

WOODWAY ARCH CENTER

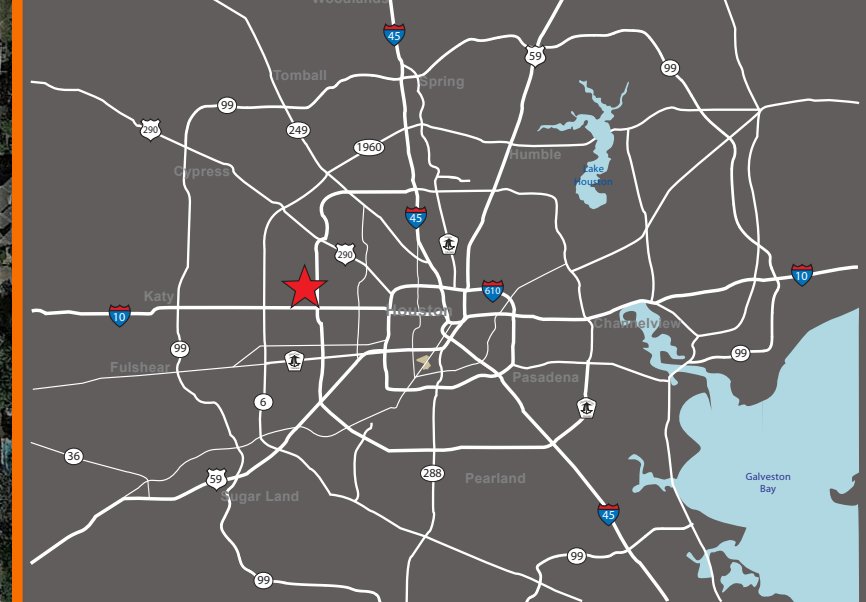
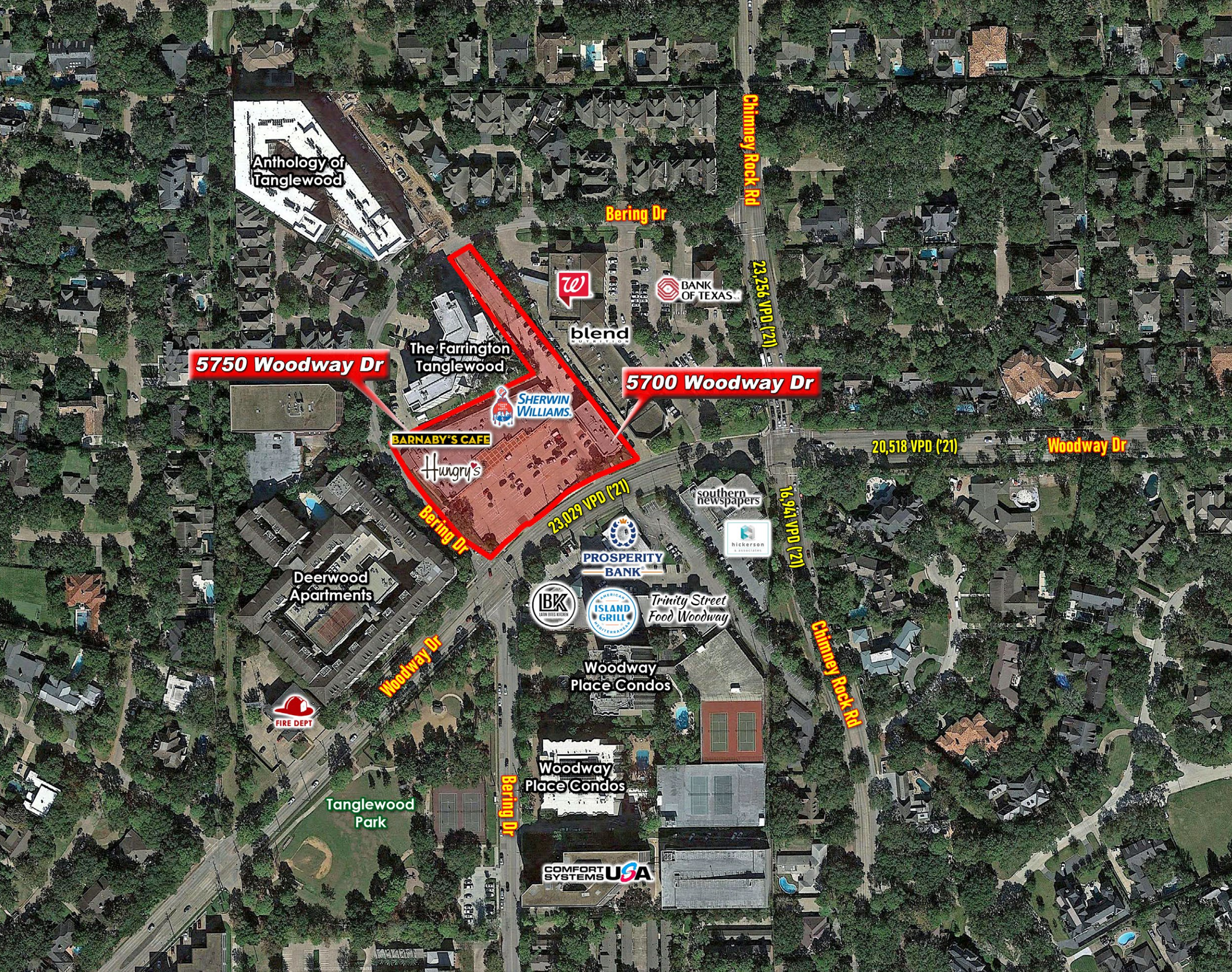
frankel
DEVELOPMENT GROUP

