

FOR LEASE

NORTHWAY CENTER - US Highway 290 and W 34th Street



PROPERTY DATA

- Well located with great access and visibility from Highway 290
- Anchored by Academy, Conn's, Harbor Freight Tools, and Goodwill
- Pad sites available
- 3,296 SF medical clinic now available
- 3,600 SF 2nd generation restaurant space now available
- Daytime population within 3 miles is over 122,000

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2019 Estimate	16,435	138,937	361,309
Ave HH Income 2019 Estimate	\$55,209	\$92,254	\$113,222
Traffic Counts Highway 290	218,004 cars per day		
W 34th St	23,563 cars per day		

CONTACT

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Northway Shopping Center









NORTHWAY CENTER

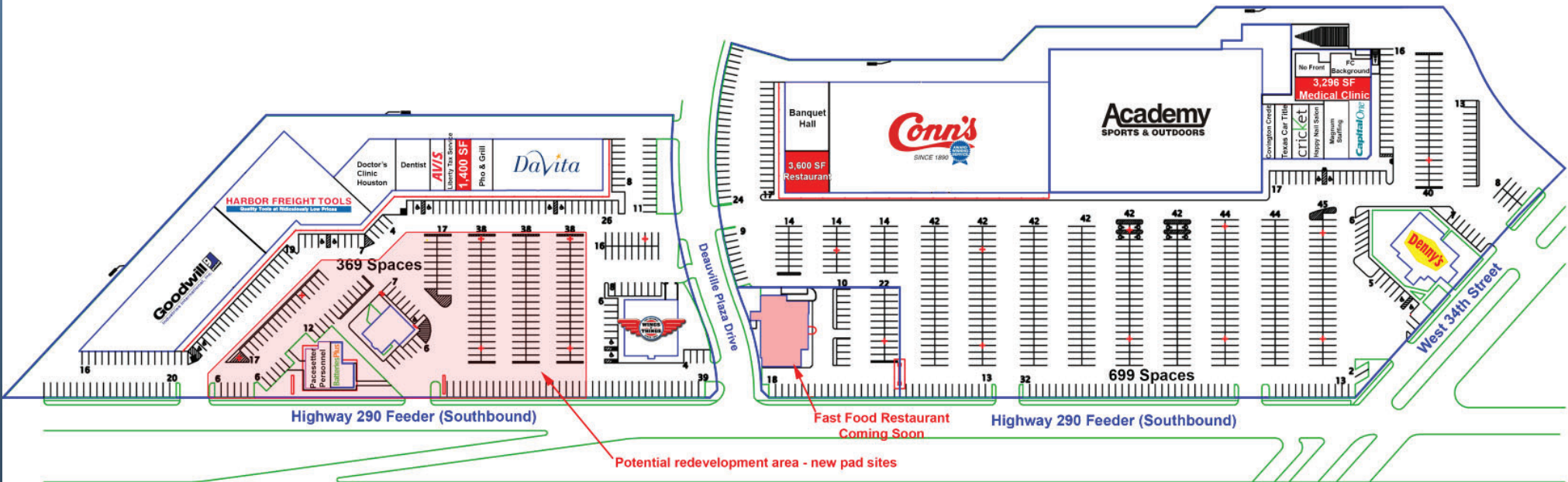
U.S. HIGHWAY 290 & W. 34TH STREET
HOUSTON, TEXAS 77092



SITE SUMMARY

Building Area: 218,601 Sq. Ft.

Goodwill Industries	19,906 SF	Available	1,400 SF	Banquet Hall	5,400 SF	Happy Nail Spa	1,500 SF
Harbor Freight Tools	18,124 SF	Pho & Grill	2,100 SF	Restaurant Available	3,600 SF	Magnum Staffing	2,800 SF
Doctor's Clinic Houston	5,421 SF	Davita	10,479 SF	Conn's Appliance	45,202 SF	Capital One	2,299 SF
Dentist	3,290 SF	Pacesetter Personnel	1,902 SF	Academy	56,550 SF	Available - Medical Clinic	3,296 SF
Avis	1,400 SF	Batteries Plus	1,582 SF	Academy receiving area	5,770 SF	No Front	1,339 SF
Liberty Tax Service	1,050 SF	Wings 'N Things	4,500 SF	Covington Credit	1,400 SF	FC Background	1,570 SF
				Cricket	1,706 SF	Denny's	5,420 SF
				Texas Car Title	1,706 SF	Available	6,005 SF

