



PROPERTY FEATURES:

- LOCATED ACROSS FROM FIESTA MART IN THE HISTORIC EAST END
- 1,380 SQ. FT. AVAILABLE
- SECOND GENERATION RETAIL
- RENOVATION TO GROCERY ANCHOR UNDERWAY

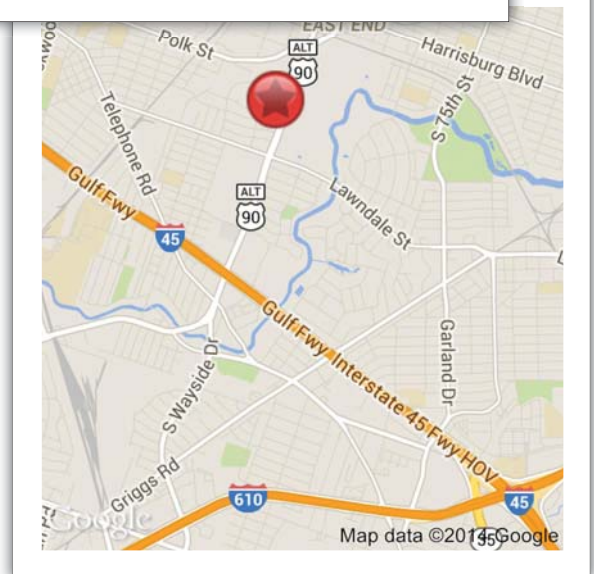
2016 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
EST. POPULATION	20,654	144,798	390,061
AVG. HOUSEHOLD INCOME	\$42,501	\$49,590	\$59,511

YEAR: 2016 | SOURCE: APPLIED GEOGRAPHIC SOLUTIONS

TRAFFIC COUNTS:

SOUTH WAYSIDE DRIVE 31,000 CPD
 (BETWEEN HARRISBURG BOULEVARD AND LAWNSDALE STREET)

YEAR: 2015 | SOURCE: TXDOT



TENANTS INCLUDE:



FOR MORE INFORMATION CONTACT:

JOSHUA SEBESTA
 JSEBESTA@UNITEDEQUITIES.COM
 (713) 772-6262

4545 BISSONNET, SUITE 100, BELLAIRE, TEXAS 77401
 WWW.UNITEDEQUITIES.COM ♦ PHONE: (713) 772-6262 ♦ FAX: (713) 981-4035

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WAYSIDE SHOPPING CENTER

900-910 SOUTH WAYSIDE DR. AT JAMAIL DR. · HOUSTON, TEXAS 77023

SUITE TENANT SQ. FT.

