



# Northeast Marketplace Houston, Texas Area Retail: Home Depot, Ross, Office Depot & HEB

Clay Trozzo  
W 281-668-3444  
F 281-668-3440  
ctrozzo@propertycommerce.com

## 2 ACRE PAD SITE



### LEASE RATE

Call for pricing

### TERM

Minimum 5 year primary term

### FINISH OUT

Negotiable

### NNN Expenses

\$5.00/sf estimated for 2014

### TENANTS IN AREA

Ross, Office Depot, 99 Cents Only Stores, Anna's Linens, Payless Shoes, Dots, Sally Beauty, Pizza Hut, Optical, T-Mobile, Dentist USA, HEB

**Location/** SEC Highway 59 & Little York  
Houston, Harris County, TX

**Traffic Counts/** Hwy 59: 225,000 cpd  
Little York: 23,410 cpd\*

2007 Average Daily Traffic Counts  
\*2006 24-Hour Traffic Count

**Facts/** The population growth rate in Northeast Houston has been **15%** over the past decade

<b>Demographics 2014/</b>	<b>1mi</b>	<b>3mi</b>	<b>5mi</b>
Population	12,228	111,433	254,196
Avg. HH Income (\$)	46,756	42,851	42,046
Number of HH	3,053	31,608	75,630



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.

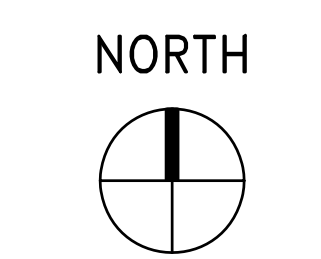
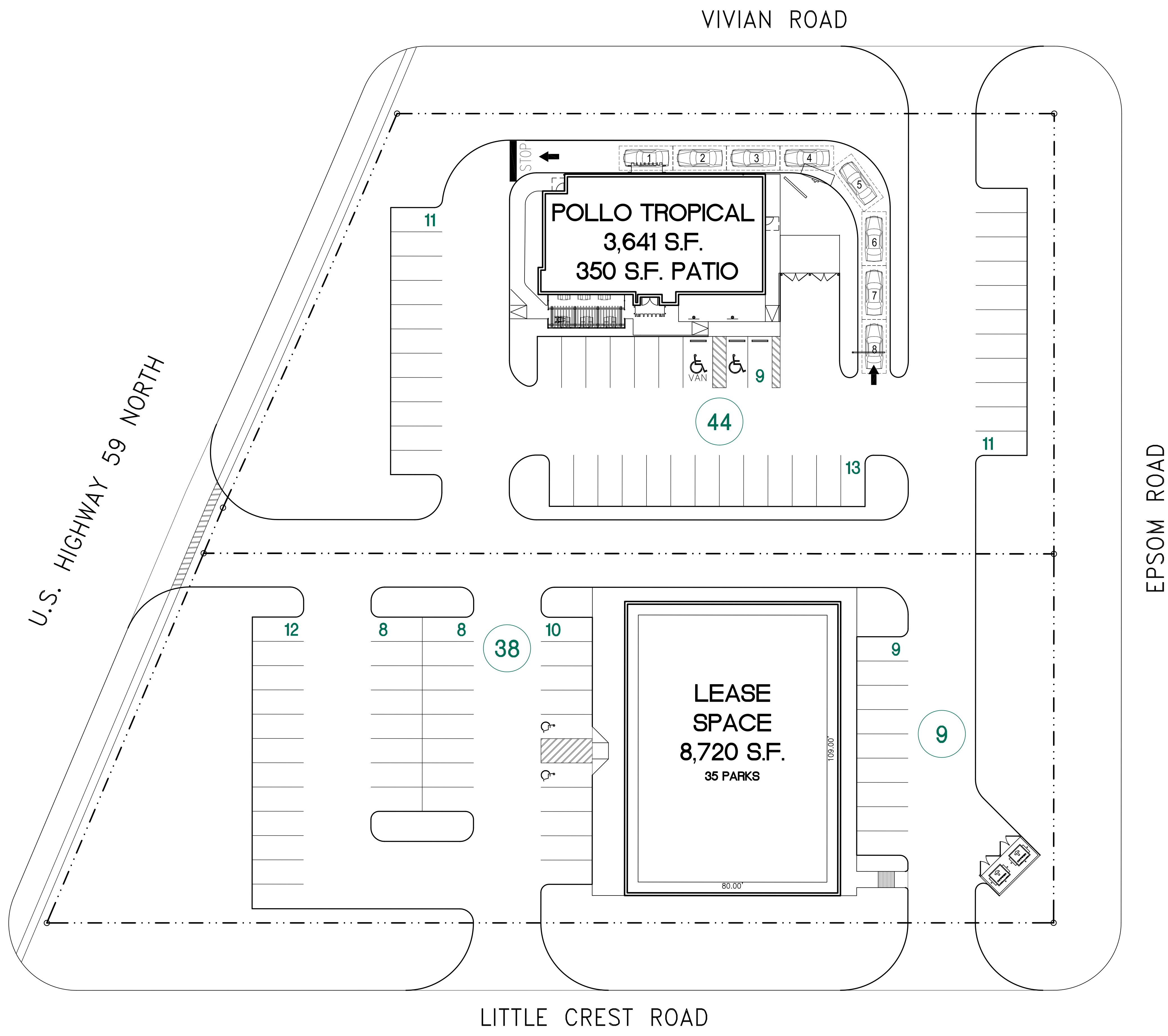
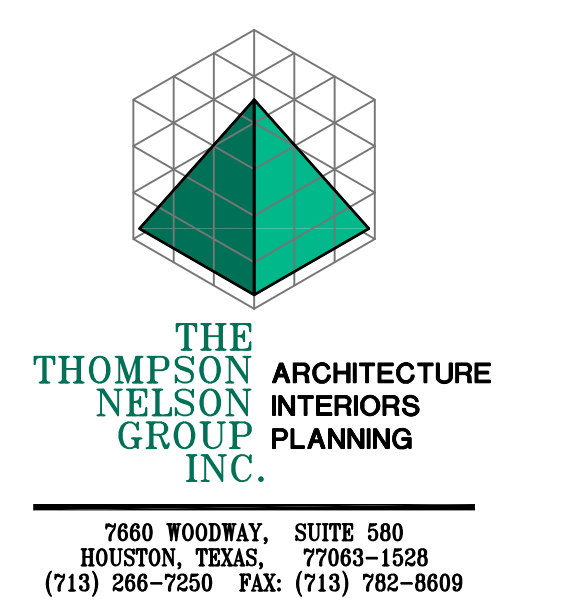
LAND USAGE STUDY  
FOR  
PROPOSED

