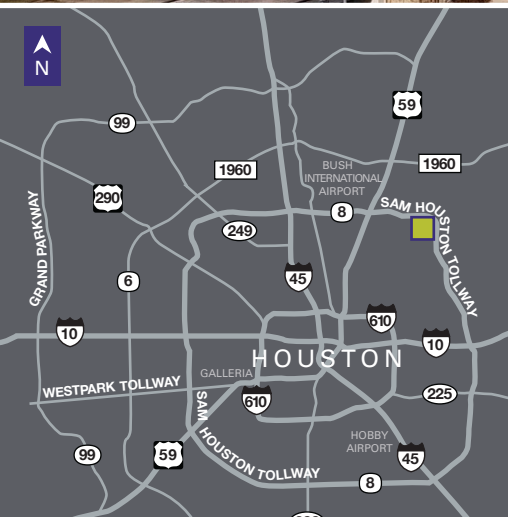


➤ **111,409 SF BUILDING @ WESTLAKE MARKETPLACE ▪ HOUSTON, TX**

Sam Houston Tollway (Beltway 8 E) @ West Lake Houston Pkwy ▪ Houston, Texas 77044

➤ **ADJACENT TO 65-ACRE RETAIL CENTER ANCHORED BY KROGER MARKETPLACE**



CITY MAP

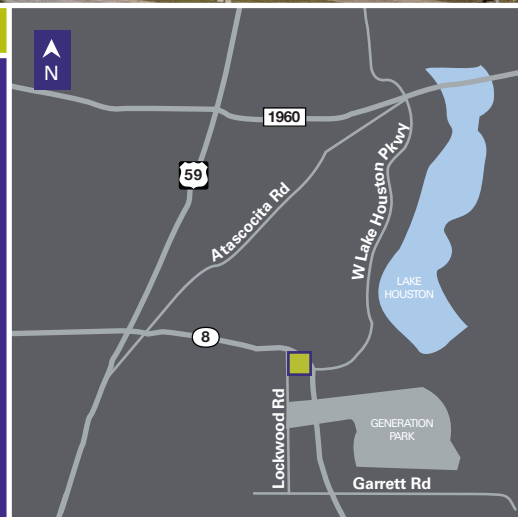
OCCUPANCY DETAILS

SQUARE FOOTAGE AVAILABLE

111,409 SF (can be divided) on 11.44
Acre Site with 26,568 SF Partially
Covered Outdoor Area

ANCHOR TENANTS

Kroger	Ross
Burlington	Dick's Sporting Goods
Five Below	Marshalls
Michaels	Old Navy
PetSmart	Ulta