900 SOUTH WAYSIDE

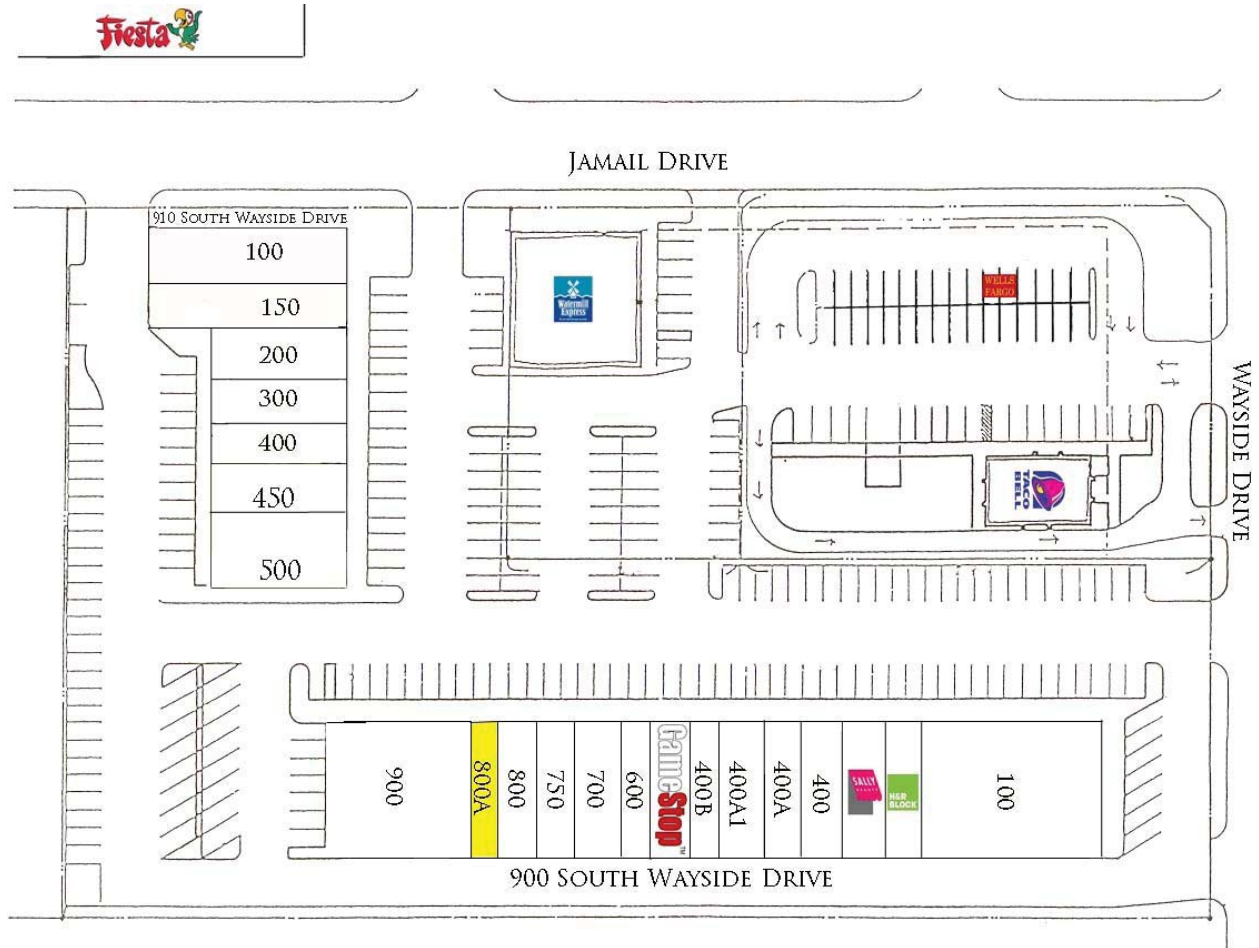
100	AQUARIO DENTAL	6,650
300	H&R BLOCK	1,750
350	SALLY BEAUTY SUPPLY	1,400
400	AAAA INSURANCE	1,400
400A	HEALTH SCRIPTS RX	1,400
400A-1	METRO PCS	1,400
400B	RAFAEL'S	1,400
500	GAMESTOP	1,400
600	CUSTOM LOANS, INC.	1,050
700	FANTASTIC HAIR	1,750
750	WAYSIDE NAILS	1,400
800	CAMBIAMOS CHEQUE	1,400
800A	AVAILABLE	1,380
900	SPEED QUEEN	4,220

910 SOUTH WAYSIDE

100	EMANCIPET	2,800
150	DR. MITZI JIMENEZ	2,200
200	CUZA CLINIC	1,750
300	UNITY DENTAL	1,750
400	CLARA VISION	1,400
450	\$1.00 'N GIFT STORE	2,800
500	TORTILLERIA LA REYNA	1,750

TOTAL SQ. FT. 42,450

WATERMILL EXPRESS	PAD
TACO BELL	PAD
WELLS FARGO ATM	PAD





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FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7296/-95.3102