RETAIL CENTER  
U.S. HIGHWAY 59 N AT LITTLE CREST ROAD  
HOUSTON, TEXAS

RETAIL DEVELOPMENT  
BY



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

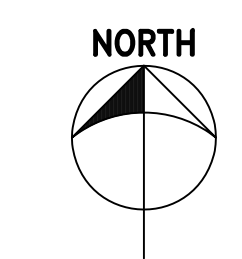


0 15' 30' 60' 120'  
SCALE: 1" = 60' GRAPHIC SCALE

11/03/14

**CONCEPTUAL  
SITE PLAN  
SCHEME A**

PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE.  
US 59 AT LITTLE YORK - SITE PLAN SCHEME A 11-3-14.DWG



11/03/14 11:30 AM - 5:00 PM  
 M:\Projects\Property Commerce\111314.dwg  
 US 59 N at Little York\Architectural\Design Development\US 59 at Little York - Site Plan Scheme A 11-3-14.dwg



Two Acre Site  
10810 Eastex  
Freeway



# Pop-Facts: Demographic Quick Facts 2015 Report

## Northeast Marketplace

Radius 1: 29.870283/-95.330016, aggregate

Radius 2: 29.870283/-95.330016, aggregate

Radius 3: 29.870283/-95.330016, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>Population</b>						
2020 Projection	12,616		115,698		264,273	
2015 Estimate	12,228		111,433		254,196	
2010 Census	11,965		108,149		246,215	
2000 Census	12,310		108,280		242,256	
Growth 2000 - 2010	-2.80%		-0.12%		1.63%	
Growth 2010 - 2015	2.20%		3.04%		3.24%	
Growth 2015 - 2020	3.17%		3.83%		3.96%	
<b>Households</b>						
2020 Projection	3,169		32,933		78,801	
2015 Estimate	3,053		31,608		75,630	
2010 Census	2,956		30,467		72,909	
2000 Census	3,189		30,895		72,421	
Growth 2000 - 2010	-7.31%		-1.39%		0.67%	
Growth 2010 - 2015	3.29%		3.74%		3.73%	
Growth 2015 - 2020	3.82%		4.19%		4.19%	
<b>2015 Est. Population by Single-Classification Race</b>						
	12,228		111,433		254,196	
White Alone	6,842	55.95	49,551	44.47	110,024	43.28
Black or African American Alone	684	5.59	26,079	23.40	66,561	26.18
American Indian and Alaska Native Alone	145	1.19	1,076	0.97	2,106	0.83
Asian Alone	35	0.29	462	0.41	1,266	0.50
Native Hawaiian and Other Pacific Islander Alone	0	0.00	36	0.03	81	0.03
Some Other Race Alone	4,060	33.20	30,289	27.18	65,558	25.79
Two or More Races	461	3.77	3,940	3.54	8,600	3.38
<b>2015 Est. Population by Ethnicity (Hispanic or Latino)</b>						
	12,228		111,433		254,196	
Hispanic or Latino	10,681	87.35	78,874	70.78	170,344	67.01
Not Hispanic or Latino	1,547	12.65	32,559	29.22	83,852	32.99
<b>2015 Occupied Housing Units by Tenure</b>						
	3,053		31,608		75,630	
Owner-Occupied	2,031	66.52	19,739	62.45	42,677	56.43
Renter-Occupied	1,022	33.48	11,869	37.55	32,953	43.57
<b>2015 Average Household Size</b>						
	3.93		3.51		3.34	

# Pop-Facts: Demographic Quick Facts 2015 Report

## Northeast Marketplace

Radius 1: 29.870283/-95.330016, aggregate

Radius 2: 29.870283/-95.330016, aggregate

Radius 3: 29.870283/-95.330016, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%

2015 Est. Households by Household Income	3,053		31,608		75,630	
Income < \$15,000	522	17.10	6,336	20.05	17,099	22.61
Income \$15,000 - \$24,999	555	18.18	5,235	16.56	13,221	17.48
Income \$25,000 - \$34,999	477	15.62	5,102	16.14	11,532	15.25
Income \$35,000 - \$49,999	470	15.39	5,252	16.62	11,602	15.34
Income \$50,000 - \$74,999	506	16.57	5,394	17.07	12,072	15.96
Income \$75,000 - \$99,999	256	8.39	2,236	7.07	5,205	6.88
Income \$100,000 - \$124,999	147	4.81	1,122	3.55	2,520	3.33
Income \$125,000 - \$149,999	46	1.51	456	1.44	1,074	1.42
Income \$150,000 - \$199,999	36	1.18	299	0.95	744	0.98
Income \$200,000 - \$249,999	18	0.59	89	0.28	234	0.31
Income \$250,000 - \$499,999	14	0.46	67	0.21	231	0.31
Income \$500,000+	5	0.16	21	0.07	96	0.13

