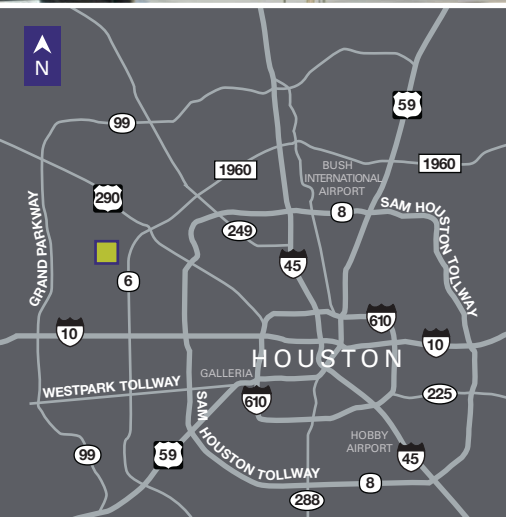


# ▶ COPPERFIELD MARKETPLACE ▪ HOUSTON, TX

SW Corner of FM 529 (Spencer Rd) @ Sommerall Dr ▪ Houston, TX 77095

▶ LOCATED IN THE HEART OF COPPERFIELD IN NORTHWEST HOUSTON



CITY MAP

## OCCUPANCY DETAILS

### SPACE AVAILABLE

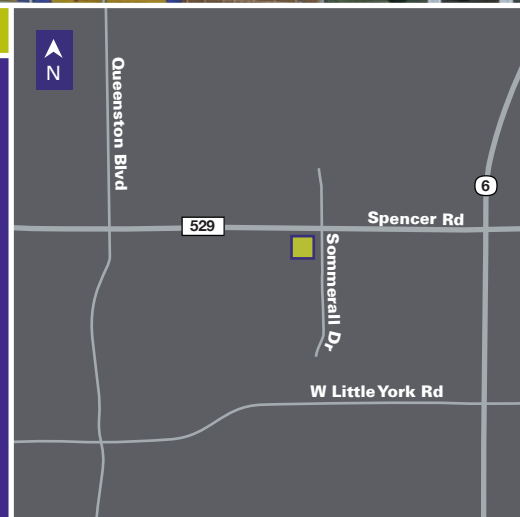
9,077 SF (can be divided)

### ANCHOR TENANTS

Dick's Sporting Goods

Burlington

Uptown Beauty Supply



LOCATION DETAIL



4500 BISSENET ST ▪ SUITE 200  
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**FOR LEASING INFORMATION**  
CHANNING FATJO  
713.693.1460 ▪ [cfatjo@frpltd.com](mailto:cfatjo@frpltd.com)

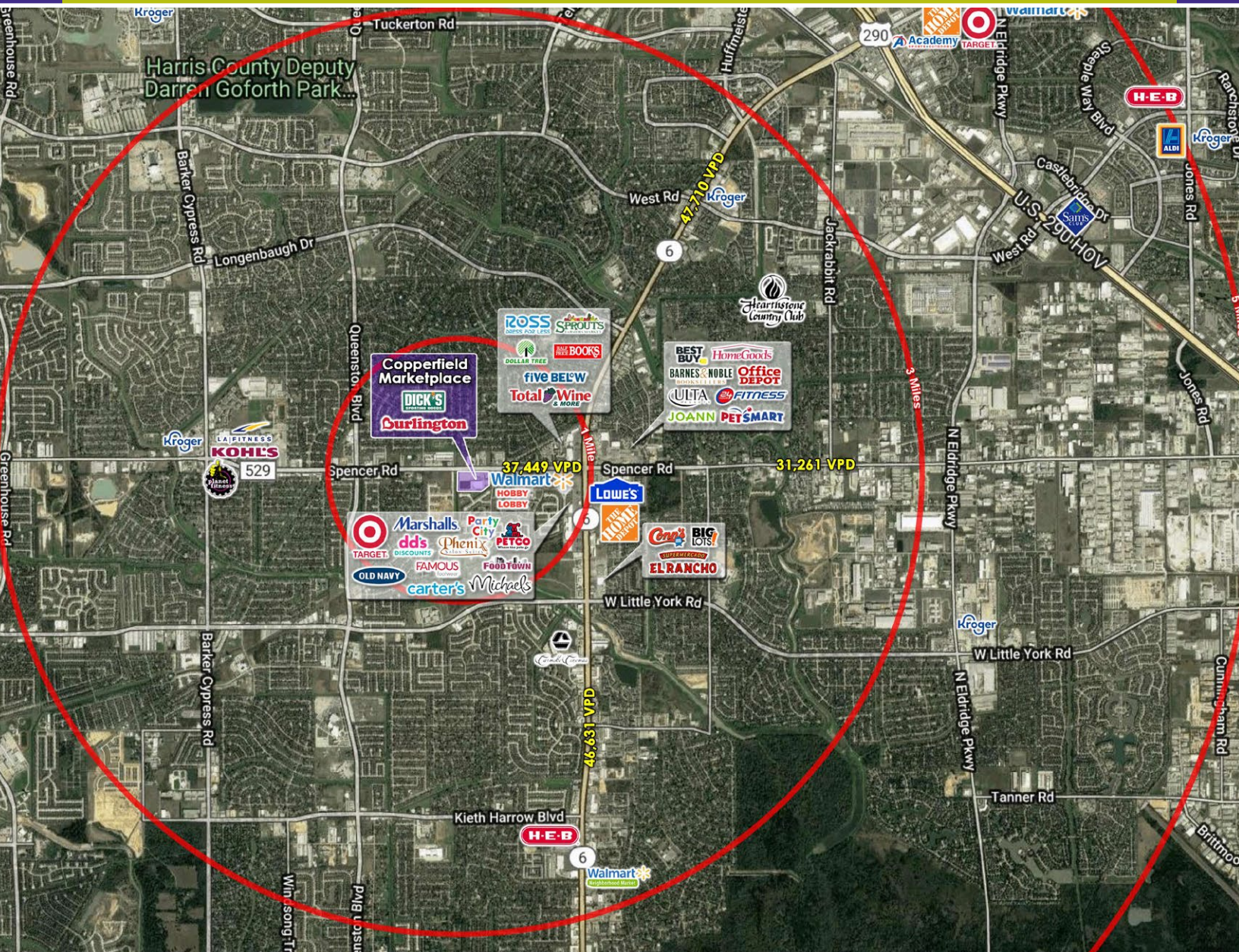
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# ▶ COPPERFIELD MARKETPLACE ■ AERIAL MAP