LOCATION DETAIL

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

4500 BISSENET ST ▪ SUITE 200
BELLAIRE, TEXAS 77401

www.frpltd.com



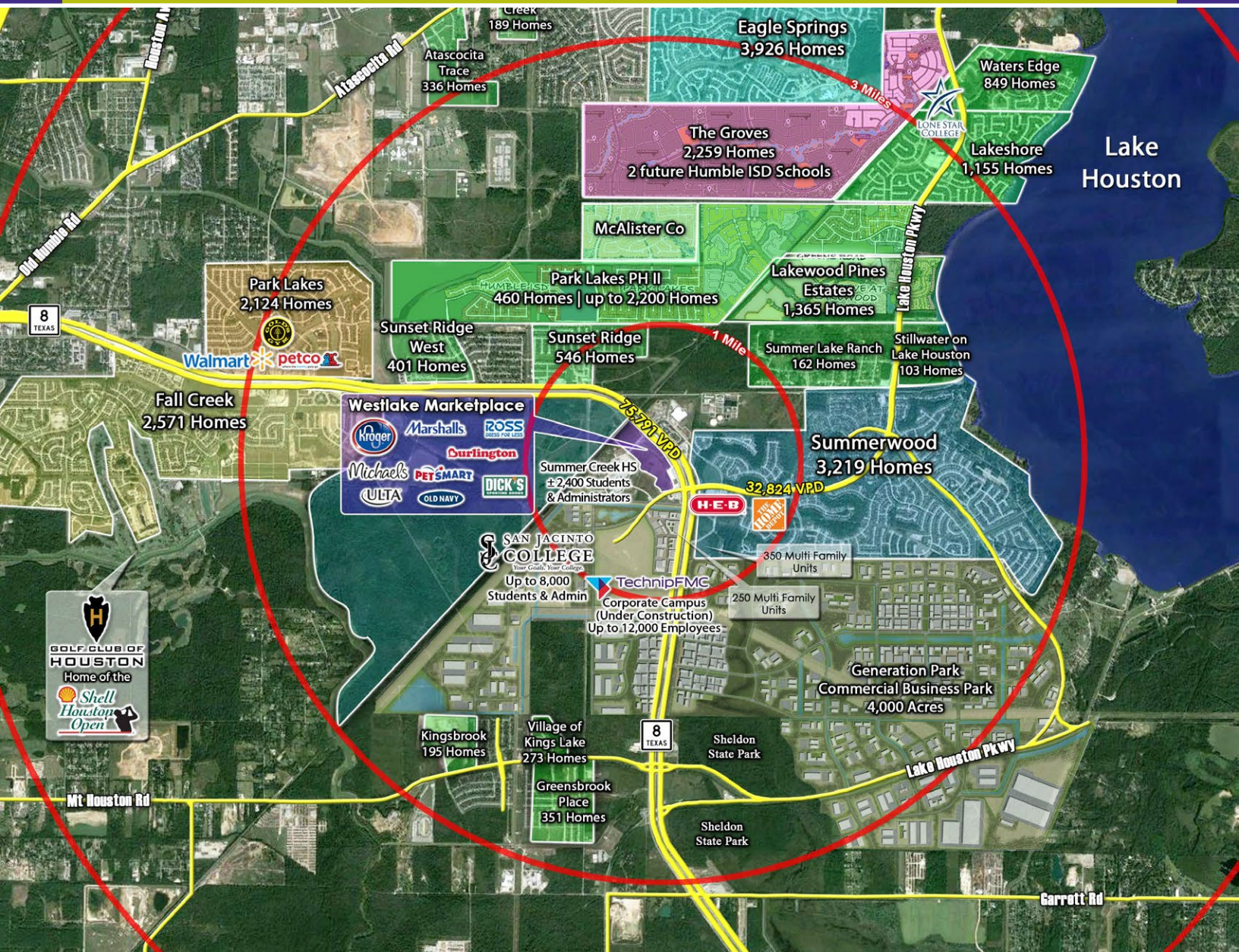
FOR LEASING INFORMATION

MATT BROCK
713.693.1406 ▪ mbrock@frpltd.com

▶ 111,409 SF BUILDING @ WESTLAKE MARKETPLACE ▀ AERIAL MAP

Sam Houston Tollway (Beltway 8 E) @ West Lake Houston Pkwy ▀ Houston, Texas 77044

