

Mangum Retail Center

- Shopping center offers quick access to major thoroughfares and recently completed Hwy 290
- Center is located in dense residential area
- Strong daytime, evening & weekend traffic
- Pad site available for Ground Lease
- Call for pricing

LOCATION

Mangum Rd & Brookwoods Dr - Houston, TX 77494

BUILDING TYPE

Retail

SQUARE FOOTAGE AVAILABLE

Restaurant / Retail:	+/- 18,700 SF
Pad Site:	4,100 SF on 0.79 Acres

Contact Greg Stackhouse

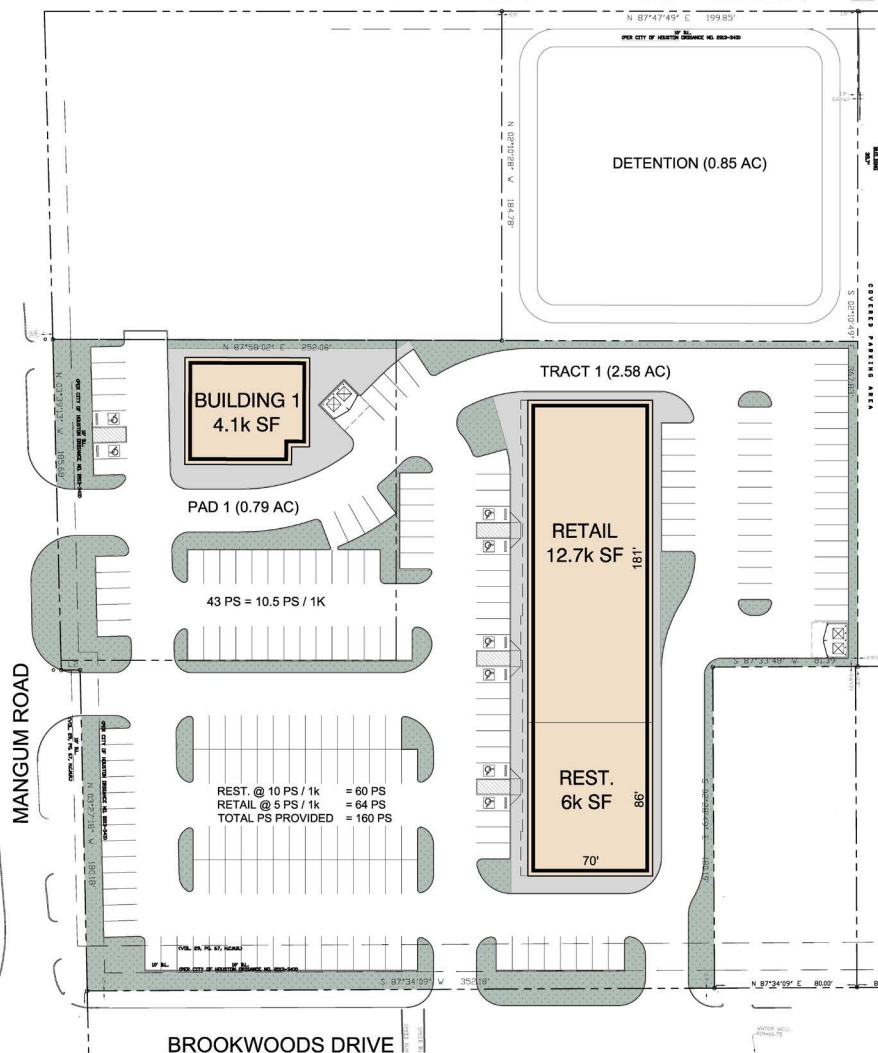
713.523.2929

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Mangum Retail Center

RETAIL CENTER FOR LEASE

MANGUM RD @ BROOKWOODS DR - HOUSTON, TEXAS 77092



Demographics

(3 miles)



POPULATION

138,145



HOUSEHOLDS

53,993



AVERAGE HH INCOME

\$88,191

Traffic Counts



MANGUM RD

N of Brookwoods:

15,175 vpd



HWY 290

E of Mangum:

235,199 vpd

For more information, visit
newregionalplanning.com/

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1600 West Loop South, Suite 600 | Houston, TX 77027 | newregionalplanning.com

