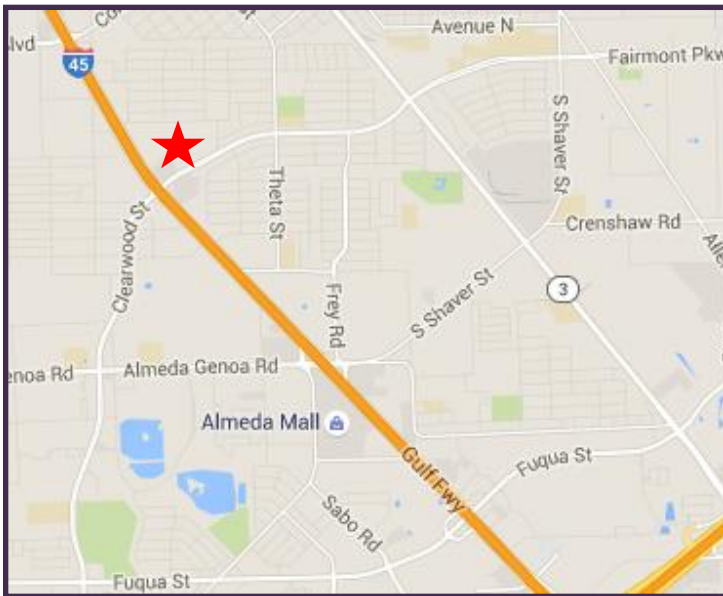


# Fiesta Anchored Center End Cap For Lease



**Location: 1175 Edgebrook, Houston, TX 77034**  
 Nestled in the retail hub of Edgebrook and I-45 South. Grocery anchored Fiesta Center with end caps available. Additional retailers at this intersection include Academy, Office Depot, Family Dollar and numerous nationally branded quick service restaurants. Space is divisible to min of 2,500SF.



Traffic Counts	CPD
I-45 north of Edgebrook	268,000
I-45 south of Edgebrook	218,000
Edgebrook east of I-45	25,000
Edgebrook west of I-45	20,000

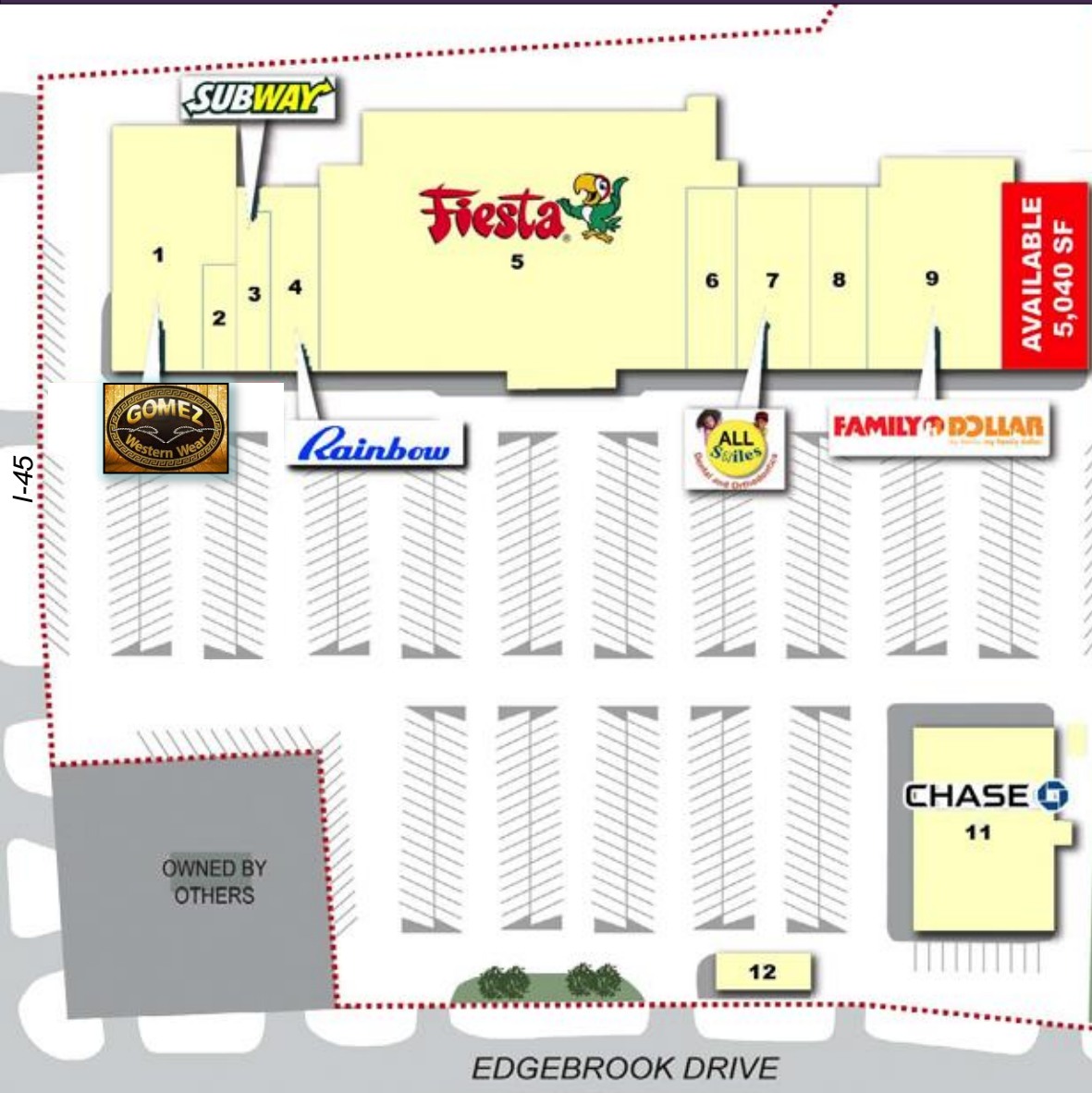
Demographics	1 Mile	3 Mile	5 Mile
Total Population	19,396	132,601	308,982
Avg. HH Income	\$43,729	\$47,092	\$50,534
Daytime Population	10,103	42,915	95,873
Households	5,974	41,684	96,968