DAYTIME POPULATION IN THE AREA EXPERIENCING RAPID RISE



POPULATION ESTIMATE

1 mile	3,869
3 miles	39,490
5 miles	128,514

Beltway 8 north of W Lake Houston Pkwy
75,791 vpd

Beltway 8 south of W Lake Houston Pkwy
80,023 vpd

W Lake Houston Pkwy east of Beltway 8
32,824 vpd

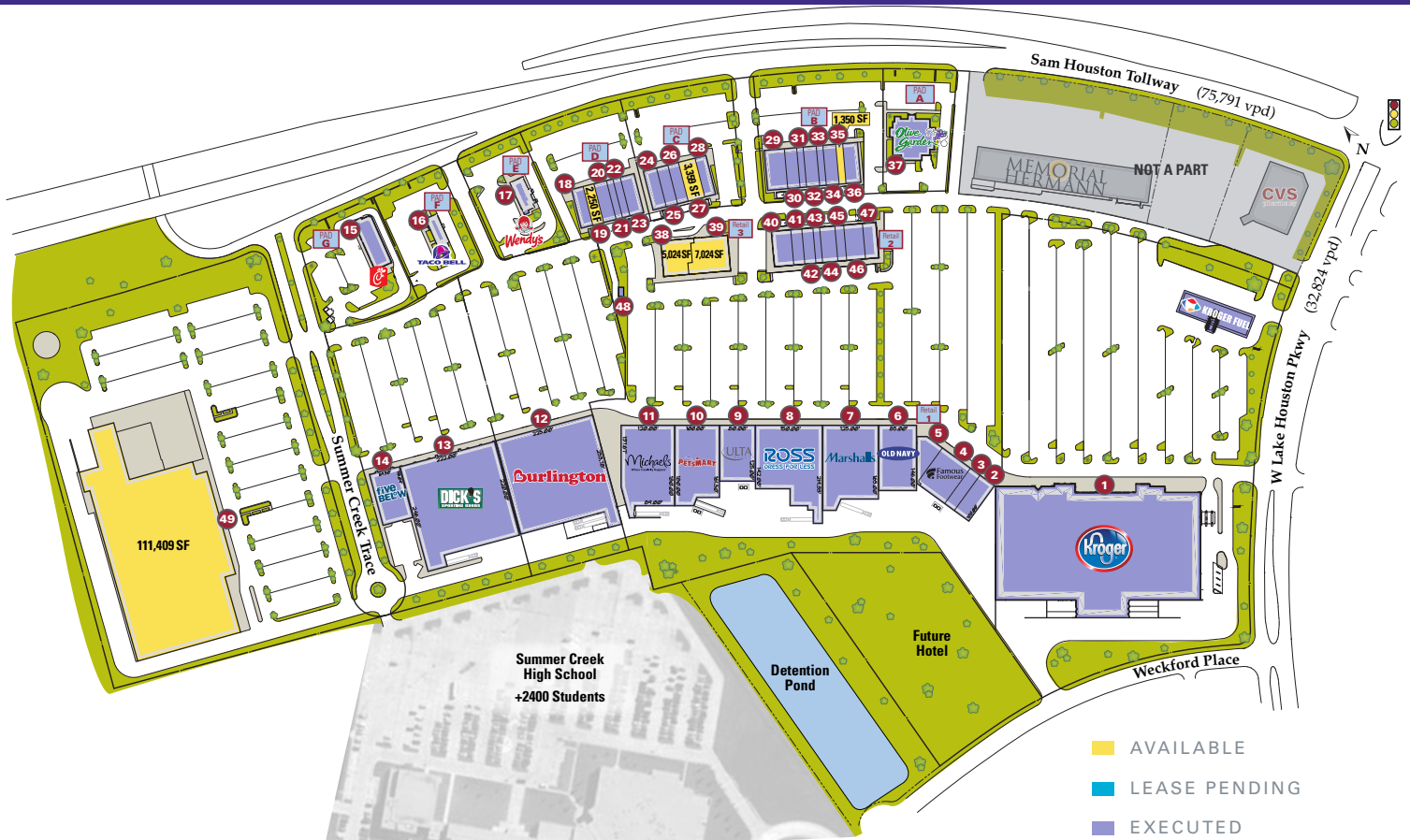
AVERAGE HOUSEHOLD INCOME

1 mile	\$138,176
3 miles	\$106,007
5 miles	\$99,749

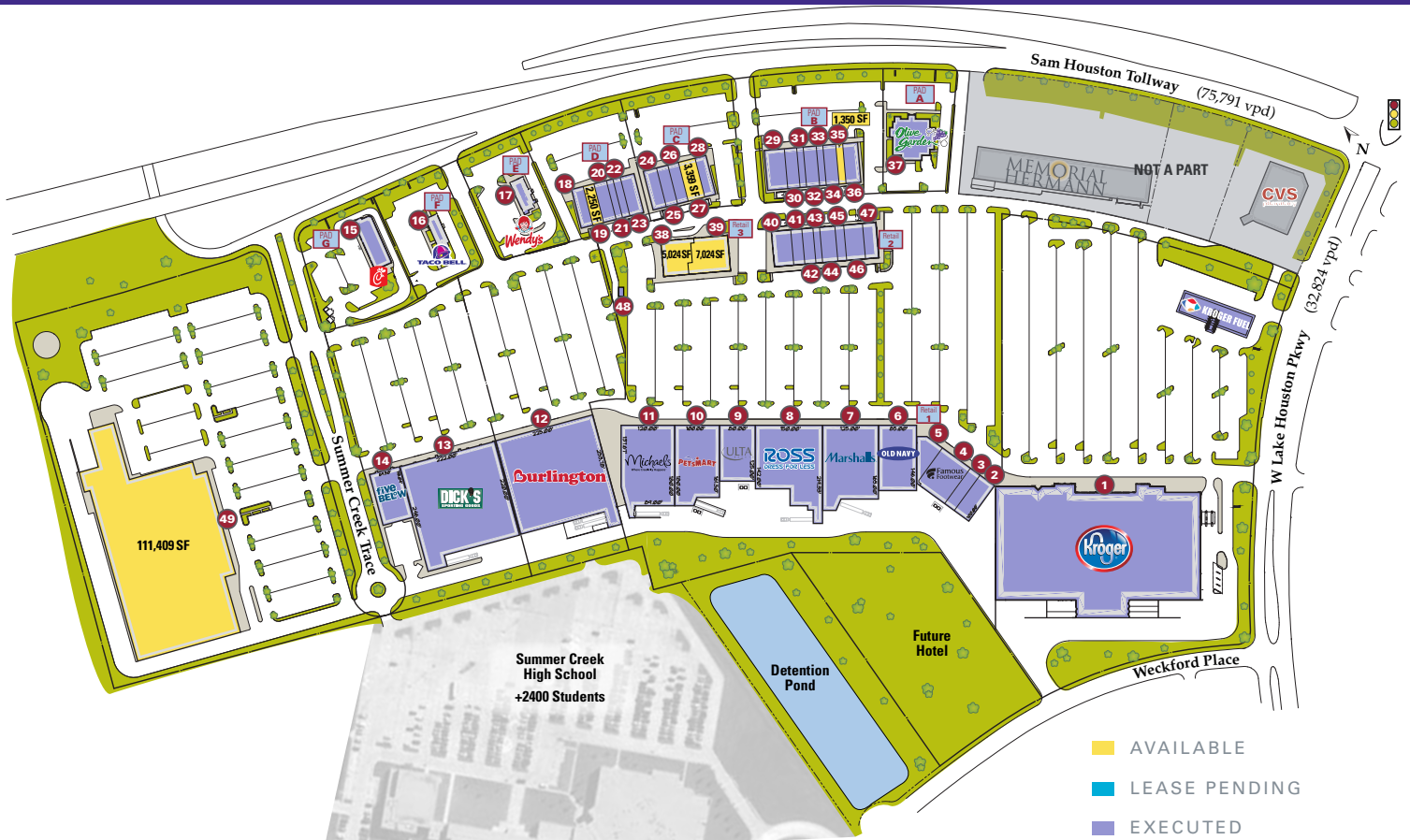
Sam Houston Tollway (Beltway 8 E) @ West Lake Houston Pkwy ▪ Houston, Texas 77044

➤ DAYTIME POPULATION IN THE AREA EXPERIENCING RAPID RISE ◀





#	TENANT (ADDRESS)	SQUARE FEET	#	TENANT (ADDRESS)	SQUARE FEET
1.	Kroger (14221 E Sam Houston Pkwy N)	123,000	31.	Sport Clips (14237 E Sam Houston Pkwy N #800)	1,350
2.	Carter's Kids (14251 E Sam Houston Pkwy N #100)	4,000	32.	Crecia's Kitchen (14237 E Sam Houston Pkwy N #400)	2,588
3.	Osh Kosh (14251 E Sam Houston Pkwy N #200)	2,800	33.	Crown Liquors (14237 E Sam Houston Pkwy N #300)	1,350
4.	Famous Footwear (14251 E Sam Houston Pkwy N #300)	7,804	34.	Salata (14237 E Sam Houston Pkwy N #250)	2,770
5.	Nails of America (14251 E Sam Houston Pkwy N #400)	3,500	35.	AVAILABLE (14237 E Sam Houston Pkwy N #200)	1,350
6.	Old Navy (14257 E Sam Houston Pkwy N)	12,481	36.	James Avery (14237 E Sam Houston Pkwy N #100)	2,970
7.	Marshalls (14263 E Sam Houston Pkwy N)	21,500	37.	Olive Garden (14231 E Sam Houston Pkwy N)	7,916
8.	Ross (14269 E Sam Houston Pkwy N)	25,000	38.	AVAILABLE (14315 E Sam Houston Pkwy N #100)	5,024
9.	Ulta (14275 E Sam Houston Pkwy N)	10,044	39.	AVAILABLE (14315 E Sam Houston Pkwy N #200)	7,024
