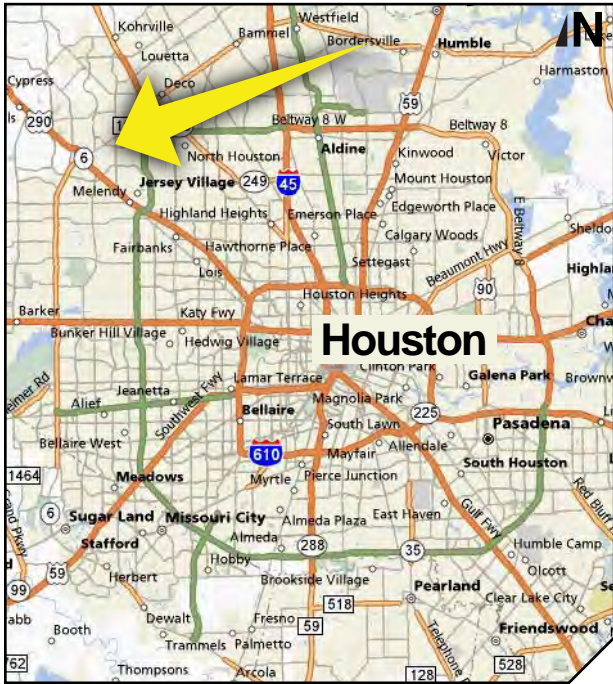




Target/ Home Depot/ Eldridge Crossing SWC FM 1960 & Eldridge Houston, Texas

Chad Moss
W 832-804-8526
chadmoss@propertycommerce.com

AVAILABLE LEASE SPACE



AVAILABLE LEASE SPACE

Inline space with Target
2,500/sf - 2nd Generation
3,000/sf - 2nd Generation
5,184/sf - Can be divided

OUTPACE! RETAIL BLDG

1,500/sf - Sublease (Pearle Vision)

RATE

Call for quote

TERM

Minimum 5 year primary term

FINISH OUT

Negotiable

NNN EXPENSES

\$11.90/sf per year estimated for 2017

Location/ SWC FM 1960 & Eldridge,
Harris County, Houston, TX

Traffic Counts/ FM 1960: 54,000 cpd
*2015 Average Daily Traffic Counts
Eldridge: 20,340 cpd*
*2011 24-Hour Traffic Count

Facts/ Target and Home Depot anchored shopping center at heart of FM 1960 Retail District

Dynamic Northwest Suburban Market

Area Retailers include Kroger, Kohl's, Walmart Supercenter

Outstanding Visibility & Access

Demographics 2017/	1mi	3mi	5mi
Population	18,679	127,701	309,321
Avg. HH Income (\$)	91,952	89,967	100,976
Number of HH	6,878	46,738	107,964



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.



STEEPLECHASE, TX

ELDRIDGE CROSSING
SHOPPING CENTER

BY

PROPERTY COMMERCE
ELDRIDGE PKWY @ F.M. 1960 WEST
HARRIS COUNTY, TEXAS

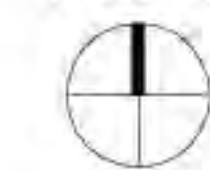


281.668.3400
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THE THOMPSON
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7660 WOODWAY, SUITE 600
HOUSTON, TEXAS 77062-1928
(713) 286-7850 FAX: (713) 782-0608

