



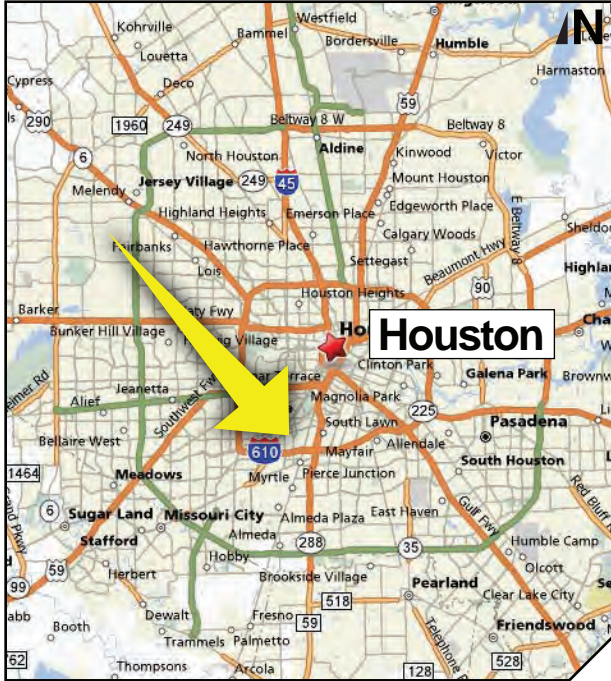
Super Target/Stadium Central South Main at Braesmain Drive Houston, Texas

Chad Moss

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100% Leased



AVAILABLE LEASE SPACE
100% Leased

LEASE BASE RATE
\$27.00/sf per year, NNN, with rate change after year 2

TERM
Minimum 5 year primary term

NNN EXPENSES
\$9.84/sf per year estimated for 2009

Location/ SWC of South Main at Braesmain Drive
Harris County, Houston, TX

Traffic Counts/ S Main: 52,480 cpd
2007 Average Daily Traffic Counts

Facts/ Area Retailers include Garden Ridge, Fiesta, Kroger, Sonic, Luther's BBQ, Toys 'R Us

Located in close proximity to Reliant Park

Minutes from the Houston Medical Center

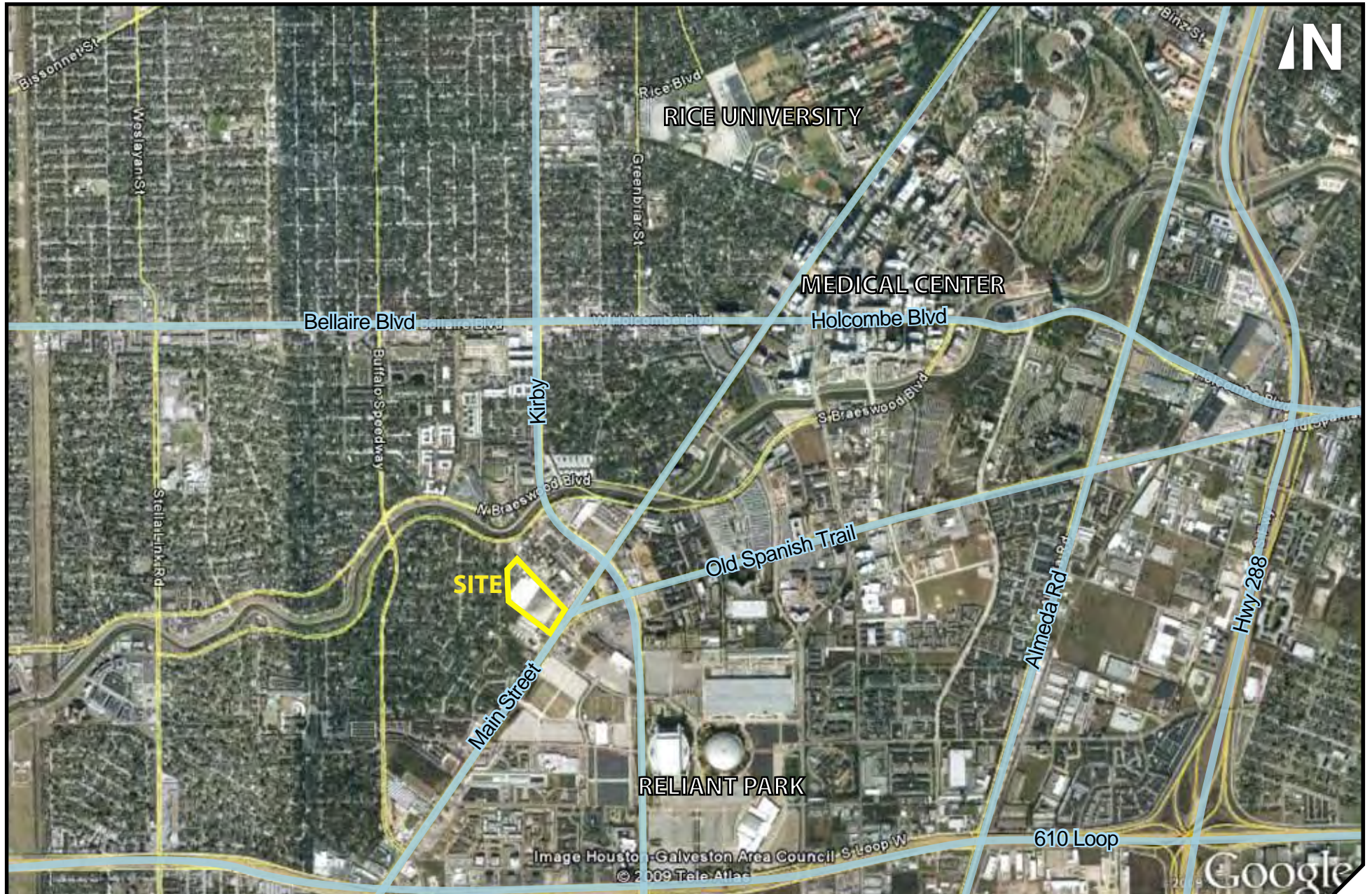
Demographics 2011/	1mi	3mi	5mi
Population	23,138	126,965	423,798
Med. HH Income (\$)	47,521	61,970	48,122
Number of HH	12,450	57,730	180,663



