



Greens Landing I-45 & West Road Houston, Texas

Chad Moss
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2,800/sf - Sub-Lease Available



SUB-LEASE SPACE
2,800/sf (38.9' wide x 72' deep)

LEASE RATE
Call for Quote

TERM
Minimum 5 year primary term

FINISH OUT
Negotiable

NNN EXPENSES
\$16.00/sf per year estimated for 2017

Location/ Near NWC I-45 & West Road, Harris County, Houston, TX

Traffic Counts/ I-45: 200,000 cpd

Facts/ Area Retailers include **Home Depot, Walmart SuperCenter, Office Depot, Academy Power Center**

AT&T, Bonfire Hot Wings, First Cash Advance

Outstanding Access & Strong Office Market

Demographics 2017/	1mi	3mi	5mi
Population	10,113	116,743	313,452
Avg. HH Income (\$)	40,907	44,345	49,944
Number of HH	2,674	34,093	92,203



This property is subject to price change, prior sale or withdrawal from the market at any time. This is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenant's own investigation and not on any representations made by Property Commerce JW, Inc. or by any selling/leasing broker.

LAND USAGE STUDY
FOR

GREENS LANDING

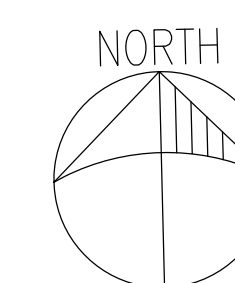
INTERSTATE HWY 45 AT GREENS RD.
HOUSTON, TEXAS



8555 WESTHEIMER ROAD, SUITE 100
HOUSTON, TEXAS 77063
832.804.8500
FAX: 832.804.8501
