



## Property Highlights

- Endcap Space available
- Across Louetta Road from 150,000 SF Kroger anchored power center
- One property removed from high traffic intersection of Louetta Road and Kuykendahl Road
- Louetta Road Frontage (32,240 VPD)
- Population dense area with 113,152 within 3 miles and AHI of \$110,331 within 3 miles
- Outstanding visibility from Louetta Road

Offered in conjunction with:



### Bryan / College Station

2800 South Texas Avenue, Suite 401  
Bryan, Texas 77802  
O: 979.268.2000

### Houston

5050 Westheimer Road, Suite 300  
Houston, Texas 77056  
O: 281.256.2300

### San Antonio / South Texas

200 East Grayson Street, Suite 102  
San Antonio, Texas 78215  
O: 210.404.4600



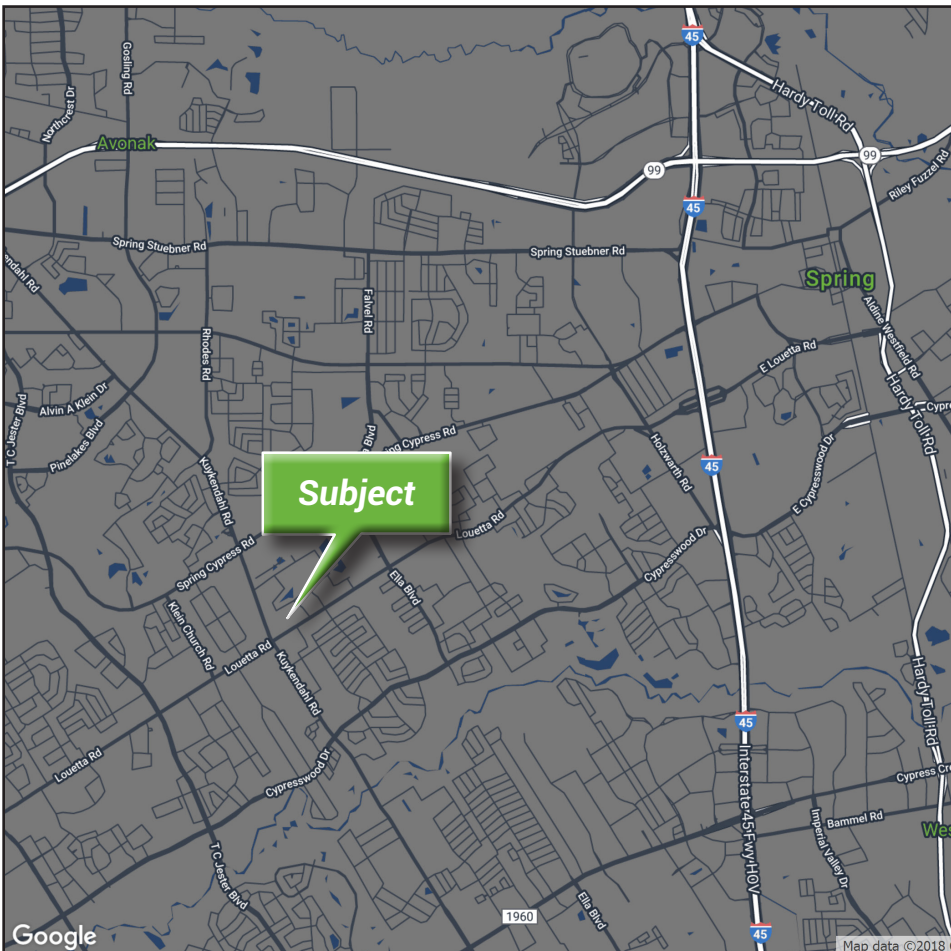
PROPERTY SUMMARY • DEMOGRAPHICS • IABS • CONTACT

**PROPERTY ATTRIBUTES**

Gross Leasable Area	26,478 SF
Site Size	2.23 AC
Year Built	2005
Zoning	None
Parking	111 free surface parking spaces

**TRAFFIC COUNTS**

Louetta Road	~34,240 ADTV
Kuykendahl Road	~32,992 ADTV



**Tyler Reiley**

Associate | Investment Sales  
O: 281.256.2300 | C: 713.598.6332  
E: Tyler.Reiley@OldhamGoodwin.com

**Aaron Morris, CCIM**

Market Manager | Houston  
Vice President | Investment Sales  
O: 281.256.2300 | C: 713.585.5715  
E: Aaron.Morris@OldhamGoodwin.com