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.



Super Target/Stadium Central South Main at Braesmain Drive Houston, Texas



Pop-Facts: Demographic Quick Facts Report

Stadium Central

Radius 1: S MAIN ST AT BRAESMAIN DR, HOUSTON, TX 77025, aggregate

Radius 2: S MAIN ST AT BRAESMAIN DR, HOUSTON, TX 77025, aggregate

Radius 3: S MAIN ST AT BRAESMAIN DR, HOUSTON, TX 77025, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2014 Projection	25,114		134,042		446,452	
2009 Estimate	22,746		123,258		412,106	
2000 Census	18,743		105,689		356,712	
1990 Census	16,009		94,206		320,133	
Growth 1990 - 2000	17.08%		12.19%		11.43%	
Households						
2014 Projection	13,388		60,394		188,349	
2009 Estimate	12,182		55,879		174,474	
2000 Census	10,188		48,879		153,326	
1990 Census	8,365		43,379		137,353	
Growth 1990 - 2000	21.79%		12.68%		11.63%	
2009 Est. Population by Single Classification Race						
	22,746		123,258		412,106	
White Alone	11,711	51.49	78,077	63.34	216,980	52.65
Black or African American Alone	6,034	26.53	21,769	17.66	108,998	26.45
American Indian and Alaska Native Alone	46	0.20	306	0.25	1,695	0.41
Asian Alone	3,208	14.10	14,323	11.62	26,323	6.39
Native Hawaiian and Other Pacific Islander Alone	36	0.16	128	0.10	352	0.09
Some Other Race Alone	893	3.93	5,037	4.09	44,660	10.84
Two or More Races	817	3.59	3,618	2.94	13,097	3.18
2009 Est. Population Hispanic or Latino						
	22,746		123,258		412,106	
Hispanic or Latino	2,602	11.44	16,351	13.27	112,580	27.32
Not Hispanic or Latino	20,143	88.56	106,907	86.73	299,526	72.68
2009 Tenure of Occupied Housing Units						
	12,182		55,879		174,474	
Owner Occupied	3,093	25.39	25,661	45.92	71,746	41.12
Renter Occupied	9,089	74.61	30,218	54.08	102,728	58.88
2009 Average Household Size						
	1.85		2.13		2.29	



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Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 3.00 miles <i>Radius 2</i>		0.00 - 5.00 miles <i>Radius 3</i>	
		%		%		%
2009 Est. Households by Household Income	12,182		55,879		174,474	
Income Less than \$15,000	1,855	15.23	6,889	12.33	28,282	16.21
Income \$15,000 - \$24,999	1,217	9.99	4,595	8.22	18,631	10.68
Income \$25,000 - \$34,999	1,351	11.09	5,142	9.20	18,244	10.46
Income \$35,000 - \$49,999	2,026	16.63	7,352	13.16	24,383	13.98
Income \$50,000 - \$74,999	2,262	18.57	8,489	15.19	26,404	15.13
Income \$75,000 - \$99,999	1,110	9.11	5,332	9.54	16,030	9.19
Income \$100,000 - \$149,999	1,213	9.96	7,301	13.07	19,122	10.96
Income \$150,000 - \$249,999	719	5.90	5,545	9.92	12,901	7.39
Income \$250,000 - \$499,999	289	2.37	3,023	5.41	6,157	3.53
Income \$500,000 and over	140	1.15	2,212	3.96	4,319	2.48
2009 Est. Average Household Income	\$71,717		\$105,359		\$83,908	
2009 Est. Median Household Income	\$47,347		\$61,668		\$48,583	
2009 Est. Per Capita Income	\$38,636		\$48,210		\$35,898	