5700 + 5750 Woodway Drive
Houston, TX 77057



Bruce W. Frankel
713-661-0440
bfrankel@frankeldev.com

2ND GENERATION BANK SPACE & RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

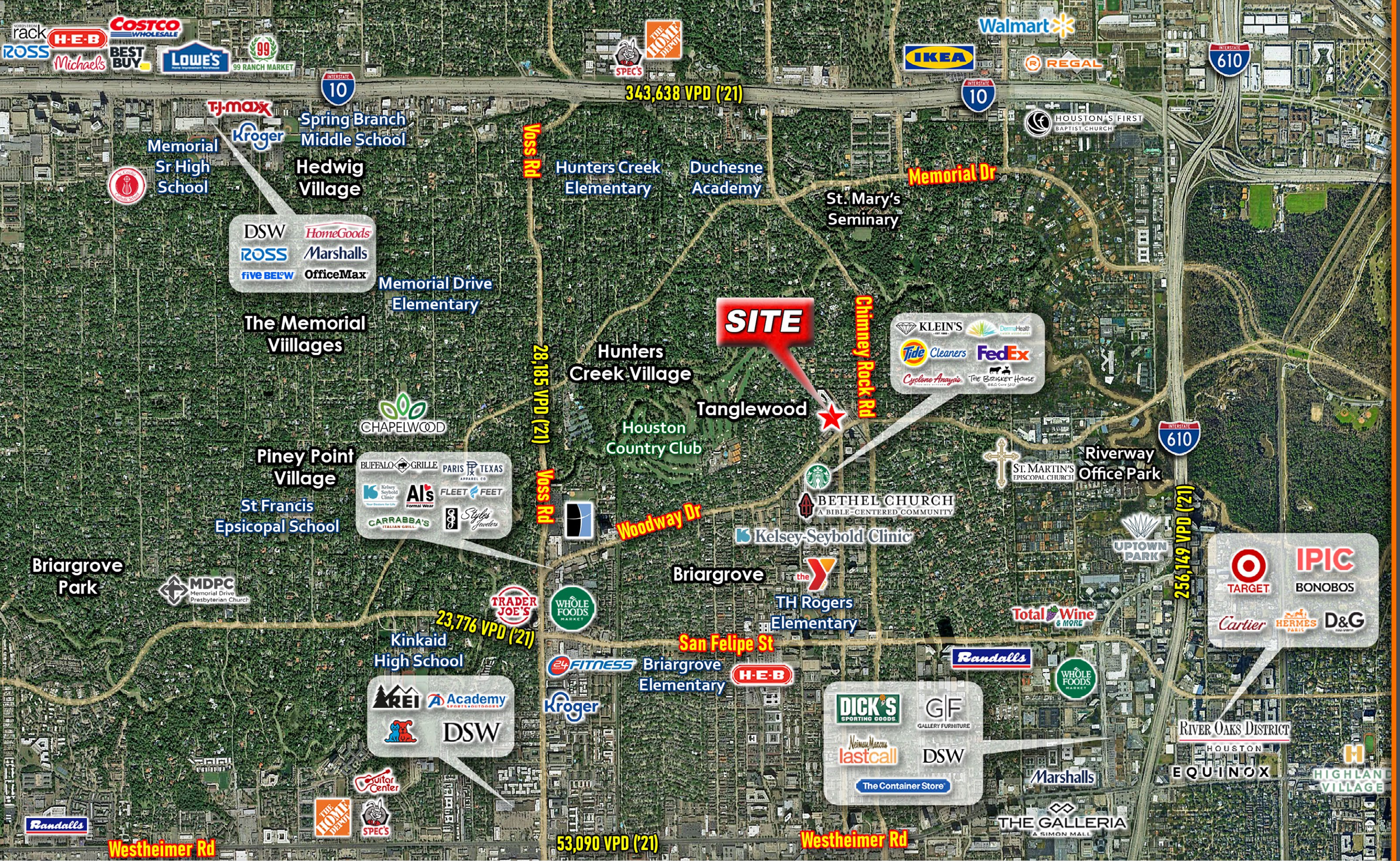
- 3,772 usable SF, 2nd Generation Bank Space (1st Floor - Suite 100) available for bank or retail use.
 - Reserved Employee and Customer Parking
 - Prominent Identification Signage on Building Available
- 1,468 usable SF, 2nd Generation Retail Space with Balcony (2nd Floor - Suite 250) available
- 3,795 SF, 2nd Generation Retail Space (in-line) available
- Monument Signage on Woodway Available
- Densely populated trade area with very high incomes.
- Strong Co-tenancy with "every-day needs" retail.
- Strong daytime population.
- Strong Traffic Generators (Riverway & nearby Office, Interstate 10, Tanglewood Park, Galleria, various schools and houses of worship, Kelsey Seybold Clinic, Post Oak Little League, and Houston Country Club).

