

For Lease

Peppermill Plaza

1640 FM 1960 Rd. West
Houston, TX 77090



Second Generation Retail Space Available

Shaffer Braun

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Property Highlights

FEATURES

- Second Generation Restaurant Available
- Excellent Street Frontage
- Minutes from Highway 249, I-45 and Beltway 8

PREMISES

- Total Square Footage: 23,130 SF
- Total Space Available: 6,567 SF
- Rental Rate: \$12.00/SF - \$15.00/SF
- NNN: \$4.08/SF

TRAFFIC COUNT

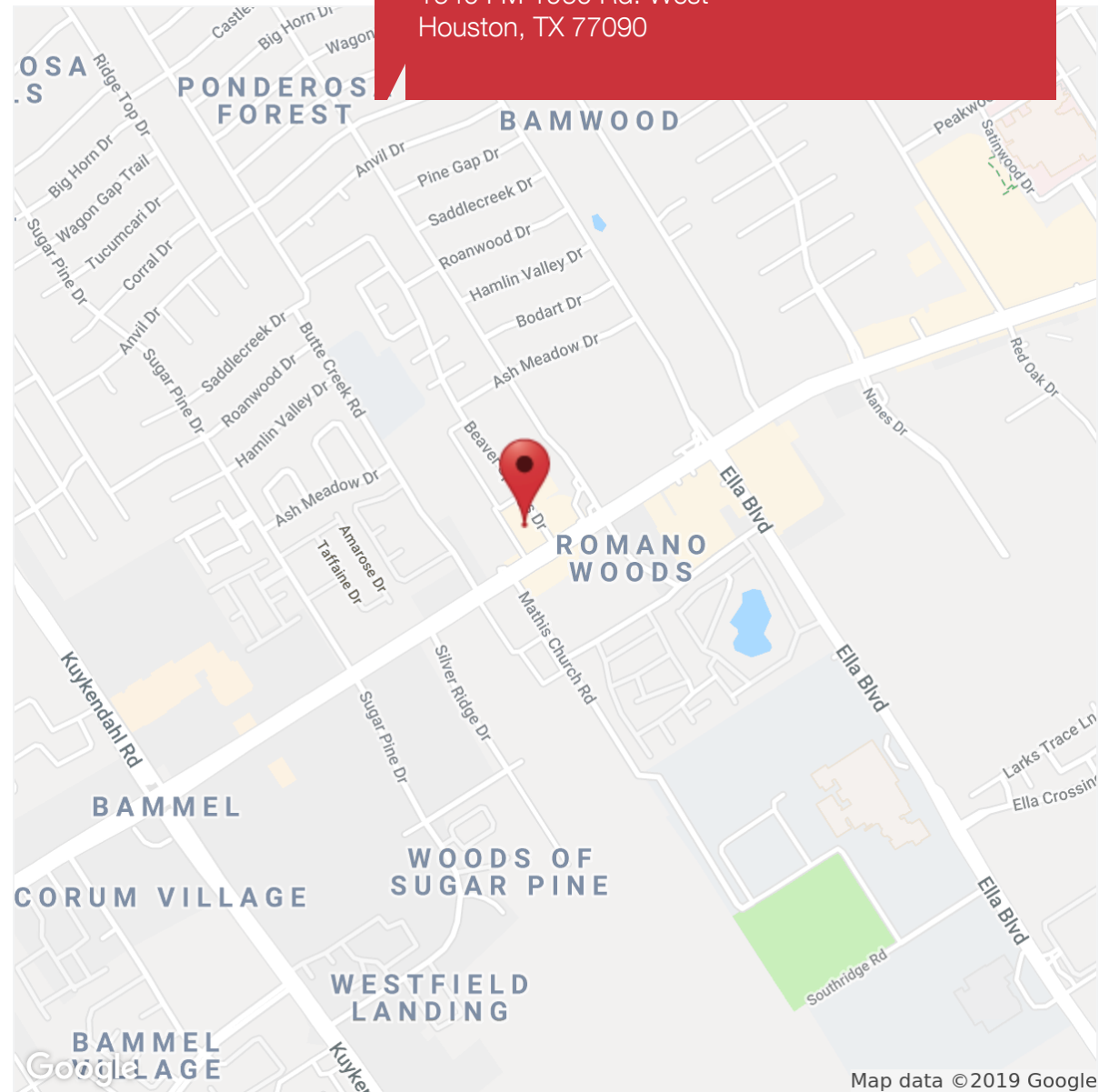
- 68,000 cpd at Cypress Creek Pkwy and Ella Blvd

LOCATION

Intersection of FM 1960 & Alcove Ln.

