

FOR LEASE

HEB - West Belt Shopping Center (Beltway 8 at Beechnut)



PROPERTY DATA

- 2,814 SF former Payless Shoe Source space - will divide
- HEB anchored center at Beechnut and Beltway 8
- High traffic area with a strong daily draw to the center
- Very densely populated area
- Other tenants include WingStop, Little Caesars, GameStop, H&R Block and Cricket

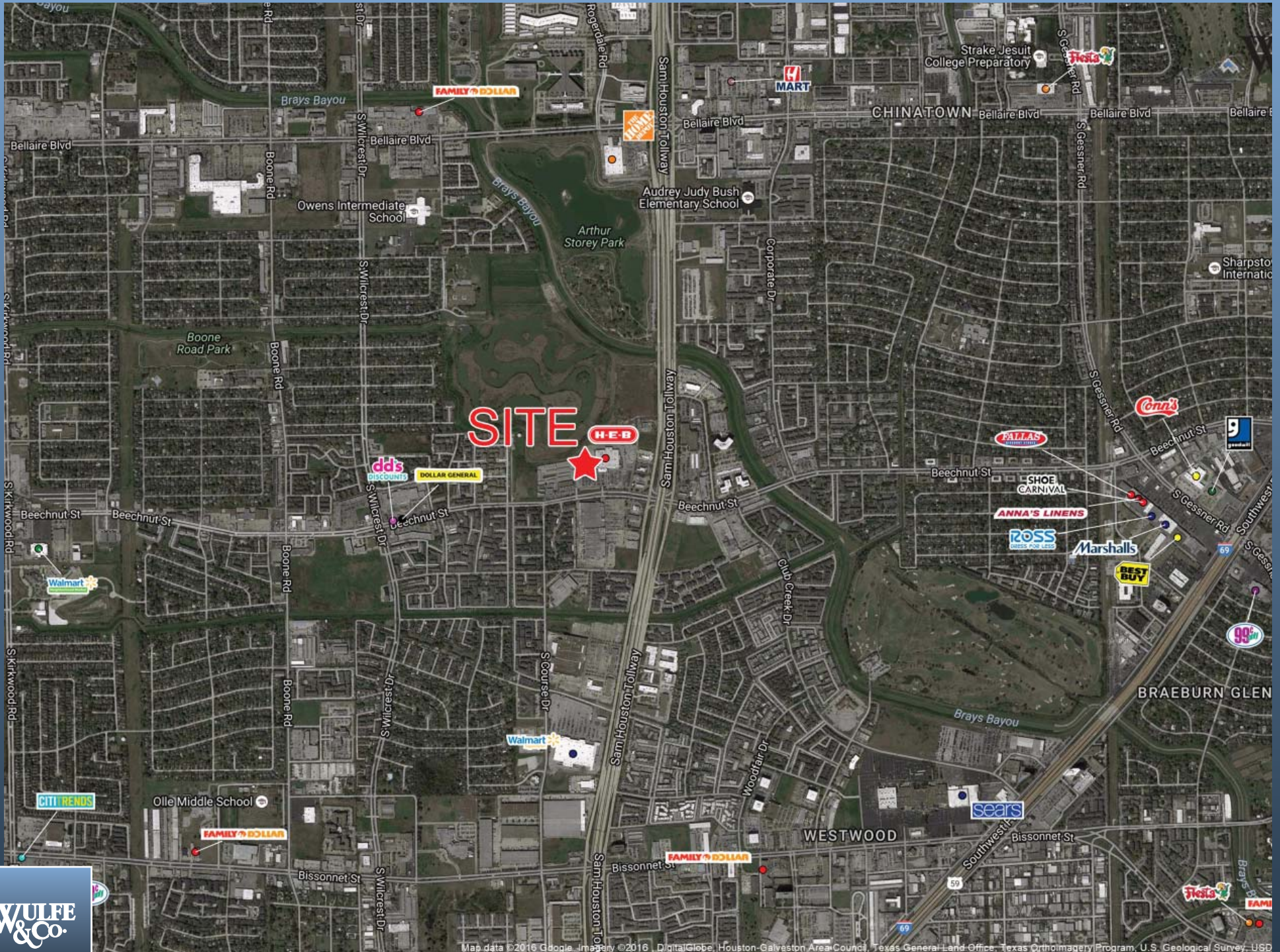
DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2018 Estimate	41,614	229,807	579,237
Avg HH Income 2018 Estimate	\$41,896	\$52,275	\$69,539
Traffic Counts Beechnut St	48,000 cars per day		
Beltway 8	195,000 cars per day		

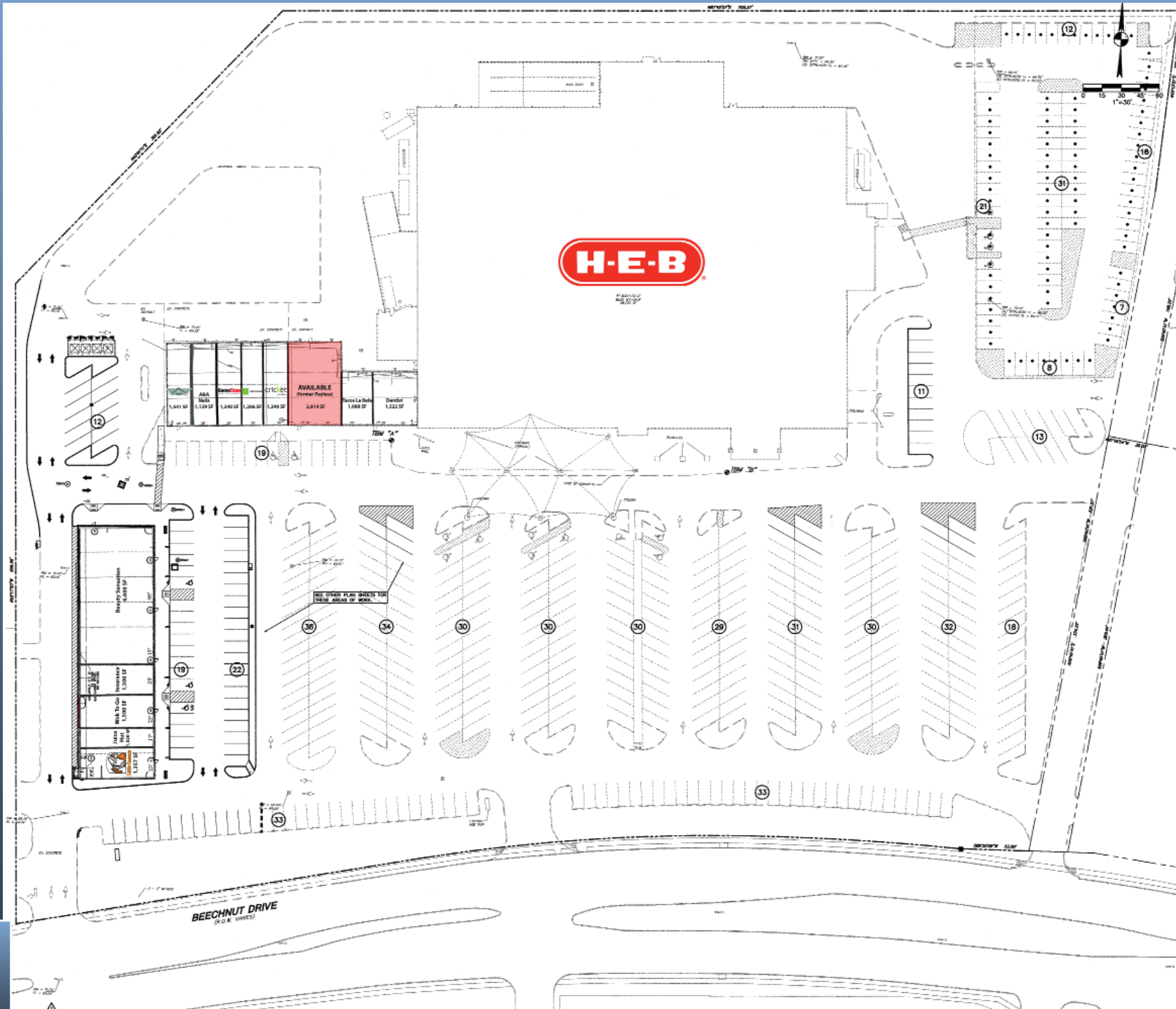
CONTACT

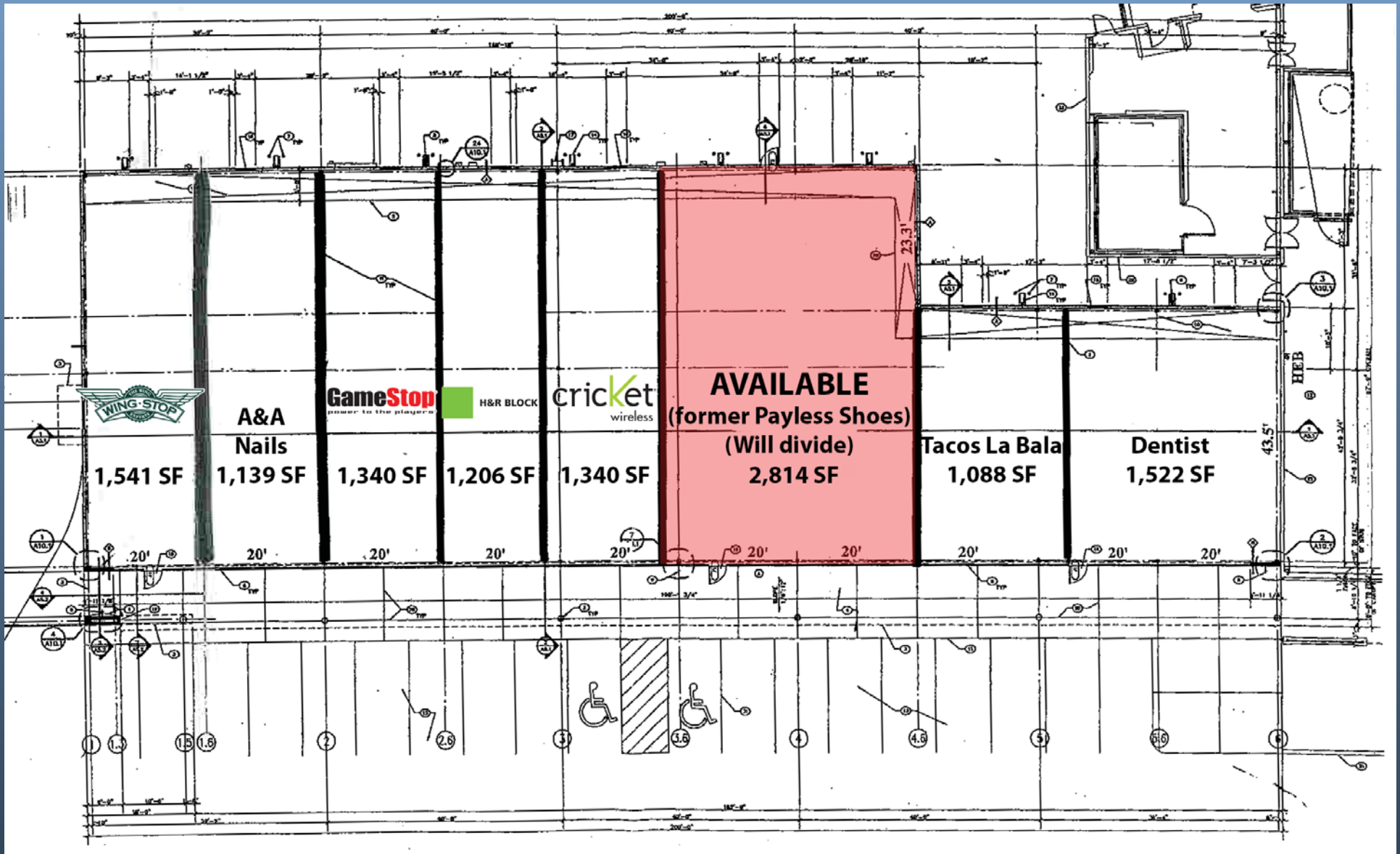
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SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.6906/-95.5599

RS1

10100 Beechnut St		1 mi radius	3 mi radius	5 mi radius
Houston, TX 77072				
POPULATION	2018 Estimated Population	41,614	229,807	579,237
	2023 Projected Population	43,367	238,406	604,282
	2010 Census Population	38,480	214,322	533,035
	2000 Census Population	37,174	210,767	508,002
	Projected Annual Growth 2018 to 2023	0.8%	0.7%	0.9%
	Historical Annual Growth 2000 to 2018	0.7%	0.5%	0.8%
	2018 Median Age	29.2	31.6	32.9
HOUSEHOLDS	2018 Estimated Households	14,273	83,163	222,223
	2023 Projected Households	15,445	89,599	239,939
	2010 Census Households	12,674	74,157	196,601
	2000 Census Households	12,901	76,670	194,105
	Projected Annual Growth 2018 to 2023	1.6%	1.5%	1.6%
	Historical Annual Growth 2000 to 2018	0.6%	0.5%	0.8%
RACE AND ETHNICITY	2018 Estimated White	38.4%	35.1%	39.1%
	2018 Estimated Black or African American	21.5%	23.9%	24.1%
	2018 Estimated Asian or Pacific Islander	12.1%	16.3%	16.0%
	2018 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
	2018 Estimated Other Races	27.3%	23.9%	20.0%
	2018 Estimated Hispanic	61.2%	49.9%	43.1%
INCOME	2018 Estimated Average Household Income	\$41,896	\$52,275	\$69,539
	2018 Estimated Median Household Income	\$33,527	\$41,283	\$51,314
	2018 Estimated Per Capita Income	\$14,398	\$18,968	\$26,710
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	26.9%	19.5%	14.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	10.6%	10.8%	8.2%
	2018 Estimated High School Graduate	29.7%	26.1%	23.5%
	2018 Estimated Some College	17.2%	18.7%	18.9%
	2018 Estimated Associates Degree Only	3.1%	4.7%	5.8%
	2018 Estimated Bachelors Degree Only	8.7%	14.1%	19.1%
	2018 Estimated Graduate Degree	3.8%	6.1%	9.8%
BUSINESS	2018 Estimated Total Businesses	776	10,100	24,290
	2018 Estimated Total Employees	8,421	98,969	232,149
	2018 Estimated Employee Population per Business	10.9	9.8	9.6
	2018 Estimated Residential Population per Business	53.7	22.8	23.8

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.

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

Buyer/Tenant/Seller/Landlord Initials

Date