

# FOR LEASE

## NORTHWAY CENTER - US Highway 290 and W 34th Street



### PROPERTY DATA

- Well located with great access and visibility from Highway 290
- Anchored by Academy, Conn's, and Harbor Freight Tools
- 19,906 SF end cap available (will divide)
- Pad sites available
- 3,296 SF medical clinic available
- 3,600 SF 2nd generation restaurant space available
- Daytime population within 3 miles is over 148,000

### 2021 DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>	15,540	139,214	360,690
<b>Ave HH Income</b>	\$56,049	\$101,206	\$123,686
<b>Daytime Pop</b>	22,608	148,742	414,258
<b>Traffic Counts</b>			
Highway 290	245,124 cars per day		
W 34th St	24,684 cars per day		

### CONTACT

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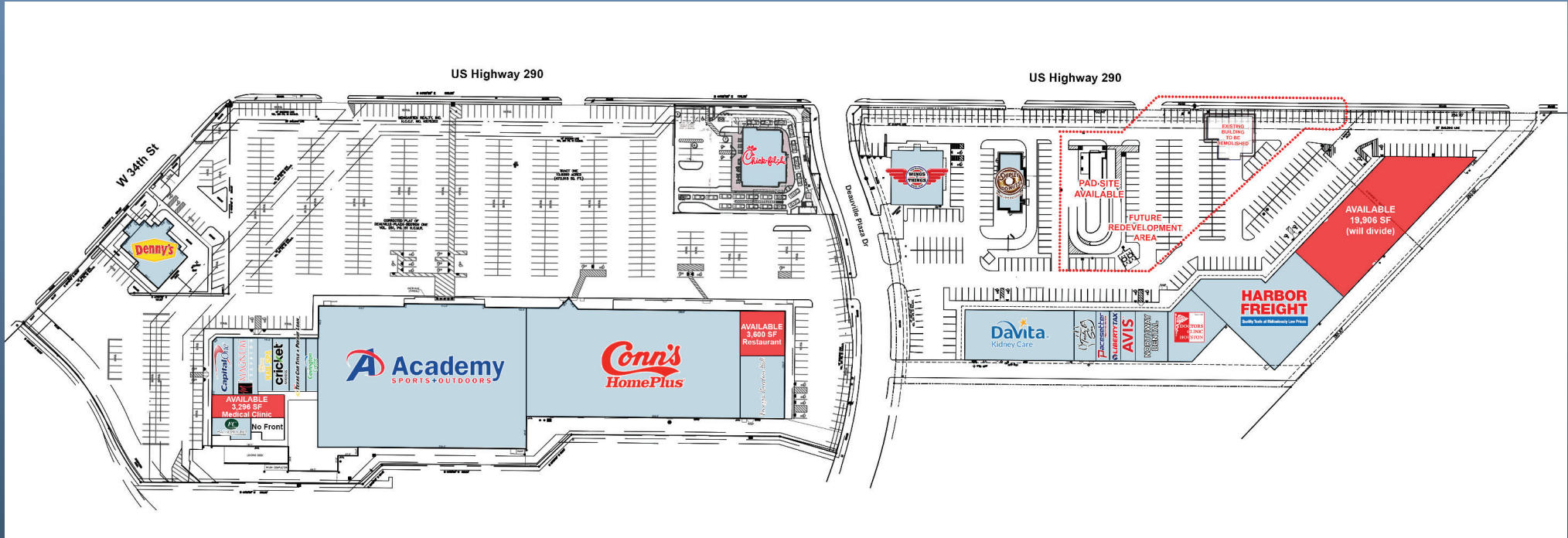
**Northway Shopping Center**



