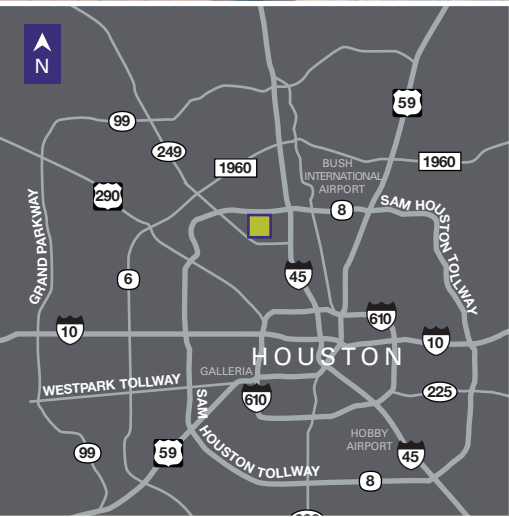


West 19th @ Nicholson Dr ■ Houston, Texas 77008

▶ NESTLED JUST INSIDE THE LOOP IN THE ECLECTIC HEIGHTS COMMUNITY ◀



CITY MAP

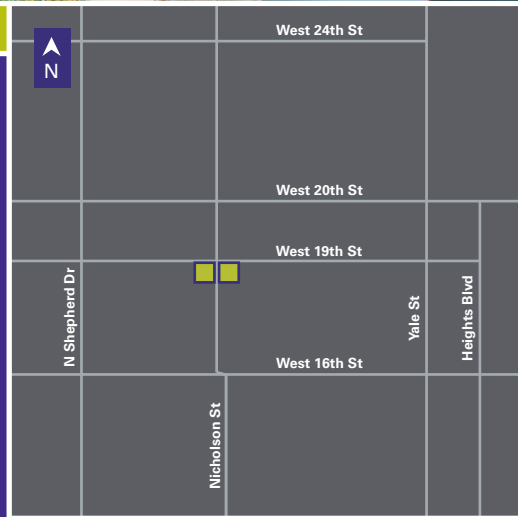
OCCUPANCY DETAILS

SQUARE FOOTAGE AVAILABLE

800 SF

ANCHOR TENANTS

- Collina's Italian Cafe
- Penzey's Spices
- Thai Spice



LOCATION DETAIL



4500 BISSONNET ST ■ SUITE 300
BELLAIRE, TEXAS 77401
713.623.6800 ■ www.frpltd.com

FOR LEASING INFORMATION
JOHN CLINKSCALES
713.693.1409 ■ jclinkscals@frpltd.com

West 19th @ Nicholson Dr ■ Houston, Texas 77008



ABOUT HEIGHTS MARKETPLACE

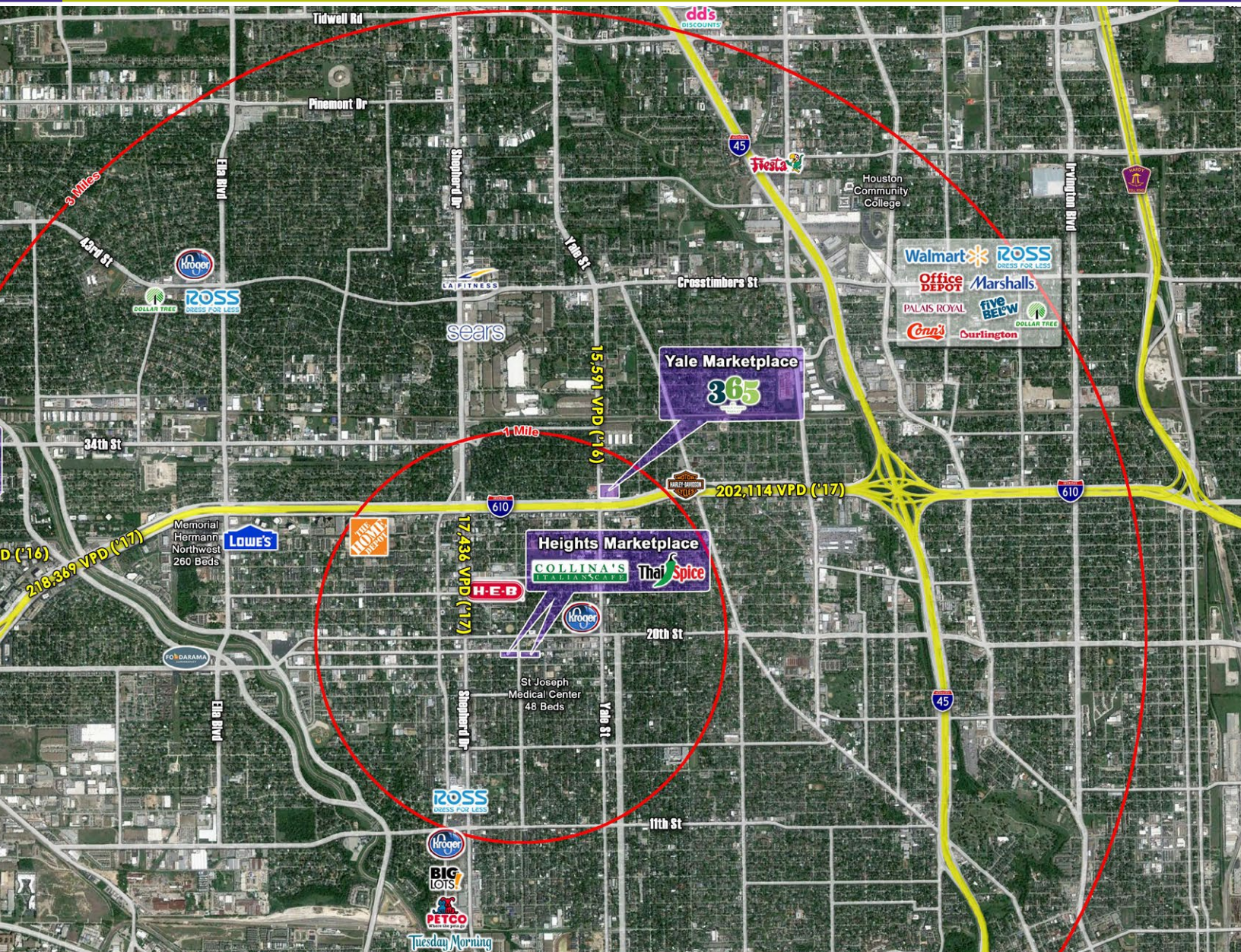
The Heights is a diverse community just inside the loop with the atmosphere of a small town. This neighborhood shopping center