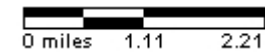
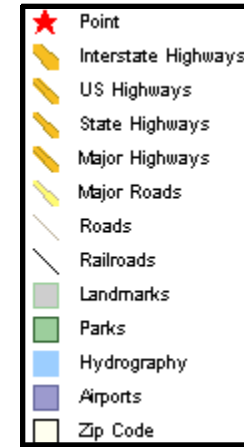
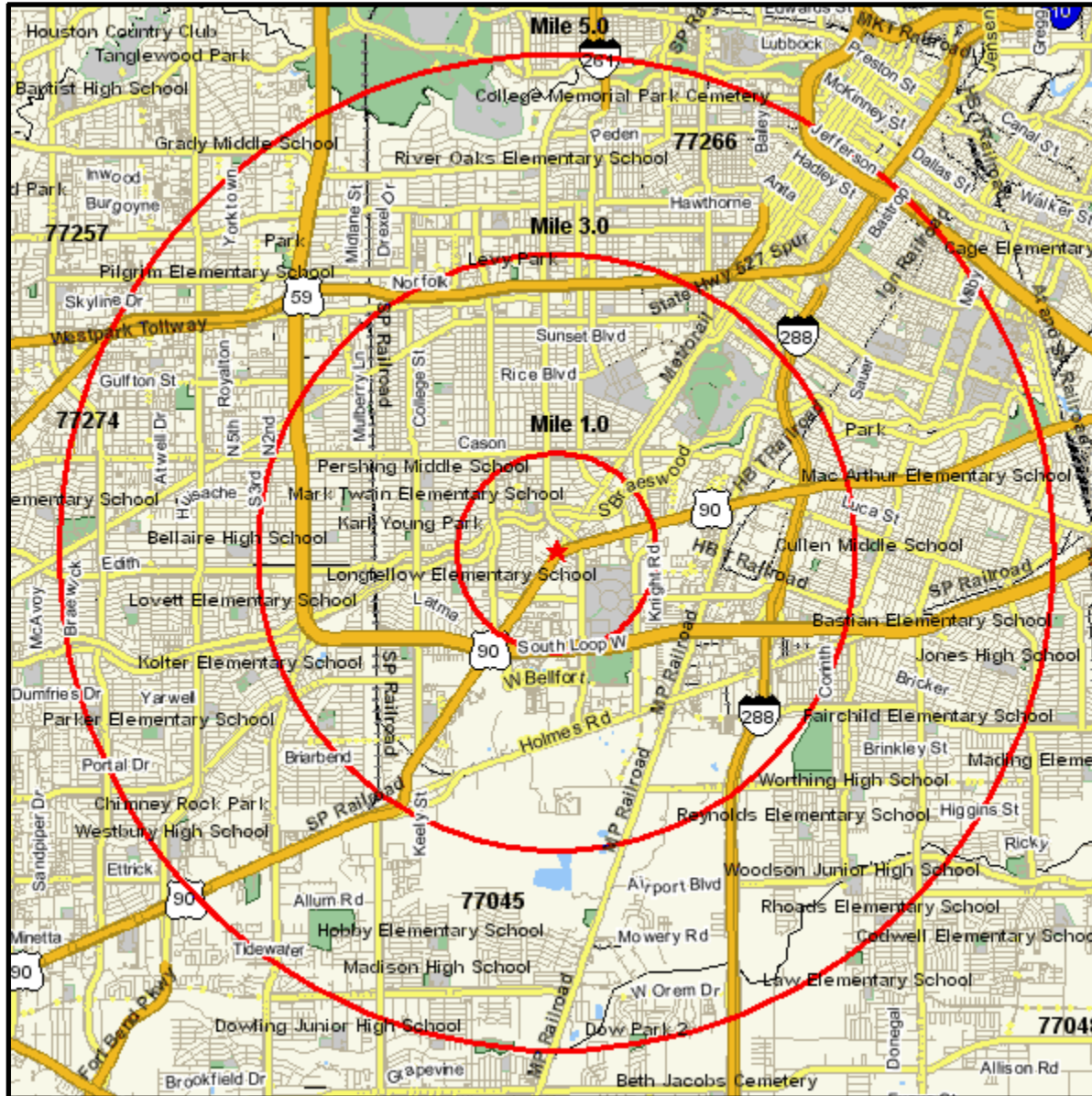


Area Map

Prepared For: Property Commerce

Order #: 967635722
Site: 01

S MAIN ST AT BRAESMAIN DR
HOUSTON, TX 77025
Coord: 29.691756, -95.416520
Radius - See Appendix for Details



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