RF1

Wayside Shopping Center		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	20,654	144,798	390,061
	2021 Projected Population	23,562	163,071	438,286
	2010 Census Population	17,897	125,545	341,669
	2000 Census Population	21,024	136,750	351,081
	Projected Annual Growth 2016 to 2021	2.8%	2.5%	2.5%
	Historical Annual Growth 2000 to 2016	-0.1%	0.4%	0.7%
HOUSEHOLDS	2016 Estimated Households	6,537	46,657	134,595
	2021 Projected Households	7,292	51,544	148,737
	2010 Census Households	5,552	38,610	112,829
	2000 Census Households	6,025	39,521	108,271
	Projected Annual Growth 2016 to 2021	2.3%	2.1%	2.1%
	Historical Annual Growth 2000 to 2016	0.5%	1.1%	1.5%
AGE	2016 Est. Population Under 10 Years	15.9%	14.6%	13.5%
	2016 Est. Population 10 to 19 Years	14.0%	15.3%	13.8%
	2016 Est. Population 20 to 29 Years	14.9%	17.6%	17.4%
	2016 Est. Population 30 to 44 Years	20.9%	19.6%	20.8%
	2016 Est. Population 45 to 59 Years	19.4%	17.9%	18.6%
	2016 Est. Population 60 to 74 Years	11.0%	10.7%	11.3%
	2016 Est. Population 75 Years or Over	4.0%	4.2%	4.5%
	2016 Est. Median Age	32.8	31.6	33.1
MARITAL STATUS & GENDER	2016 Est. Male Population	51.4%	51.1%	52.4%
	2016 Est. Female Population	48.6%	48.9%	47.6%
	2016 Est. Never Married	37.6%	43.2%	43.7%
	2016 Est. Now Married	34.8%	32.0%	29.9%
	2016 Est. Separated or Divorced	22.5%	19.4%	20.7%
	2016 Est. Widowed	5.1%	5.3%	5.7%
INCOME	2016 Est. HH Income \$200,000 or More	1.2%	2.7%	5.0%
	2016 Est. HH Income \$150,000 to \$199,999	2.0%	2.6%	3.5%
	2016 Est. HH Income \$100,000 to \$149,999	6.0%	7.2%	8.6%
	2016 Est. HH Income \$75,000 to \$99,999	7.7%	8.5%	8.4%
	2016 Est. HH Income \$50,000 to \$74,999	15.9%	16.2%	15.7%
	2016 Est. HH Income \$35,000 to \$49,999	16.7%	14.8%	13.3%
	2016 Est. HH Income \$25,000 to \$34,999	12.3%	12.1%	11.5%
	2016 Est. HH Income \$15,000 to \$24,999	16.6%	15.4%	14.5%
	2016 Est. HH Income Under \$15,000	21.5%	20.5%	19.5%
	2016 Est. Average Household Income	\$42,501	\$49,590	\$59,511
	2016 Est. Median Household Income	\$35,620	\$40,107	\$46,522
	2016 Est. Per Capita Income	\$13,567	\$16,198	\$21,164
	2016 Est. Total Businesses	717	4,773	18,115
2016 Est. Total Employees	7,738	67,920	343,669	

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Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7296/-95.3102

RF1

Wayside Shopping Center		1 mi radius	3 mi radius	5 mi radius
RACE	2016 Est. White	62.9%	52.2%	45.8%
	2016 Est. Black	2.9%	17.3%	28.7%
	2016 Est. Asian or Pacific Islander	0.6%	2.1%	2.7%
	2016 Est. American Indian or Alaska Native	1.0%	0.8%	0.6%
	2016 Est. Other Races	32.6%	27.7%	22.3%
HISPANIC	2016 Est. Hispanic Population	18,802	105,804	219,852
	2016 Est. Hispanic Population	91.0%	73.1%	56.4%
	2021 Proj. Hispanic Population	91.8%	74.3%	57.7%
	2010 Hispanic Population	90.5%	75.2%	57.6%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	12,926	87,073	248,325
	2016 Est. Elementary (Grade Level 0 to 8)	30.6%	25.5%	19.5%
	2016 Est. Some High School (Grade Level 9 to 11)	16.0%	14.7%	14.1%
	2016 Est. High School Graduate	24.7%	24.1%	24.7%
	2016 Est. Some College	14.8%	17.3%	17.7%
	2016 Est. Associate Degree Only	3.6%	3.6%	3.9%
	2016 Est. Bachelor Degree Only	7.4%	9.5%	11.8%
	2016 Est. Graduate Degree	2.9%	5.1%	8.3%
HOUSING	2016 Est. Total Housing Units	6,951	49,115	142,254
	2016 Est. Owner-Occupied	38.3%	40.5%	41.2%
	2016 Est. Renter-Occupied	55.7%	54.5%	53.4%
	2016 Est. Vacant Housing	5.9%	5.0%	5.4%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	5.4%	7.0%	8.0%
	2010 Homes Built 2000 to 2004	4.6%	6.3%	8.0%
	2010 Homes Built 1990 to 1999	7.2%	7.6%	8.5%
	2010 Homes Built 1980 to 1989	12.6%	10.8%	9.9%
	2010 Homes Built 1970 to 1979	12.9%	13.2%	12.4%
	2010 Homes Built 1960 to 1969	9.7%	12.1%	12.9%
	2010 Homes Built 1950 to 1959	14.0%	17.4%	18.6%
	2010 Homes Built Before 1949	33.5%	25.7%	21.7%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.2%	0.2%	0.4%
	2010 Home Value \$500,000 to \$999,999	0.4%	1.1%	1.6%
	2010 Home Value \$400,000 to \$499,999	0.3%	0.7%	1.5%
	2010 Home Value \$300,000 to \$399,999	3.4%	2.9%	3.7%
	2010 Home Value \$200,000 to \$299,999	11.1%	8.4%	10.1%
	2010 Home Value \$150,000 to \$199,999	12.8%	9.2%	8.8%
	2010 Home Value \$100,000 to \$149,999	19.2%	16.6%	14.4%
	2010 Home Value \$50,000 to \$99,999	46.1%	50.5%	45.8%
	2010 Home Value \$25,000 to \$49,999	5.4%	6.8%	9.8%
	2010 Home Value Under \$25,000	1.1%	3.6%	3.8%
	2010 Median Home Value	\$112,361	\$103,083	\$111,849
	2010 Median Rent	\$512	\$536	\$622