10.	PetSmart (14281 E Sam Houston Pkwy N)	16,932	40.	America's Best (14243 E Sam Houston Pkwy N #1000)	3,500
11.	Michaels (14287 E Sam Houston Pkwy N)	21,864	41.	The Pho (14243 E Sam Houston Pkwy N #900)	2,000
12.	Burlington (14353 E Sam Houston Pkwy N)	50,106	42.	Summer China Diner (14243 E Sam Houston Pkwy N #800)	2,000
13.	Dick's Sporting Goods (14359 E Sam Houston Pkwy N)	50,000	43.	GNC (14243 E Sam Houston Pkwy N #700)	1,200
14.	Five Below (14365 E Sam Houston Pkwy N)	8,289	44.	Massage Heights (14243 E Sam Houston Pkwy N #600)	2,750
15.	Chick-fil-A (14335 E Sam Houston Pkwy N)	4,964	45.	Amazing Lash (14243 E Sam Houston Pkwy N #500)	1,600
16.	Taco Bell (14329 E Sam Houston Pkwy N)	2,070	46.	Bellagio Nails & Spa (14243 E Sam Houston Pkwy N #200)	3,405
17.	Wendy's (14323 E Sam Houston Pkwy N)	2,475	47.	GCEFCU (14243 E Sam Houston Pkwy N #100)	2,400
18.	Chipotle (14309 E Sam Houston Pkwy N #800)	2,450	48.	USAA Bank ATM	1,539
19.	AVAILABLE (14309 E Sam Houston Pkwy N #700)	2,250	49.	AVAILABLE (12211 Summer Creek Trace)	111,409
20.	Bank of America (14309 E Sam Houston Pkwy N #600)	2,575			
21.	Fix My Phone (14309 E Sam Houston Pkwy N #300)	1,350		TOTAL GLA	563,707
22.	Menchie's (14309 E Sam Houston Pkwy N #200)	1,530			
23.	Verizon (14309 E Sam Houston Pkwy N #100)	2,940			
24.	MOD Pizza (14303 E Sam Houston Pkwy N #1000)	2,819			
25.	Crave (14303 E Sam Houston Pkwy N #800)	2,350			
26.	My Wireless Texas (14303 E Sam Houston Pkwy N #600)	2,160			
27.	AVAILABLE (14303 E Sam Houston Pkwy N #200)	3,359			
28.	Five Guys (14303 E Sam Houston Pkwy N #100)	2,400			
29.	Mattress Firm (14237 E Sam Houston Pkwy N #1000)	4,050			
30.	Sprint (14237 E Sam Houston Pkwy N #900)	2,500			