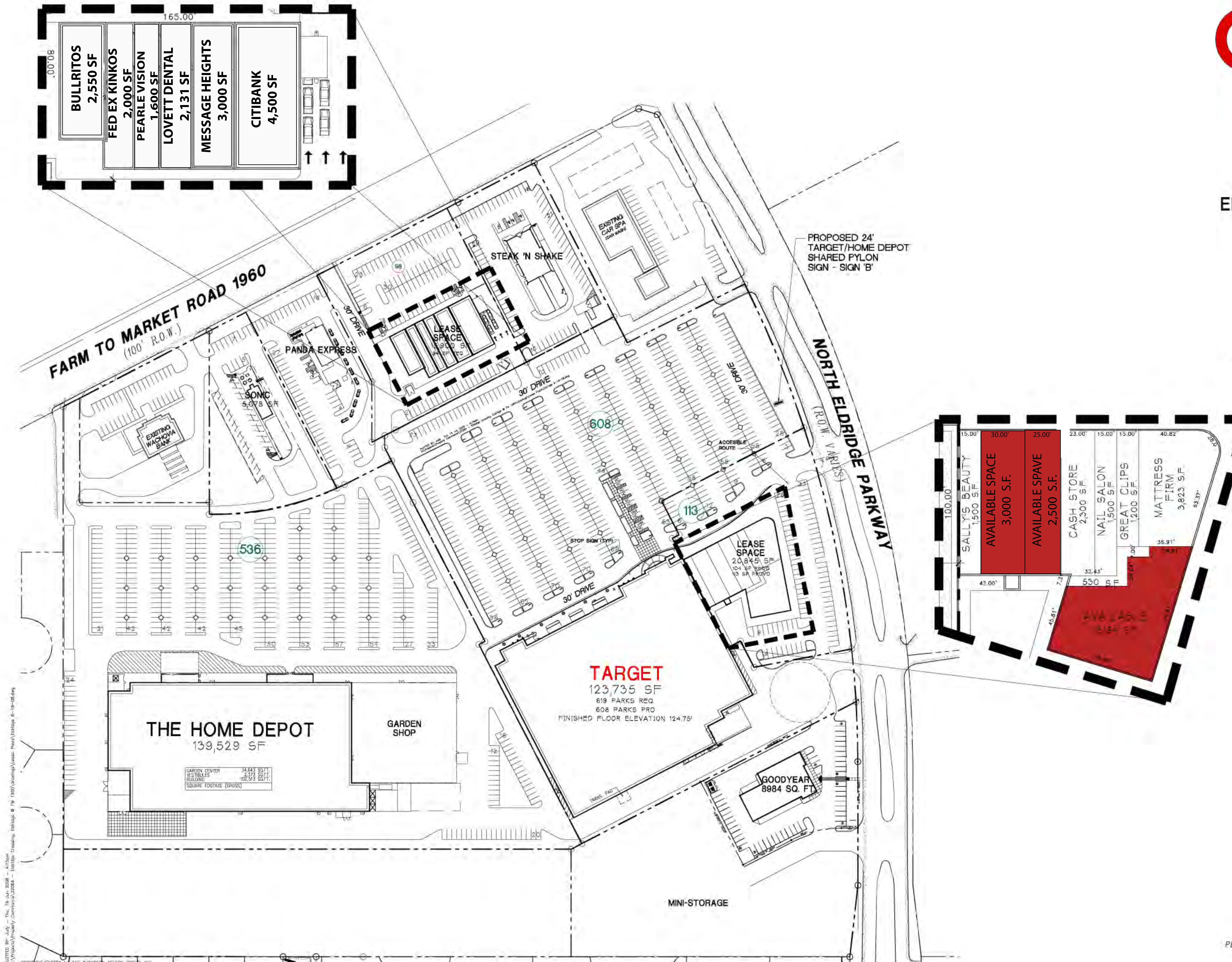
NORTH



SCALE 1" = 80' GRAPHIC SCALE

LEASE
PLAN

PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE.
ELDRIDGE 6-19-08.DWG



PLOTTED BY: July - Thu, 19 Jun 2008 - 4:15:34 PM
C:\Projects\Property Commerce\2008 - Harris - Drawing - 6-19-08.dwg
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Target/ Home Depot/ Eldridge Crossing SWC FM 1960 & Eldridge Houston, Texas