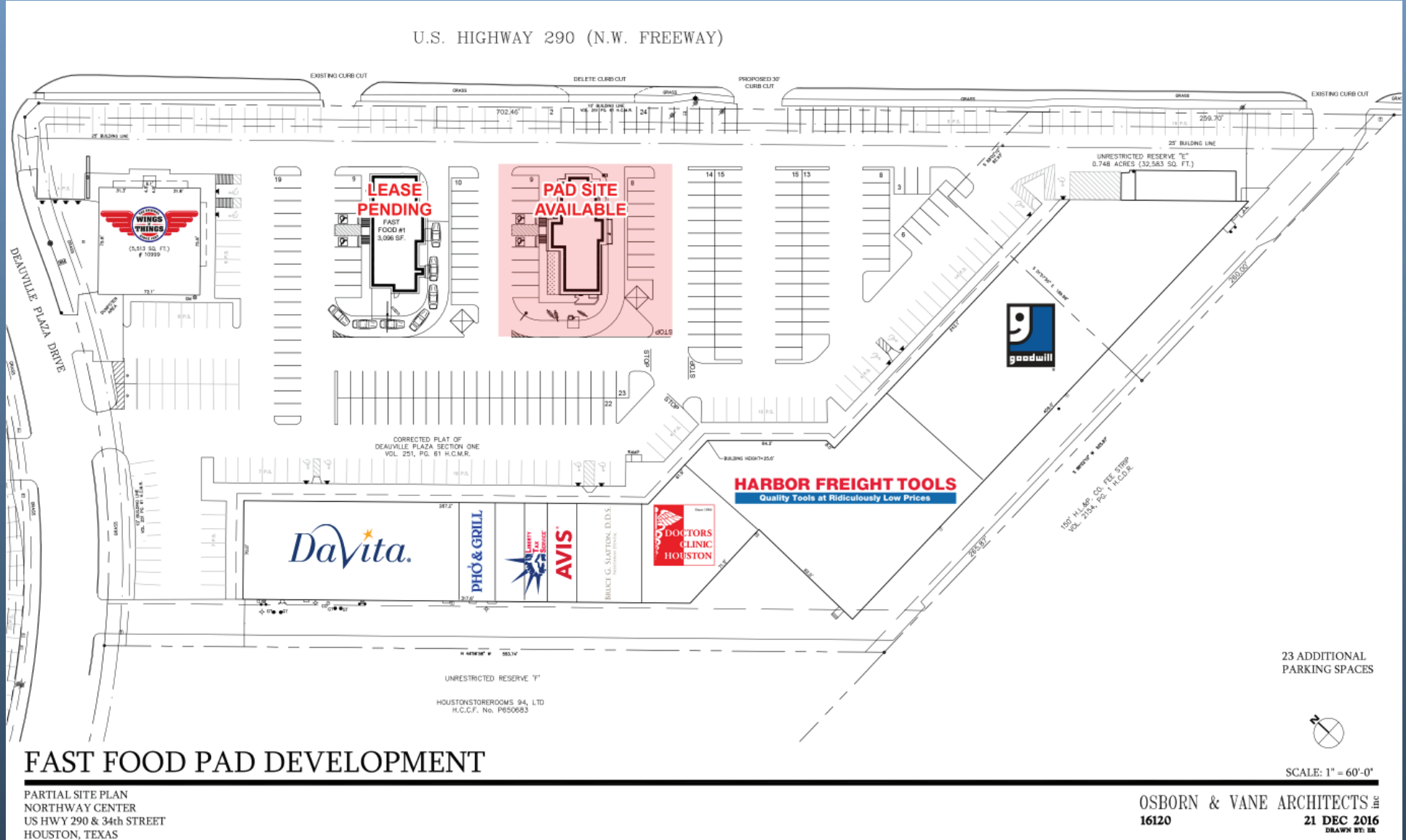


Land Area - 18.19 Acres / 792,832 SF
Parking - 1,068 spaces, 5.04/1000

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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.8171/-95.4677

RS1

10999 Northwest Fwy			1 mi radius	3 mi radius	5 mi radius
Houston, TX 77092					
POPULATION	2019 Estimated Population		16,435	138,937	361,309
	2024 Projected Population		16,975	143,787	373,026
	2010 Census Population		14,897	125,040	322,305
	2000 Census Population		16,005	129,543	319,909
	Projected Annual Growth 2019 to 2024		0.7%	0.7%	0.6%
	Historical Annual Growth 2000 to 2019		0.1%	0.4%	0.7%
	2019 Median Age		32.0	34.2	35.3
HOUSEHOLDS	2019 Estimated Households		6,292	55,348	149,142
	2024 Projected Households		6,787	59,613	160,054
	2010 Census Households		5,488	47,607	126,370
	2000 Census Households		6,023	48,348	121,330
	Projected Annual Growth 2019 to 2024		1.6%	1.5%	1.5%
	Historical Annual Growth 2000 to 2019		0.2%	0.8%	1.2%
RACE AND ETHNICITY	2019 Estimated White		54.9%	57.8%	56.2%
	2019 Estimated Black or African American		12.6%	15.8%	18.8%
	2019 Estimated Asian or Pacific Islander		1.9%	3.9%	4.7%
	2019 Estimated American Indian or Native Alaskan		1.0%	0.8%	0.7%
	2019 Estimated Other Races		29.5%	21.8%	19.6%
	2019 Estimated Hispanic		66.1%	51.2%	45.4%
INCOME	2019 Estimated Average Household Income		\$55,209	\$92,254	\$113,222
	2019 Estimated Median Household Income		\$50,007	\$65,340	\$75,414
	2019 Estimated Per Capita Income		\$21,200	\$36,809	\$46,790
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)		13.3%	12.6%	10.4%
	2019 Estimated Some High School (Grade Level 9 to 11)		11.5%	9.5%	8.4%
	2019 Estimated High School Graduate		36.7%	25.6%	21.5%
	2019 Estimated Some College		15.1%	15.2%	15.6%
	2019 Estimated Associates Degree Only		5.9%	5.0%	5.1%
	2019 Estimated Bachelors Degree Only		12.7%	20.0%	23.5%
	2019 Estimated Graduate Degree		4.8%	12.1%	15.5%
BUSINESS	2019 Estimated Total Businesses		1,854	9,171	25,547
	2019 Estimated Total Employees		15,101	86,977	244,909
	2019 Estimated Employee Population per Business		8.1	9.5	9.6
	2019 Estimated Residential Population per Business		8.9	15.1	14.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date