

BPI

REALTY SERVICES

Summit Plaza Retail Center

2nd Generation Spaces Available

3800 Southwest Freeway | Houston, Texas 77027



BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | www.BPIRealty.com

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.

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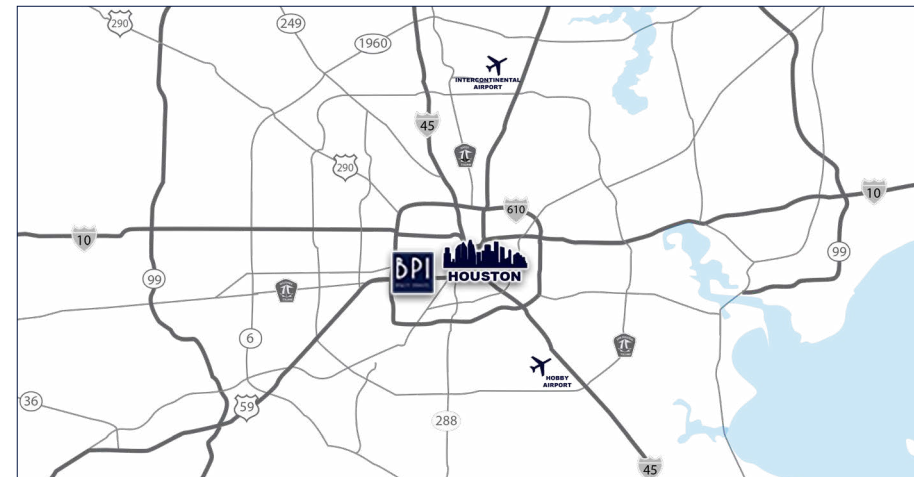
Available: 6,166 SF 2nd Gen Medical Space Available
2,177 SF 2nd Gen Wellness/Medspa Space
1,300 SF 2nd Generation Juice Shop Available

Pricing: Call for Pricing

Description:

- Fully Equipped & Furnished Restaurant Available
- Premier retail center located in Greenway Plaza Business District & the Upper Kirby District
- Convenient Access to Greenway Plaza, Galleria and Downtown
- Highly Visible SW Freeway location inside 610 Loop between Cummons St. & Timmons Ln.
- Adjacent to Lakewood Church with 45,000 weekly attendees

Demographics:	1 mile	2 mile	3 mile
2023 Population	25,837	91,258	202,480
Daytime Population	55,437	196,347	502,967
Average HH Income	\$177,370	\$186,592	\$174,109



For More Information:

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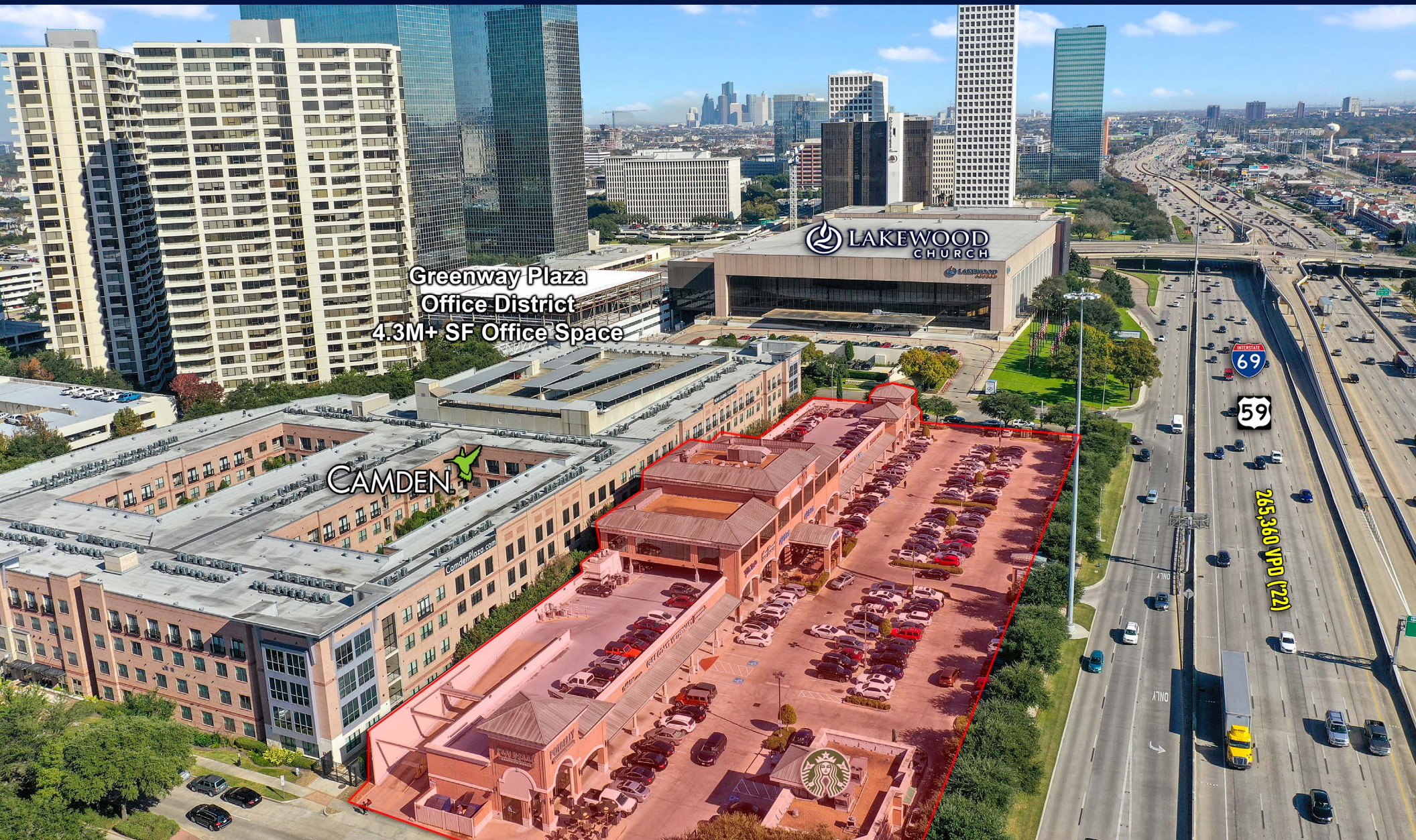
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Greenway Plaza
Office District
4.3M+ SF Office Space

CAMDEN

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2023 Population (2 mi Radius)

91,258

Households (2 mi Radius)

46,768

Daytime Population (2 mi Radius)

196,347

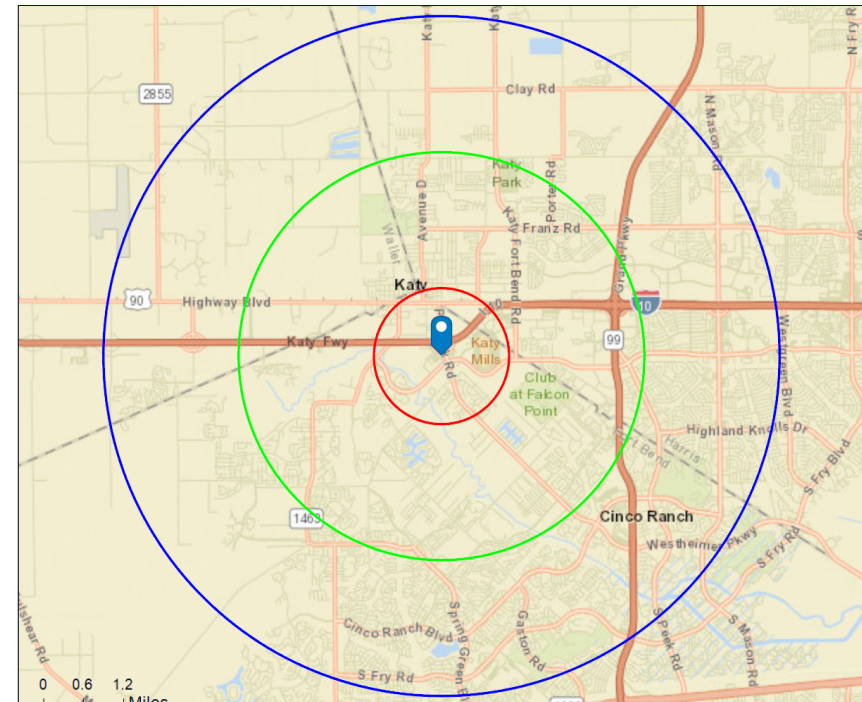
Avg HH Income (2 mi Radius)