Bea Naranjo Kayla Holley  
 Telephone: 713.522.4646  
[bnaranjo@moseleycommercial.com](mailto:bnaranjo@moseleycommercial.com)  
[kholley@moseleycommercial.com](mailto:kholley@moseleycommercial.com)

**Moseley Commercial**

REAL ESTATE  
 4309 Center Street, Houston, Texas 77007  
[www.moseleycommercial.com](http://www.moseleycommercial.com)

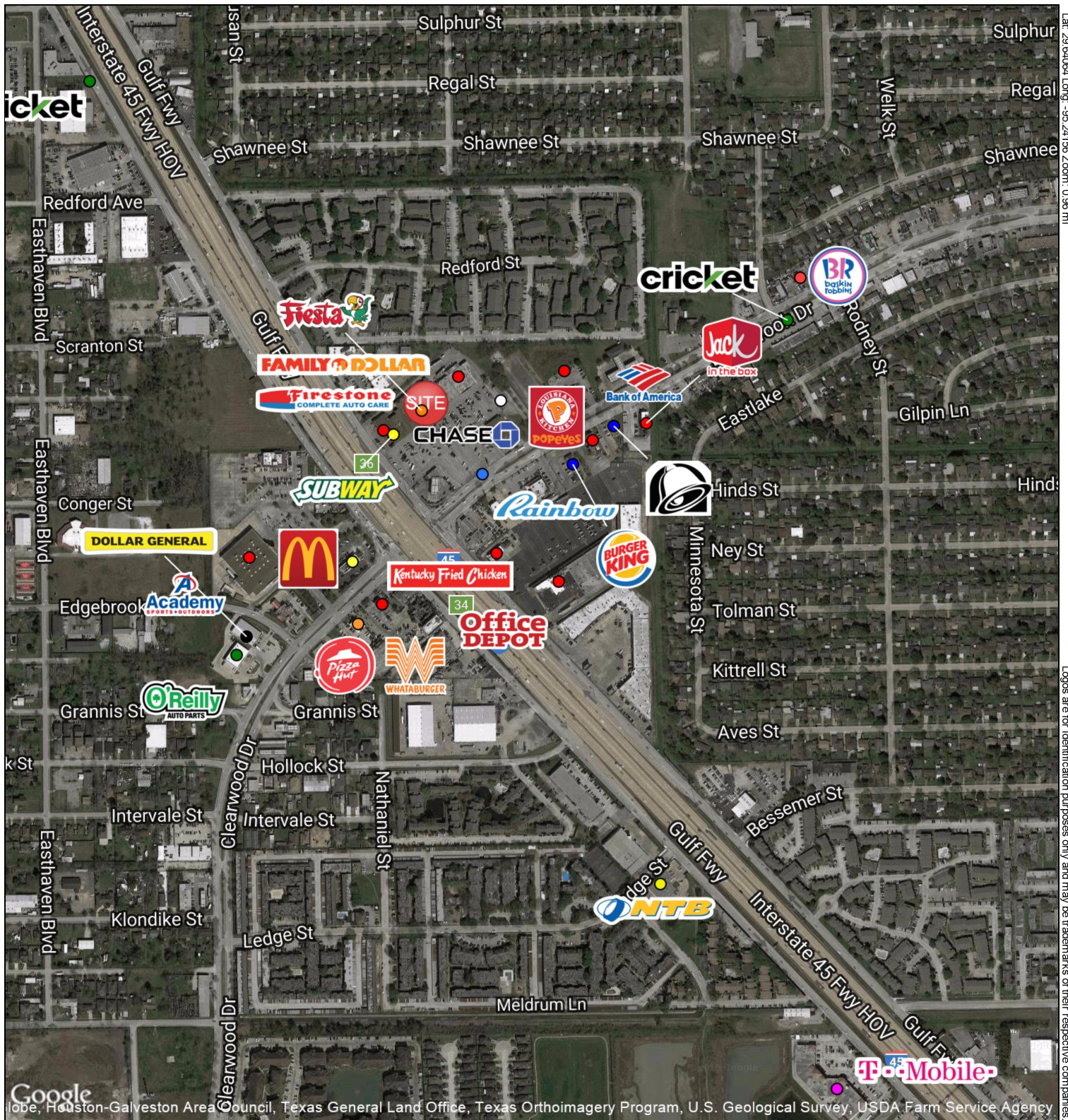
This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this presentation, while based upon information supplied by sources deemed to be reliable, is not, in any way, warranted or guaranteed, either expressed or implied, by Lifestyle Leasing Company or Moseley Commercial Real Estate, Inc. All information contained herein should be verified to the satisfaction of the person relying thereon. This presentation is to be used solely for information. Under no circumstances whatsoever is it to be deemed a contract, note, memorandum or any other form of binding commitment.



Suite	Tenant	SF
1	Gomez Western Wear	8,360
2	Silver Nails	1,020
3	Subway	1,565
4	Rainbow	3,333
5	Fiesta Mart	30,891
6	Alamo Liquor	2,574
7	All Smiles Dental Center	4,386
8	See-N-Focus Optical	3,120
9	Family Dollar	9,150
10	<b>AVAILABLE</b>	<b>5,040</b>
11	Chase Bank	9,021
12	Chase ATM	810

**Moseley Commercial**  
REAL ESTATE

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Lat: 29.64064 Long: -95.24156 Zoom: 0.96 mi  
Logos are for identification purposes only and may be trademarks of their respective companies.

**1175 Edgebrook Dr**  
**Houston, TX 77034-1803**



December 2016

Moseley Commercial Real Estate, Inc.

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Moseley Commercial Real Estate, Inc.

