



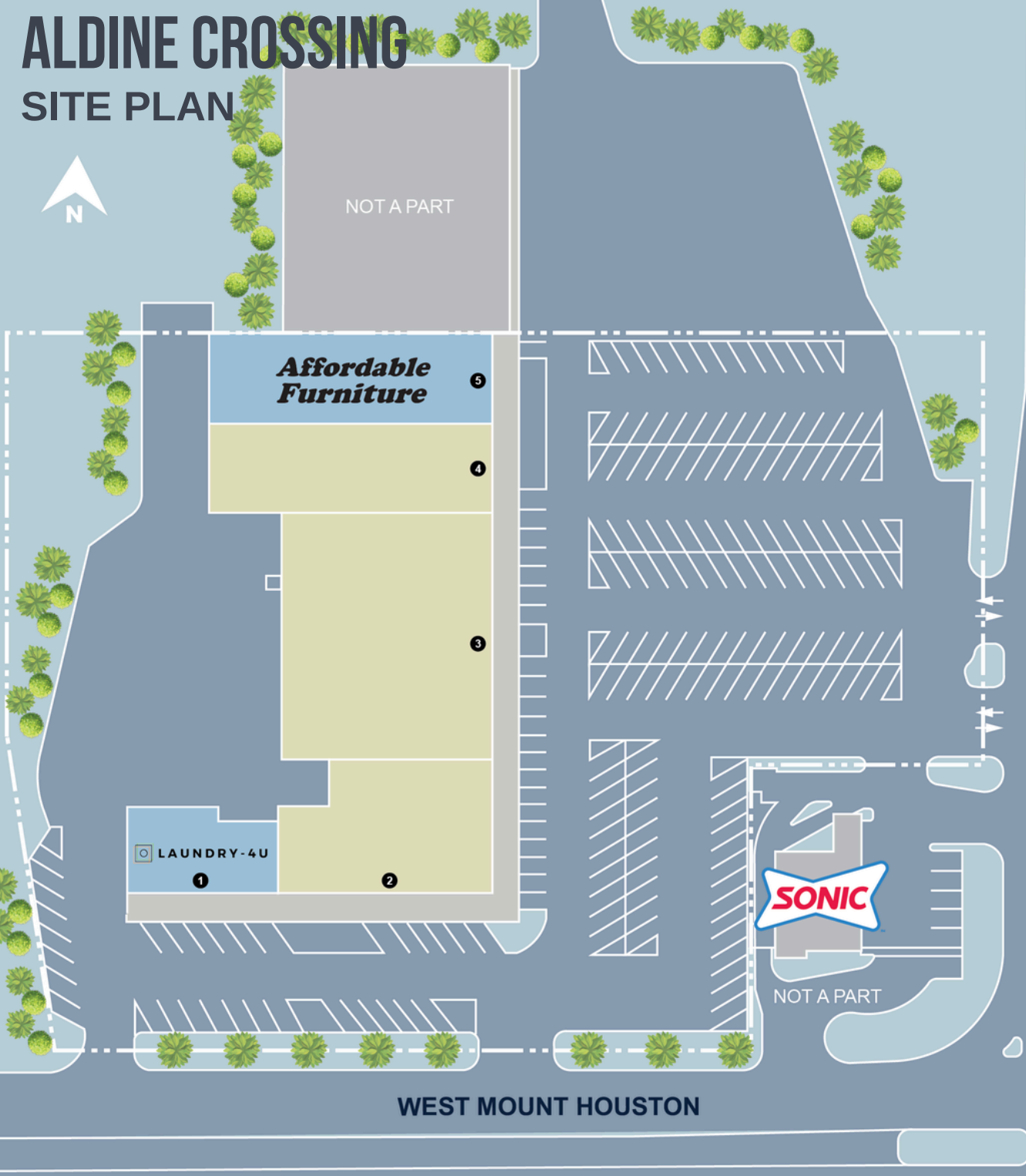
9411 NORTH FREEWAY
HOUSTON, TX 77037

ALDINE CROSSING

RENOVATED CENTER



ALDINE CROSSING SITE PLAN



NO.	TENANT	SF
1	Laundry 4U	3,300
2	Available	9,007
3	Available	16,800
4	Available	7,950
5	Affordable Furniture	8,000