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Wayside Shopping Center

		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	15,616	112,041	307,764
	2016 Est. Civilian Employed	59.4%	58.0%	56.3%
	2016 Est. Civilian Unemployed	3.4%	3.8%	3.6%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	37.2%	38.2%	40.2%
	2016 Labor Force Males	51.4%	51.2%	52.8%
	2016 Labor Force Females	48.6%	48.8%	47.2%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,779	52,273	138,177
	2010 Mgmt, Business, & Financial Operations	3.9%	6.1%	8.9%
	2010 Professional, Related	10.1%	12.1%	16.1%
	2010 Service	21.9%	22.2%	20.6%
	2010 Sales, Office	23.2%	20.5%	21.1%
	2010 Farming, Fishing, Forestry	0.1%	0.2%	0.4%
	2010 Construction, Extraction, Maintenance	20.4%	19.1%	15.5%
	2010 Production, Transport, Material Moving	20.3%	19.8%	17.3%
	2010 White Collar Workers	37.2%	38.7%	46.1%
	2010 Blue Collar Workers	62.8%	61.3%	53.9%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	68.0%	66.6%	69.3%
	2010 Drive to Work in Carpool	16.5%	16.8%	14.4%
	2010 Travel to Work by Public Transportation	5.0%	6.4%	6.3%
	2010 Drive to Work on Motorcycle	0.2%	0.3%	0.2%
	2010 Walk or Bicycle to Work	5.4%	4.9%	4.1%
	2010 Other Means	3.4%	2.8%	2.9%
	2010 Work at Home	1.6%	2.3%	2.8%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	27.7%	25.3%	25.2%
	2010 Travel to Work in 15 to 29 Minutes	36.5%	36.2%	38.0%
	2010 Travel to Work in 30 to 59 Minutes	27.2%	29.3%	29.1%
	2010 Travel to Work in 60 Minutes or More	8.6%	9.3%	7.6%
	2010 Average Travel Time to Work	21.5	22.9	22.5
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$257 M	\$2.02 B	\$6.51 B
	2016 Est. Apparel	\$9.00 M	\$70.9 M	\$229 M
	2016 Est. Contributions, Gifts	\$15.3 M	\$126 M	\$436 M
	2016 Est. Education, Reading	\$9.06 M	\$74.6 M	\$257 M
	2016 Est. Entertainment	\$14.1 M	\$111 M	\$361 M
	2016 Est. Food, Beverages, Tobacco	\$41.1 M	\$319 M	\$1.01 B
	2016 Est. Furnishings, Equipment	\$8.23 M	\$65.8 M	\$217 M
	2016 Est. Health Care, Insurance	\$23.3 M	\$181 M	\$576 M
	2016 Est. Household Operations, Shelter, Utilities	\$80.3 M	\$630 M	\$2.03 B
	2016 Est. Miscellaneous Expenses	\$3.86 M	\$30.1 M	\$96.5 M
	2016 Est. Personal Care	\$3.36 M	\$26.4 M	\$84.7 M
	2016 Est. Transportation	\$49.2 M	\$383 M	\$1.21 B

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Information About Brokerage Services

11-2-2015

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.

<u>United Equities, Inc.</u>	<u>314335</u>	<u></u>	<u>(713) 772-6262</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Edwin Freedman</u>	<u>153678</u>	<u>bfreedman@unitedequities.com</u>	<u>(713) 772-6262</u>
Designated Broker of Firm	License No.	Email	Phone

<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Joshua Sebesta</u>	<u>480138</u>	<u>jsebesta@unitedequities.com</u>	<u>(713) 772-6262</u>
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