

Olive Hill Shopping Center

NEC of Eldridge and Briar Forest

1531 Eldridge Pkwy, Houston, Texas 77077



Available: 1,500 SF In-Line Space Available Now
2,450 SF End Cap Available January 1, 2025

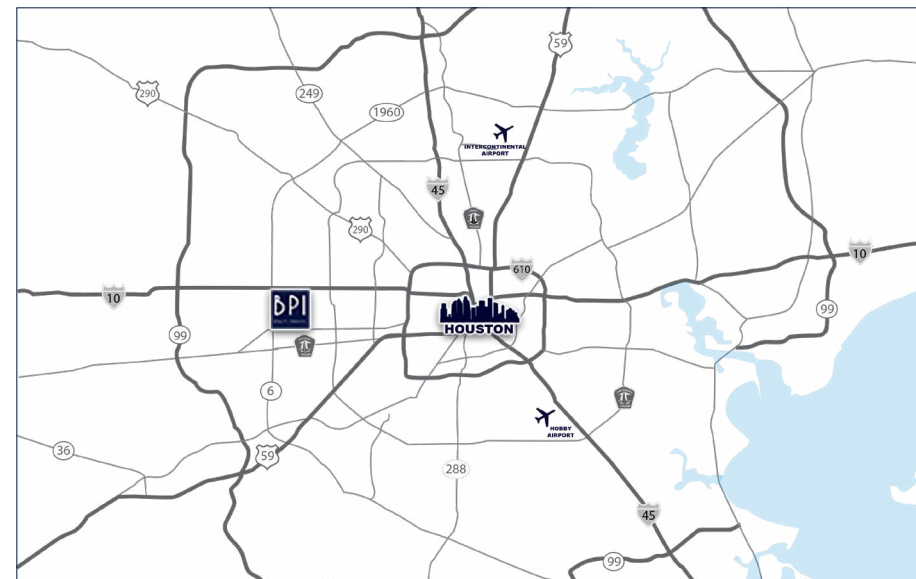
Description: Located on the NEC of Eldridge Pkwy & Briar Forest Dr at a signalized intersection
Shadow anchored by LA Fitness
Across from Kroger anchored shopping center
Excellent daytime population - located in the Energy Corridor with over 10M Class A office space in the immediate area

Traffic Counts: Eldridge Pkwy: 27,070 VPD north of Briar Forest
Eldridge Pkwy: 31,766 VPD south of Briar Forest
Briar Forest Dr: 17,490 VPD east of Eldridge Pkwy
Briar Forest Dr: 16,080 VPD west of Eldridge Pkwy

Demographics:	1 mile	3 mile	5 mile
2019 Population	25,045	128,667	302,556
Daytime Population	21,341	147,044	352,546
Average HH Income	\$113,546	\$105,672	\$99,271

For More Information:

David K. Ferguson | BPI Realty Services
david@bpirealty.com | 713-350-2783



Olive Hill Shopping Center

NEC of Eldridge and Briar Forest
1531 Eldridge Pkwy, Houston, Texas 77077



SITE AREA = 111,888 S.F. OR 2.57 ACRES.
BLDG AREA = 23,500 S.F.
BLDG/SITE RATIO = 21%
PARKING = 155 CARS = 6.59 CARS / 1000 S.F.

1 SITE PLAN
1/4" = 1'-0" AT 22" X 34" PRINT

Olive Hill Shopping Center

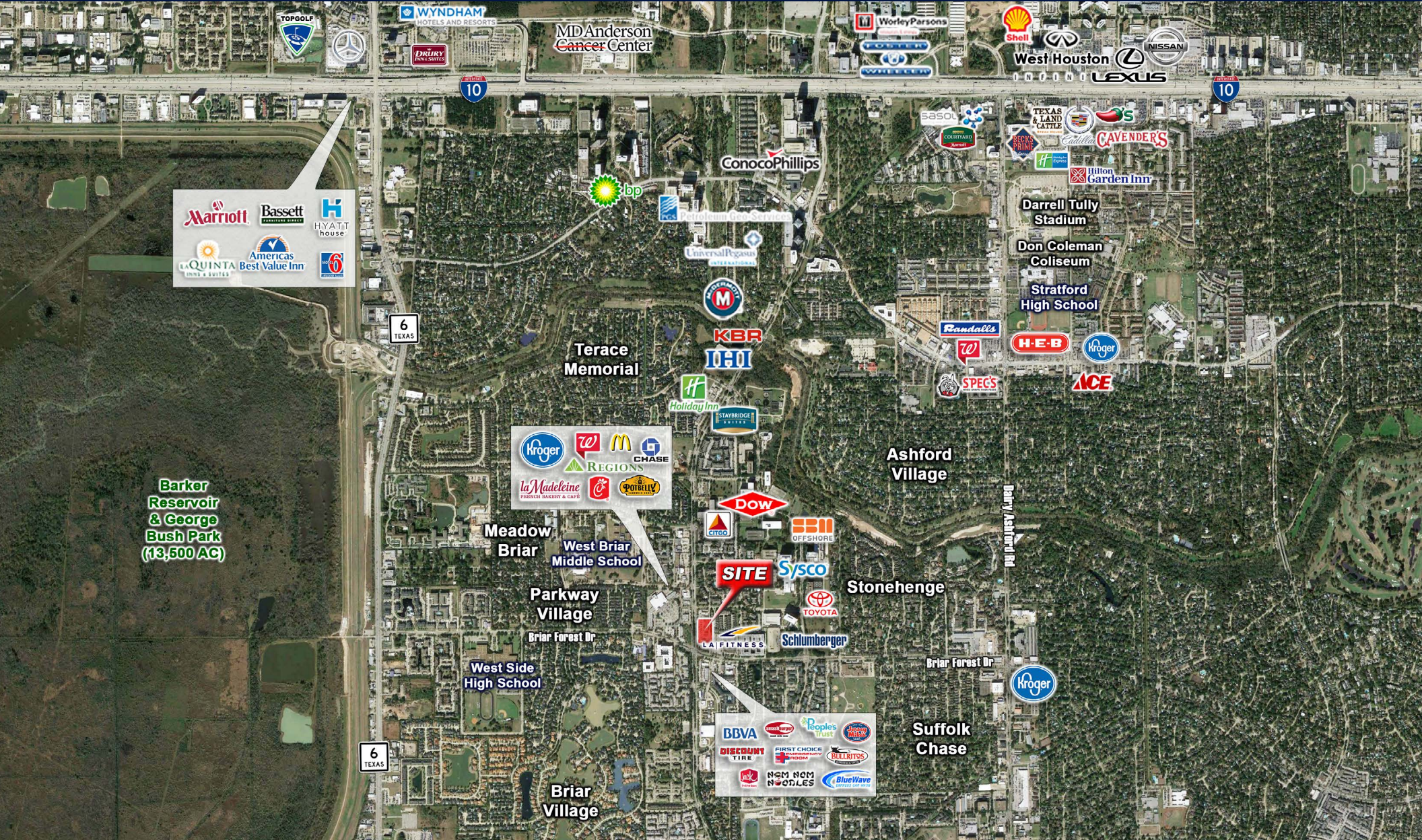
NEC of Eldridge and Briar Forest

1531 Eldridge Pkwy, Houston, Texas 77077



Olive Hill Shopping Center

NEC of Eldridge and Briar Forest
1531 Eldridge Pkwy, Houston, Texas 77077



Olive Hill Shopping Center

NEC of Eldridge and Briar Forest

1531 Eldridge Pkwy, Houston, Texas 77077

2019 Population (3 mi Radius)

128,667

Households (3 mi Radius)

56,184

Daytime Population (3 mi Radius)

147,044

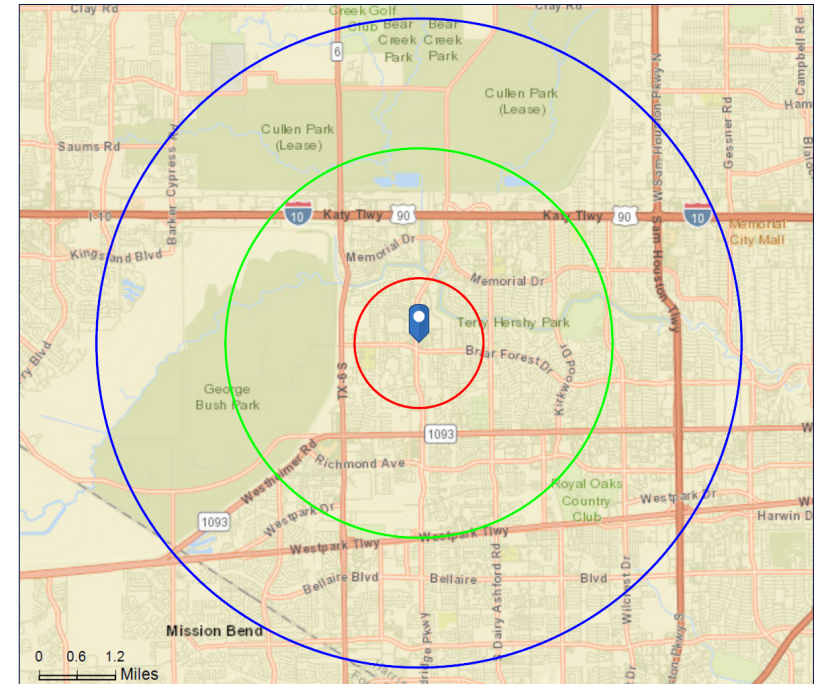
Average HH Income (3 mi Radius)

\$105,672

Median Home Value (3 mi Radius)

\$303,873

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	13,085	90,824	223,566
2010 Total Population	19,411	108,941	263,167
2019 Total Population	25,045	128,667	302,556
2019 Group Quarters	64	210	646
2024 Total Population	27,797	139,526	324,485
2019-2024 Annual Rate	2.11%	1.63%	1.41%
2019 Total Daytime Population	21,341	147,044	352,546
Workers	9,806	87,943	206,215
Residents	11,535	59,101	146,331
Household Summary			
2000 Households	6,497	40,238	89,238
2000 Average Household Size	1.99	2.25	2.50
2010 Households	9,304	48,017	103,140
2010 Average Household Size	2.08	2.26	2.55
2019 Households	11,752	56,184	117,677
2019 Average Household Size	2.13	2.29	2.57
2024 Households	12,974	60,739	125,929
2024 Average Household Size	2.14	2.29	2.57
2019-2024 Annual Rate	2.00%	1.57%	1.36%
2010 Families	4,877	28,211	65,777
2010 Average Family Size	2.87	2.96	3.22
2019 Families	6,168	32,751	74,631
2019 Average Family Size	2.93	3.00	3.26
2024 Families	6,819	35,327	79,697
2024 Average Family Size	2.95	3.02	3.27
2019-2024 Annual Rate	2.03%	1.53%	1.32%
Housing Unit Summary			
2000 Housing Units	7,392	44,315	97,036
Owner Occupied Housing Units	34.6%	42.9%	45.3%
Renter Occupied Housing Units	53.3%	47.9%	46.7%
Vacant Housing Units	12.1%	9.2%	8.0%
2010 Housing Units	10,465	53,757	115,552
Owner Occupied Housing Units	30.9%	38.9%	42.7%
Renter Occupied Housing Units	58.0%	50.4%	46.6%
Vacant Housing Units	11.1%	10.7%	10.7%
2019 Housing Units	12,625	61,059	128,830
Owner Occupied Housing Units	28.0%	34.9%	39.0%
Renter Occupied Housing Units	65.1%	57.1%	52.3%
Vacant Housing Units	6.9%	8.0%	8.7%
2024 Housing Units	13,885	65,744	137,389
Owner Occupied Housing Units	27.9%	34.3%	38.7%
Renter Occupied Housing Units	65.6%	58.1%	53.0%
Vacant Housing Units	6.6%	7.6%	8.3%
Median Household Income			
2019	\$76,741	\$69,759	\$61,826
2024	\$87,291	\$77,806	\$69,495
Median Home Value			
2019	\$382,673	\$303,873	\$257,412
2024	\$415,374	\$334,173	\$292,946
Per Capita Income			
2019	\$54,150	\$45,923	\$38,570
2024	\$60,058	\$50,685	\$42,874
Median Age			
2010	35.7	35.2	34.1
2019	37.2	36.6	35.5
2024	37.3	36.8	35.9



	1 mile	3 miles	5 miles
2019 Households by Income			
Household Income Base	11,752	56,184	117,677
<\$15,000	6.4%	8.0%	9.1%
\$15,000 - \$24,999	5.3%	6.9%	7.8%
\$25,000 - \$34,999	6.7%	8.0%	9.4%
\$35,000 - \$49,999	9.6%	11.3%	13.1%
\$50,000 - \$74,999	21.1%	18.7%	18.6%
\$75,000 - \$99,999	10.7%	11.8%	11.1%
\$100,000 - \$149,999	16.9%	15.7%	14.0%
\$150,000 - \$199,999	9.6%	7.4%	6.0%
\$200,000+	13.8%	12.2%	11.0%
Average Household Income	\$113,546	\$105,672	\$99,271
2019 Population 25+ by Educational Attainment			
Total	17,889	88,814	202,756
Less than 9th Grade		3.1%	6.7%
9th - 12th Grade, No Diploma	1.5%	3.1%	5.4%
High School Graduate		13.2%	16.2%
GED/Alternative Credential	0.8%	1.3%	2.1%
Some College, No Degree		18.1%	18.2%
Associate Degree	6.9%	8.0%	7.1%
Bachelor's Degree		32.8%	27.8%
Graduate/Professional Degree	25.9%	20.5%	16.6%



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

IABS 1-0