TRAFFIC COUNTS

Woodway Dr: 23,256 VPD (TXDOT 2021)
 Chimney Rock Rd: 23,029 VPD (TXDOT 2021)

DEMOGRAPHIC SNAPSHOT

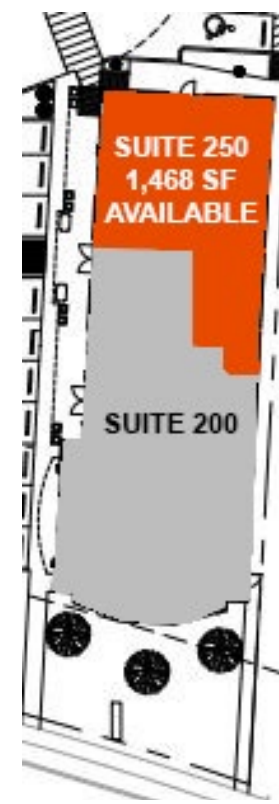
POPULATION	AVG HH INCOME
1-mi: 12,872	1-mi: \$197,071
2-mi: 62,947	2-mi: \$171,201
3-mi: 153,620	3-mi: \$146,040



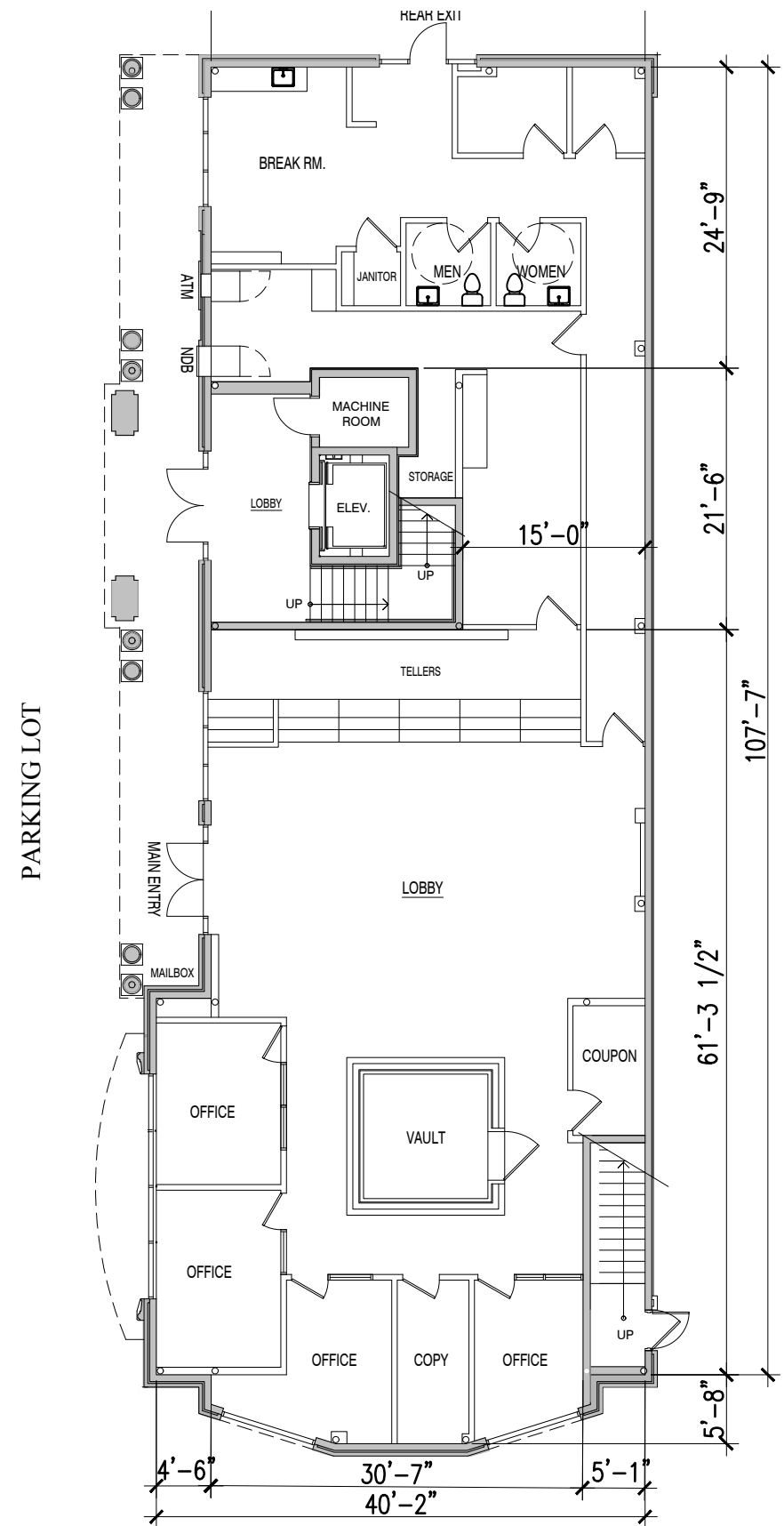
MARKET AERIAL



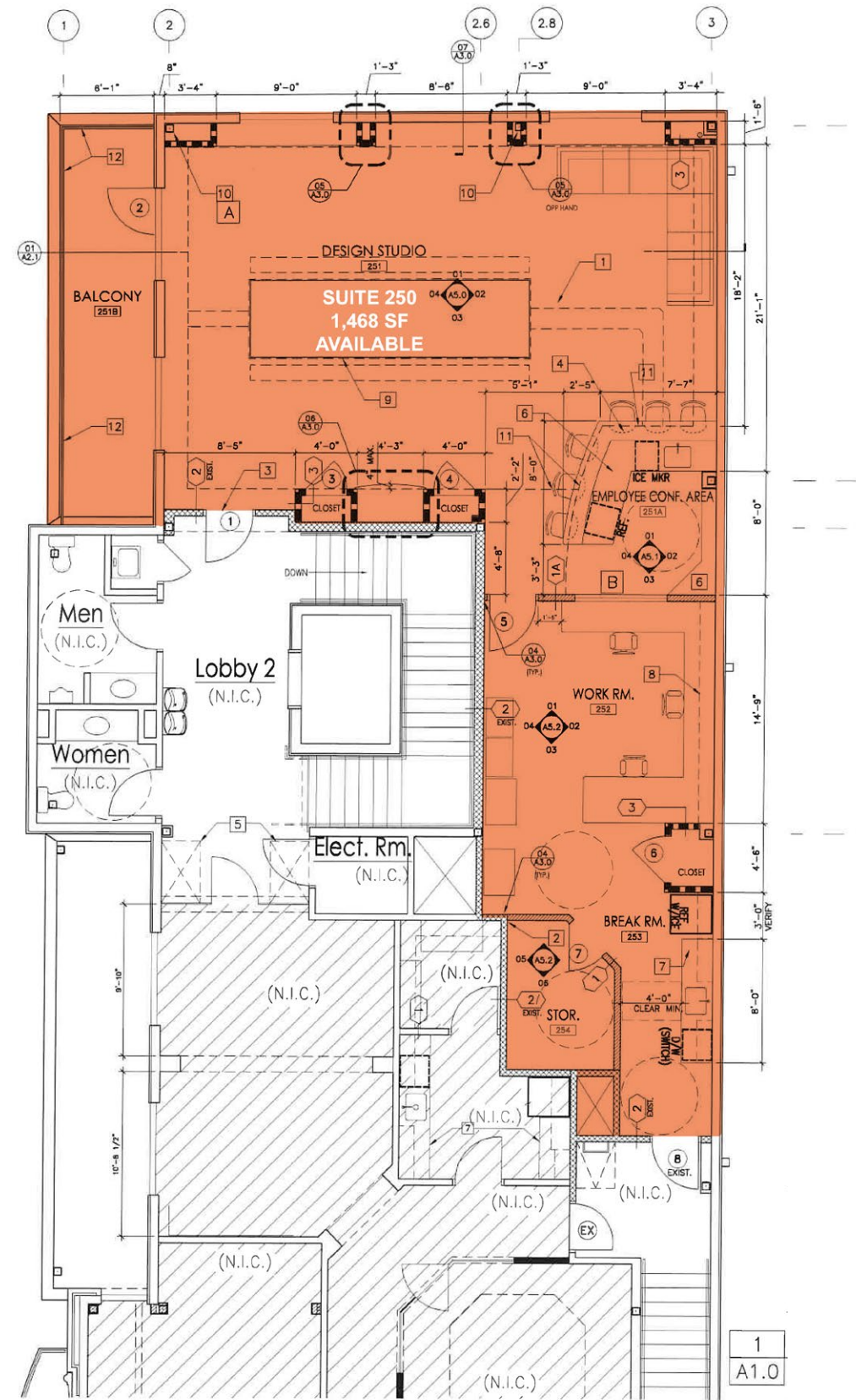