Lat/Lon: 29.6428/-95.2432

RF1

1175 Edgebrook Dr

Houston, TX 77034-1803

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2016 Estimated Population	21,137	140,945	326,394
	2021 Projected Population	23,346	155,942	362,184
	2010 Census Population	19,396	132,601	308,982
	2000 Census Population	16,503	109,910	271,814
	Projected Annual Growth 2016 to 2021	2.1%	2.1%	2.2%
	Historical Annual Growth 2000 to 2016	1.8%	1.8%	1.3%
<b>HOUSEHOLDS</b>	2016 Estimated Households	6,780	45,824	105,882
	2021 Projected Households	7,435	50,379	116,794
	2010 Census Households	5,974	41,684	96,968
	2000 Census Households	5,575	36,843	88,501
	Projected Annual Growth 2016 to 2021	1.9%	2.0%	2.1%
	Historical Annual Growth 2000 to 2016	1.4%	1.5%	1.2%
<b>AGE</b>	2016 Est. Population Under 10 Years	18.0%	17.3%	16.6%
	2016 Est. Population 10 to 19 Years	16.1%	15.8%	15.7%
	2016 Est. Population 20 to 29 Years	16.1%	16.0%	15.2%
	2016 Est. Population 30 to 44 Years	21.8%	22.0%	21.6%
	2016 Est. Population 45 to 59 Years	16.5%	16.9%	17.4%
	2016 Est. Population 60 to 74 Years	8.4%	8.9%	10.0%
	2016 Est. Population 75 Years or Over	3.1%	3.1%	3.5%
	2016 Est. Median Age	29.6	30.1	31.2
<b>MARITAL STATUS &amp; GENDER</b>	2016 Est. Male Population	50.2%	49.9%	49.9%
	2016 Est. Female Population	49.8%	50.1%	50.1%
	2016 Est. Never Married	35.1%	35.8%	34.7%
	2016 Est. Now Married	42.8%	42.1%	42.6%
	2016 Est. Separated or Divorced	18.8%	17.8%	18.1%
	2016 Est. Widowed	3.2%	4.3%	4.6%
<b>INCOME</b>	2016 Est. HH Income \$200,000 or More	0.7%	1.7%	2.6%
	2016 Est. HH Income \$150,000 to \$199,999	1.5%	2.3%	3.2%
	2016 Est. HH Income \$100,000 to \$149,999	11.5%	10.7%	11.2%
	2016 Est. HH Income \$75,000 to \$99,999	11.2%	12.1%	11.7%
	2016 Est. HH Income \$50,000 to \$74,999	17.3%	18.3%	19.2%
	2016 Est. HH Income \$35,000 to \$49,999	13.9%	15.2%	14.6%
	2016 Est. HH Income \$25,000 to \$34,999	18.1%	13.0%	12.7%
	2016 Est. HH Income \$15,000 to \$24,999	13.1%	13.1%	12.5%
	2016 Est. HH Income Under \$15,000	12.8%	13.6%	12.3%
	2016 Est. Average Household Income	\$49,674	\$53,797	\$58,811
	2016 Est. Median Household Income	\$44,235	\$47,219	\$50,263
	2016 Est. Per Capita Income	\$15,939	\$17,493	\$19,103
	2016 Est. Total Businesses	678	4,310	9,750
2016 Est. Total Employees	10,103	42,915	95,873	

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RF1

1175 Edgebrook Dr Houston, TX 77034-1803		1 mi radius	3 mi radius	5 mi radius
<b>RACE</b>	2016 Est. White	53.2%	54.8%	58.8%
	2016 Est. Black	13.9%	12.4%	10.9%
	2016 Est. Asian or Pacific Islander	2.7%	5.0%	5.2%
	2016 Est. American Indian or Alaska Native	0.8%	0.7%	0.7%
	2016 Est. Other Races	29.5%	27.1%	24.4%
<b>HISPANIC</b>	2016 Est. Hispanic Population	15,422	100,145	219,611
	2016 Est. Hispanic Population	73.0%	71.1%	67.3%
	2021 Proj. Hispanic Population	73.9%	72.0%	68.3%
	2010 Hispanic Population	72.6%	70.7%	66.9%
<b>EDUCATION (Adults 25 or Older)</b>	2016 Est. Adult Population (25 Years or Over)	12,212	83,193	196,101
	2016 Est. Elementary (Grade Level 0 to 8)	21.5%	20.1%	18.1%
	2016 Est. Some High School (Grade Level 9 to 11)	15.7%	14.7%	13.6%
	2016 Est. High School Graduate	28.9%	28.8%	28.5%
	2016 Est. Some College	18.0%	19.1%	20.9%
	2016 Est. Associate Degree Only	5.5%	4.7%	5.0%
	2016 Est. Bachelor Degree Only	7.8%	9.0%	9.7%
	2016 Est. Graduate Degree	2.6%	3.6%	4.3%
<b>HOUSING</b>	2016 Est. Total Housing Units	7,093	47,963	111,043
	2016 Est. Owner-Occupied	41.7%	44.8%	51.0%
	2016 Est. Renter-Occupied	53.9%	50.7%	44.3%
	2016 Est. Vacant Housing	4.4%	4.5%	4.6%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	7.2%	9.3%	8.3%
	2010 Homes Built 2000 to 2004	9.1%	10.3%	9.2%
	2010 Homes Built 1990 to 1999	9.8%	9.9%	8.9%
	2010 Homes Built 1980 to 1989	15.7%	14.4%	14.0%
	2010 Homes Built 1970 to 1979	18.0%	19.7%	22.2%
	2010 Homes Built 1960 to 1969	14.8%	15.1%	14.6%
	2010 Homes Built 1950 to 1959	21.6%	15.3%	15.4%
	2010 Homes Built Before 1949	3.8%	6.0%	7.4%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.1%	0.3%	0.3%
	2010 Home Value \$500,000 to \$999,999	0.5%	1.0%	0.7%
	2010 Home Value \$400,000 to \$499,999	0.5%	0.4%	0.4%
	2010 Home Value \$300,000 to \$399,999	0.8%	0.9%	1.3%
	2010 Home Value \$200,000 to \$299,999	2.2%	3.5%	5.5%
	2010 Home Value \$150,000 to \$199,999	8.1%	11.1%	12.9%
	2010 Home Value \$100,000 to \$149,999	28.0%	38.7%	34.2%
	2010 Home Value \$50,000 to \$99,999	50.4%	35.7%	37.2%
	2010 Home Value \$25,000 to \$49,999	4.1%	3.8%	3.7%
	2010 Home Value Under \$25,000	5.1%	4.6%	3.7%
	2010 Median Home Value	\$94,254	\$106,270	\$109,841
	2010 Median Rent	\$593	\$607	\$610

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Moseley Commercial Real Estate, Inc.

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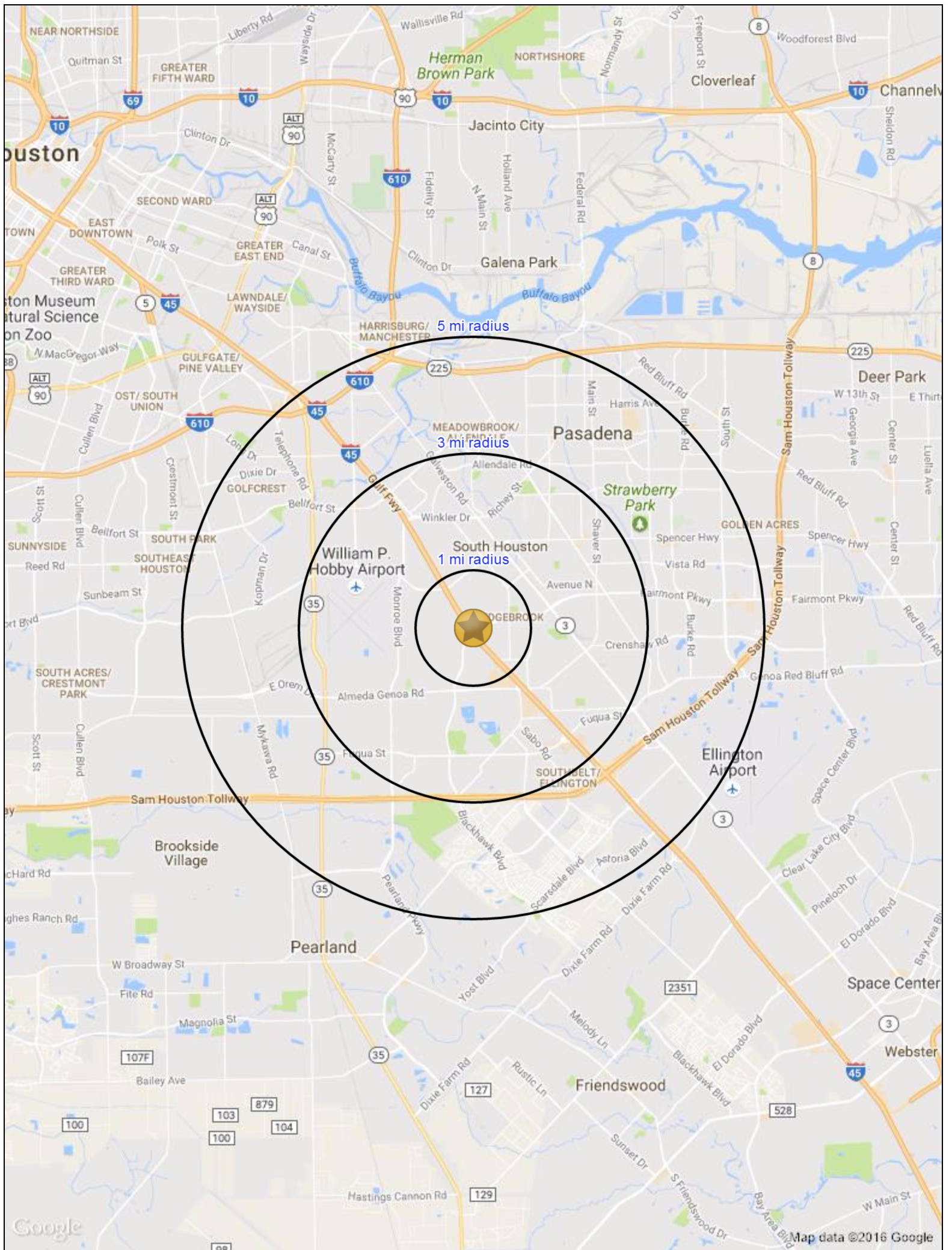
1175 Edgebrook Dr

