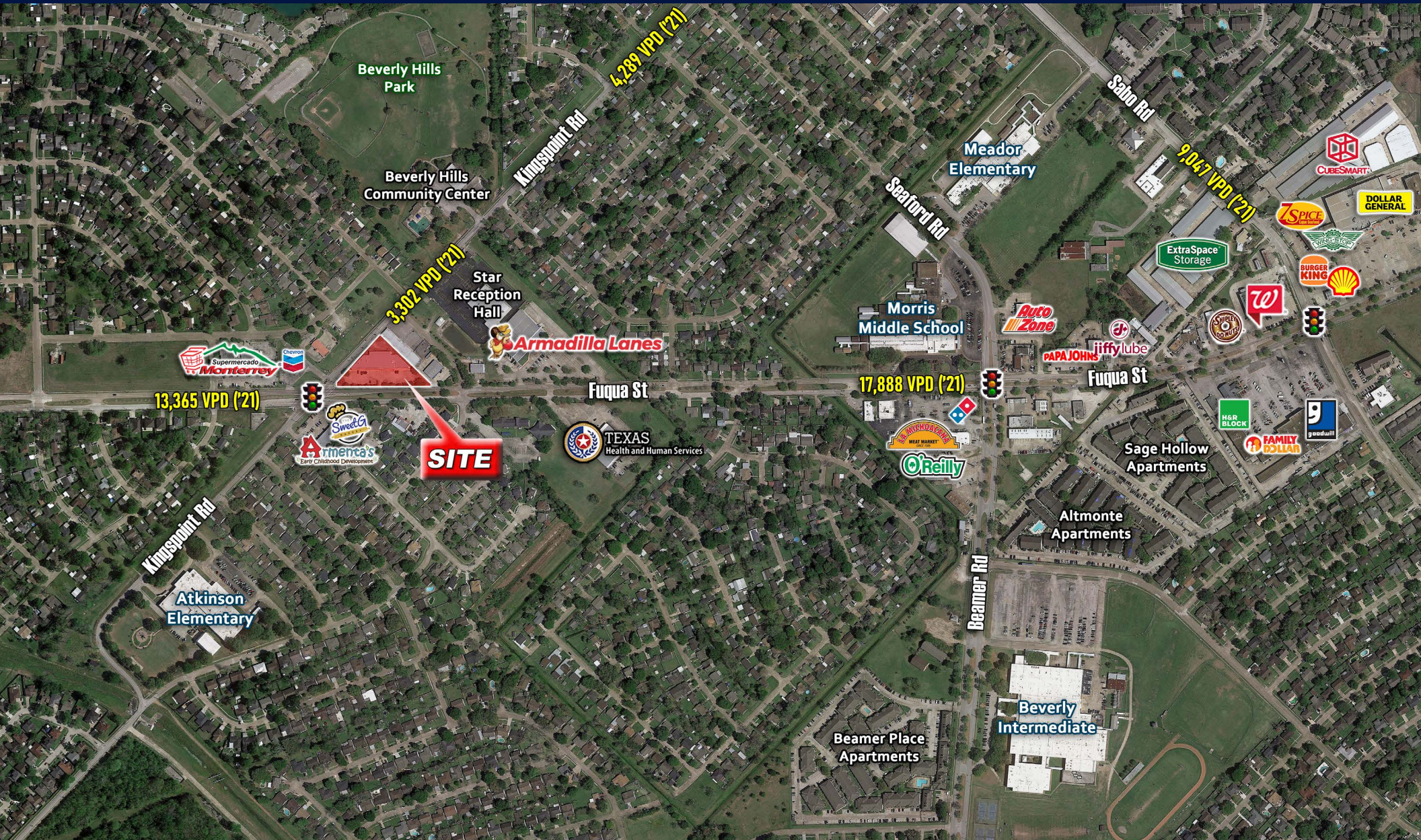


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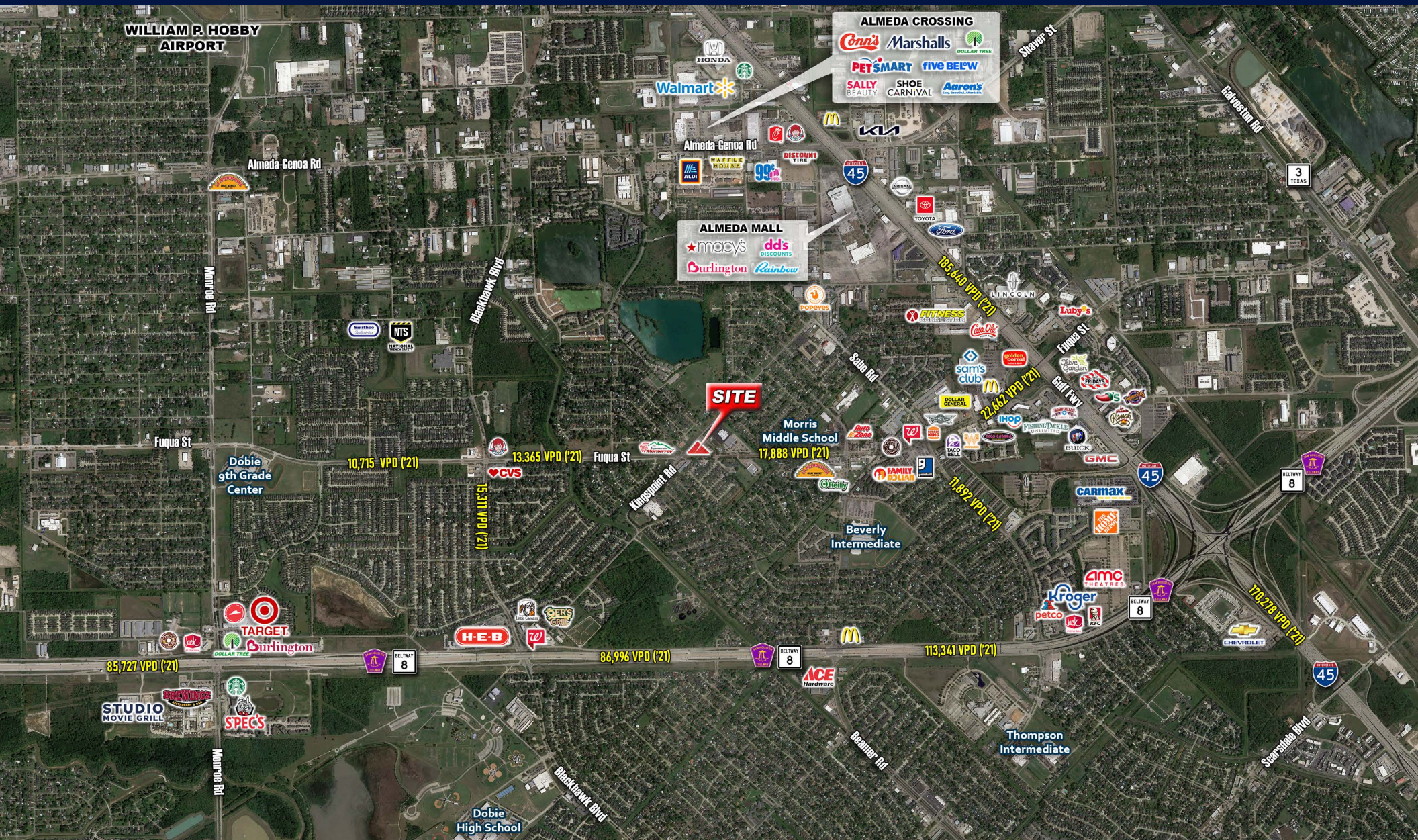


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2022 Population
(3 mi Radius)

130,071

Households
(3 mi Radius)

42,045

Daytime Population
(3 mi Radius)

111,280

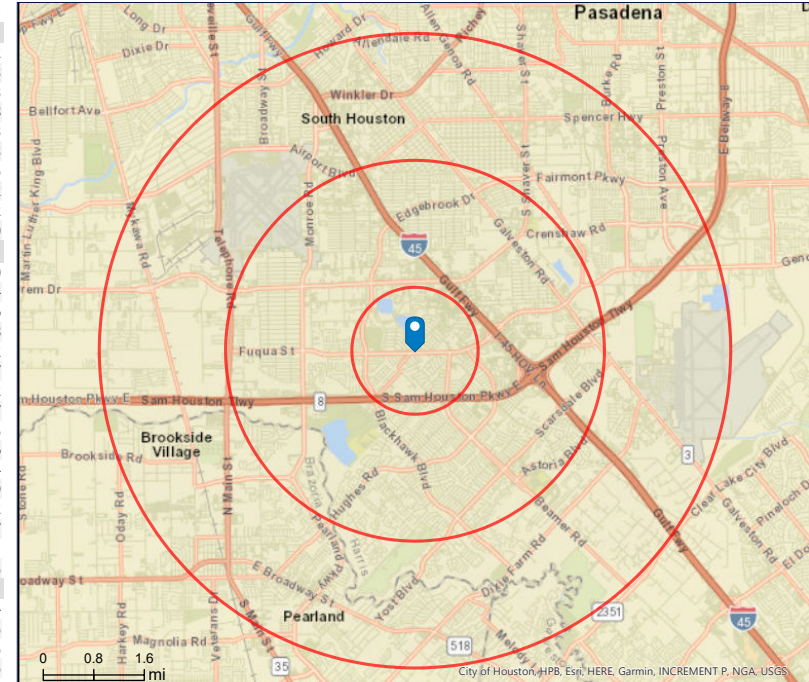
Average HH Income
(3 mi Radius)

\$84,491

Median Home Value
(3 mi Radius)

\$190,160

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	19,191	116,697	241,432
2020 Total Population	20,457	128,897	262,313
2020 Group Quarters	0	130	783
2022 Total Population	20,372	130,071	264,518
2022 Group Quarters	0	130	783
2027 Total Population	20,939	132,581	268,893
2022-2027 Annual Rate	0.55%	0.38%	0.33%
2022 Total Daytime Population	16,668	111,280	245,682
Workers	5,999	42,793	104,432
Residents	10,669	68,487	141,250
Household Summary			
2010 Households	6,502	37,002	79,200
2010 Average Household Size	2.95	3.15	3.04
2020 Total Households	7,008	41,559	87,716
2020 Average Household Size	2.92	3.10	2.98
2022 Households	6,984	42,045	88,842
2022 Average Household Size	2.92	3.09	2.97
2027 Households	7,141	42,843	90,392
2027 Average Household Size	2.93	3.09	2.97
2022-2027 Annual Rate	0.45%	0.38%	0.35%
2010 Families	4,725	28,429	58,976
2010 Average Family Size	3.49	3.61	3.54
2022 Families	4,913	31,647	64,599
2022 Average Family Size	3.54	3.60	3.52
2027 Families	5,038	32,328	65,847
2027 Average Family Size	3.54	3.59	3.51
2022-2027 Annual Rate	0.50%	0.43%	0.38%
Housing Unit Summary			
2000 Housing Units	6,117	30,161	69,274
Owner Occupied Housing Units	47.1%	56.6%	53.0%
Renter Occupied Housing Units	47.7%	38.3%	41.4%
Vacant Housing Units	5.2%	5.1%	5.6%
2010 Housing Units	6,986	40,168	86,646
Owner Occupied Housing Units	48.5%	56.6%	53.6%
Renter Occupied Housing Units	44.6%	35.5%	37.8%
Vacant Housing Units	6.9%	7.9%	8.6%
2020 Housing Units	7,366	44,732	95,205
Vacant Housing Units	4.9%	7.1%	7.9%
2022 Housing Units	7,339	45,241	96,485
Owner Occupied Housing Units	45.4%	54.3%	52.6%
Renter Occupied Housing Units	49.8%	38.6%	39.5%
Vacant Housing Units	4.8%	7.1%	7.9%
2027 Housing Units	7,606	46,726	99,446
Owner Occupied Housing Units	44.4%	54.2%	52.5%
Renter Occupied Housing Units	49.4%	37.5%	38.4%
Vacant Housing Units	6.1%	8.3%	9.1%
Median Household Income			
2022	\$58,797	\$64,950	\$64,477
2027	\$64,114	\$76,372	\$75,600
Median Home Value			
2022	\$178,361	\$190,160	\$203,905
2027	\$228,817	\$241,204	\$256,723
Per Capita Income			
2022	\$25,880	\$27,348	\$29,231
2027	\$29,365	\$31,930	\$33,803
Median Age			
2010	29.7	29.8	30.8
2022	32.0	31.9	32.6
2027	32.4	32.1	32.9



	1 mile	3 miles	5 miles
2022 Households by Income			
Household Income Base	6,984	42,045	88,842
<\$15,000	6.5%	6.5%	7.6%
\$15,000 - \$24,999	6.3%	7.0%	7.6%
\$25,000 - \$34,999	8.2%	8.4%	8.8%
\$35,000 - \$49,999	18.0%	13.4%	12.9%
\$50,000 - \$74,999	24.0%	21.2%	19.6%
\$75,000 - \$99,999	14.4%	15.4%	14.3%
\$100,000 - \$149,999	17.6%	18.1%	17.4%
\$150,000 - \$199,999	2.8%	6.0%	6.6%
\$200,000+	2.2%	3.9%	5.2%
Average Household Income	\$75,241	\$84,491	\$87,191
2022 Population 25+ by Educational Attainment			
Total	12,697	80,296	165,084
Less than 9th Grade	7.5%	10.7%	11.0%
9th - 12th Grade, No Diploma	9.2%	9.3%	9.1%
High School Graduate	29.6%	26.3%	25.8%
GED/Alternative Credential	5.1%	3.9%	4.5%
Some College, No Degree	23.1%	20.5%	19.2%
Associate Degree	9.4%	9.0%	8.5%
Bachelor's Degree	13.2%	14.6%	15.4%
Graduate/Professional Degree	2.9%	5.8%	6.4%



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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