SECOND FLOOR



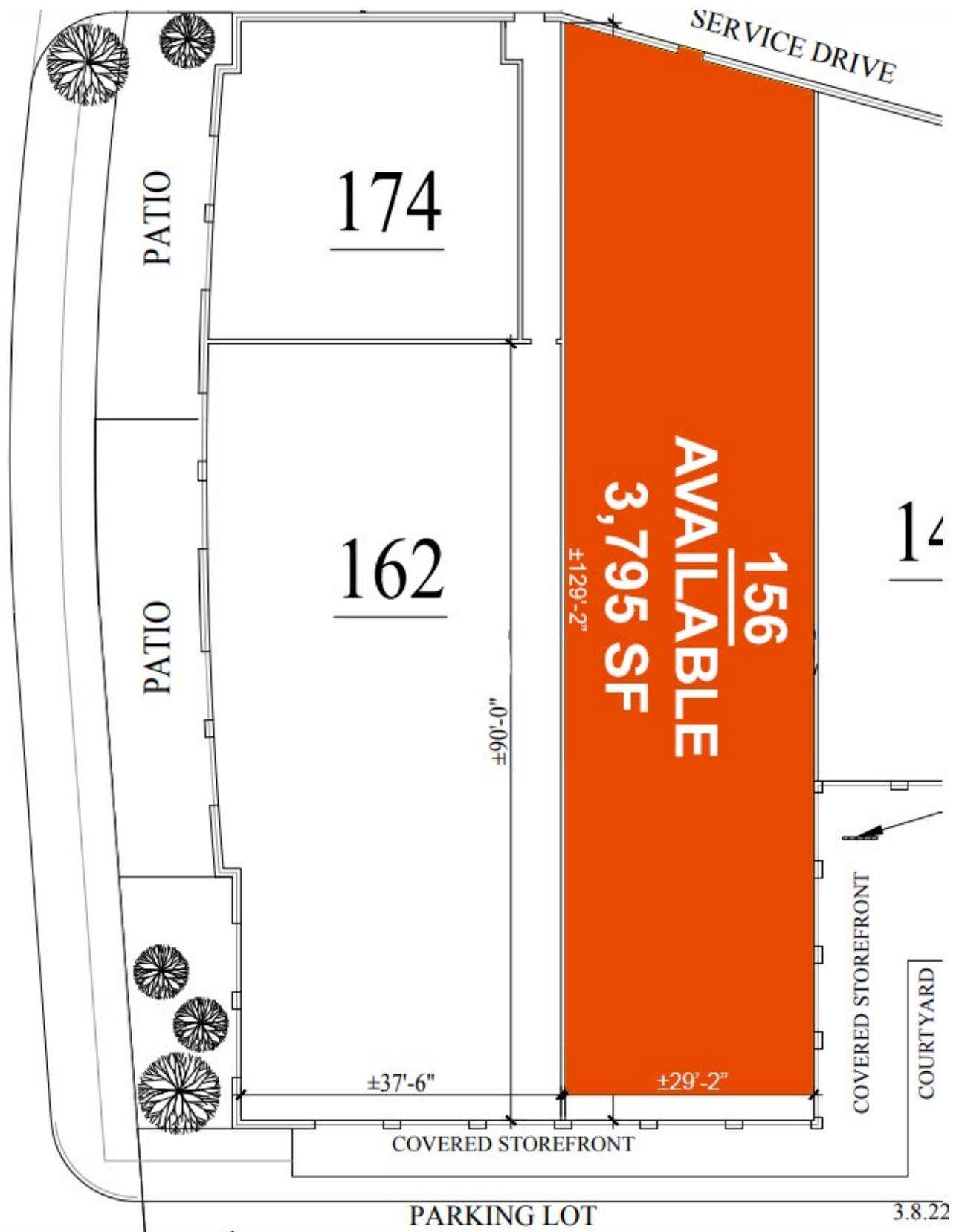
SITE PLAN



SITE PLAN - 100 LOD



SITE PLAN - 250 LOD



SITE PLAN - 156 LOD

DEMOGRAPHIC OVERVIEW & MAP

POPULATION
(2 mi Radius, 2022)

