



### Description:

- 6,220 SF Shopping Center
- Former bank space available with drive-thru
- \$100+ million in deposits
- Signalized intersection

### Available Space:

- 4,400 SF End Cap

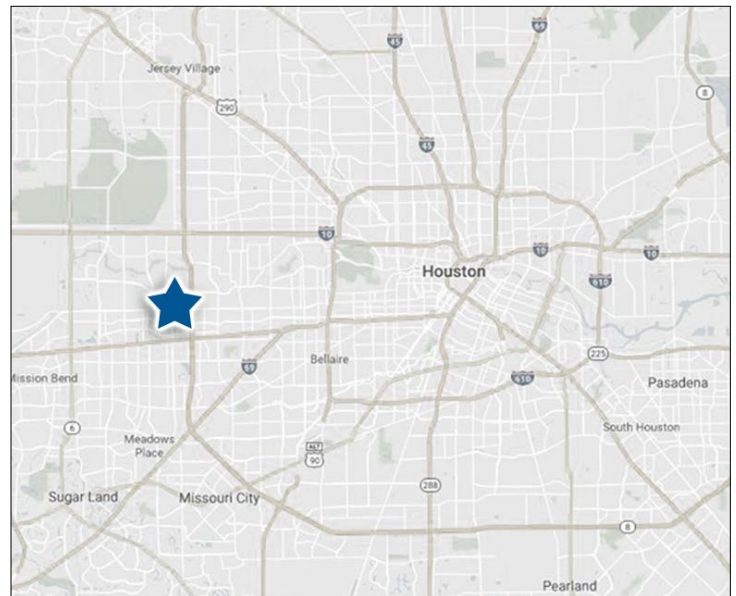
### Traffic Counts:

N Braeswood Blvd: 14,882 VPD (Kalibrate 2020)

S Braeswood Blvd: 22,360 VPD (Kalibrate 2020)

### Demographics:

	1 mile	3 mile	5 mile
2020 Population:	16,343	197,774	539,513
Daytime Pop:	14,147	177,792	608,081
Avg HH Income:	\$136,785	\$92,100	\$91,810



For More Information:

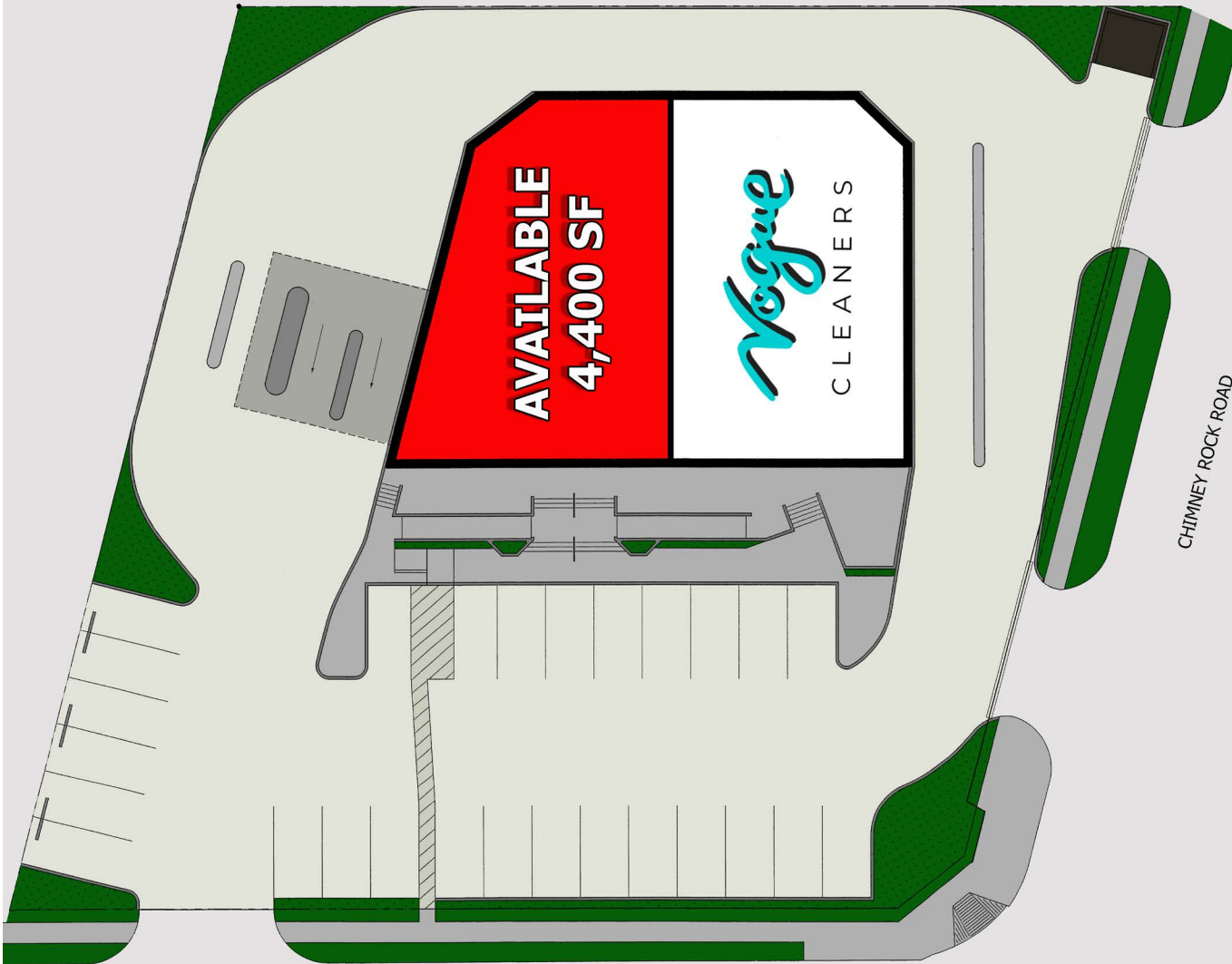
**David Werlin**

dwerlin@WPWMgmt.com

713-627-2711

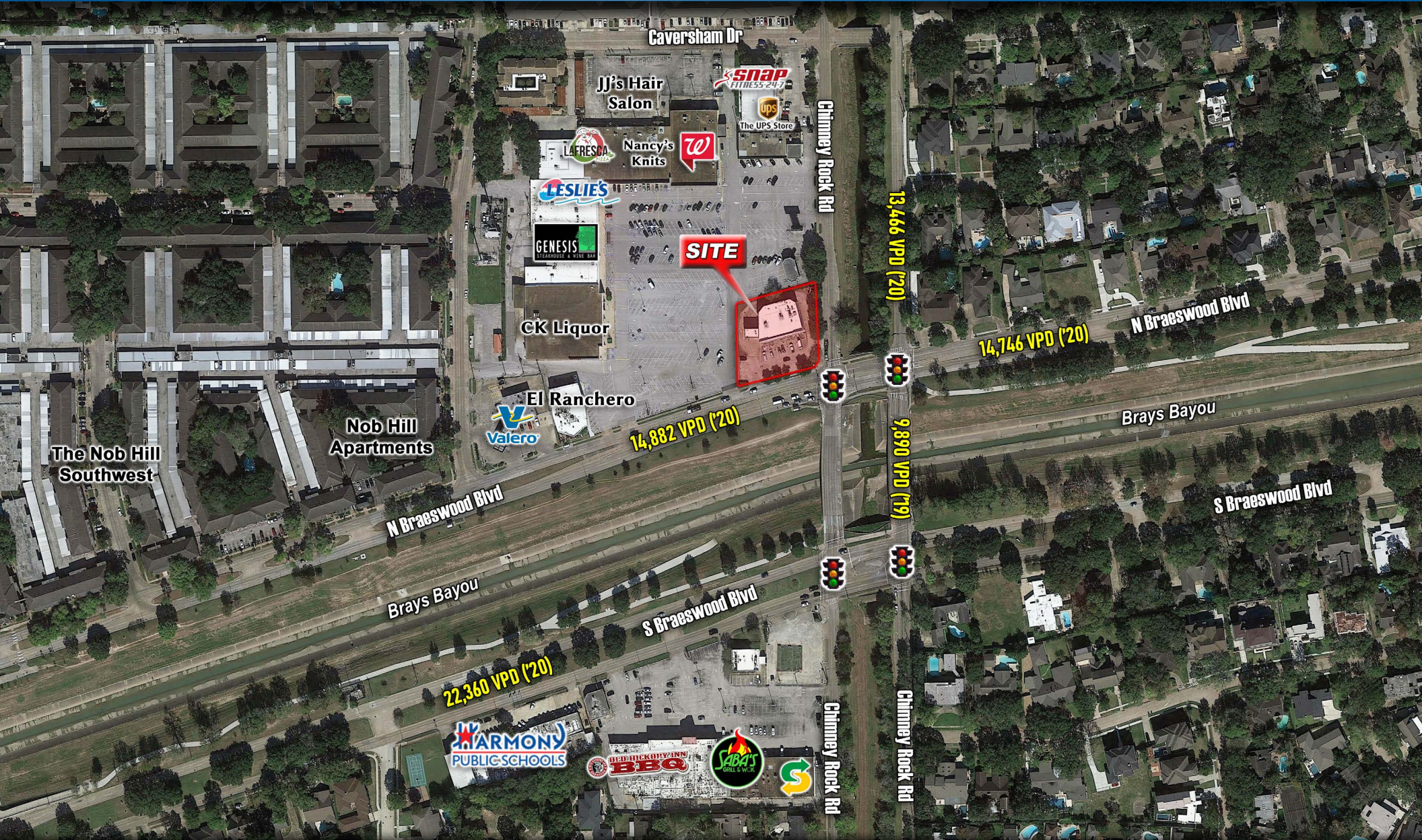
# North Braes Shopping Center

9150 Chimney Rock  
Houston, Texas 77096



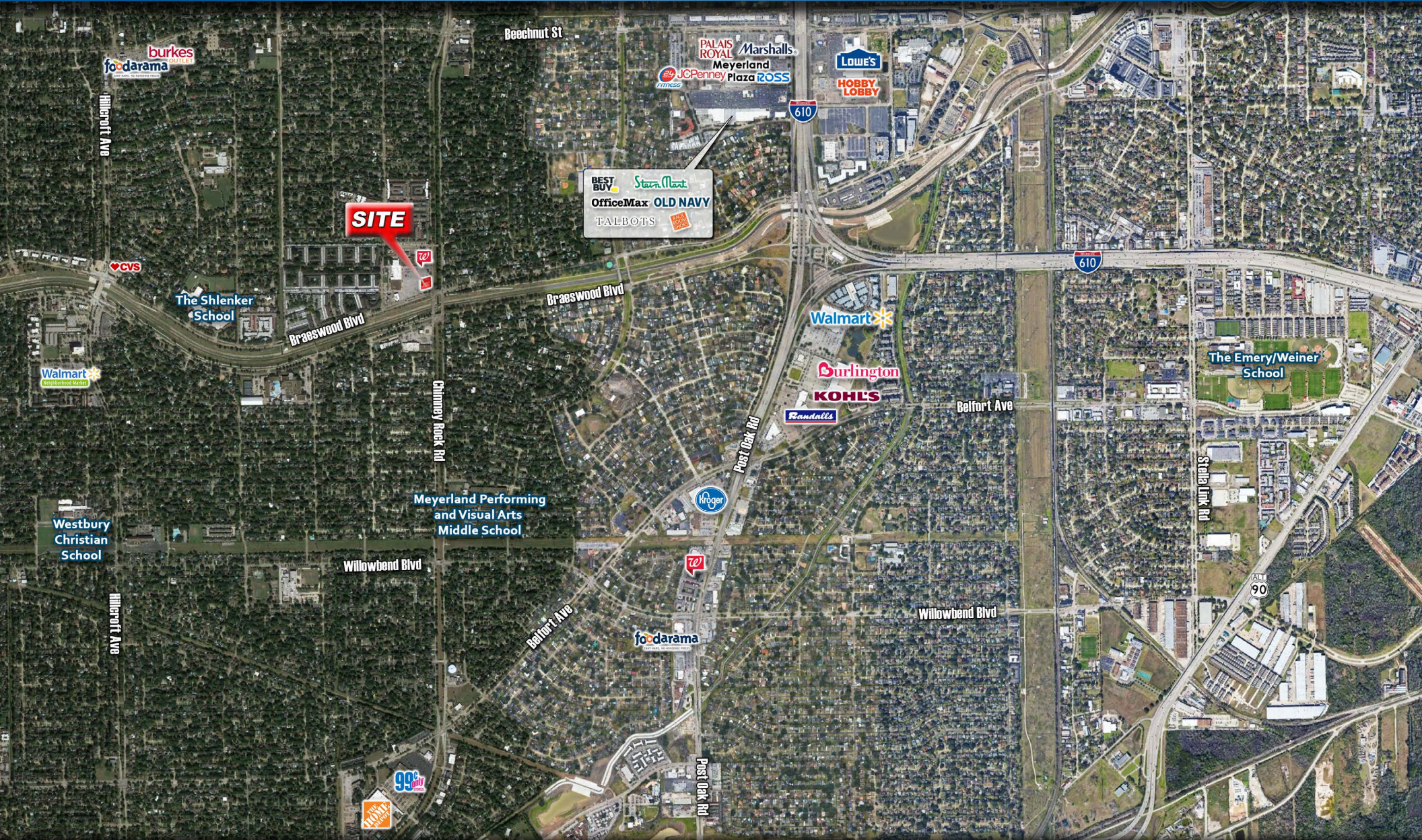
NORTH BRAESWOOD BLVD





# North Braes Shopping Center

9150 Chimney Rock  
Houston, Texas 77096



**2020 Population**  
(3 mi Radius)

**197,774**

**Average HH Income**  
(3 mi Radius)

**\$92,100**

**Households**  
(3 mi Radius)

**71,294**

**2025 Population**  
(3 mi Radius)

**207,301**

	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>Population Summary</b>			
2000 Total Population	16,391	189,186	457,604
2010 Total Population	15,803	184,938	482,267
2020 Total Population	16,343	197,774	539,513
2020 Group Quarters	4	2,113	4,168
2025 Total Population	17,234	207,301	572,600
2020-2025 Annual Rate	1.07%	0.95%	1.20%
2020 Total Daytime Population	14,147	177,792	608,081
Workers	6,575	76,242	339,779
Residents	7,572	101,550	268,302
<b>Household Summary</b>			
2000 Households	6,991	70,596	186,282
2000 Average Household Size	2.33	2.66	2.44
2010 Households	6,730	67,462	189,942
2010 Average Household Size	2.35	2.71	2.52
2020 Households	6,947	71,294	212,007
2020 Average Household Size	2.35	2.74	2.53
2025 Households	7,293	74,339	225,102
2025 Average Household Size	2.36	2.76	2.53
2020-2025 Annual Rate	0.98%	0.84%	1.21%
2010 Families	4,505	44,090	110,681
2010 Average Family Size	2.89	3.35	3.29
2020 Families	4,575	46,129	120,380
2020 Average Family Size	2.92	3.41	3.34
2025 Families	4,808	48,131	127,029
2025 Average Family Size	2.93	3.42	3.35
2020-2025 Annual Rate	1.00%	0.85%	1.08%
<b>Housing Unit Summary</b>			
2000 Housing Units	7,266	74,987	201,266
Owner Occupied Housing Units	64.5%	39.4%	34.0%
Renter Occupied Housing Units	31.7%	54.8%	58.5%
Vacant Housing Units	3.8%	5.9%	7.4%
2010 Housing Units	7,260	77,021	217,651
Owner Occupied Housing Units	62.3%	39.0%	33.5%
Renter Occupied Housing Units	30.4%	48.6%	53.8%
Vacant Housing Units	7.3%	12.4%	12.7%
2020 Housing Units	7,514	80,957	239,532
Owner Occupied Housing Units	58.1%	35.8%	30.0%
Renter Occupied Housing Units	34.4%	52.3%	58.5%
Vacant Housing Units	7.5%	11.9%	11.5%
2025 Housing Units	7,894	84,519	253,933
Owner Occupied Housing Units	57.8%	35.6%	29.6%
Renter Occupied Housing Units	34.6%	52.3%	59.1%
Vacant Housing Units	7.6%	12.0%	11.4%
<b>Median Household Income</b>			
2020	\$83,512	\$48,797	\$52,131
2025	\$86,072	\$51,039	\$55,159
<b>Median Home Value</b>			
2020	\$408,362	\$312,209	\$275,339
2025	\$432,510	\$339,301	\$312,493
<b>Per Capita Income</b>			
2020	\$57,813	\$33,419	\$36,142
2025	\$60,956	\$35,398	\$39,043



# 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.

_____ 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