www.propertycommerce.com



7660 WOODWAY, SUITE 500
HOUSTON, TEXAS 77063-1528
(713) 286-7250 FAX: (713) 782-8609



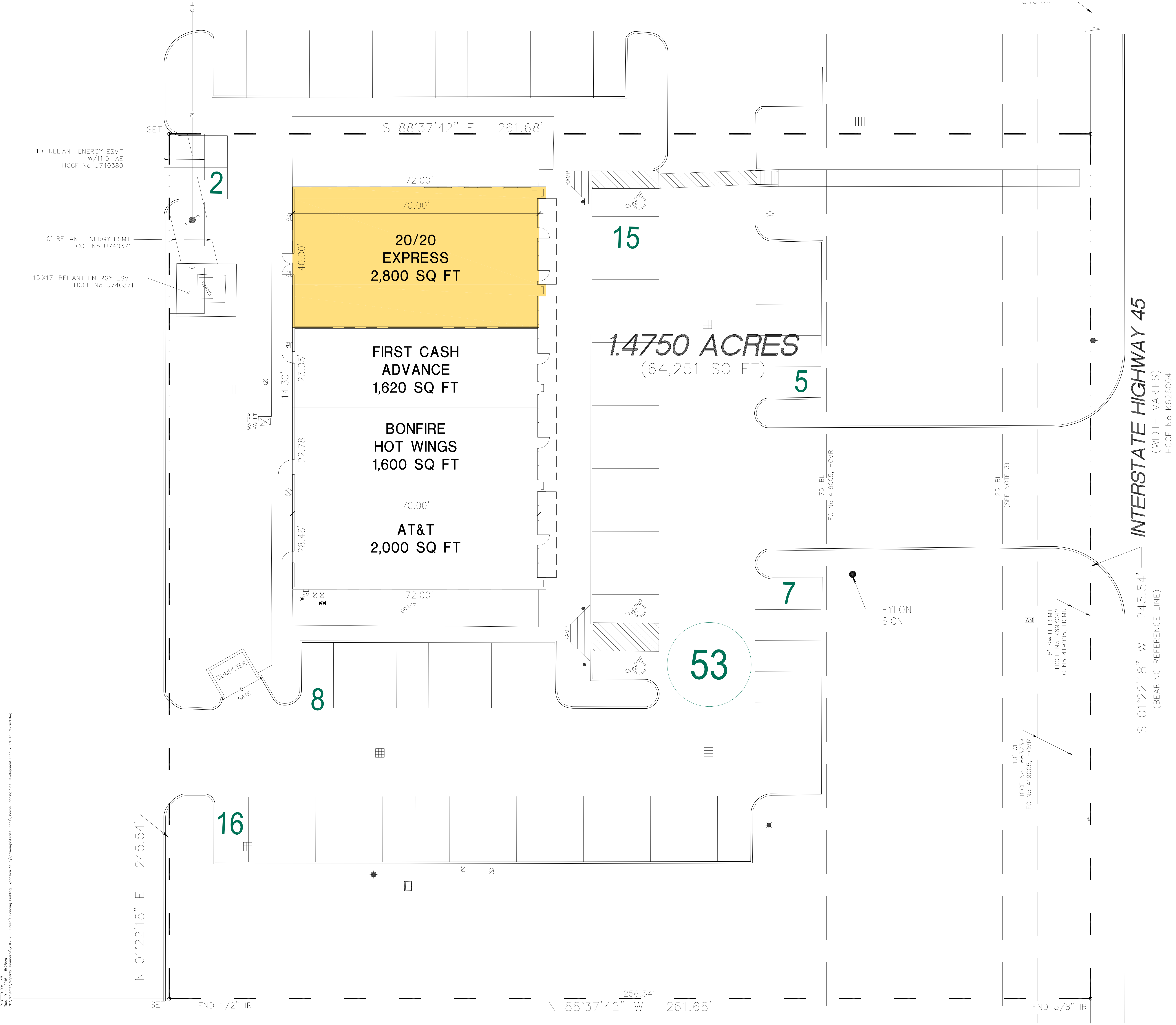
0 5 10 15 20
SCALE IN FEET

7/19/2016

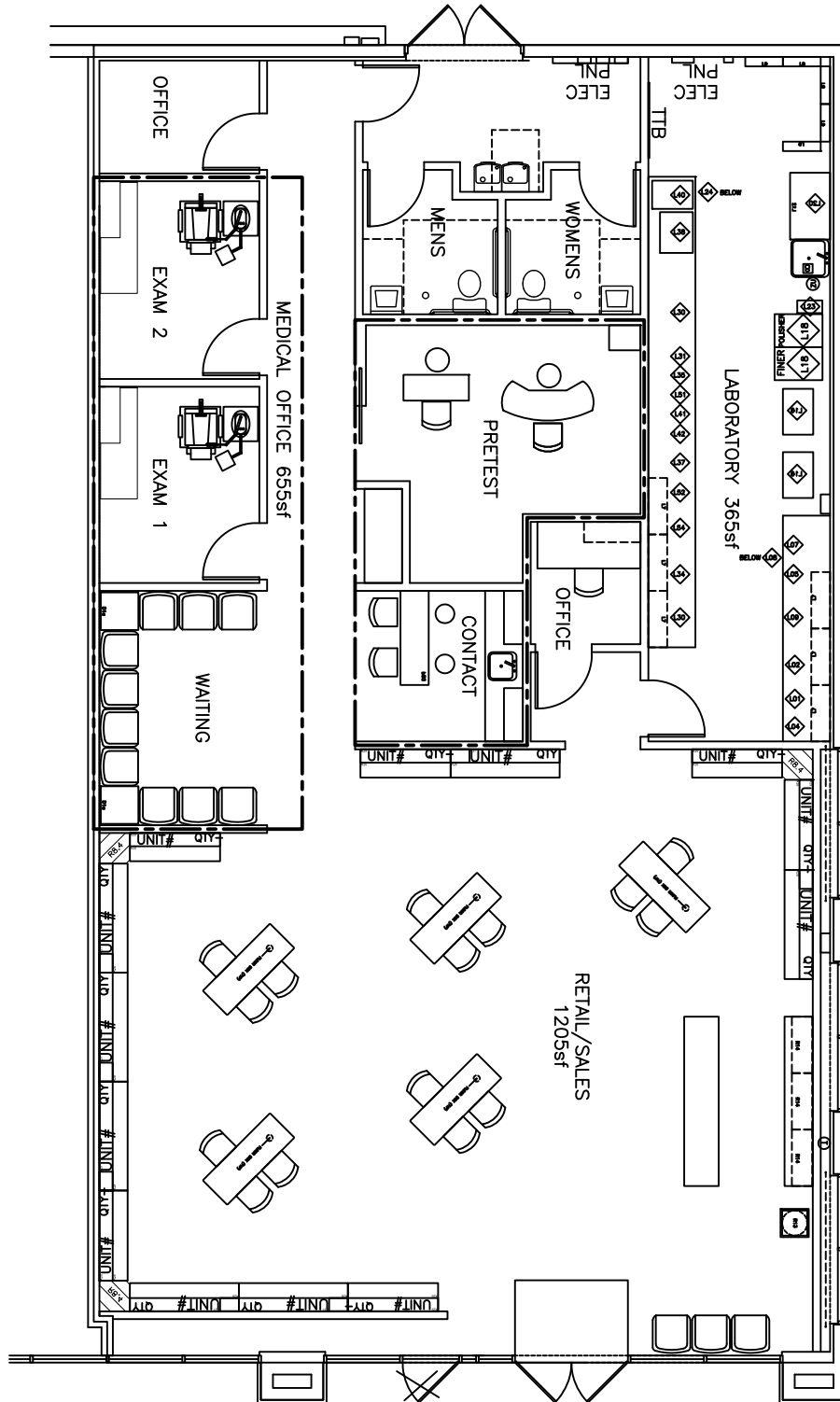
SITE DEVELOPMENT PLAN

GREENS LANDING SITE DEVELOPMENT PLAN 7-19-16 REVISED.DWG

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DATE: 07/19/2016, 10:47 AM
USER: jn
PROJECT: Greens Landing Site Development Plan 7-19-16
DRAWING: Greens Landing Site Development Plan 7-19-16

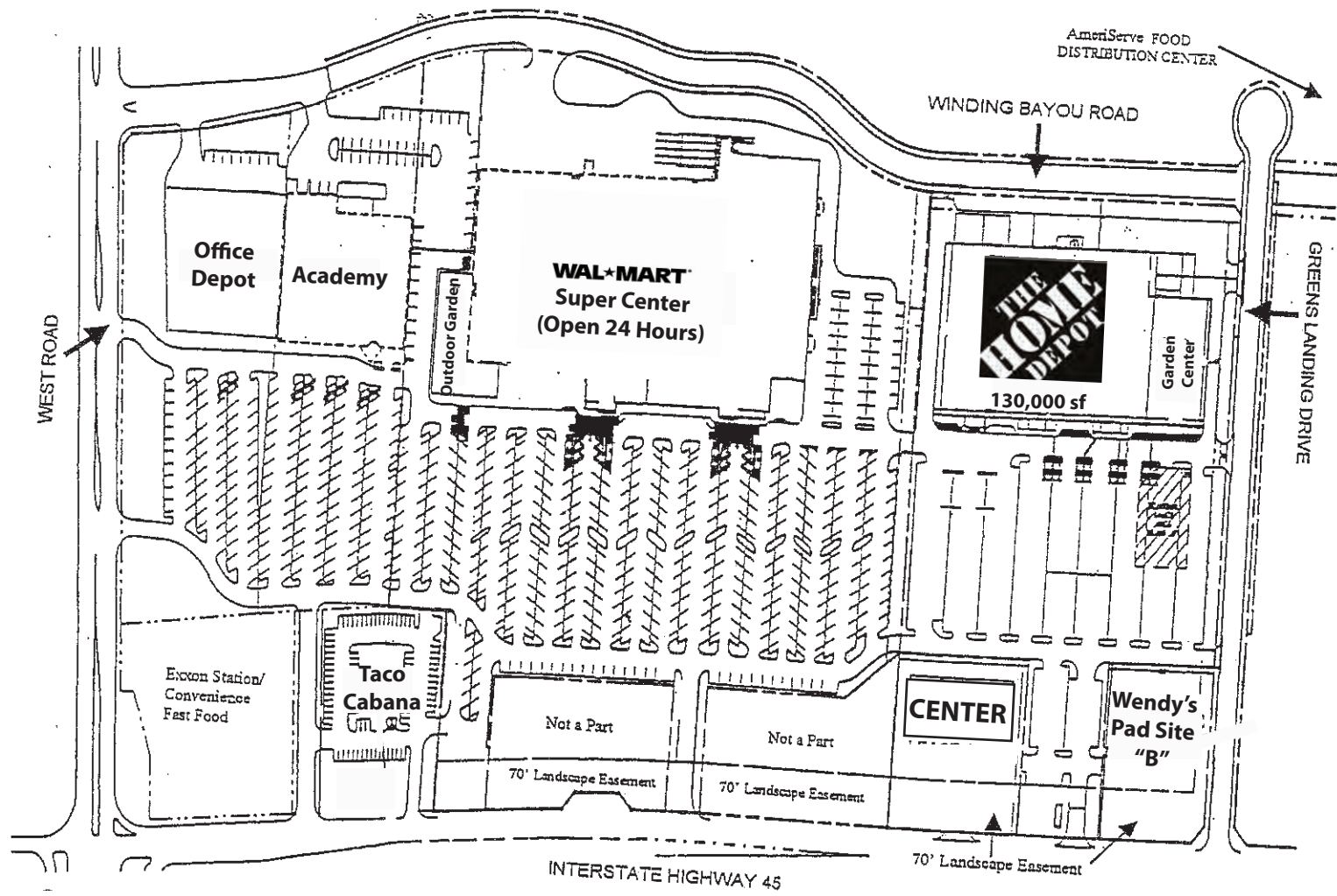


STORE #HOU005	
DRAWN BYTLW	SCALE 1/4"=1'-0"
DATE 08.27.2015	REV.