#	TENANT (ADDRESS)	SQUARE FEET	#	TENANT (ADDRESS)	SQUARE FEET
1.	Kroger (14221 E Sam Houston Pkwy N)	123,000	31.	Sport Clips (14237 E Sam Houston Pkwy N #800)	1,350
2.	Carter's Kids (14251 E Sam Houston Pkwy N #100)	4,000	32.	Crecia's Kitchen (14237 E Sam Houston Pkwy N #400)	2,588
3.	Osh Kosh (14251 E Sam Houston Pkwy N #200)	2,800	33.	Crown Liquors (14237 E Sam Houston Pkwy N #300)	1,350
4.	Famous Footwear (14251 E Sam Houston Pkwy N #300)	7,804	34.	Salata (14237 E Sam Houston Pkwy N #250)	2,770
5.	Nails of America (14251 E Sam Houston Pkwy N #400)	3,500	35.	AVAILABLE (14237 E Sam Houston Pkwy N #200)	1,350
6.	Old Navy (14257 E Sam Houston Pkwy N)	12,481	36.	James Avery (14237 E Sam Houston Pkwy N #100)	2,970
7.	Marshalls (14263 E Sam Houston Pkwy N)	21,500	37.	Olive Garden (14231 E Sam Houston Pkwy N)	7,916
8.	Ross (14269 E Sam Houston Pkwy N)	25,000	38.	AVAILABLE (14315 E Sam Houston Pkwy N #100)	5,024
9.	Ulta (14275 E Sam Houston Pkwy N)	10,044	39.	AVAILABLE (14315 E Sam Houston Pkwy N #200)	7,024
10.	PetSmart (14281 E Sam Houston Pkwy N)	16,932	40.	America's Best (14243 E Sam Houston Pkwy N #1000)	3,500
11.	Michaels (14287 E Sam Houston Pkwy N)	21,864	41.	The Pho (14243 E Sam Houston Pkwy N #900)	2,000
12.	Burlington (14353 E Sam Houston Pkwy N)	50,106	42.	Summer China Diner (14243 E Sam Houston Pkwy N #800)	2,000
13.	Dick's Sporting Goods (14359 E Sam Houston Pkwy N)	50,000	43.	GNC (14243 E Sam Houston Pkwy N #700)	1,200
14.	Five Below (14365 E Sam Houston Pkwy N)	8,289	44.	Massage Heights (14243 E Sam Houston Pkwy N #600)	2,750
15.	Chick-fil-A (14335 E Sam Houston Pkwy N)	4,964	45.	Amazing Lash (14243 E Sam Houston Pkwy N #500)	1,600
16.	Taco Bell (14329 E Sam Houston Pkwy N)	2,070	46.	Bellagio Nails & Spa (14243 E Sam Houston Pkwy N #200)	3,405
17.	Wendy's (14323 E Sam Houston Pkwy N)	2,475	47.	GCEFCU (14243 E Sam Houston Pkwy N #100)	2,400
18.	Chipotle (14309 E Sam Houston Pkwy N #800)	2,450	48.	USAA Bank ATM	1,539
19.	AVAILABLE (14309 E Sam Houston Pkwy N #700)	2,250	49.	AVAILABLE (12211 Summer Creek Trace)	111,409
20.	Bank of America (14309 E Sam Houston Pkwy N #600)	2,575			
21.	Fix My Phone (14309 E Sam Houston Pkwy N #300)	1,350		TOTAL GLA	563,707
22.	Menchie's (14309 E Sam Houston Pkwy N #200)	1,530			
23.	Verizon (14309 E Sam Houston Pkwy N #100)	2,940			
24.	MOD Pizza (14303 E Sam Houston Pkwy N #1000)	2,819			
25.	Crave (14303 E Sam Houston Pkwy N #800)	2,350			
26.	My Wireless Texas (14303 E Sam Houston Pkwy N #600)	2,160			
27.	AVAILABLE (14303 E Sam Houston Pkwy N #200)	3,359			
28.	Five Guys (14303 E Sam Houston Pkwy N #100)	2,400			
29.	Mattress Firm (14237 E Sam Houston Pkwy N #1000)	4,050			
30.	Sprint (14237 E Sam Houston Pkwy N #900)	2,500			

