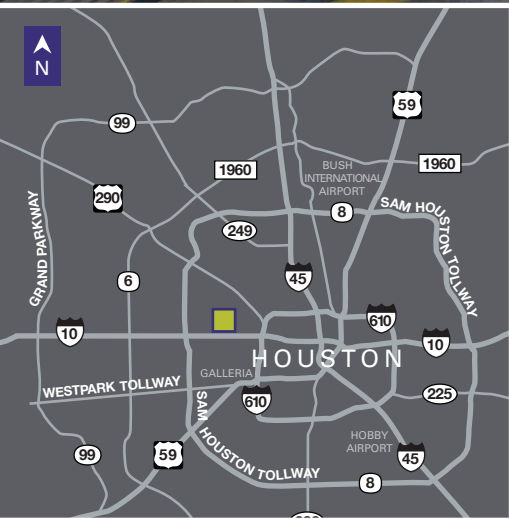


▶ VILLAGE PLAZA AT BUNKER HILL ■ HOUSTON, TX

NW Corner I-10 @ Bunker Hill ■ Houston, Texas 77055



▶ 500,000 H-E-B ANCHORED SF POWER CENTER ALONG I-10



CITY MAP

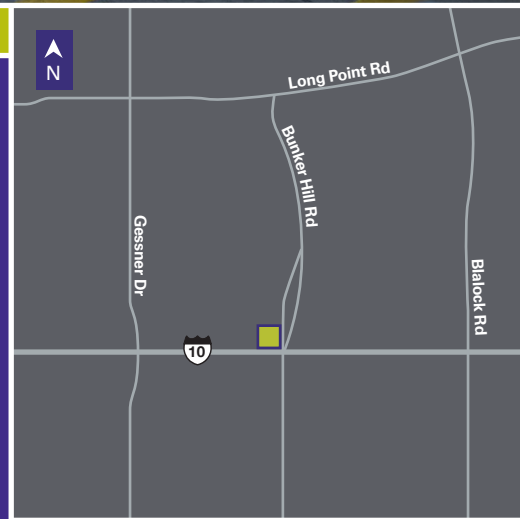
OCCUPANCY DETAILS

SQUARE FOOTAGE AVAILABLE

30,000 SF	3,640 SF
1,300 SF	1,204 SF
1,200 SF	1,200 SF

ANCHOR TENANTS

HEB	Academy
Nordstrom Rack	PetSmart
Burlington	



LOCATION DETAIL

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

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



FOR LEASING INFORMATION
 R. CARSON WILSON IV
 713.693.1407 ■ cwilson@frpltd.com

▶ VILLAGE PLAZA AT BUNKER HILL ■ HOUSTON, TX

NW Corner I-10 @ Bunker Hill ■ Houston, Texas 77055

▶ ANCHORED BY AN H-E-B THAT RANKS AMONGST THE BUSIEST GROCERY STORES IN TEXAS ◀



ABOUT VILLAGE PLAZA AT BUNKER HILL

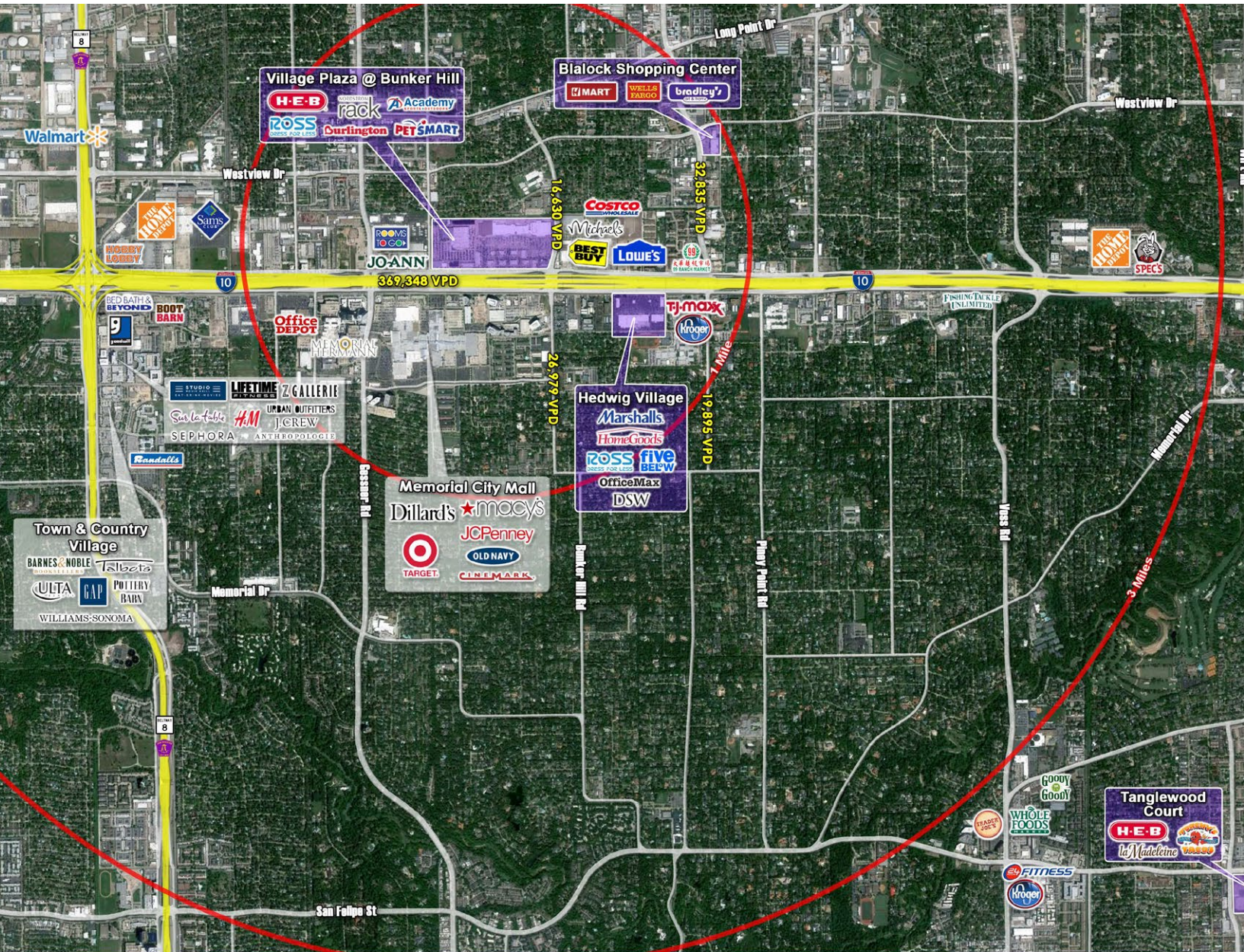
This 45 acre power center is located along the Katy Freeway at the northwest corner of Bunker Hill, immediately across the freeway from Memorial City Mall. With the high income and number of homes nearby, Village Plaza at Bunker Hill is anchored by an impressive 126,000 SF HEB that ranks amongst the busiest grocery stores in the entire state of Texas.



VILLAGE PLAZA AT BUNKER HILL ■ AERIAL MAP

NW Corner I-10 @ Bunker Hill ■ Houston, Texas 77055

STRATEGICALLY LOCATED ACROSS THE FREEWAY FROM THE BUSY MEMORIAL CITY MALL



POPULATION ESTIMATE

1 mile	17,460
3 miles	136,268
5 miles	391,802

Interstate 10 west of Bunker Hill
369,348 vpd

Interstate 10 east of Bunker Hill
357,104 vpd

Bunker Hill south of Interstate 10
26,979 vpd

Bunker Hill north of Interstate 10
16,630 vpd

AVERAGE HOUSEHOLD INCOME

1 mile	\$107,066
3 miles	\$142,231
5 miles	\$108,936

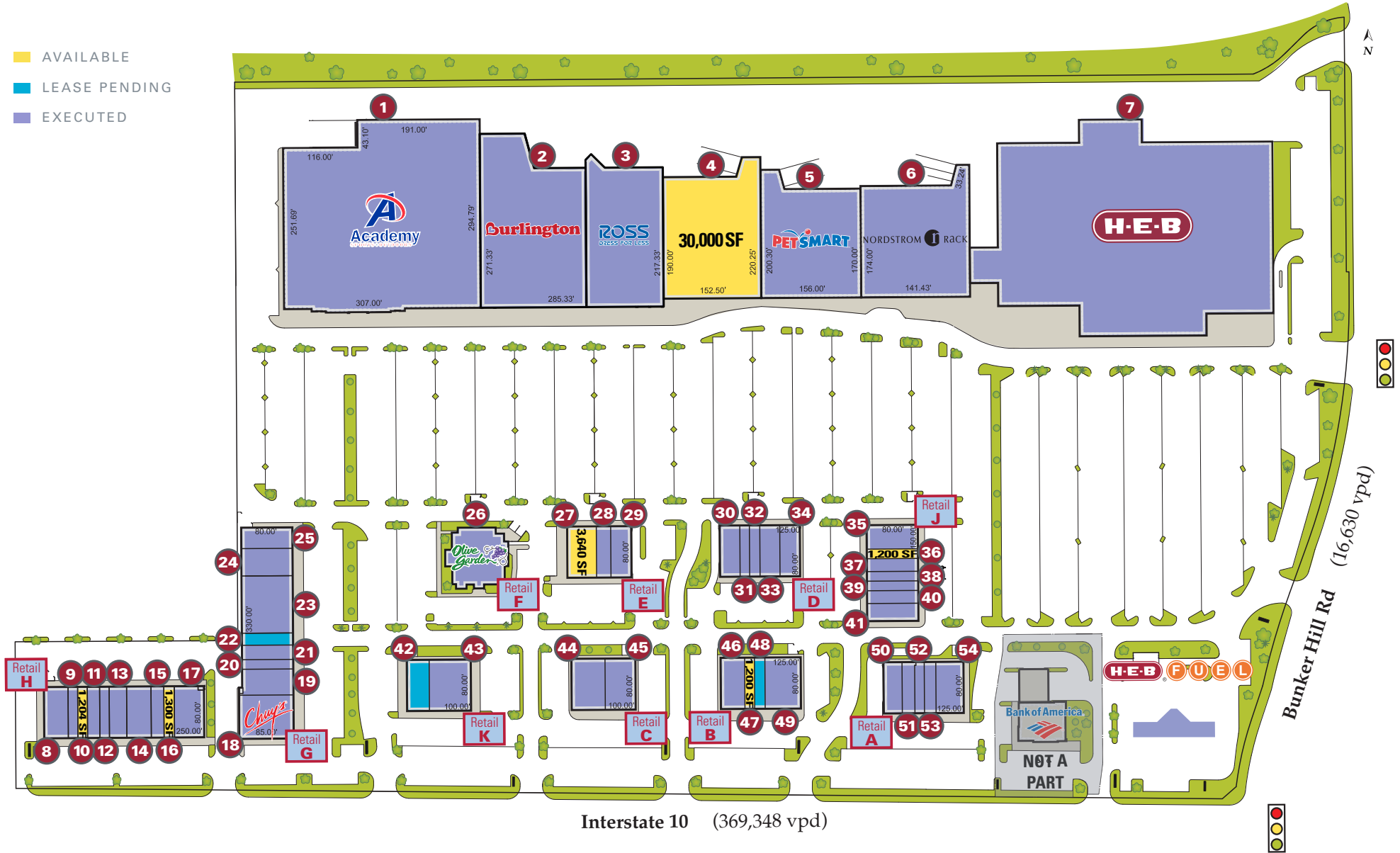


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VILLAGE PLAZA AT BUNKER HILL ■ DEMOGRAPHICS

FOR MORE DETAILED DEMOGRAPHICS VISIT frpltd.com/properties/village-plaza-at-bunker-hill

	Lat/Lon: 29.7856,-95.5327	1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	17,460	136,268	391,802
	2024 Projected Population	18,029	140,210	404,516
	2010 Census Population	16,125	123,708	358,086
	2000 Census Population	16,881	125,891	341,751
	Projected Annual Growth 2019 to 2024	0.7%	0.6%	0.6%
	Historical Annual Growth 2000 to 2019	0.2%	0.4%	0.8%
	2019 Median Age	33.2	36.3	34.7
HOUSEHOLDS	2019 Estimated Households	6,646	51,899	168,766
	2024 Projected Households	7,078	55,103	179,587
	2010 Census Households	5,864	45,064	147,502
	2000 Census Households	5,939	45,924	143,596
	Projected Annual Growth 2019 to 2024	1.3%	1.2%	1.3%
	Historical Annual Growth 2000 to 2019	0.6%	0.7%	0.9%
RACE AND ETHNICITY	2019 Estimated White	57.8%	63.3%	57.7%
