

WOODWAY ARCH CENTER

5700 + 5750 Woodway Drive
Houston, TX 77057

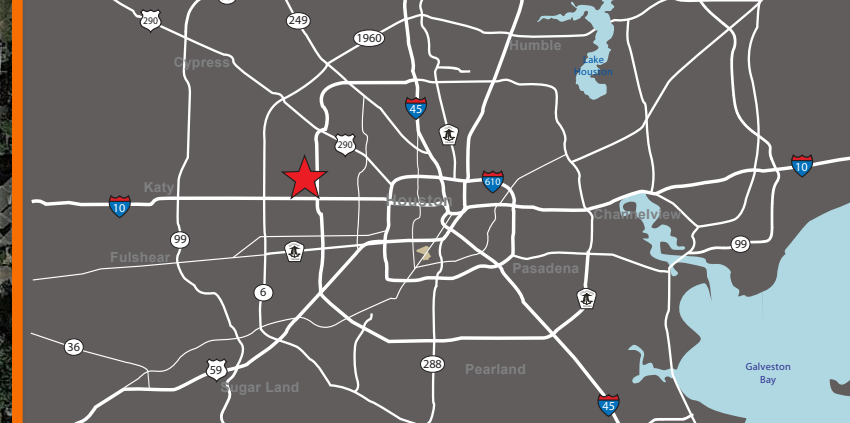
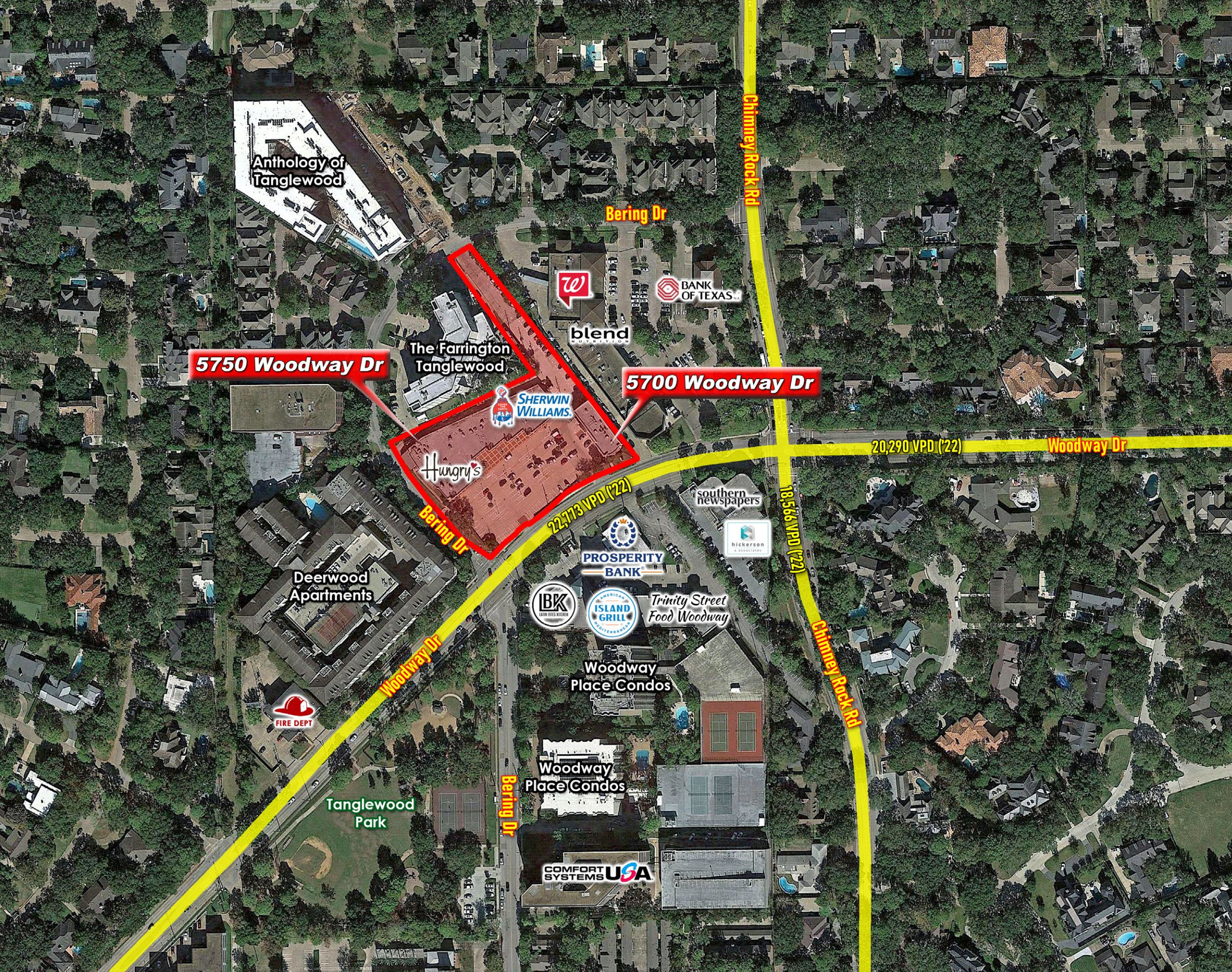
frankel