290

FM 1960



AVAILABLE SUB-LEASE
1,600/sf



SPACE AVAILABLE
3,000/sf



SPACE AVAILABLE
2,500/sf



SPACE AVAILABLE
5,184/sf



Eldridge Crossing

Description	FM 1960 RD W AT N ELDRIDGE PKWY, HOUSTON, TX, 77065: Radius Analysis Area Group: Radius 1.0 mile(s)		FM 1960 RD W AT N ELDRIDGE PKWY, HOUSTON, TX, 77065: Radius Analysis Area Group: Radius 3.0 mile(s)		FM 1960 RD W AT N ELDRIDGE PKWY, HOUSTON, TX, 77065: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%
Pop-Facts Summary						
Population						
2022 Projection	20,497		139,194		338,717	
2017 Estimate	18,679		127,701		309,321	
2010 Census	16,196		112,376		268,380	
2000 Census	11,573		84,662		183,801	
Growth 2017 - 2022		9.73%		9.00%		9.50%
Growth 2010 - 2017		15.33%		13.64%		15.25%
Growth 2000 - 2010		39.95%		32.74%		46.02%
Households						
2022 Projection	7,470		50,619		117,380	
2017 Estimate	6,878		46,738		107,964	
2010 Census	6,100		41,858		95,958	
2000 Census	3,984		30,738		64,370	
Growth 2017 - 2022		8.61%		8.30%		8.72%
Growth 2010 - 2017		12.75%		11.66%		12.51%
Growth 2000 - 2010		53.13%		36.18%		49.07%
Family Households						
2022 Projection	5,080		34,706		84,953	
2017 Estimate	4,683		32,098		78,269	
2010 Census	4,164		28,837		69,892	
2000 Census	3,072		22,395		49,391	
Growth 2017 - 2022		8.48%		8.12%		8.54%
Growth 2010 - 2017		12.46%		11.31%		11.99%
Growth 2000 - 2010		35.54%		28.77%		41.51%

Eldridge Crossing

Description	FM 1960 RD W AT N ELDRIDGE PKWY, HOUSTON, TX, 77065: Radius Analysis Area Group: Radius 1.0 mile(s)		FM 1960 RD W AT N ELDRIDGE PKWY, HOUSTON, TX, 77065: Radius Analysis Area Group: Radius 3.0 mile(s)		FM 1960 RD W AT N ELDRIDGE PKWY, HOUSTON, TX, 77065: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%

Pop-Facts Population Quick Facts						
2017 Est. Population by Age	18,679		127,701		309,321	
Age 0 - 4	1,212	6.49%	8,650	6.77%	21,462	6.94%
Age 5 - 9	1,277	6.83%	8,927	6.99%	22,505	7.28%
Age 10 - 14	1,340	7.18%	9,123	7.14%	23,054	7.45%
Age 15 - 17	807	4.32%	5,484	4.29%	13,696	4.43%
Age 18 - 20	744	3.98%	5,059	3.96%	12,462	4.03%
Age 21 - 24	1,032	5.53%	7,031	5.51%	16,832	5.44%
Age 25 - 34	2,689	14.39%	19,715	15.44%	42,962	13.89%
Age 35 - 44	2,607	13.95%	18,360	14.38%	44,386	14.35%
Age 45 - 54	2,620	14.02%	17,281	13.53%	43,647	14.11%
Age 55 - 64	2,361	12.64%	15,642	12.25%	38,418	12.42%
Age 65 - 74	1,261	6.75%	8,383	6.56%	20,178	6.52%
Age 75 - 84	492	2.64%	3,001	2.35%	7,250	2.34%
Age 85 and over	239	1.28%	1,046	0.82%	2,469	0.80%
Age 16 and over	14,585	78.08%	99,202	77.68%	237,803	76.88%
Age 18 and over	14,044	75.18%	95,517	74.80%	228,603	73.90%
Age 21 and over	13,299	71.20%	90,459	70.84%	216,142	69.88%
Age 65 and over	1,992	10.66%	12,430	9.73%	29,897	9.67%
2017 Est. Median Age	35.9		34.9		35.4	
2017 Est. Average Age	36.7		36.0		35.9	

2017 Est. Population by Single-Classification Race	18,679		127,701		309,321	
White Alone	9,259	49.57%	69,600	54.50%	178,309	57.65%
Black or African American Alone	3,404	18.23%	22,135	17.33%	45,078	14.57%
American Indian and Alaska Native Alone	66	0.35%	719	0.56%	1,812	0.59%
Asian Alone	3,149	16.86%	15,877	12.43%	41,515	13.42%
Native Hawaiian and Other Pacific Islander Alone	24	0.13%	91	0.07%	184	0.06%
Some Other Race Alone	1,938	10.37%	14,084	11.03%	31,066	10.04%
Two or More Races	840	4.50%	5,195	4.07%	11,356	3.67%

2017 Est. Population by Ethnicity (Hispanic or Latino)	18,679		127,701		309,321	
Hispanic or Latino	4,905	26.26%	39,378	30.84%	90,924	29.39%