62,947

AVERAGE INCOME
(2 mi Radius)

2022 Average:

\$171,201

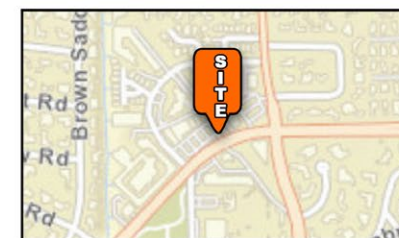
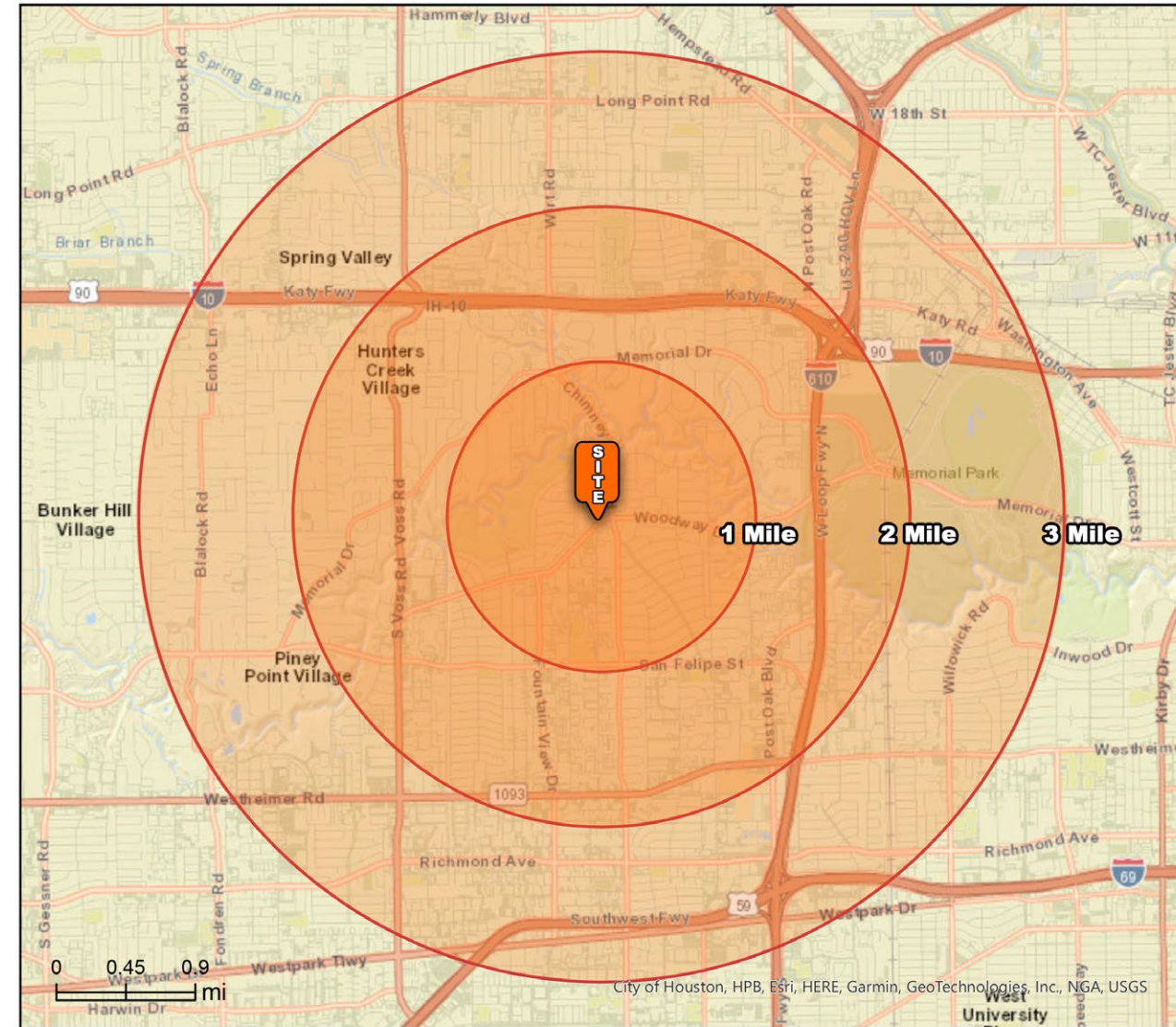
HOUSEHOLDS
(2 mi Radius, 2022)

