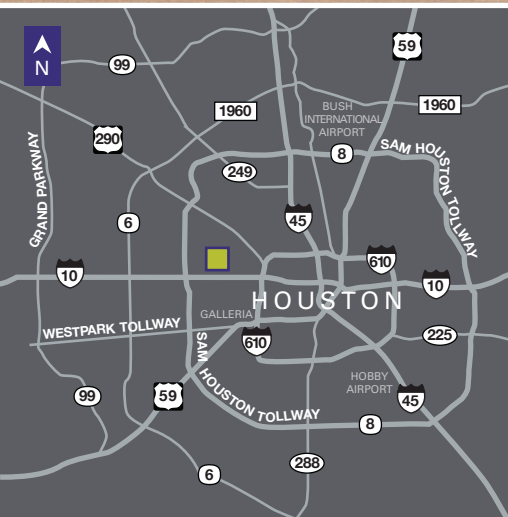


► BLALOCK SHOPPING CENTER ■ HOUSTON, TX

SE Corner of Blalock Road @ Westview Drive ■ Houston, Texas 77055

► NEIGHBORHOOD SHOPPING CENTER JUST NORTH OF THE MEMORIAL AREA



CITY MAP

OCCUPANCY DETAILS

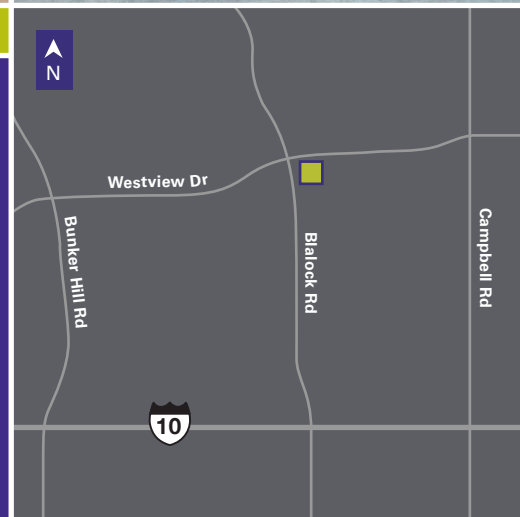
SPACE AVAILABLE

1,100 SF

ANCHOR TENANTS

Super H Mart

Bradley's Art & Frame



LOCATION DETAIL

4500 BISSENET ST ■ SUITE 200
BELLAIRE, TEXAS 77401
713.623.6800 ■ www.frpltd.com



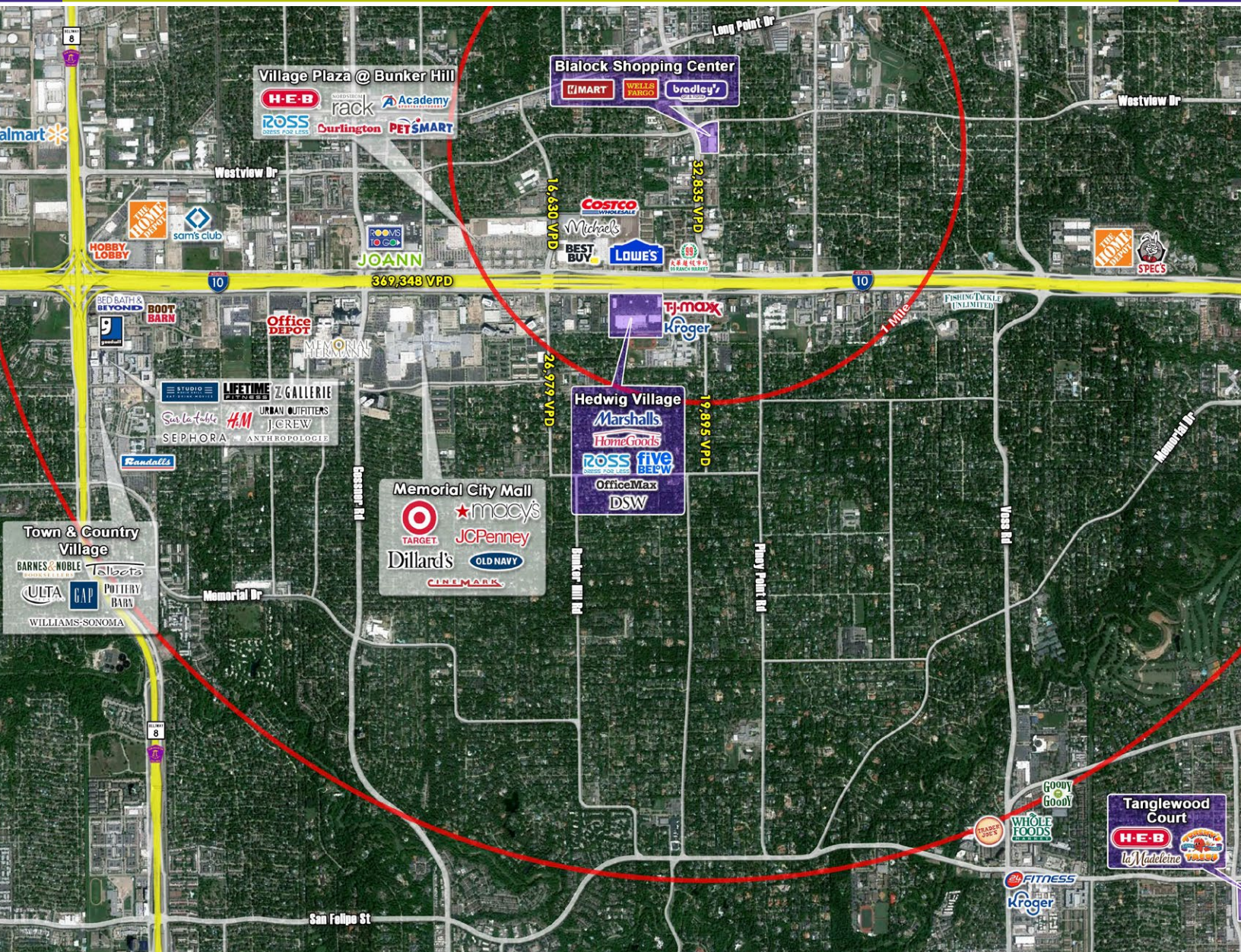
FOR LEASING INFORMATION
JULIA ALSTON
713.693.1408 ■ jalston@frpltd.com