\$186,592

Avg Home Value (2 mi Radius)

\$954,052

	1 mile	2 miles	3 miles
Population Summary			
2010 Total Population	19,414	72,378	165,572
2020 Total Population	23,814	87,655	192,030
2020 Group Quarters	0	379	4,236
2023 Total Population	25,837	91,258	202,480
2023 Group Quarters	0	379	4,235
2028 Total Population	27,007	94,373	211,776
2023-2028 Annual Rate	0.89%	0.67%	0.90%
2023 Total Daytime Population	55,437	196,347	502,967
Workers	45,833	160,490	419,307
Residents	9,604	35,857	83,660
Household Summary			
2010 Households	10,432	37,139	81,795
2010 Average Household Size	1.86	1.93	1.98
2020 Total Households	12,648	44,503	93,787
2020 Average Household Size	1.88	1.96	2.00
2023 Households	13,842	46,768	99,883
2023 Average Household Size	1.87	1.94	1.98
2028 Households	14,517	48,810	105,873
2028 Average Household Size	1.86	1.93	1.96
2023-2028 Annual Rate	0.96%	0.86%	1.17%
2010 Families	4,403	16,753	37,385
2010 Average Family Size	2.77	2.80	2.84
2023 Families	5,150	18,777	41,261
2023 Average Family Size	2.94	2.98	3.00
2028 Families	5,435	19,436	43,304
2028 Average Family Size	2.92	2.95	2.96
2023-2028 Annual Rate	1.08%	0.69%	0.97%
Housing Unit Summary			
Vacant Housing Units	13.5%	12.5%	12.2%
2020 Housing Units	14,167	50,202	107,043
Owner Occupied Housing Units	31.9%	34.6%	34.8%
Renter Occupied Housing Units	57.4%	54.0%	52.8%
Vacant Housing Units	10.6%	11.3%	12.4%
2023 Housing Units	15,506	53,000	114,794
Owner Occupied Housing Units	31.2%	33.1%	33.6%
Renter Occupied Housing Units	58.1%	55.1%	53.4%
Vacant Housing Units	10.7%	11.8%	13.0%
2028 Housing Units	16,107	54,961	120,581
Owner Occupied Housing Units	31.9%	33.0%	33.2%
Renter Occupied Housing Units	58.2%	55.8%	54.6%
Vacant Housing Units	9.9%	11.2%	12.2%
Median Household Income			
2023	\$106,675	\$111,380	\$102,994
2028	\$115,063	\$120,736	\$113,069
Median Home Value			
2023	\$847,619	\$818,375	\$689,481
2028	\$851,318	\$819,780	\$688,366
Per Capita Income			
2023	\$94,233	\$95,695	\$85,797
2028	\$103,181	\$104,793	\$94,655
Median Age			
2023	39.0	39.5	38.6
2028	39.2	39.7	38.9



	1 mile	2 miles	3 miles
2023 Population 25+ by Educational Attainment			
Total	19,794	69,981	150,735
Less than 9th Grade	1.2%	0.9%	2.5%
9th - 12th Grade, No Diploma	0.6%	0.6%	1.1%
High School Graduate	2.3%	3.3%	5.0%
GED/Alternative Credential	0.1%	0.5%	0.8%
Some College, No Degree	8.1%	7.0%	8.3%
Associate Degree	3.1%	3.6%	3.9%
Bachelor's Degree	42.1%	41.0%	38.7%
Graduate/Professional Degree	42.4%	43.1%	39.7%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	16,608	57,270	123,725
Population 16+ Employed	99.0%	97.9%	97.5%
Population 16+ Unemployment rate	1.0%	2.1%	2.5%
Population 16-24 Employed	9.4%	8.9%	9.7%
Population 16-24 Unemployment rate	0.8%	3.6%	6.1%
Population 25-54 Employed	65.0%	65.1%	65.9%
Population 25-54 Unemployment rate	1.1%	1.6%	1.8%
Population 55-64 Employed	14.4%	15.1%	14.4%
Population 55-64 Unemployment rate	0.5%	2.2%	3.1%
Population 65+ Employed	11.2%	10.9%	10.0%
Population 65+ Unemployment rate	1.4%	3.3%	2.8%



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov