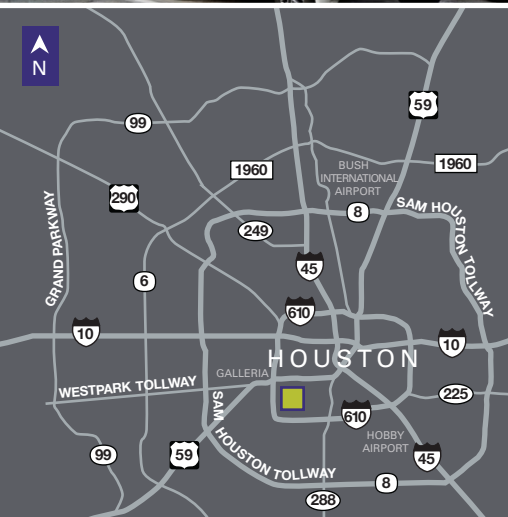


WEST U MARKETPLACE ■ HOUSTON, TX

Bellaire Blvd @ Wesleyan St ■ Houston, Texas 77025

AT WESLAYAN AND BELLAIRE BLVD IN THE AFFLUENT WEST U COMMUNITY



CITY MAP

OCCUPANCY DETAILS

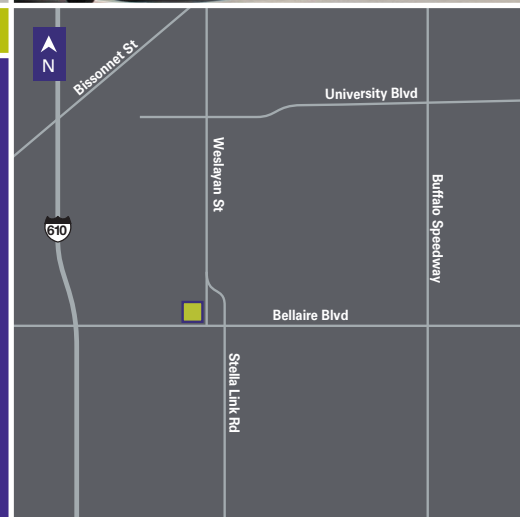
SPACE AVAILABLE

1,200 SF

ANCHOR TENANTS

Whole Foods

Chase Bank



LOCATION DETAIL

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

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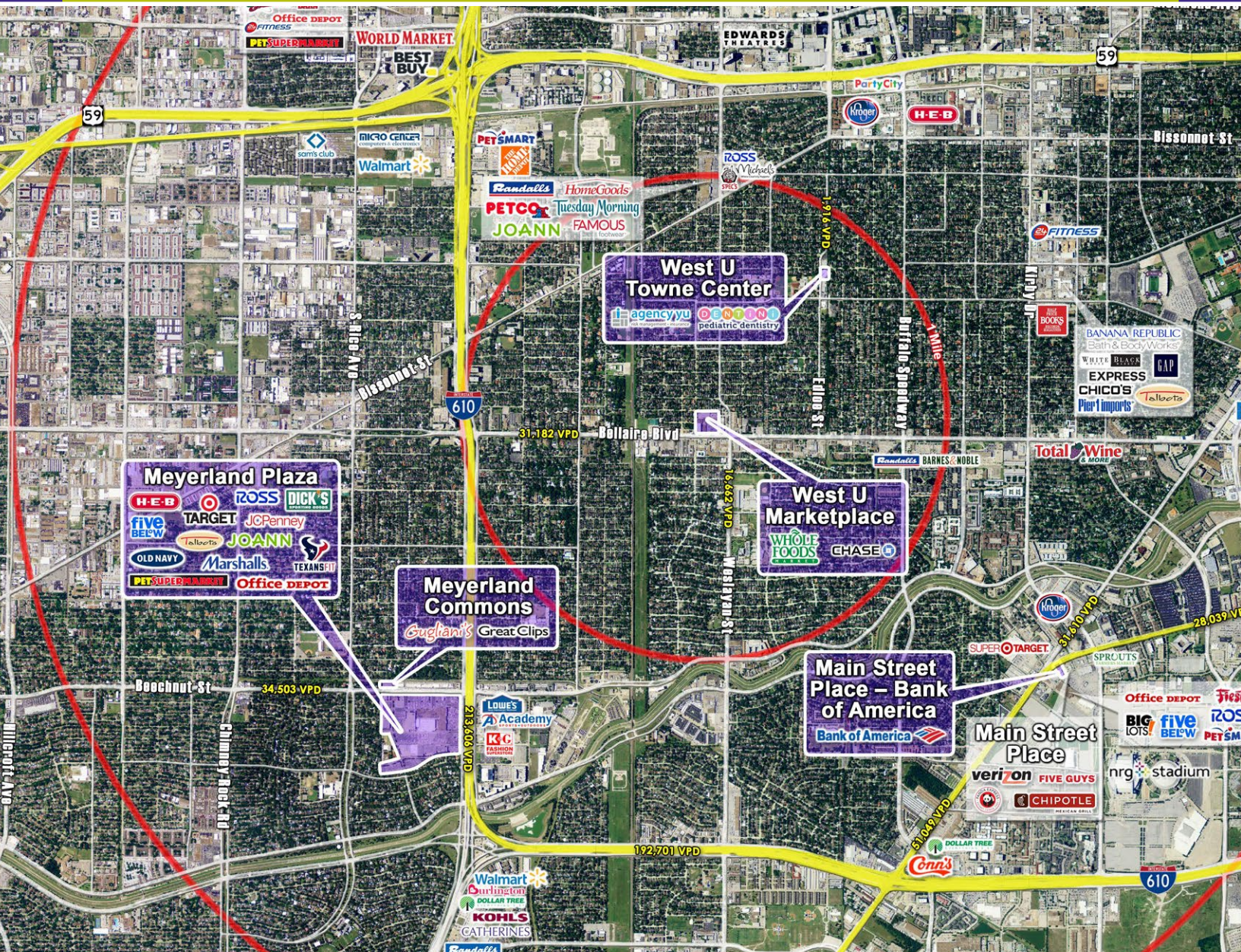


