





**1,700/sf - Available End Cap  
(21.25' wide x 80' deep)  
(Formerly Cingular Wireless)**

**2,400/sf Radio Shack**

**1,200/sf Sally Beauty**

**1,300/sf EZ Money**

**3,000/sf Pearle Vision**

LEASE PLAN (PROPOSED)  
1/8" = 1'-0"

HWY 6



**Richmond Avenue**

PLOT SCALE 1/16" = 1'-0"  
10/22/04



**THOMPSON ARCHITECTURE  
NELSON INTERIORS  
GROUP PLANNING  
INC.**

7800 KODWAY, SUITE 580  
HOUSTON, TEXAS 77053-1528  
P: 281-726-7298 FAX: 713-782-8009  
E-mail: tngarc@tix.netcom.com



RED BATH & BEYOND

OfficeMax

TJ-maxx

ROSS  
DRESS FOR LESS

BARNES & NOBLE

BEST BUY

Westheimer (F.M. 1093)

West Oaks Mall

FOLEY'S

JCPenney

OLD NAVY

SEARS

Dillard's

THE HOME DEPOT

MISADVENTURE

PETCO

Academy

Bank of America

99¢ only

Wally Tons

PARTY CITY

BIG LOTS!

BABIES R US

Burlington  
Good Factory

Office DEPOT

city

Olive Garden

CVS/pharmacy

Richmond

1,700/sf  
Subject



6  
TEXAS

WAL-MART  
SUPERCENTER



Westpark Tollway

## Pop-Facts: Demographic Quick Facts Report

Prepared For:

Order #: 963694336

Project Code:

Site: 01

Trade Area: HIGHWAY 6 S AT RICHMOND AVE, HOUSTON, TX 77082, Total

Description	0.00 - 1.00 Miles		0.00 - 3.00 Miles		0.00 - 5.00 Miles	
	Radius	%	Radius	%	Radius	%
<b>Population</b>						
2010 Projection	10,262		117,545		309,526	
2005 Estimate	8,778		105,540		279,015	
2000 Census	7,242		93,835		249,647	
1990 Census	4,360		70,728		191,868	
Growth 1990 - 2000	66.10%		32.67%		30.11%	
<b>Households</b>						
2010 Projection	4,498		45,419		114,380	
2005 Estimate	3,860		40,932		103,453	
2000 Census	3,201		36,603		93,067	
1990 Census	2,058		28,510		73,439	
Growth 1990 - 2000	55.54%		28.39%		26.73%	
<b>2005 Est. Population by Single Classification Race</b>						
	8,778		105,540		279,015	
White Alone	4,590	52.29	49,873	47.26	138,311	49.57
Black or African American Alone	1,916	21.83	23,616	22.38	55,963	20.06
American Indian and Alaska Native Alone	33	0.38	336	0.32	966	0.35
Asian Alone	1,211	13.80	16,010	15.17	43,133	15.46
Native Hawaiian and Other Pacific Islander Alone	7	0.08	81	0.08	184	0.07
Some Other Race Alone	646	7.36	10,839	10.27	28,803	10.32
Two or More Races	375	4.27	4,786	4.53	11,655	4.18
<b>2005 Est. Population Hispanic or Latino</b>						
	8,778		105,540		279,015	
Hispanic or Latino	1,923	21.91	27,871	26.41	74,459	26.69
Not Hispanic or Latino	6,855	78.09	77,669	73.59	204,557	73.31
<b>2005 Tenure of Occupied Housing Units</b>						
	3,860		40,932		103,453	
Owner Occupied	1,512	39.17	19,712	48.16	53,602	51.81
Renter Occupied	2,349	60.85	21,221	51.84	49,851	48.19
<b>2005 Average Household Size</b>						
	2.25		2.57		2.69	



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Description	0.00 - 1.00 Miles		0.00 - 3.00 Miles		0.00 - 5.00 Miles	
	Radius	%	Radius	%	Radius	%
<b>2005 Est. Households by Household Income</b>	3,860		40,932		103,453	
Income Less than \$15,000	274	7.10	3,258	7.96	8,625	8.34
Income \$15,000 - \$24,999	269	6.97	3,579	8.74	8,944	8.65
Income \$25,000 - \$34,999	301	7.80	4,894	11.96	12,083	11.68
Income \$35,000 - \$49,999	864	22.38	7,705	18.82	18,470	17.85
Income \$50,000 - \$74,999	851	22.05	8,514	20.80	21,378	20.66
Income \$75,000 - \$99,999	518	13.42	5,158	12.60	12,802	12.37
Income \$100,000 - \$149,999	525	13.60	4,935	12.06	12,819	12.39
Income \$150,000 - \$249,999	197	5.10	2,264	5.53	6,194	5.99
Income \$250,000 - \$499,999	43	1.11	465	1.14	1,570	1.52
Income \$500,000 and over	18	0.47	160	0.39	569	0.55
<b>2005 Est. Average Household Income</b>	\$72,049		\$69,280		\$72,225	
<b>2005 Est. Median Household Income</b>	\$56,529		\$53,026		\$54,216	
<b>2005 Est. Per Capita Income</b>	\$31,866		\$26,998		\$26,894	





**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

**B**efore 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.