has premier visibility and is right in the heart of The Heights. It is home to a variety of local restaurant favorites such as Thai Spice, Collina's Italian Café and Menchie's Frozen Yogurt, as well as other favorites that cater to local needs.



HEIGHTS MARKETPLACE ■ AERIAL MAP

West 19th @ Nicholson Dr ■ Houston, Texas 77008

LOCATED ON BOTH SOUTHERN CORNERS OF WEST 19TH AND NICHOLSON



POPULATION ESTIMATE

1 mile	20,447
3 miles	149,143
5 miles	421,394

19th St east of Nicholson St
6,793 vpd (2016)

19th St west of Nicholson St
6,945 vpd (2016)

Nicholson south of 19th St
689 vpd (2016)

Nicholson north of 19th St
934 vpd (2016)

AVERAGE HOUSEHOLD INCOME

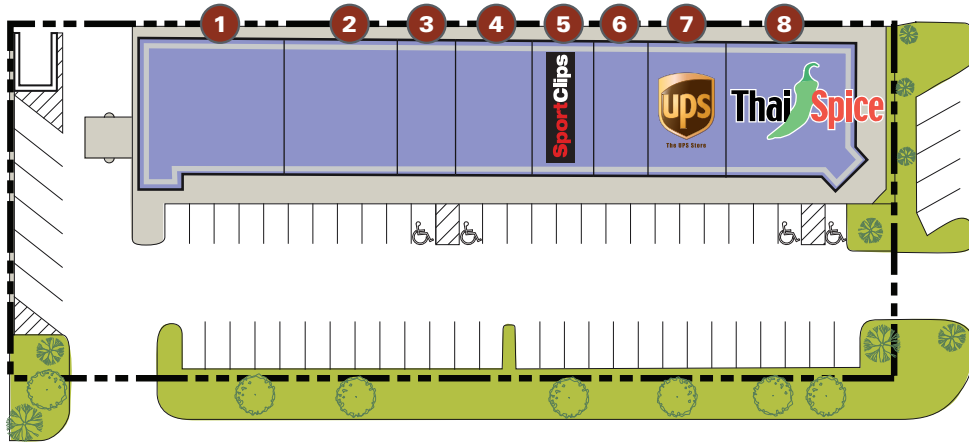
1 mile	\$143,912
3 miles	\$124,222
5 miles	\$112,787