Houston, TX 77034-1803

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>LABOR FORCE</b>	2016 Est. Labor Population Age 16 Years or Over	15,240	102,911	240,878
	2016 Est. Civilian Employed	64.4%	64.1%	62.5%
	2016 Est. Civilian Unemployed	3.1%	3.3%	3.3%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	32.5%	32.5%	34.2%
	2016 Labor Force Males	49.9%	49.6%	49.5%
	2016 Labor Force Females	50.1%	50.4%	50.5%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	7,955	56,351	131,079
	2010 Mgmt, Business, & Financial Operations	6.6%	7.6%	8.2%
	2010 Professional, Related	8.1%	11.7%	12.9%
	2010 Service	26.3%	20.0%	19.6%
	2010 Sales, Office	21.0%	23.9%	23.6%
	2010 Farming, Fishing, Forestry	0.2%	0.2%	0.4%
	2010 Construction, Extraction, Maintenance	15.6%	16.9%	16.9%
	2010 Production, Transport, Material Moving	22.1%	19.7%	18.4%
	2010 White Collar Workers	35.8%	43.2%	44.7%
	2010 Blue Collar Workers	64.2%	56.8%	55.3%
	<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	79.2%	75.6%
2010 Drive to Work in Carpool		15.6%	16.3%	15.5%
2010 Travel to Work by Public Transportation		1.7%	2.0%	2.0%
2010 Drive to Work on Motorcycle		-	-	0.1%
2010 Walk or Bicycle to Work		1.8%	2.2%	2.3%
2010 Other Means		0.4%	1.9%	2.0%
2010 Work at Home		1.3%	2.0%	2.3%
<b>TRAVEL TIME</b>		2010 Travel to Work in 14 Minutes or Less	24.2%	21.3%
	2010 Travel to Work in 15 to 29 Minutes	34.8%	35.8%	36.6%
	2010 Travel to Work in 30 to 59 Minutes	33.9%	35.3%	34.3%
	2010 Travel to Work in 60 Minutes or More	7.1%	7.6%	7.6%
	2010 Average Travel Time to Work	24.0	24.8	24.4
<b>CONSUMER EXPENDITURE</b>	2016 Est. Total Household Expenditure	\$295 M	\$2.10 B	\$5.14 B
	2016 Est. Apparel	\$10.3 M	\$73.6 M	\$181 M
	2016 Est. Contributions, Gifts	\$17.4 M	\$128 M	\$324 M
	2016 Est. Education, Reading	\$10.3 M	\$75.2 M	\$189 M
	2016 Est. Entertainment	\$16.4 M	\$117 M	\$287 M
	2016 Est. Food, Beverages, Tobacco	\$47.0 M	\$332 M	\$807 M
	2016 Est. Furnishings, Equipment	\$9.65 M	\$69.4 M	\$172 M
	2016 Est. Health Care, Insurance	\$26.5 M	\$188 M	\$455 M
	2016 Est. Household Operations, Shelter, Utilities	\$91.8 M	\$653 M	\$1.60 B
	2016 Est. Miscellaneous Expenses	\$4.43 M	\$31.4 M	\$76.3 M
	2016 Est. Personal Care	\$3.86 M	\$27.5 M	\$67.1 M
	2016 Est. Transportation	\$57.4 M	\$407 M	\$991 M

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date