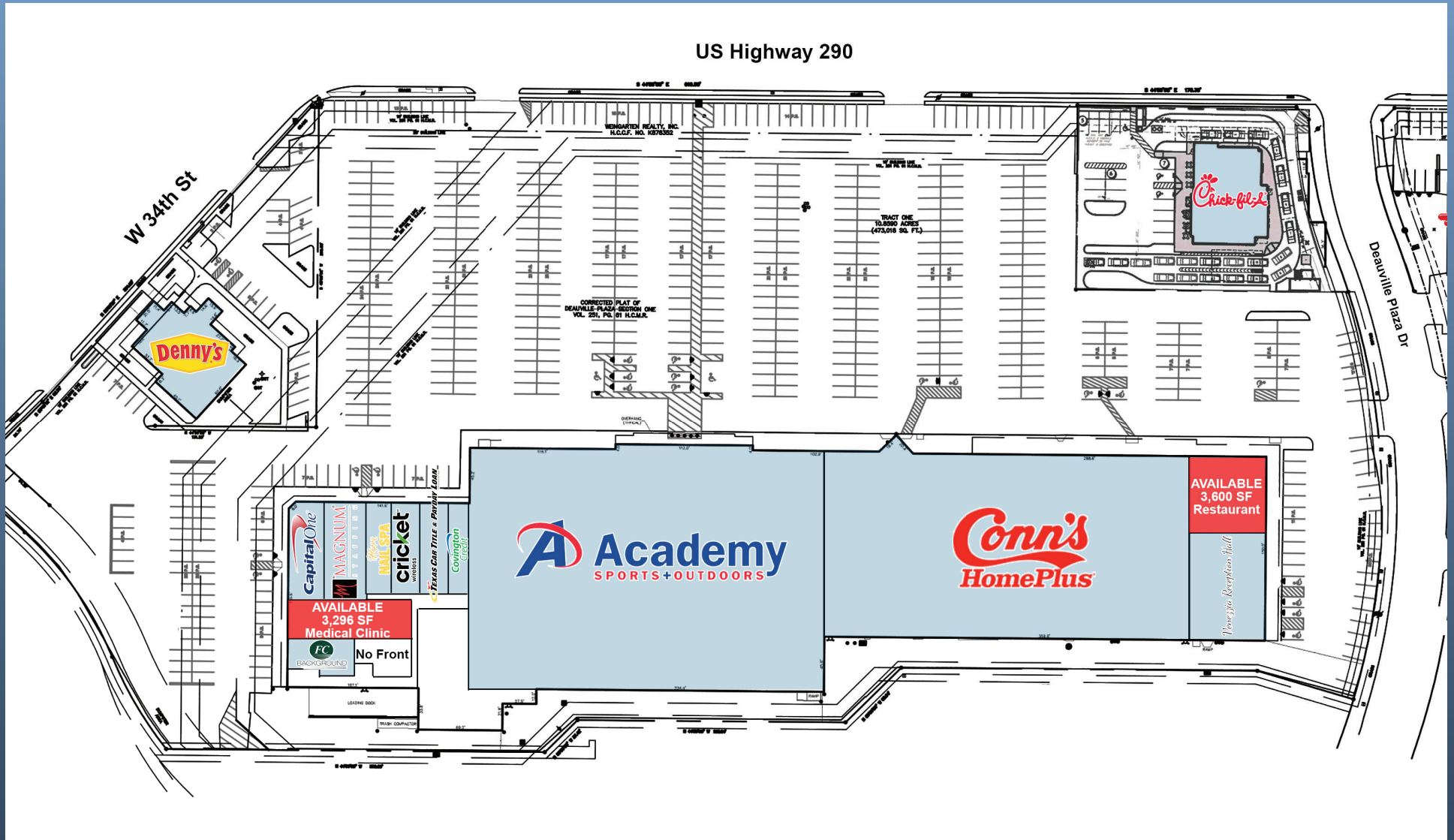




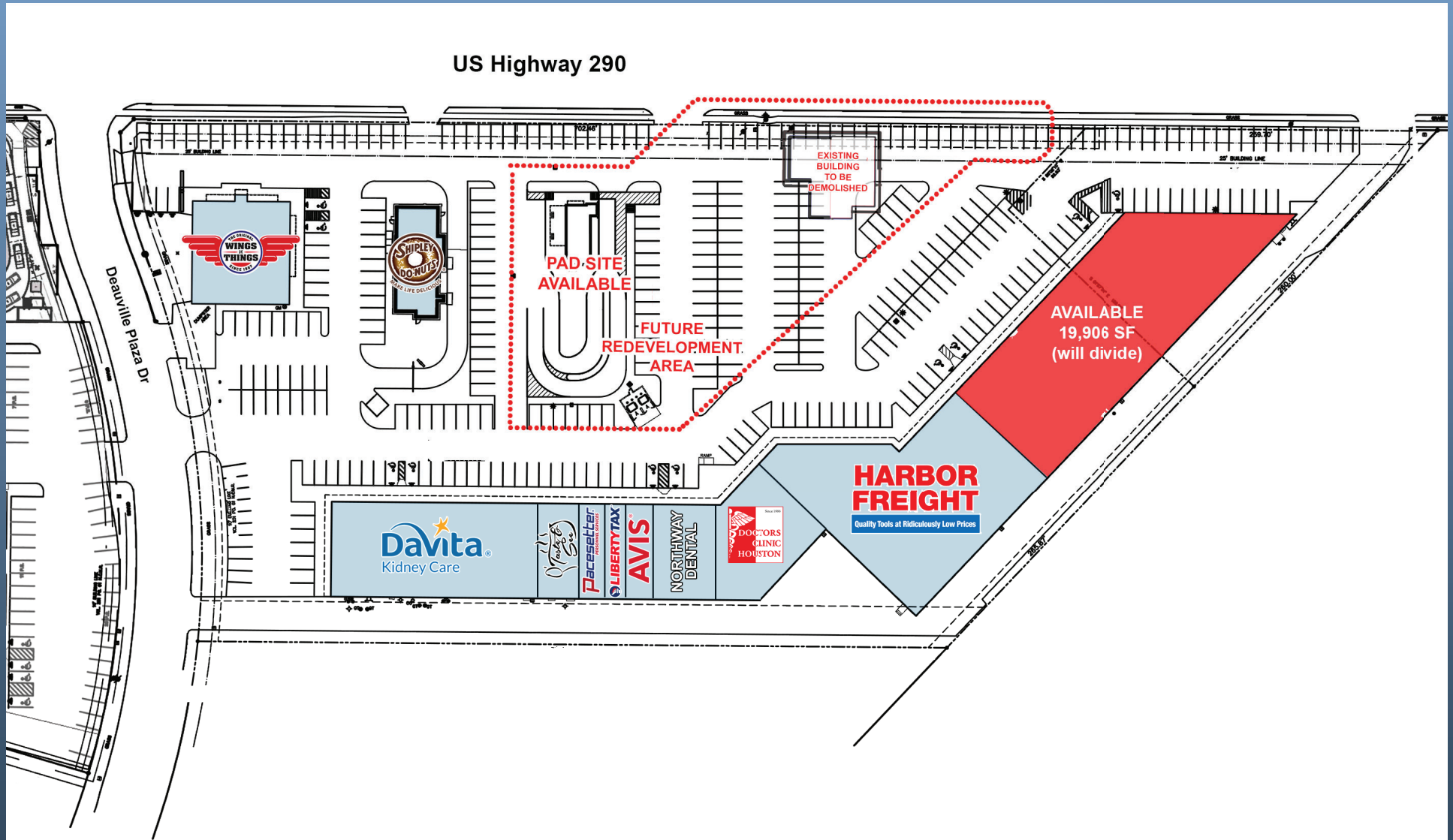




US Highway 290







## Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.8172/-95.4673

10999 Northwest Fwy		1 mi radius	3 mi radius	5 mi radius
Houston, TX 77092				
<b>Population</b>				
2021 Estimated Population		15,540	139,214	360,690
2026 Projected Population		15,184	139,840	367,204
2010 Census Population		14,575	125,159	324,010
2000 Census Population		15,658	129,635	321,603
Projected Annual Growth 2021 to 2026		-0.5%	-	0.4%
Historical Annual Growth 2000 to 2021		-	0.4%	0.6%
2021 Median Age		32.3	34.4	35.4
<b>Households</b>				
2021 Estimated Households		5,922	55,349	148,494
2026 Projected Households		5,874	56,578	154,262
2010 Census Households		5,389	47,717	127,129
2000 Census Households		5,918	48,413	122,055
Projected Annual Growth 2021 to 2026		-0.2%	0.4%	0.8%
Historical Annual Growth 2000 to 2021		-	0.7%	1.0%
<b>Race and Ethnicity</b>				
2021 Estimated White		54.1%	57.1%	55.8%
2021 Estimated Black or African American		13.3%	15.9%	18.6%
2021 Estimated Asian or Pacific Islander		1.9%	4.0%	4.8%
2021 Estimated American Indian or Native Alaskan		1.0%	0.8%	0.8%
2021 Estimated Other Races		29.8%	22.2%	20.0%