20/20 EXPRESS
 5456 WEST RD
 HOUSTON, TX

GREENS LANDING SC

EMX EMX DESIGN & CONSTRUCTION
 13800 SENLAC DR. SUITE 200
 FARMERS BRANCH, TX 75234
 (972) 277-3035



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Description	I 45 N AT WEST RD, HOUSTON, TX, 77037: Radius Analysis Area Group: Radius 1.0 mile(s)		I 45 N AT WEST RD, HOUSTON, TX, 77037: Radius Analysis Area Group: Radius 3.0 mile(s)		I 45 N AT WEST RD, HOUSTON, TX, 77037: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%
Pop-Facts Summary						
Population						
2022 Projection	10,764		125,524		338,691	
2017 Estimate	10,113		116,743		313,452	
2010 Census	9,375		105,344		279,512	
2000 Census	9,121		91,687		236,665	
Growth 2017 - 2022		6.44%		7.52%		8.05%
Growth 2010 - 2017		7.87%		10.82%		12.14%
Growth 2000 - 2010		2.79%		14.90%		18.10%
Households						
2022 Projection	2,846		36,491		99,363	
2017 Estimate	2,674		34,093		92,203	
2010 Census	2,480		31,125		82,821	
2000 Census	2,462		28,555		73,922	
Growth 2017 - 2022		6.45%		7.03%		7.77%
Growth 2010 - 2017		7.80%		9.53%		11.33%
Growth 2000 - 2010		0.74%		9.00%		12.04%
Family Households						
2022 Projection	2,237		27,601		76,141	
2017 Estimate	2,103		25,784		70,686	
2010 Census	1,953		23,536		63,549	
2000 Census	2,043		21,569		56,210	
Growth 2017 - 2022		6.37%		7.05%		7.72%
Growth 2010 - 2017		7.69%		9.55%		11.23%
Growth 2000 - 2010		(4.42%)		9.12%		13.06%

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	Total	%	Total	%	Total	%
Pop-Facts Population Quick Facts						
2017 Est. Population by Age	10,113		116,743		313,452	
Age 0 - 4	983	9.72%	11,817	10.12%	29,584	9.44%
Age 5 - 9	893	8.83%	10,530	9.02%	27,588	8.80%
Age 10 - 14	857	8.47%	9,872	8.46%	26,514	8.46%
Age 15 - 17	525	5.19%	5,710	4.89%	15,403	4.91%
Age 18 - 20	474	4.68%	5,196	4.45%	14,025	4.47%
Age 21 - 24	650	6.42%	7,101	6.08%	19,071	6.08%
Age 25 - 34	1,771	17.52%	19,590	16.78%	50,244	16.03%
Age 35 - 44	1,490	14.73%	16,863	14.44%	44,240	14.11%
Age 45 - 54	1,182	11.69%	12,908	11.06%	36,077	11.51%
Age 55 - 64	752	7.44%	9,341	8.00%	28,007	8.94%
Age 65 - 74	346	3.42%	5,130	4.39%	14,990	4.78%
Age 75 - 84	150	1.48%	2,118	1.81%	5,907	1.88%
Age 85 and over	40	0.39%	566	0.48%	1,802	0.57%
Age 16 and over	7,207	71.26%	82,652	70.80%	224,715	71.69%
Age 18 and over	6,855	67.78%	78,813	67.51%	214,364	68.39%
Age 21 and over	6,381	63.10%	73,617	63.06%	200,339	63.91%
Age 65 and over	535	5.29%	7,814	6.69%	22,700	7.24%
2017 Est. Median Age	28.8		29.2		29.9	
2017 Est. Average Age	30.5		31.1		31.9	