NORTH FREEWAY SERVICE ROAD



NORTH FREEWAY

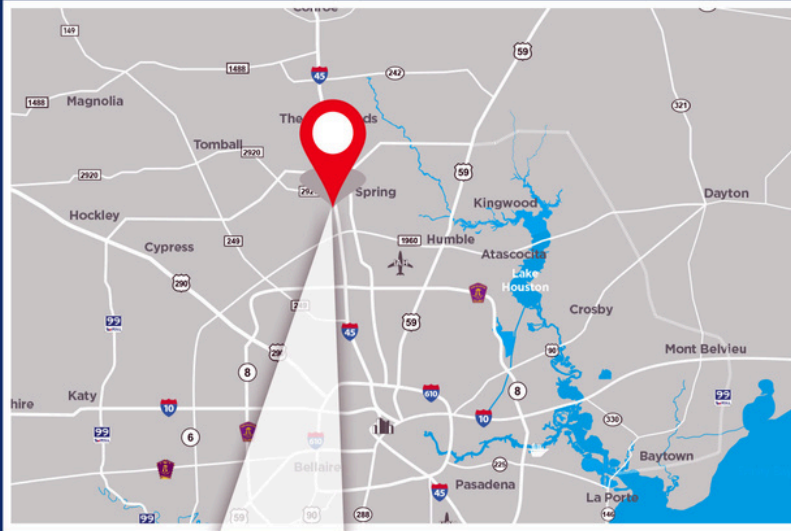
NORTH FREEWAY SERVICE ROAD

WEST MOUNT HOUSTON



ALDINE CROSSING

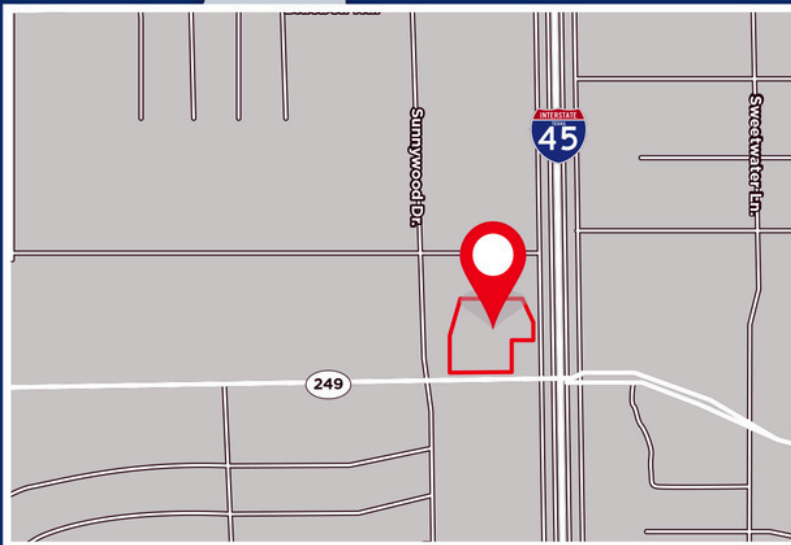
PROJECT HIGHLIGHTS



43K
VEHICLES PER DAY



13K
CURRENT POPULATION



\$57,000
AVERAGE HOUSEHOLD
INCOME



485
BUSINESSES WITHIN 1 MILE

ALDINE CROSSING



FRONTING I-45 N
(AVERAGE 305,353 VPD)