	2019 Estimated Black or African American	7.8%	8.1%	13.2%
	2019 Estimated Asian or Pacific Islander	9.2%	9.3%	9.6%
	2019 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.9%
	2019 Estimated Other Races	24.3%	18.7%	18.6%
	2019 Estimated Hispanic	55.3%	44.0%	43.3%
INCOME	2019 Estimated Average Household Income	\$107,066	\$142,231	\$108,936
	2019 Estimated Median Household Income	\$67,549	\$85,389	\$71,563
	2019 Estimated Per Capita Income	\$40,790	\$54,201	\$46,955
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	12.8%	10.1%	10.2%
	2019 Estimated Some High School (Grade Level 9 to 11)	7.9%	6.0%	6.0%
	2019 Estimated High School Graduate	18.7%	17.0%	18.0%
	2019 Estimated Some College	16.7%	15.1%	16.0%
	2019 Estimated Associates Degree Only	5.3%	4.7%	5.1%
	2019 Estimated Bachelors Degree Only	22.8%	27.4%	27.3%
	2019 Estimated Graduate Degree	15.8%	19.7%	17.5%
BUSINESS	2019 Estimated Total Businesses	2,826	9,129	33,546
	2019 Estimated Total Employees	36,313	86,474	331,028
	2019 Estimated Employee Population per Business	12.8	9.5	9.9
	2019 Estimated Residential Population per Business	6.2	14.9	11.7

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.



_____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker Firm Name or	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent / Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent / Associate’s Name	_____ License No.	_____ Email	_____ Phone

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09/16/20