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	1 mile	3 miles	5 miles
Population			
2000 Population	13,974	119,773	331,889
2010 Population	12,934	118,417	334,116
2018 Population	13,705	138,145	391,517
2023 Population	14,151	149,296	423,768
2018 Male Population	52.3%	50.7%	50.4%
2018 Female Population	47.7%	49.3%	49.6%
2018 Median Age	31.4	35.5	36.0
2018 Total Daytime Population	26,320	162,957	490,406
Workers	19,025	91,548	291,506
Residents	7,295	71,409	198,900
Race and Ethnicity			
2018 White Alone	55.6%	63.1%	60.1%
2018 Black Alone	11.8%	10.5%	14.8%
2018 American Indian/Alaska Native Alone	0.9%	0.7%	0.7%
2018 Asian Alone	1.1%	3.1%	4.3%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	26.4%	18.8%	16.7%
2018 Two or More Races	4.1%	3.6%	3.5%
2018 Hispanic Origin (Any Race)	69.5%	52.1%	45.4%
Households			
2000 Households	5,399	45,180	129,413
2010 Households	4,871	46,432	135,648
2018 Total Households	5,055	53,993	159,531
2023 Total Households	5,190	58,332	172,990
2018 Average Household Size	2.70	2.54	2.44
Median Household Income			
2018 Median Household Income	\$35,864	\$55,344	\$61,355
2023 Median Household Income	\$40,370	\$63,585	\$70,734
2018-2023 Annual Rate	2.40%	2.82%	2.89%
Average Household Income			
2018 Average Household Income	\$51,731	\$88,191	\$103,325
2023 Average Household Income	\$61,612	\$100,197	\$115,781
2018-2023 Annual Rate	3.56%	2.59%	2.30%
Per Capita Income			
2018 Per Capita Income	\$19,478	\$34,686	\$42,333
2023 Per Capita Income	\$23,059	\$39,312	\$47,467
2018-2023 Annual Rate	3.43%	2.54%	2.32%

