

RETAIL BUILDING FOR LEASE



LEASING INFORMATION
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HIGHLIGHTS

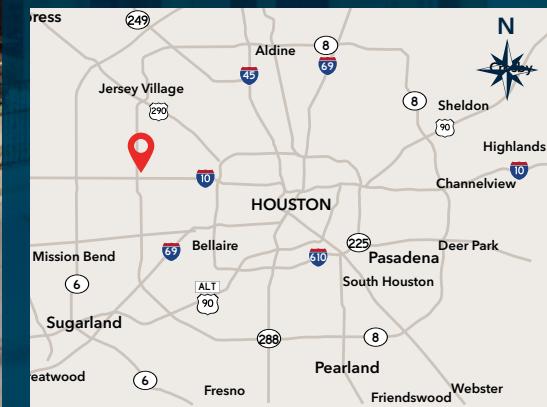
- Inside Beltway 8 on I-10
- I-10 frontage with excellent ingress and egress from freeway
- Close to Memorial City Mall and City Centre (<1 mile)
- Anchored by Hobby Lobby, Home Depot & Bel Furniture

SIZE

- Shopping Center & Pads: 201,631 SF
- Land: 14 acres

TRAFFIC

- 275,048 VPD on I-10 at Beltway 8





RADIUS

1 MILE

2 MILE

5 MILE



Population

2025 Projection	15,596	59,003	367,360
2020 Estimate	14,679	56,664	355,579
2010 Census	10,783	48,762	323,177
Growth 2020 - 2025	6.25%	4.13%	3.31%
Growth 2010 - 2020	36.13%	16.21%	10.03%



2020 Population by Age

Median Age	36.60	37.00	35.60
Average Age	37.20	37.60	36.50



2020 Population by Occupation

Civilian Employed	7,665	67.00%	28,639	64.72%	185,143	66.95%
Civilian Unemployed	220	1.92%	928	2.10%	6,205	2.24%
Civilian Non-Labor Force	3,556	31.08%	14,676	33.17%	85,170	30.80%



2020 Population by Education

Some High School, No Diploma	1,476	13.84%	5,740	14.21%	37,010	14.40%
High School Grad (Incl Equivalency)	1,757	16.48%	5,680	14.06%	43,512	16.93%
Some College, No Degree	2,025	18.99%	7,357	18.21%	54,539	21.22%
Associate Degree	1,002	9.40%	2,995	7.41%	17,995	7.00%
Bachelor Degree	2,611	24.49%	10,950	27.10%	64,563	25.12%
Advanced Degree	1,790	16.79%	7,678	19.00%	39,397	15.33%



Households

Growth 2020 - 2025	5.76%	3.86%	2.97%
Growth 2010 - 2020	30.67%	14.04%	7.66%



Income

2020 Avg Household Income	\$121,567	\$121,150	\$96,958
2020 Med Household Income	\$82,880	\$82,750	\$60,830

DEMOGRAPHICS

**TRADE AREA BY
BLOCK GROUPS**



SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

AVAILABLE SQ FT

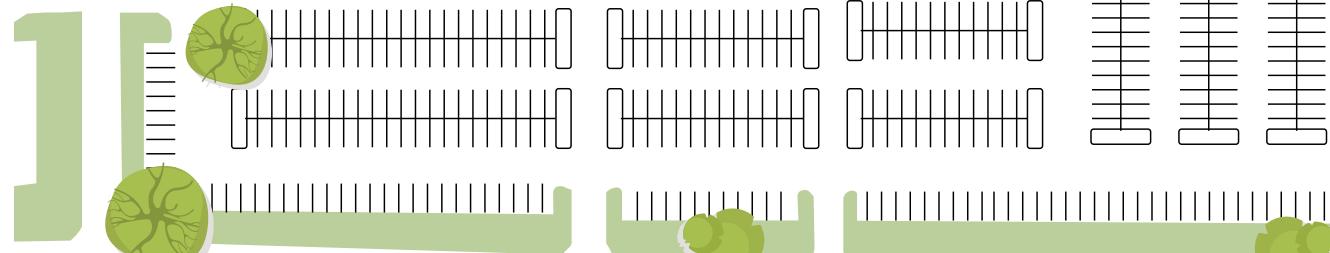
- 7,500 SF
- 12,000 SF

TENANT / SQ FT

1. Bel Furniture / 33,500
2. Chula's Cantina / 7,770
3. Eclat / 14,310
4. Eclat / 2,500
5. Eclat / 21,000
6. Hobby Lobby / 52,500
7. Johnson Fitness / 37,810
8. Paul Mitchell School / 15,346
9. Plato's Closet / 2,500
10. Sara International / 12,705
11. Stars Gymnastics / 20,000

TOTAL GLA

- Building: 201,631 SF
- Land: 14 Acres



This site plan rendering is provided to depict the general size and location of the building(s), property grounds, parking areas and amenities. Davis Bros. reserves the right to alter the aforementioned. Tenant names are subject to change without notice.