LOCATED 1 MILE FROM ALDINE HIGH
SCHOOL - HOME TO 2,800+ STU-
DENTS



ALDINE CROSSING HAS SEEN A 77%
INCREASE IN VISITS WITHIN THE
LAST 12 MONTHS



JUST COMPLETED A \$1 MILLION
MAJOR RENOVATION INCLUDING
A NEW ROOF, FACADE, AND MUCH
MORE



PYLON SIGNAGE
AVAILABLE ON I-45 N

HOUSTON CBD



Leasing Contact
leasing@williamsburgent.com

KHALED SALEM
713.804.1020
ks@williamsburgent.com

WILLIAMSBURG ENTERPRISES



Walmart

Wendy's

McDonald's

BEST BUY

Starbucks

Office DEPOT

GameStop

Academy SPORTS & OUTDOORS

TACO CABANA

WING STOP

THE HOME DEPOT

SKECHERS

petco

DOLLAR TREE

THE DUMP furniture outlet

PEP BOYS

ROSS DRESS FOR LESS

Party City

Fiesta

Advance! Auto Parts

FAMILY DOLLAR

SONIC America's Drive-In

BEAUTY BEYOND

Giant Dollar DISCOUNT STORE

Affordable Furniture

Chick-fil-A

McDonald's

Cane's

LONG JOHN SILVERS

TEXACO

SUBWAY

Chircho's

Star Stop

BWA

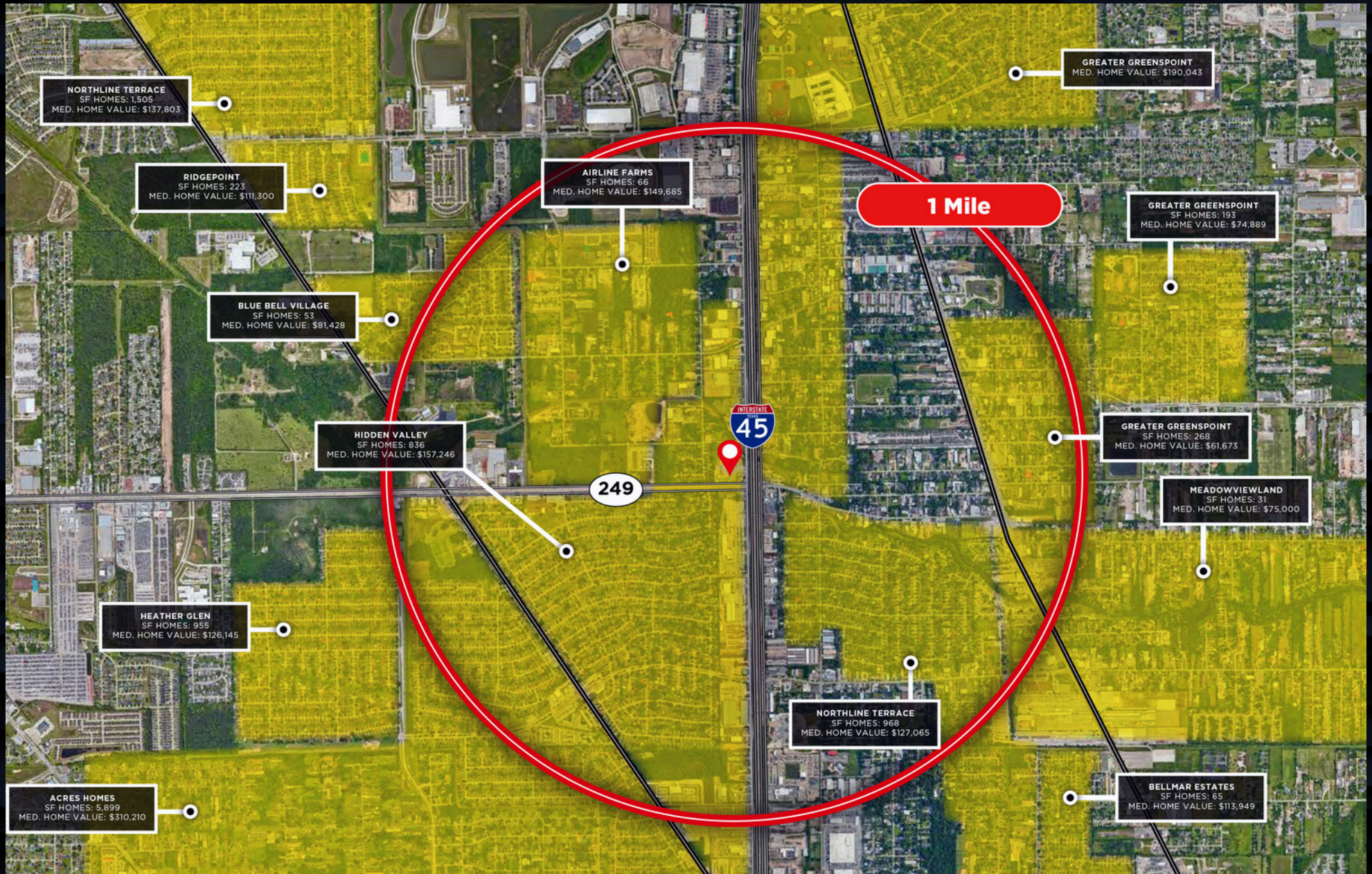
T-Mobile

cricket wireless

Shell

enterprise

1 Mile



ALDINE CROSSING | HOUSTON, TX

AERIAL



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WILLIAMSBURG ENTERPRISES



ALDINE CROSSING | HOUSTON, TX

DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
CURRENT POPULATION	14,932	117,875	336,912
2010 POPULATION	14,532	107,668	311,390
2027 POP. PROJECTION	15,227	121,393	346,360
POPULATION GROWTH	0.4%	0.6%	0.6%
MEDIAN AGE	32.7	32.2	32.5



INCOME	1 MILE	3 MILES	5 MILES
AVERAGE HH INCOME	\$53,821	\$51,165	\$56,718
MEDIAN HH INCOME	\$42,438	\$38,365	\$40,761



RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
WHITE	9,364	76,733	223,781
HISPANIC	9,263	76,290	210,963
BLACK/AFRICAN AMERICAN	4,670	33,887	92,000
ASIAN	412	3,563	10,729
OTHER RACES	195	1,499	4,812



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
CURRENT HOUSEHOLDS	4,380	33,912	103,337
2010 HOUSEHOLDS	4,267	31,012	95,632
2027 HH. PROJECTION	4,468	34,927	106,231
HH GROWTH '22-'27	0.4%	0.6%	0.6%
HH GROWTH '10-'22	0.7%	0.9%	0.7%
OWNER OCCUPIED HH	2,571	19,669	54,325
RENTER OCCUPIED HH	1,897	15,258	51,906
AVG. HH SIZE	3.4	3.5	3.2
TOTAL CONSUMER SPEND	\$115.5M	\$976.2M	\$2.7B

DATA FROM COSTAR





Our Story

Founded in 2009, our portfolio consists of over two million square feet of Retail, Multifamily, and Industrial properties.

Our Firm

We are a fully integrated Real Estate Investment Firm that specializes in the acquisition, development, leasing, and management of a rapidly growing commercial real estate portfolio.

Our Mission

We seek to add value to the properties we manage and the communities they serve. We are a for-profit enterprise, but proudly manage a large annual philanthropic budget that supports education and community involvement.

Leasing Contact

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WILLIAMSBURG ENTERPRISES