SW Corner of FM 529 (Spencer Rd) @ Sommerall Dr ■ Houston, TX 77095

▶ LOCATED ON MAIN THOROUGHFARE BETWEEN THE GRAND PARKWAY AND HIGHWAY 6 ◀



## POPULATION ESTIMATE

1 mile	21,014
3 miles	167,133
5 miles	344,946

Hwy 6 north of Spencer Rd  
47,710 vpd

Hwy 6 south of Spencer Rd  
46,631 vpd

Spencer Rd west of Hwy 6  
37,449 vpd

Spencer Rd east of Hwy 6  
31,216 vpd

## AVERAGE HOUSEHOLD INCOME

1 mile	\$85,541
3 miles	\$94,408
5 miles	\$102,174

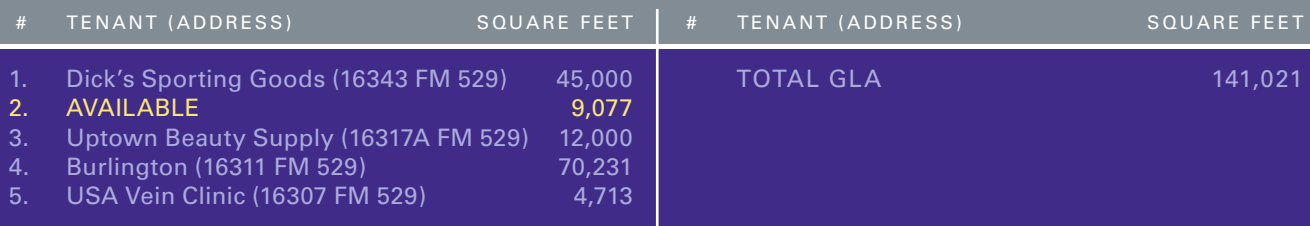


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Lat/Lon: 29.8783/-95.6563

Copperfield Marketplace Houston, TX 77095	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	21,014	167,133	344,946
2026 Projected Population	22,098	172,519	361,617
2020 Census Population	21,388	168,863	336,886
2010 Census Population	19,098	150,018	276,529
Projected Annual Growth 2021 to 2026	1.0%	0.6%	1.0%
Historical Annual Growth 2010 to 2021	0.9%	1.0%	2.2%
2021 Median Age	33.7	33.3	32.9
<b>Households</b>			
2021 Estimated Households	7,063	55,129	113,442
2026 Projected Households	7,557	58,336	121,771
2020 Census Households	7,185	55,488	110,714
2010 Census Households	6,319	48,562	90,170
Projected Annual Growth 2021 to 2026	1.4%	1.2%	1.5%
Historical Annual Growth 2010 to 2021	1.1%	1.2%	2.3%
<b>Race and Ethnicity</b>			
2021 Estimated White	38.6%	38.6%	38.1%
2021 Estimated Black or African American	14.6%	15.3%	16.5%
2021 Estimated Asian or Pacific Islander	9.2%	10.4%	10.9%
2021 Estimated American Indian or Native Alaskan	1.2%	1.2%	1.1%
2021 Estimated Other Races	36.3%	34.6%	33.4%
2021 Estimated Hispanic	43.1%	40.9%	39.2%
<b>Income</b>			
2021 Estimated Average Household Income	\$85,541	\$94,408	\$102,174
2021 Estimated Median Household Income	\$74,012	\$78,665	\$83,285
2021 Estimated Per Capita Income	\$28,766	\$31,149	\$33,613
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	7.1%	7.1%	6.4%
2021 Estimated Some High School (Grade Level 9 to 11)	9.8%	7.5%	6.5%
2021 Estimated High School Graduate	23.7%	23.4%	22.8%
2021 Estimated Some College	20.8%	22.0%	21.8%
2021 Estimated Associates Degree Only	9.0%	8.2%	8.6%
2021 Estimated Bachelors Degree Only	22.4%	22.6%	23.7%
2021 Estimated Graduate Degree	7.4%	9.3%	10.2%
<b>Business</b>			
2021 Estimated Total Businesses	820	4,684	10,546
2021 Estimated Total Employees	6,552	37,803	97,340
2021 Estimated Employee Population per Business	8.0	8.1	9.2
2021 Estimated Residential Population per Business	25.6	35.7	32.7



*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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