Eldridge Crossing

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	Total	%	Total	%	Total	%
Not Hispanic or Latino	13,774	73.74%	88,323	69.16%	218,397	70.61%

2017 Est. Population by Sex	18,679		127,701		309,321	
Male	9,023	48.31%	62,369	48.84%	151,461	48.97%
Female	9,656	51.69%	65,332	51.16%	157,860	51.03%

Eldridge Crossing

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	Total	%	Total	%	Total	%
Pop-Facts Household Quick Facts						
2017 Est. Households by Household Income	6,878		46,738		107,964	
Income < \$15,000	533	7.74%	3,029	6.48%	6,442	5.97%
Income \$15,000 - \$24,999	310	4.51%	3,005	6.43%	6,250	5.79%
Income \$25,000 - \$34,999	717	10.43%	4,345	9.30%	8,885	8.23%
Income \$35,000 - \$49,999	818	11.90%	7,054	15.09%	13,066	12.10%
Income \$50,000 - \$74,999	1,199	17.43%	8,465	18.11%	18,791	17.40%
Income \$75,000 - \$99,999	911	13.25%	6,066	12.98%	14,227	13.18%
Income \$100,000 - \$124,999	722	10.50%	4,541	9.72%	11,535	10.68%
Income \$125,000 - \$149,999	564	8.20%	3,339	7.14%	8,469	7.84%
Income \$150,000 - \$199,999	625	9.08%	3,576	7.65%	10,090	9.35%
Income \$200,000 - \$249,999	244	3.54%	1,532	3.28%	4,395	4.07%
Income \$250,000 - \$499,999	200	2.90%	1,422	3.04%	4,555	4.22%
Income \$500,000+	35	0.51%	364	0.78%	1,261	1.17%
2017 Est. Average Household Income	\$91,952		\$89,967		\$100,976	
2017 Est. Median Household Income	\$72,111		\$67,531		\$75,965	
2017 Median HH Inc. by Single-Classification Race						
White Alone	\$75,706		\$73,918		\$85,615	
Black or African American Alone	\$46,412		\$52,332		\$57,996	
American Indian and Alaska Native Alone	\$77,852		\$62,706		\$61,115	
Asian Alone	\$80,760		\$84,666		\$88,051	
Native Hawaiian and Other Pacific Islander Alone	\$42,679		\$40,445		\$37,904	
Some Other Race Alone	\$97,886		\$58,995		\$58,625	
Two or More Races	\$72,991		\$54,106		\$61,642	
Hispanic or Latino	\$85,726		\$61,720		\$64,114	
Not Hispanic or Latino	\$68,815		\$69,574		\$81,193	
2017 Est. Households by Household Type	6,878		46,738		107,964	
Family Households	4,683	68.09%	32,098	68.68%	78,269	72.50%
Nonfamily Households	2,195	31.91%	14,640	31.32%	29,694	27.50%
2017 Est. Group Quarters Population	0		329		803	
2017 Est. Households by Household Size	6,878		46,738		107,964	