2017 Est. Population by Single-Classification Race	10,113		116,743		313,452	
White Alone	5,472	54.11%	53,702	46.00%	126,714	40.43%
Black or African American Alone	579	5.73%	23,080	19.77%	86,564	27.62%
American Indian and Alaska Native Alone	149	1.47%	1,379	1.18%	2,980	0.95%
Asian Alone	98	0.97%	2,559	2.19%	9,922	3.17%
Native Hawaiian and Other Pacific Islander Alone	1	0.01%	48	0.04%	158	0.05%
Some Other Race Alone	3,318	32.81%	31,165	26.70%	75,500	24.09%
Two or More Races	495	4.90%	4,810	4.12%	11,614	3.71%

2017 Est. Population by Ethnicity (Hispanic or Latino)	10,113		116,743		313,452	
Hispanic or Latino	9,001	89.00%	84,402	72.30%	197,612	63.04%
Not Hispanic or Latino	1,112	11.00%	32,341	27.70%	115,840	36.96%

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	Total	%	Total	%	Total	%

2017 Est. Population by Sex	10,113		116,743		313,452	
Male	5,414	53.54%	59,343	50.83%	156,173	49.82%
Female	4,699	46.46%	57,400	49.17%	157,279	50.18%

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	Total	%	Total	%	Total	%
Pop-Facts Household Quick Facts						
2017 Est. Households by Household Income	2,674		34,093		92,203	
Income < \$15,000	612	22.88%	6,463	18.96%	14,842	16.10%
Income \$15,000 - \$24,999	488	18.26%	6,241	18.31%	14,363	15.58%
Income \$25,000 - \$34,999	420	15.72%	4,998	14.66%	13,201	14.32%
Income \$35,000 - \$49,999	426	15.94%	5,472	16.05%	15,035	16.31%
Income \$50,000 - \$74,999	351	13.13%	5,447	15.98%	16,454	17.85%
Income \$75,000 - \$99,999	179	6.70%	2,883	8.46%	8,874	9.62%
Income \$100,000 - \$124,999	119	4.46%	1,323	3.88%	4,579	4.97%
Income \$125,000 - \$149,999	44	1.65%	627	1.84%	2,293	2.49%
Income \$150,000 - \$199,999	23	0.86%	463	1.36%	1,682	1.82%
Income \$200,000 - \$249,999	7	0.26%	108	0.32%	561	0.61%
Income \$250,000 - \$499,999	3	0.12%	53	0.15%	257	0.28%
Income \$500,000+	1	0.03%	16	0.05%	62	0.07%
2017 Est. Average Household Income	\$40,907		\$44,345		\$49,944	
2017 Est. Median Household Income	\$30,641		\$33,688		\$38,687	
2017 Median HH Inc. by Single-Classification Race						
White Alone	\$26,477		\$34,627		\$37,794	
Black or African American Alone	\$29,055		\$25,283		\$33,180	
American Indian and Alaska Native Alone	\$38,852		\$43,856		\$45,163	
Asian Alone	\$38,536		\$37,431		\$52,541	
Native Hawaiian and Other Pacific Islander Alone	\$20,278		\$32,429		\$32,597	
Some Other Race Alone	\$47,570		\$42,927		\$45,513	
Two or More Races	\$33,179		\$32,618		\$44,157	
Hispanic or Latino	\$29,210		\$35,966		\$39,256	
Not Hispanic or Latino	\$40,764		\$30,398		\$37,863	
2017 Est. Households by Household Type	2,674		34,093		92,203	
Family Households	2,103	78.65%	25,784	75.63%	70,686	76.66%
Nonfamily Households	571	21.35%	8,309	24.37%	21,517	23.34%
2017 Est. Group Quarters Population	9		90		592	
2017 Est. Households by Household Size	2,674		34,093		92,203	
1-person	372	13.91%	6,479	19.00%	16,983	18.42%