KEY FACTS

391,517

Population



2.4

Average Household
Size

36.0

Median Age

\$61,355

Median Household
Income

4.9%

Unemployment
Rate

18%

No High School
Diploma

20%

High School
Graduate

19%

Some College



43%

Bachelor's/Grad/Prof
Degree

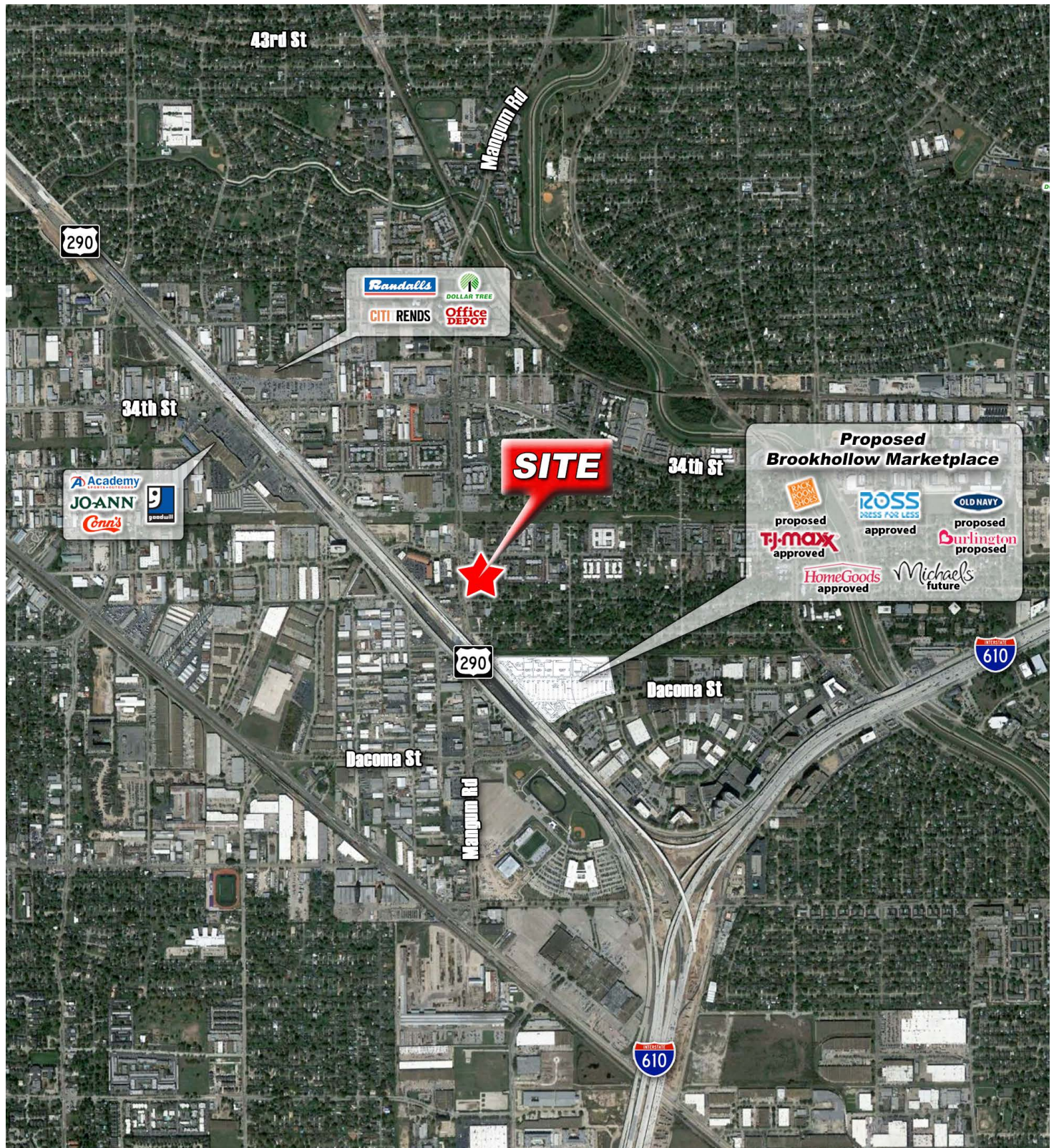
EDUCATION

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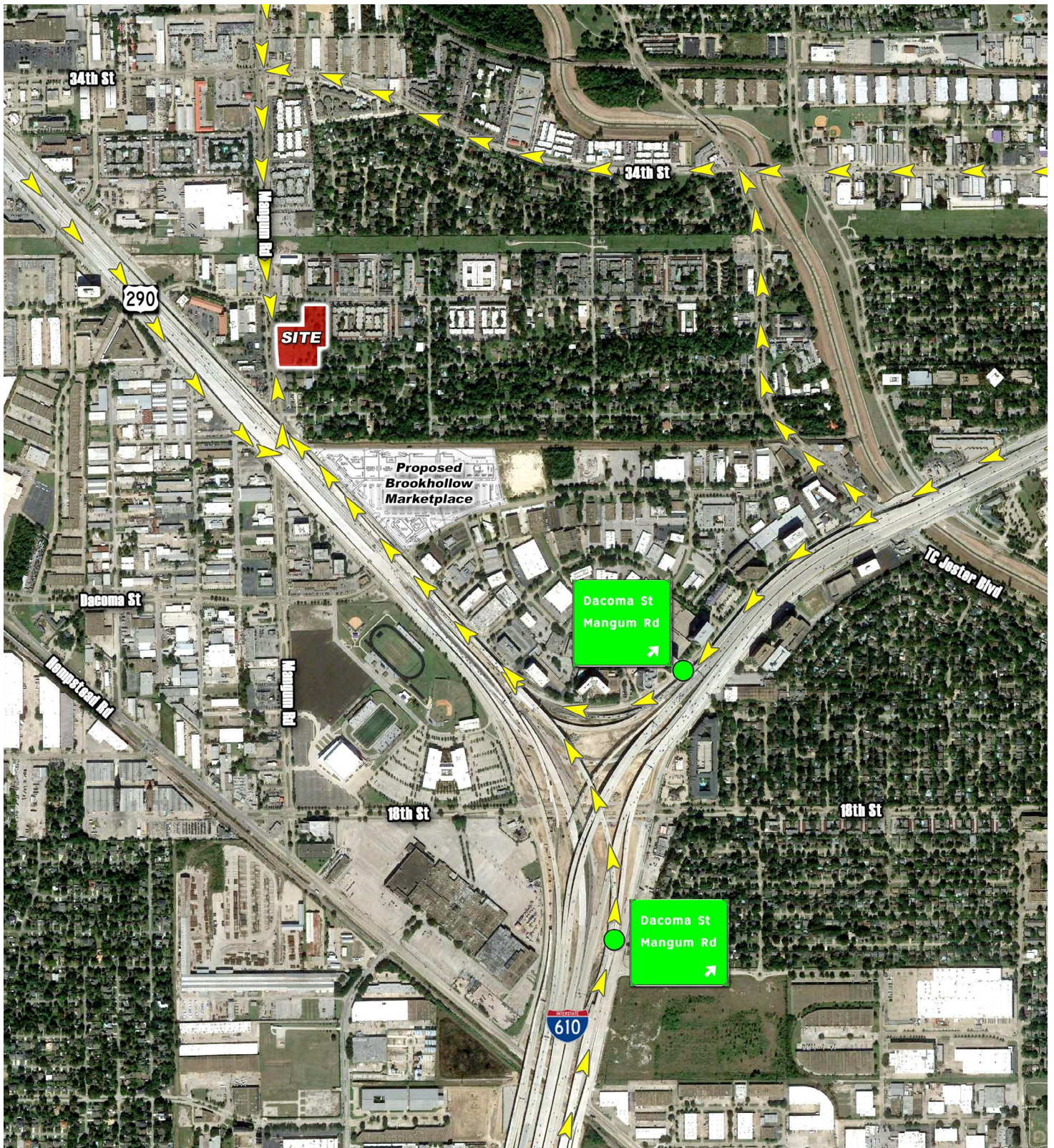


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Information About Brokerage Services

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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