➤ FOR MORE DETAILED DEMOGRAPHICS VISIT frpltd.com/properties/westlake-building ◀

	Lat/Lon: 29.925,-95.2015	1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	3,869	39,490	128,514
	2024 Projected Population	3,992	40,714	132,376
	2010 Census Population	1,532	24,488	84,345
	2000 Census Population	253	6,974	33,600
	Projected Annual Growth 2019 to 2024	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2019	75.3%	24.5%	14.9%
	2019 Median Age	34.0	33.0	32.2
HOUSEHOLDS	2019 Estimated Households	1,340	12,655	41,351
	2024 Projected Households	1,421	13,432	43,864
	2010 Census Households	506	7,264	25,706
	2000 Census Households	84	1,634	9,979
	Projected Annual Growth 2019 to 2024	1.2%	1.2%	1.2%
	Historical Annual Growth 2000 to 2019	78.3%	35.5%	16.5%
RACE AND ETHNICITY	2019 Estimated White	68.9%	63.3%	58.8%
	2019 Estimated Black or African American	15.3%	19.1%	21.5%
	2019 Estimated Asian or Pacific Islander	5.1%	4.3%	4.3%
	2019 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.6%
	2019 Estimated Other Races	10.2%	12.8%	14.9%
	2019 Estimated Hispanic	27.3%	30.7%	34.1%
INCOME	2019 Estimated Average Household Income	\$138,176	\$106,007	\$99,749
	2019 Estimated Median Household Income	\$111,804	\$93,231	\$85,131
	2019 Estimated Per Capita Income	\$47,873	\$34,493	\$32,458
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.3%	3.9%	5.6%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.2%	5.7%	6.7%
	2019 Estimated High School Graduate	18.1%	22.4%	23.8%
	2019 Estimated Some College	17.1%	20.3%	22.6%
	2019 Estimated Associates Degree Only	10.3%	8.9%	9.0%
	2019 Estimated Bachelors Degree Only	32.8%	26.2%	22.2%
	2019 Estimated Graduate Degree	17.2%	12.4%	10.2%
BUSINESS	2019 Estimated Total Businesses	117	404	1,912
	2019 Estimated Total Employees	1,598	4,050	18,653
	2019 Estimated Employee Population per Business	13.6	10.0	9.8
	2019 Estimated Residential Population per Business	33.0	97.7	67.2



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



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

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property.

09/16/20

4500 BISSENET ST ■ SUITE 200
BELLAIRE, TEXAS 77401713.623.6800 ■ www.frpltd.com

FOLLOW US ON