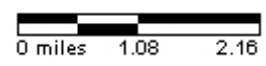
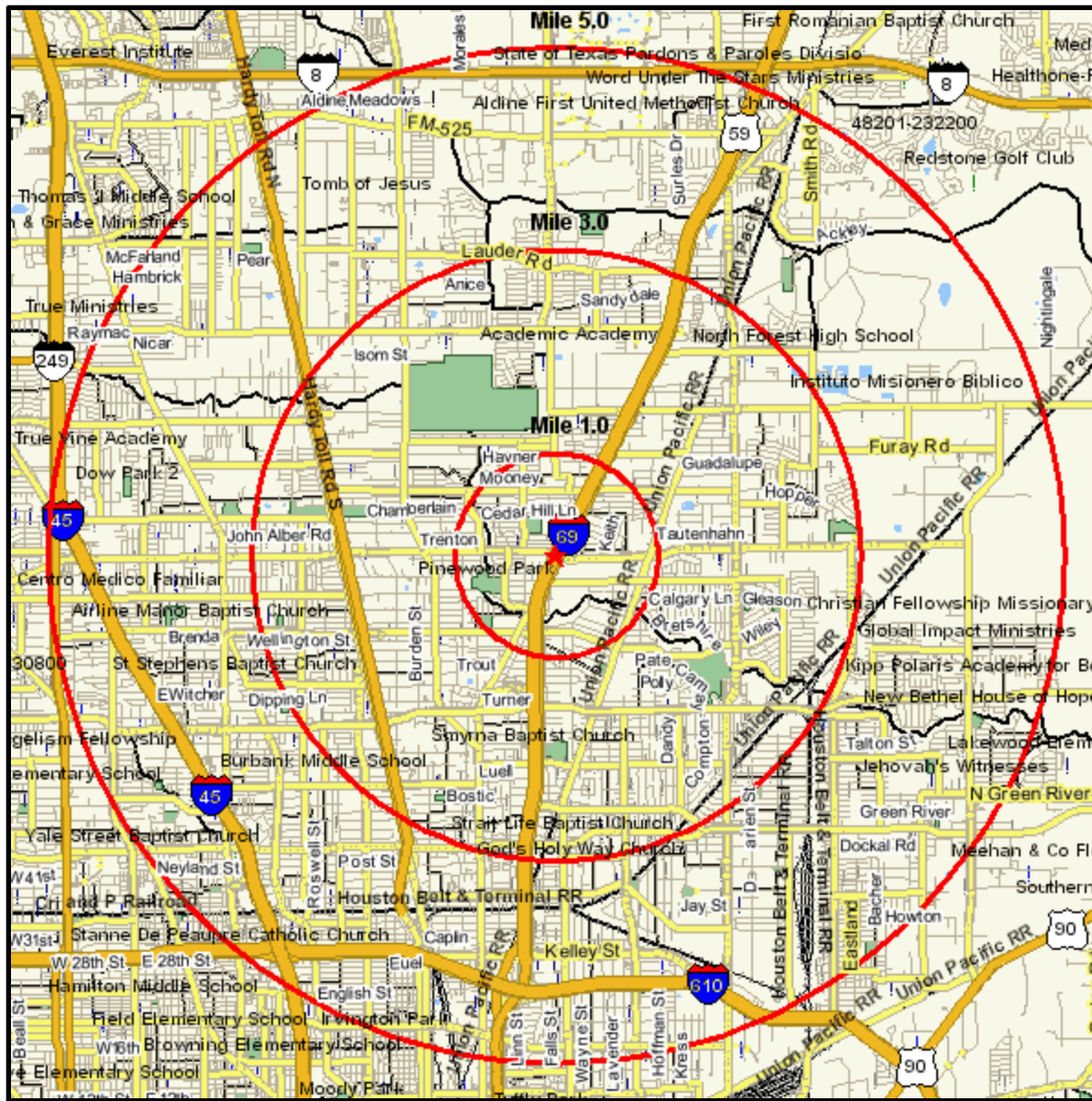
2015 Est. Average Household Income	\$46,756		\$42,851		\$42,046	
------------------------------------	----------	--	----------	--	----------	--

2015 Est. Median Household Income	\$34,394		\$33,297		\$31,499	
-----------------------------------	----------	--	----------	--	----------	--

2015 Median HH Inc. by Single-Classification Race						
White Alone	36,828		35,013		34,002	
Black or African American Alone	31,063		28,807		24,355	
American Indian and Alaska Native Alone	38,562		45,603		44,100	
Asian Alone	44,744		48,158		47,603	
Native Hawaiian and Other Pacific Islander Alone	112,500		69,864		35,863	
Some Other Race Alone	30,822		33,530		33,387	
Two or More Races	55,568		48,246		49,522	
Hispanic or Latino	34,679		34,581		33,897	
Not Hispanic or Latino	32,996		31,010		27,600	

# Area Map

Coord: 29.870283, -95.330016  
 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

**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