To learn more about VAPS, visit www.frpltd.com/#vaps

▶ BLALOCK SHOPPING CENTER ■ AERIAL MAP

SE Corner of Blalock Road @ Westview Drive ■ Houston, Texas 77055

▶ LOCATED IN SPRING VALLEY LESS THAN ONE HALF MILE NORTH OF I-10 ◀



POPULATION ESTIMATE

1 mile	15,843
3 miles	145,185
5 miles	382,079

Blalock Rd south of Westview Dr
32,835 vpd

Blalock Rd north of Westview Dr
27,314 vpd

Westview Dr west of Blalock Rd
9,591 vpd

Westview Dr east of Blalock Rd
7,412 vpd

AVERAGE HOUSEHOLD INCOME

1 mile	\$129,653
3 miles	\$140,361
5 miles	\$116,737



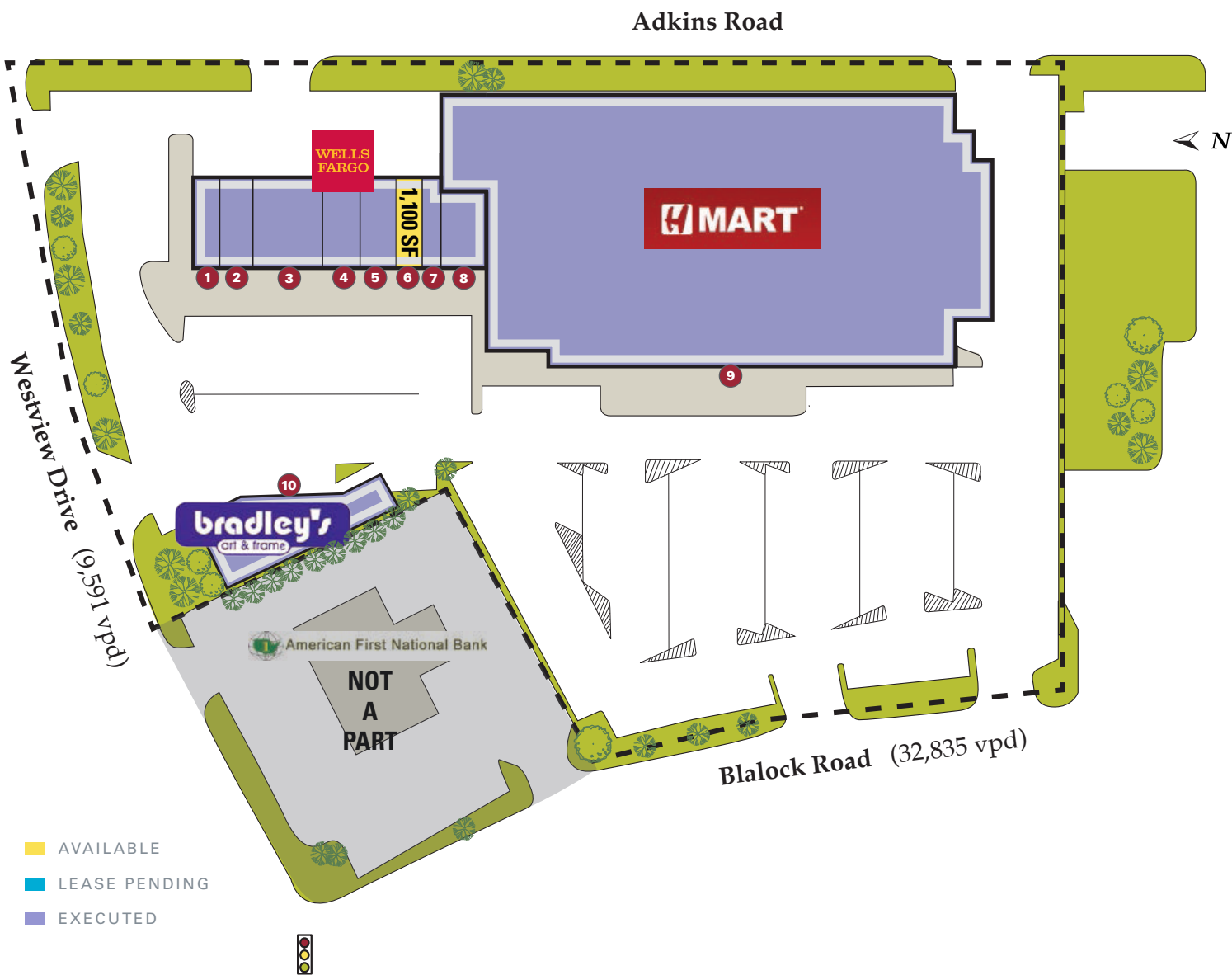
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FOLLOW US ON



BLALOCK SHOPPING CENTER ■ SITE PLAN

SE CORNER OF BLALOCK ROAD @ WESTVIEW DRIVE ■ HOUSTON, TEXAS 77055



#	TENANT (ADDRESS)	SQUARE FEET
1.	Wing It (1304-M Blalock Rd)	1,200
2.	Salon Kawi (1304-G Blalock Rd)	1,400
3.	Paris Baguette (1304-F Blalock Rd)	3,150
4.	Wells Fargo Bank (1304-D Blalock Rd)	1,750
5.	Blalock Medical (1304-C Blalock Rd)	1,750
6.	AVAILABLE (1304-B Blalock Rd)	1,100
7.	Korean Red Ginseng (1304-A-2 Blalock Rd)	955
8.	Foot Reflexology (1304-A Blalock Rd)	1,475
9.	Super H Mart (1302 Blalock Rd)	54,974
10.	Bradley's Art & Frame (1306 Blalock) Rd	5,008

#	TENANT (ADDRESS)	SQUARE FEET
	TOTAL GLA	72,762



Lat/Lon: 29.7926/-95.5211

Blalock Shopping Center Houston, TX 77055	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	15,843	145,185	382,079
2026 Projected Population	16,381	151,817	400,534
2020 Census Population	16,200	144,444	379,693
2010 Census Population	15,415	132,242	348,236
Projected Annual Growth 2021 to 2026	0.7%	0.9%	1.0%
Historical Annual Growth 2010 to 2021	0.3%	0.9%	0.9%
2021 Median Age	33.2	36.3	36.0
Households			
2021 Estimated Households	5,412	52,223	160,811
2026 Projected Households	5,765	56,061	173,128
2020 Census Households	5,553	51,721	159,275
2010 Census Households	5,199	46,120	142,815
Projected Annual Growth 2021 to 2026	1.3%	1.5%	1.5%
Historical Annual Growth 2010 to 2021	0.4%	1.2%	1.1%
Race and Ethnicity			
2021 Estimated White	38.3%	43.4%	42.6%
2021 Estimated Black or African American	5.7%	5.5%	11.2%
2021 Estimated Asian or Pacific Islander	5.1%	7.3%	8.0%
2021 Estimated American Indian or Native Alaskan	2.2%	1.8%	1.5%
2021 Estimated Other Races	48.7%	42.0%	36.7%
2021 Estimated Hispanic	59.4%	52.1%	44.1%
Income			
2021 Estimated Average Household Income	\$129,653	\$140,361	\$116,737
2021 Estimated Median Household Income	\$78,678	\$85,926	\$77,634
2021 Estimated Per Capita Income	\$44,347	\$50,521	\$49,169
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	17.1%	12.4%	9.3%
2021 Estimated Some High School (Grade Level 9 to 11)	7.1%	6.8%	5.9%
2021 Estimated High School Graduate	18.8%	19.7%	18.4%
2021 Estimated Some College	15.1%	14.0%	15.8%
2021 Estimated Associates Degree Only	5.5%	4.4%	5.4%
2021 Estimated Bachelors Degree Only	21.8%	25.2%	28.1%
2021 Estimated Graduate Degree	14.6%	17.5%	17.0%
Business			
2021 Estimated Total Businesses	1,964	9,393	33,789
2021 Estimated Total Employees	15,588	104,524	439,531
2021 Estimated Employee Population per Business	7.9	11.1	13.0
2021 Estimated Residential Population per Business	8.1	15.5	11.3





Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



INFORMATION ABOUT BROKERAGE SERVICES



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.

IABS 1-0



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09/16/20



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