PROPERTY SUMMARY • DEMOGRAPHICS • IABS • CONTACT



**Tyler Reiley**

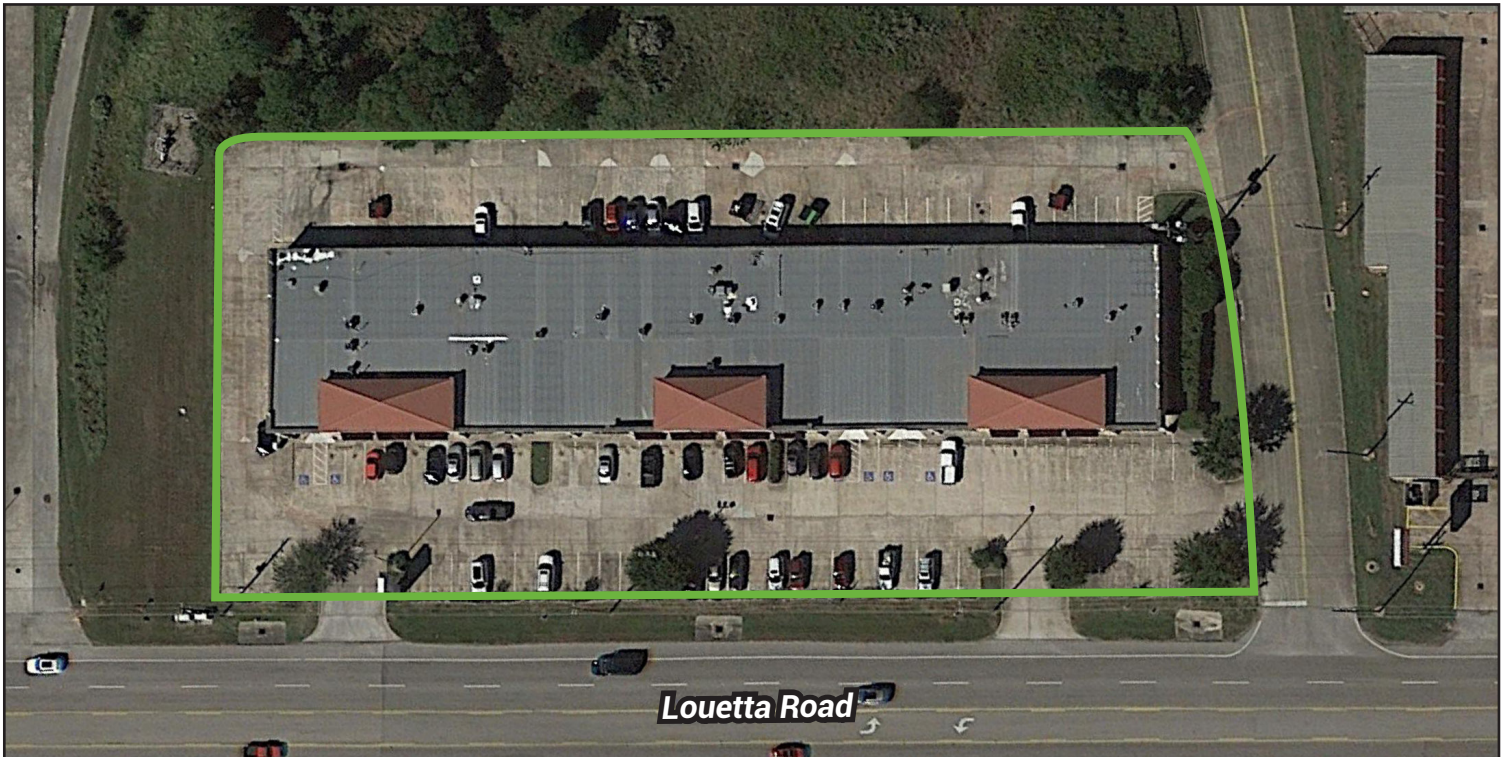
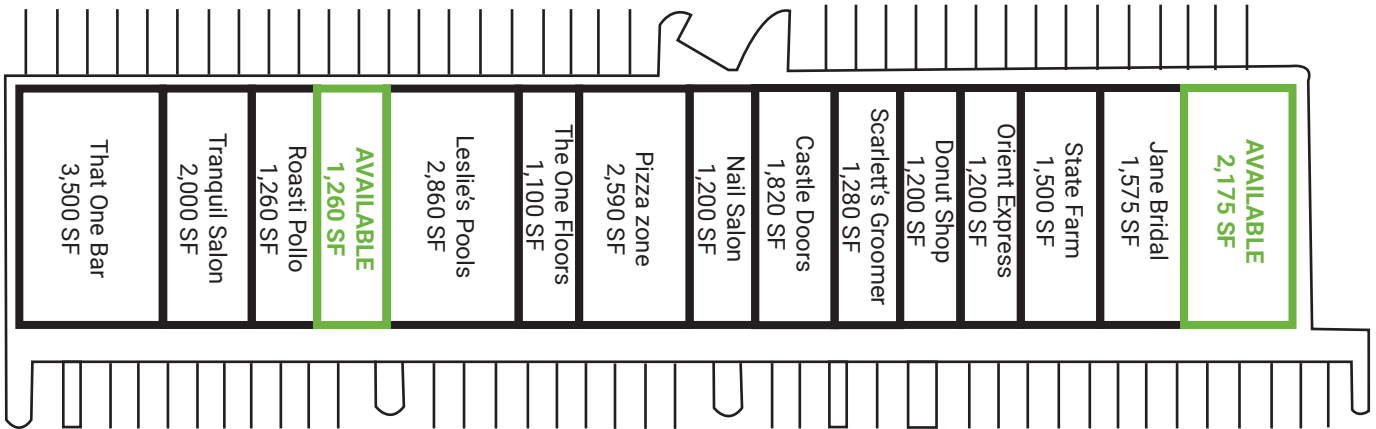
Associate | Investment Sales  
O: 281.256.2300 | C: 713.598.6332  
E: Tyler.Reiley@OldhamGoodwin.com