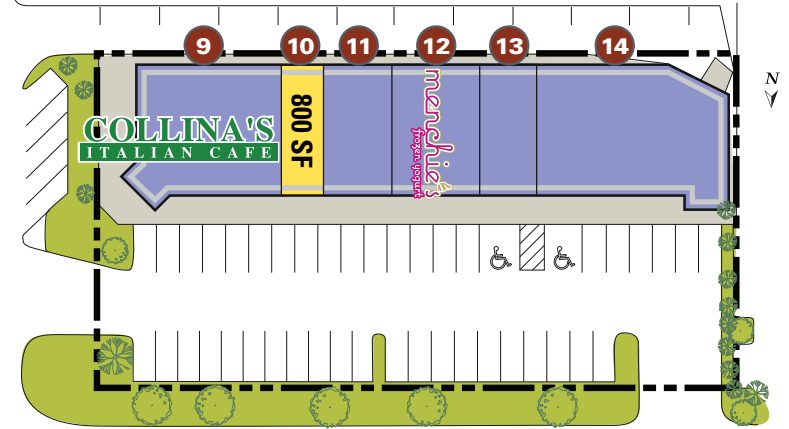
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■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



Nicholson Dr (689 vpd - 2016)



West 19th St (6,945 vpd - 2016)

#	TENANT (ADDRESS)	SQUARE FEET	#	TENANT (ADDRESS)	SQUARE FEET	#	TENANT (ADDRESS)	SQUARE FEET
1.	T. D. E. C. U. (426 W 19th)	2,115	9.	Collina's Italian Cafe (502 W 19th)	3,700			
2.	Eye to Eye (432 W 19th)	2,000	10.	AVAILABLE (508 W 19th)	800			
3.	H&R Block (436 W 19th)	1,250	11.	Urban Soles Outpost (506 W 19th)	1,200			
4.	The Corner Vet (440 W 19th)	1,700	12.	Menchie's Frozen Yogurt (512 W 19th)	1,937			
5.	SportClips (444 W 19th)	1,250	13.	Natural Pawz (514 W 19th)	1,188			
6.	UBreakiFix (446 W 19th)	750	14.	Penzey's Spices (516 W 19th)	2,715			
7.	The UPS Store (448 W 19th)	1,500						
8.	Thai Spice (460 W 19th)	2,500						
				TOTAL GLA	24,605			

FOR MORE DETAILED DEMOGRAPHICS VISIT frpltd.com/Properties/HeightsMarketplace

	Lat/Long: 29.8025 / -95.4056	1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	20,447	149,143	421,394
	2023 Projected Population	21,256	155,118	438,208
	2010 Census Population	16,563	129,993	373,849
	2000 Census Population	16,551	126,436	357,643
	Projected Annual Growth 2018 to 2023	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2018	1.3%	1.0%	1.0%
	2018 Median Age	35.8	35.8	34.7
HOUSEHOLDS	2018 Estimated Households	10,082	68,272	180,756
	2023 Projected Households	10,845	73,443	194,596
	2010 Census Households	7,882	56,810	151,211
	2000 Census Households	6,799	48,724	134,840
	Projected Annual Growth 2018 to 2023	1.5%	1.5%	1.5%
	Historical Annual Growth 2000 to 2018	2.7%	2.2%	1.9%
RACE AND ETHNICITY	2018 Estimated White	71.6%	64.0%	58.1%
	2018 Estimated Black or African American	8.7%	13.2%	18.3%
	2018 Estimated Asian or Pacific Islander	4.1%	3.8%	3.9%
	2018 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.6%
	2018 Estimated Other Races	14.8%	18.4%	19.1%
	2018 Estimated Hispanic	37.2%	46.5%	46.9%
INCOME	2018 Estimated Average Household Income	\$143,912	\$124,222	\$112,787
	2018 Estimated Median Household Income	\$101,246	\$86,768	\$76,386
	2018 Estimated Per Capita Income	\$70,958	\$56,973	\$49,038
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	4.5%	8.6%	10.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.1%	7.1%	9.2%
	2018 Estimated High School Graduate	12.7%	16.5%	19.5%
	2018 Estimated Some College	14.6%	14.5%	15.0%
	2018 Estimated Associates Degree Only	4.0%	4.9%	4.7%
	2018 Estimated Bachelors Degree Only	34.9%	28.1%	23.5%
	2018 Estimated Graduate Degree	25.2%	20.3%	17.2%
BUSINESS	2018 Estimated Total Businesses	1,296	9,300	29,355
	2018 Estimated Total Employees	8,026	97,359	429,602
	2018 Estimated Employee Population per Business	6.2	10.5	14.6
	2018 Estimated Residential Population per Business	15.8	16.0	14.4

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

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each

party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



01A TREC NO. OP-K

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08/21/12



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