2021 Estimated Hispanic		66.9%	52.3%	46.5%
<b>Income</b>				
2021 Estimated Average Household Income		\$56,049	\$101,206	\$123,686
2021 Estimated Median Household Income		\$43,920	\$69,789	\$82,284
2021 Estimated Per Capita Income		\$21,433	\$40,299	\$50,978
<b>Education (Age 25+)</b>				
2021 Estimated Elementary (Grade Level 0 to 8)		11.7%	11.8%	9.9%
2021 Estimated Some High School (Grade Level 9 to 11)		10.3%	8.9%	7.8%
2021 Estimated High School Graduate		32.8%	24.3%	21.0%
2021 Estimated Some College		18.6%	14.5%	14.8%
2021 Estimated Associates Degree Only		6.9%	5.1%	5.1%
2021 Estimated Bachelors Degree Only		14.3%	22.0%	25.0%
2021 Estimated Graduate Degree		5.3%	13.5%	16.4%
<b>Business</b>				
2021 Estimated Total Businesses		1,861	9,398	27,454
2021 Estimated Total Employees		18,333	109,333	309,167
2021 Estimated Employee Population per Business		9.8	11.6	11.3
2021 Estimated Residential Population per Business		8.3	14.8	13.1

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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.

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Designated Broker of Firm	License No.		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date