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Area Retailers



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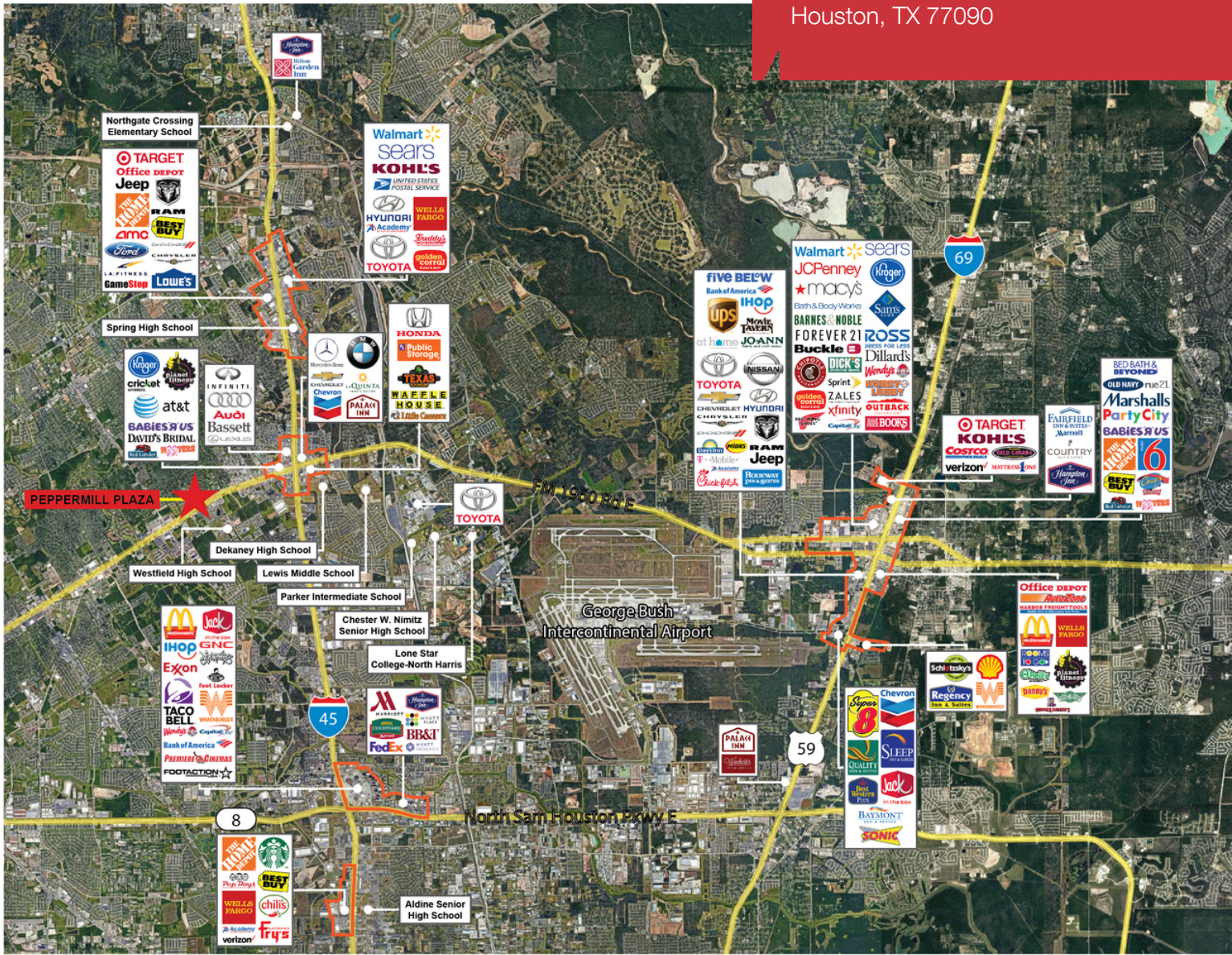
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SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.0121/-95.4547

RS1

1640 Farm to Market 1960 Rd W		1 mi radius	3 mi radius	5 mi radius
Houston, TX 77090				
POPULATION	2018 Estimated Population	14,316	125,642	312,749
	2023 Projected Population	15,172	133,398	331,582
	2010 Census Population	11,150	102,098	258,197
	2000 Census Population	9,603	76,829	186,040
	Projected Annual Growth 2018 to 2023	1.2%	1.2%	1.2%
	Historical Annual Growth 2000 to 2018	2.7%	3.5%	3.8%
	2018 Median Age	31.1	31.7	32.4
HOUSEHOLDS	2018 Estimated Households	5,860	47,821	112,076
	2023 Projected Households	6,331	52,091	121,501
	2010 Census Households	4,349	37,216	88,996
	2000 Census Households	3,857	30,326	68,397
	Projected Annual Growth 2018 to 2023	1.6%	1.8%	1.7%
	Historical Annual Growth 2000 to 2018	2.9%	3.2%	3.5%
RACE AND ETHNICITY	2018 Estimated White	46.8%	44.4%	47.2%
	2018 Estimated Black or African American	29.8%	31.5%	27.8%
	2018 Estimated Asian or Pacific Islander	4.4%	7.2%	8.0%
	2018 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
	2018 Estimated Other Races	18.3%	16.4%	16.5%
	2018 Estimated Hispanic	37.6%	33.7%	34.1%
INCOME	2018 Estimated Average Household Income	\$64,215	\$74,176	\$79,953
	2018 Estimated Median Household Income	\$57,613	\$60,350	\$65,636
	2018 Estimated Per Capita Income	\$26,293	\$28,251	\$28,662
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	6.5%	7.5%	8.0%
	2018 Estimated Some High School (Grade Level 9 to 11)	8.7%	7.3%	6.9%
	2018 Estimated High School Graduate	27.2%	24.0%	25.0%
	2018 Estimated Some College	26.2%	25.1%	25.1%
	2018 Estimated Associates Degree Only	6.9%	9.0%	8.2%
	2018 Estimated Bachelors Degree Only	16.3%	19.0%	18.4%
	2018 Estimated Graduate Degree	8.2%	8.1%	8.4%
BUSINESS	2018 Estimated Total Businesses	1,081	4,366	9,821
	2018 Estimated Total Employees	8,618	37,106	92,014
	2018 Estimated Employee Population per Business	8.0	8.5	9.4
	2018 Estimated Residential Population per Business	13.2	28.8	31.8

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.

11-2-2015



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.

PCR Brokerage Houston, LLC dba NAI Partners	9003949	licensing@naipartners.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@naipartners.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@naipartners.com	713-629-0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chris Holder	688220	chris.holder@naipartners.com	713-629-0500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date