FOR LEASING INFORMATION
JOHN CLINKSCALES
713.693.1409 ■ jclinkscases@frpltd.com

WEST U MARKETPLACE ■ AERIAL MAP

Bellaire Blvd @ Wesleyan St ■ Houston, Texas 77025

INCOME OVER \$300,000 WITHIN A ONE MILE RADIUS



POPULATION ESTIMATE

1 mile	19,611
3 miles	195,537
5 miles	484,235

Bellaire Blvd west of Wesleyan St
31,182 vpd

Bellaire Blvd east of Wesleyan St
29,107 vpd

Weslayan St south of Bellaire Blvd
16,662 vpd

Weslayan St north of Bellaire Blvd
12,898 vpd

AVERAGE HOUSEHOLD INCOME

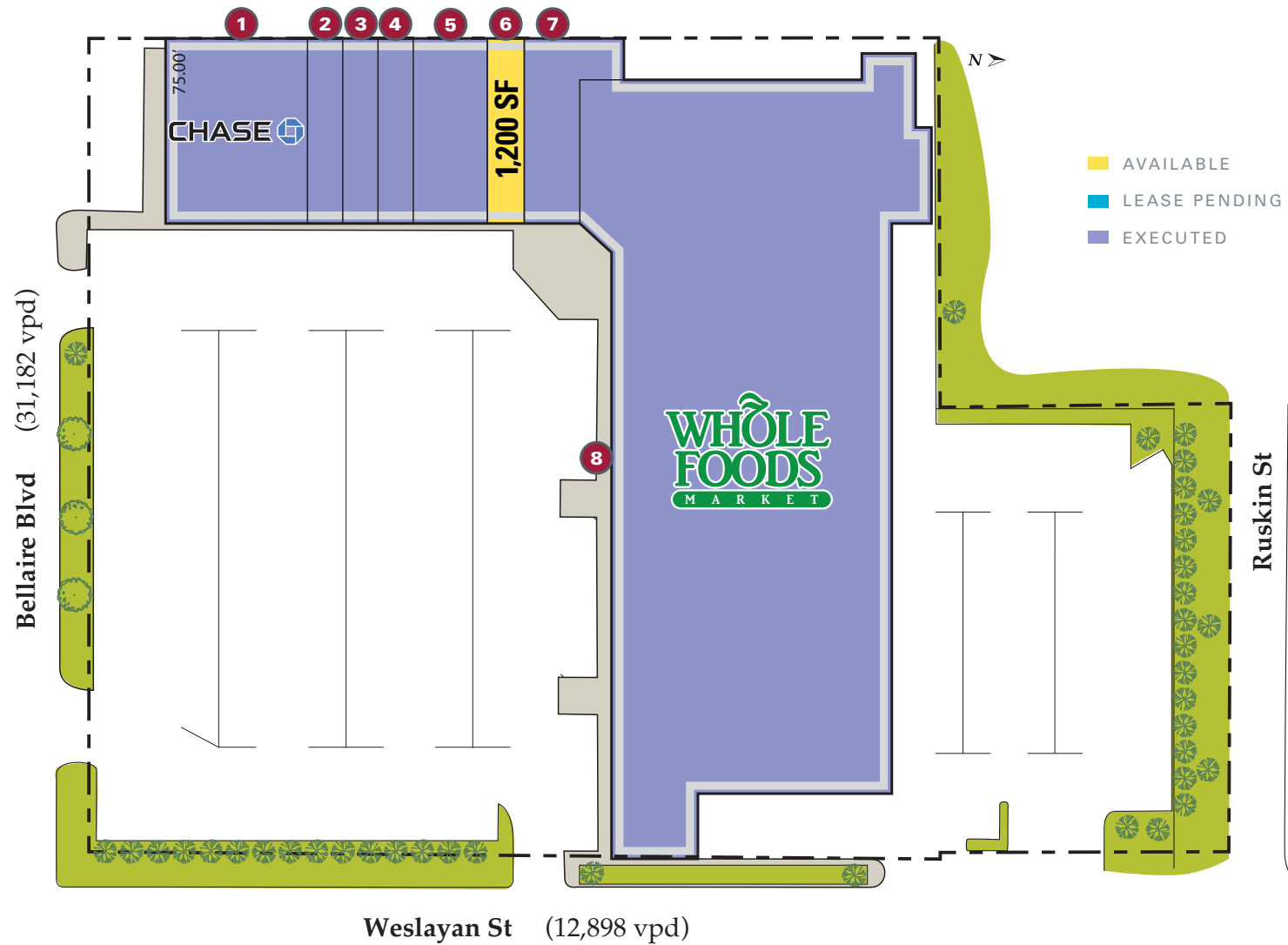
1 mile	\$326,673
3 miles	\$156,574
5 miles	\$131,850

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FOR LEASING INFORMATION

MATT BROCK
713.693.1406 ■ mbrock@frpltd.com



#	TENANT (ADDRESS)	SQUARE FEET	#	TENANT (ADDRESS)	SQUARE FEET
1.	Chase Bank (4056 Bellaire Blvd)	5,025	7.	Island Grill (4024 Bellaire Blvd)	2,004
2.	Yoshi Sushi (4050 Bellaire Blvd)	1,200	8.	Whole Foods (4004 Bellaire Blvd)	45,907
3.	River Oaks Nail & Spa (4046 Bellaire Blvd)	1,200			
4.	French Cuff Boutique (4048 Bellaire Blvd)	1,200			
5.	Natural Pawz (4032 Bellaire Blvd)	2,400		TOTAL GLA	60,136
6.	AVAILABLE (4028 Bellaire Blvd)	1,200			

Lat/Lon: 29.7059/-95.441

West U Marketplace Houston, TX 77025	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	19,611	195,537	484,235
2026 Projected Population	19,628	205,383	507,885
2020 Census Population	19,423	191,285	481,484
2010 Census Population	19,686	171,558	432,600
Projected Annual Growth 2021 to 2026	-	1.0%	1.0%
Historical Annual Growth 2010 to 2021	-	1.3%	1.1%
2021 Median Age	39.2	35.5	35.5
Households			
2021 Estimated Households	7,543	91,455	228,171
2026 Projected Households	7,712	98,733	245,540
2020 Census Households	7,355	89,088	225,531
2010 Census Households	7,288	76,566	195,233
Projected Annual Growth 2021 to 2026	0.4%	1.6%	1.5%
Historical Annual Growth 2010 to 2021	0.3%	1.8%	1.5%
Race and Ethnicity			
2021 Estimated White	63.3%	46.3%	42.6%
2021 Estimated Black or African American	4.9%	12.2%	16.6%
2021 Estimated Asian or Pacific Islander	14.2%	14.8%	11.3%
2021 Estimated American Indian or Native Alaskan	0.4%	0.7%	1.0%
2021 Estimated Other Races	17.3%	25.9%	28.5%
2021 Estimated Hispanic	16.7%	29.2%	33.2%
Income			
2021 Estimated Average Household Income	\$326,673	\$156,574	\$131,850
2021 Estimated Median Household Income	\$180,364	\$100,244	\$87,967
2021 Estimated Per Capita Income	\$125,682	\$73,336	\$62,265
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.3%	5.7%	6.8%
2021 Estimated Some High School (Grade Level 9 to 11)	1.6%	3.3%	4.2%
2021 Estimated High School Graduate	5.1%	10.3%	13.6%
2021 Estimated Some College	7.5%	11.5%	13.6%
2021 Estimated Associates Degree Only	2.2%	4.7%	5.0%
2021 Estimated Bachelors Degree Only	31.9%	30.9%	29.8%
2021 Estimated Graduate Degree	50.2%	33.7%	27.0%
Business			
2021 Estimated Total Businesses	1,213	19,020	43,886
2021 Estimated Total Employees	6,603	215,155	458,840
2021 Estimated Employee Population per Business	5.4	11.3	10.5
2021 Estimated Residential Population per Business	16.2	10.3	11.0



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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