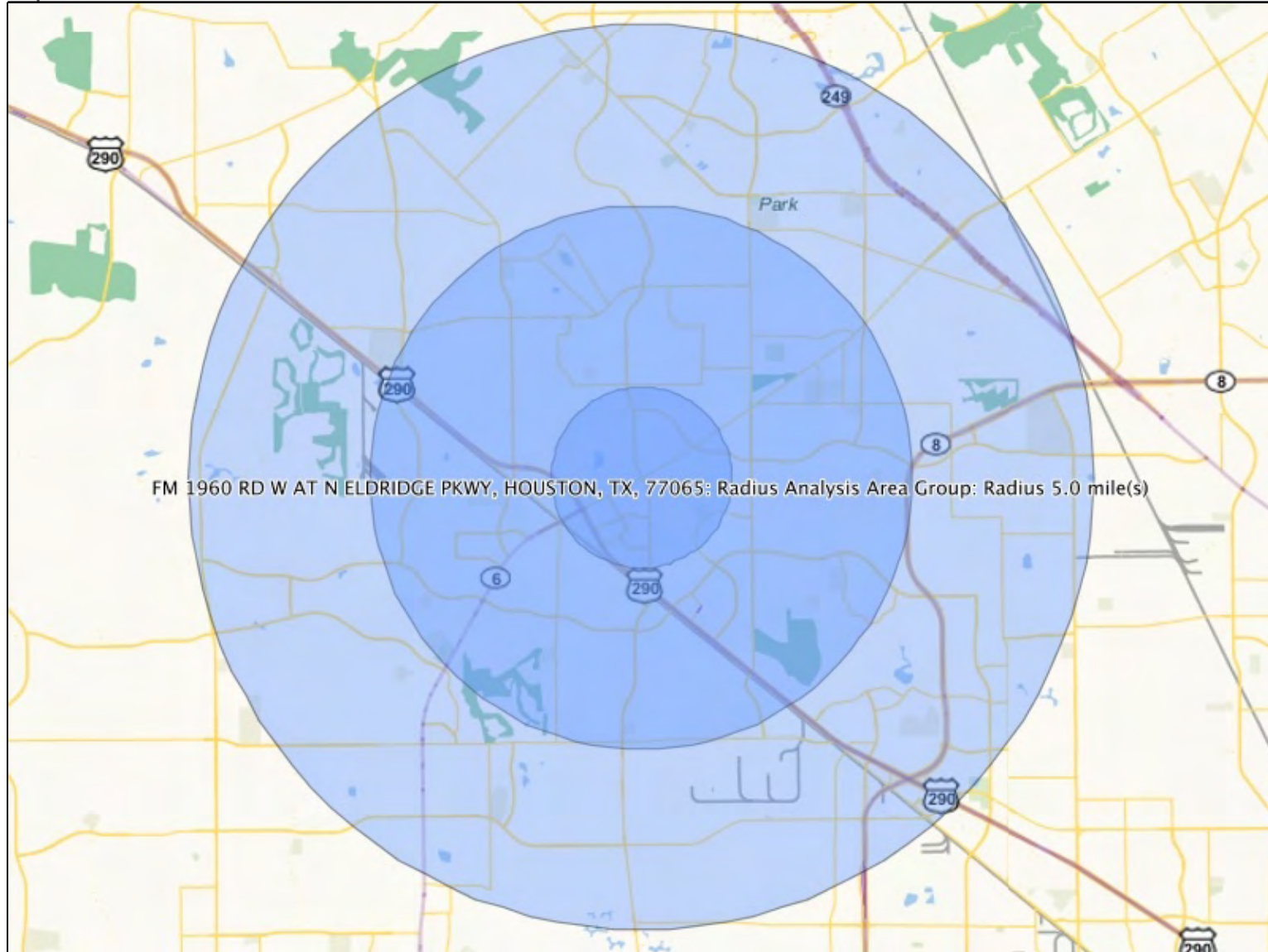
Eldridge Crossing

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	Total	%	Total	%	Total	%
1-person	1,762	25.62%	11,650	24.93%	23,577	21.84%
2-person	1,881	27.35%	13,467	28.81%	30,590	28.33%
3-person	1,259	18.31%	8,426	18.03%	19,851	18.39%
4-person	1,083	15.75%	6,996	14.97%	17,674	16.37%
5-person	539	7.83%	3,626	7.76%	9,524	8.82%
6-person	231	3.36%	1,554	3.33%	4,059	3.76%
7-or-more-person	122	1.78%	1,020	2.18%	2,689	2.49%
2017 Est. Average Household Size	2.72		2.73		2.86	

2017 Est. HHs by Type by Presence of Own Children	4,683		32,098		78,269	
Married-Couple Family, own children	1,756	37.50%	11,496	35.81%	30,777	39.32%
Married-Couple Family, no own children	1,619	34.57%	11,430	35.61%	28,496	36.41%
Male Householder, own children	180	3.85%	1,358	4.23%	2,763	3.53%
Male Householder, no own children	170	3.62%	1,175	3.66%	2,467	3.15%
Female Householder, own children	607	12.97%	4,193	13.06%	8,620	11.01%
Female Householder, no own children	351	7.49%	2,447	7.62%	5,147	6.58%

Eldridge Crossing

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 Boc 12188, Ausin, Texas 78711-2188 or 512-465-3960