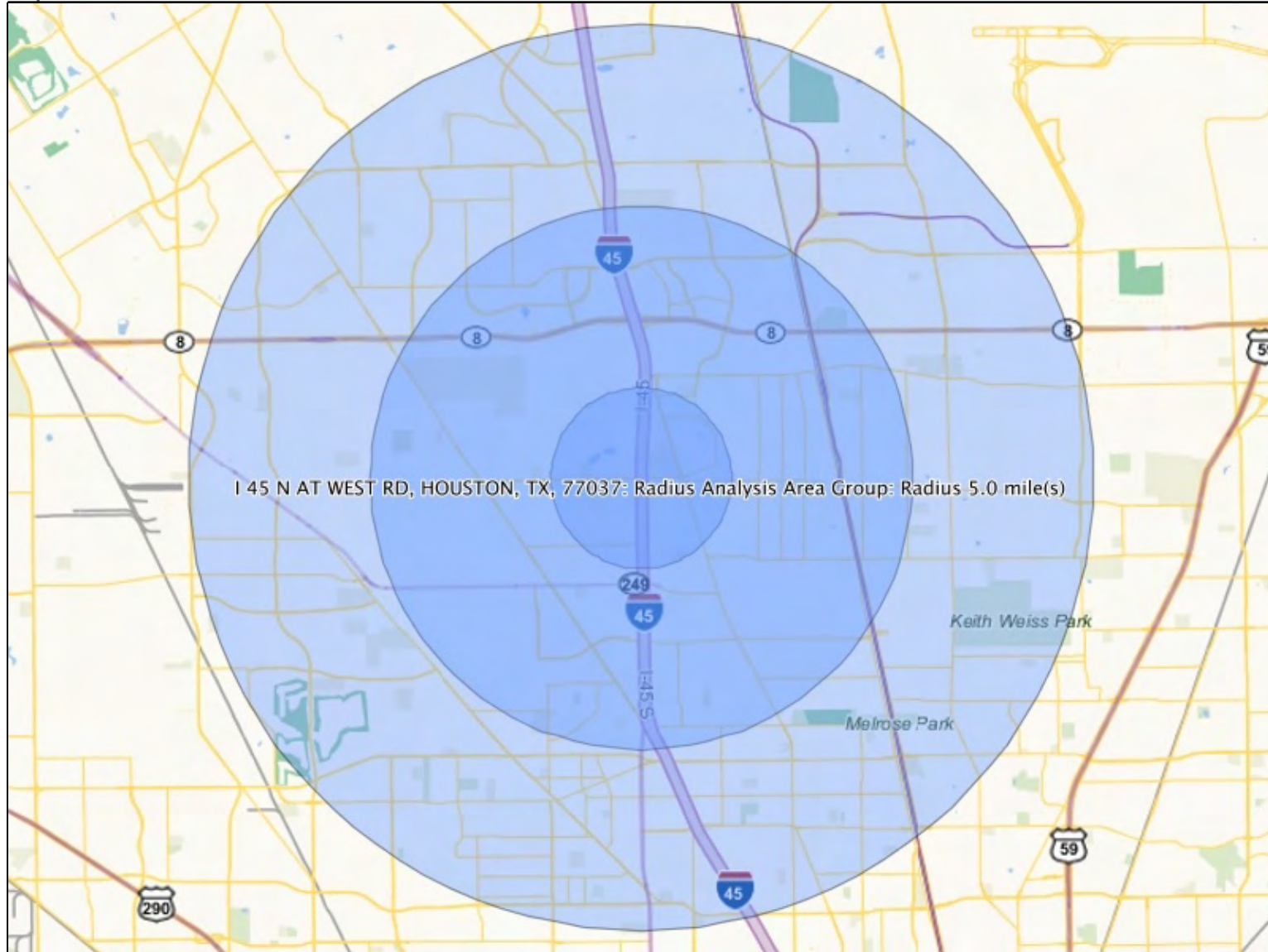
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	Total	%	Total	%	Total	%
2-person	479	17.92%	6,983	20.48%	19,575	21.23%
3-person	460	17.21%	5,800	17.01%	16,026	17.38%
4-person	464	17.36%	5,575	16.35%	15,462	16.77%
5-person	388	14.49%	4,266	12.51%	11,377	12.34%
6-person	237	8.88%	2,487	7.30%	6,483	7.03%
7-or-more-person	273	10.21%	2,503	7.34%	6,298	6.83%
2017 Est. Average Household Size	3.78		3.42		3.39	

2017 Est. HHs by Type by Presence of Own Children	2,103		25,784		70,686	
Married-Couple Family, own children	836	39.75%	9,306	36.09%	24,890	35.21%
Married-Couple Family, no own children	428	20.33%	5,895	22.86%	17,256	24.41%
Male Householder, own children	147	7.00%	1,508	5.85%	3,684	5.21%
Male Householder, no own children	193	9.19%	1,683	6.53%	4,047	5.73%
Female Householder, own children	319	15.19%	4,673	18.12%	12,461	17.63%
Female Householder, no own children	179	8.53%	2,718	10.54%	8,348	11.81%

Greens Landing

Map



2017 Population (2017 Population) : Index:
Descending by Equal Ranges

List of Report Areas by Radius Analysis
Area Group

- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)

Approved by the Texas Real Estate Commission for Voluntary Use

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 licensees 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 Salesmen 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