32,222

DAYTIME
POPULATION
(2 mi Radius, 2022)

133,320

	1 mile	2 miles	3 miles
Population Summary			
2020 Total Population	12,771	61,692	149,473
2020 Group Quarters	84	574	1,084
2022 Total Population	12,872	62,947	153,620
2022 Group Quarters	84	574	1,084
2027 Total Population	13,050	65,475	159,608
2022-2027 Annual Rate	0.28%	0.79%	0.77%
2022 Total Daytime Population	14,849	133,320	253,111
Workers	8,714	106,202	184,961
Residents	6,135	27,118	68,150
2022 Households	6,613	32,222	73,329
2022 Average Household Size	1.93	1.94	2.08
2027 Households	6,714	33,708	76,558
2027 Average Household Size	1.93	1.93	2.07
2022 Families	2,979	13,833	32,959
2022 Average Family Size	2.89	2.93	3.06
2027 Families	3,027	14,401	34,362
2027 Average Family Size	2.87	2.90	3.03
2022-2027 Annual Rate	0.32%	0.81%	0.84%
Housing Unit Summary			
Vacant Housing Units	11.1%	12.8%	12.4%
2022 Housing Units	7,468	37,134	84,223
Owner Occupied Housing Units	58.5%	40.5%	32.6%
Renter Occupied Housing Units	30.1%	46.2%	54.5%
Vacant Housing Units	11.4%	13.2%	12.9%
2027 Housing Units	7,688	39,273	88,876
Owner Occupied Housing Units	58.4%	39.9%	32.2%
Renter Occupied Housing Units	28.9%	45.9%	54.0%
Vacant Housing Units	12.7%	14.2%	13.9%
Median Household Income			
2022	\$115,996	\$103,178	\$83,689
2027	\$137,868	\$117,393	\$97,713
Median Home Value			
2022	\$780,895	\$654,792	\$626,497
2027	\$771,129	\$660,786	\$640,750
Per Capita Income			
2022	\$105,046	\$87,555	\$69,888
2027	\$117,861	\$98,432	\$78,952
Median Age			
2022	54.7	44.1	37.9
2027	54.8	44.5	38.5





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:
 - 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.

<u>Frankel Development Group</u>	<u>9000477</u>	<u>bfrankel@frankeldev.com</u>	<u>713.661.0440</u>
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
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