**Aaron Morris, CCIM**

Market Manager | Houston  
Vice President | Investment Sales  
O: 281.256.2300 | C: 713.585.5715  
E: Aaron.Morris@OldhamGoodwin.com



## Site Plan



**Tyler Reiley**

Associate | Investment Sales  
O: 281.256.2300 | C: 713.598.6332  
E: Tyler.Reiley@OldhamGoodwin.com

**Aaron Morris, CCIM**

Market Manager | Houston  
Vice President | Investment Sales  
O: 281.256.2300 | C: 713.585.5715  
E: Aaron.Morris@OldhamGoodwin.com



## Demographic Profile



LOUETTA ROAD  
**OVER 34,000**  
VEHICLES PER DAY  
(TxDOT AADT 2017)



TOTAL POPULATION OF  
**OVER 257,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2017)



TOTAL HOUSEHOLDS  
**OVER 89,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2018)



AVERAGE HH INCOME  
**OVER \$110,000**  
WITHIN TWO MILE RADIUS  
(ESRI 2018)



TOTAL EMPLOYEES  
**OVER 80,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2018)



AVERAGE HOME VALUE  
**OVER \$211,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2018)

	1 Mile	3 Mile	5 Mile
<b>2018 Total Population</b>	12,864	113,152	257,214
<b>2023 Total Population</b>	14,224	124,687	282,556
<b>2018-2023 Annual Growth Rate</b>	2.42%	2.36%	2.45%
<b>2018 Households</b>	4,297	39,478	89,721
<b>2023 Households</b>	4,728	43,270	97,864
<b>2018 Average Home Value</b>	\$190,563	\$211,302	\$204,247
<b>2023 Average Home Value</b>	\$216,438	\$240,752	\$234,426
<b>2018 Average HH Income</b>	\$109,016	\$110,331	\$102,622
<b>2023 Average HH Income</b>	\$119,498	\$121,291	\$113,180

Sources: Infogroup, Inc & ESRI

**Tyler Reiley**

Associate | Investment Sales  
O: 281.256.2300 | C: 713.598.6332  
E: Tyler.Reiley@OldhamGoodwin.com

**Aaron Morris, CCIM**

Market Manager | Houston  
Vice President | Investment Sales  
O: 281.256.2300 | C: 713.585.5715  
E: Aaron.Morris@OldhamGoodwin.com



## 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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

Designated Broker of Firm

Licensed Supervisor of Sales Agent/  
Associate

Sales Agent/Associate's Name

532457

Licensed No.

Licensed No.

Licensed No.

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

Email

Email

Email

(979) 268-2000

Phone

Phone

Phone

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



**For More Information About This Property,  
Please Contact**

**OLDHAM GOODWIN GROUP**

**Tyler Reiley**

Associate | Investment Sales

O: 281.256.2300 | C: 713.598.6332  
E: [Tyler.Reiley@OldhamGoodwin.com](mailto:Tyler.Reiley@OldhamGoodwin.com)

**Aaron Morris, CCIM**

Market Manager | Houston

Vice President | Investment Sales  
O: 281.256.2300 | C: 713.585.5715  
E: [Aaron.Morris@OldhamGoodwin.com](mailto:Aaron.Morris@OldhamGoodwin.com)

© Oldham Goodwin Group, LLC. The information herein has been obtained from sources deemed reliable. Although we believe it to be accurate, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**Bryan / College Station**

2800 South Texas Avenue, Suite 401  
Bryan, Texas 77802  
O: 979.268.2000

**Houston**

5050 Westheimer Road, Suite 300  
Houston, Texas 77056  
O: 281.256.2300

**San Antonio / South Texas**

200 East Grayson Street, Suite 102  
San Antonio, Texas 78215  
O: 210.404.4600