DEVELOPMENT GROUP

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RETAIL & OFFICE LEASING OPPORTUNITIES



SPACE AVAILABLE

5700 Woodway Drive

- **Suite 100: 2,507 SF**
 - Located on 1st Floor
 - Retail Space
 - Reserved Employee Parking
- **Suite 150: 1,356 SF**
 - Located on 1st Floor
 - Retail Space
 - Reserved Employee Parking
- **Suite 250: 1,468 Usable SF**
 - Located on 2nd Floor
 - Office Space
 - Balcony

5750 Woodway Drive

- **Suite 156: 3,795 SF**
 - 2nd Gen Retail Space

PROPERTY HIGHLIGHTS

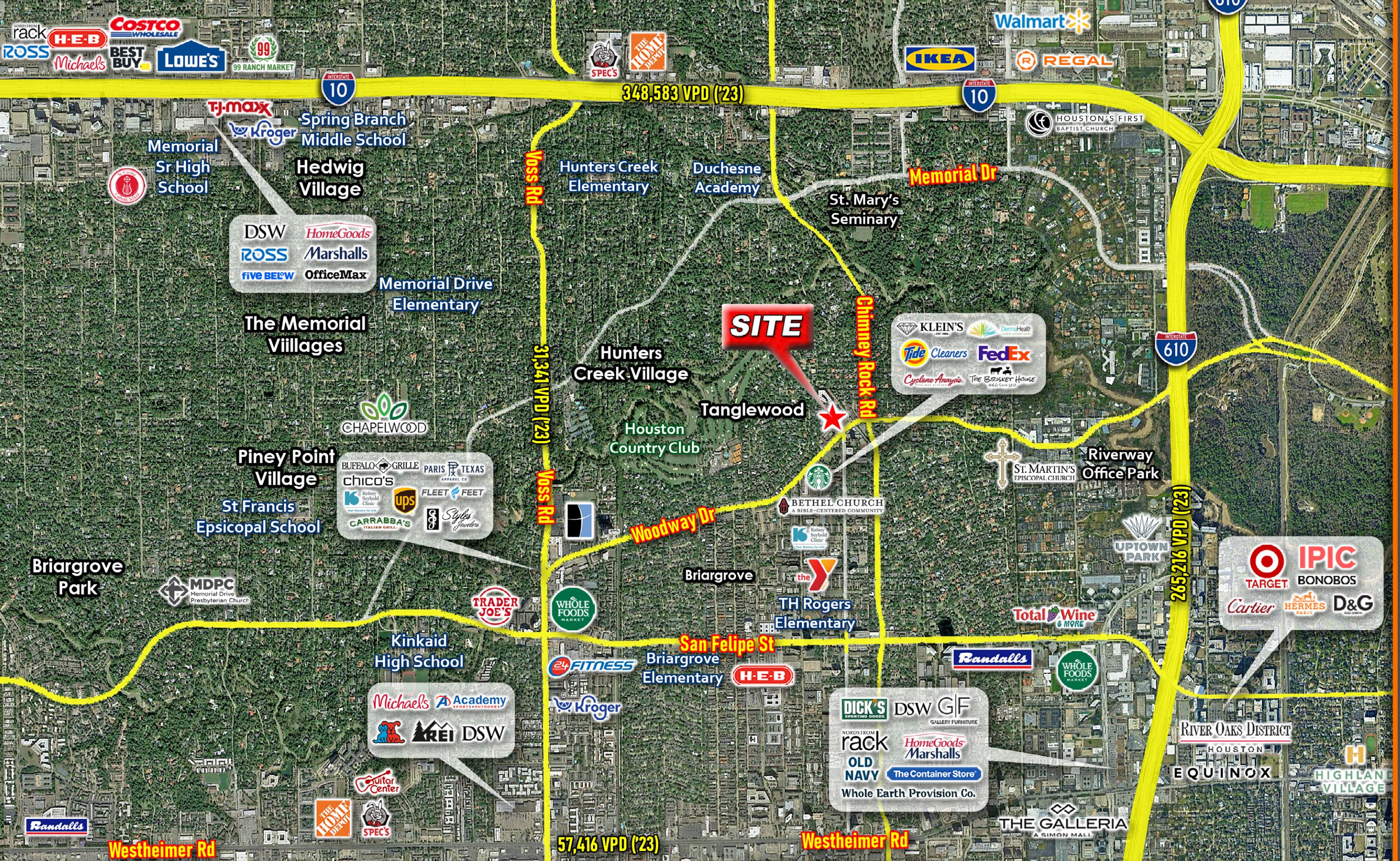
- Monument Signage on Woodway Available
- Densely populated trade area with very high incomes.
- Strong Co-tenancy with "every-day needs" retail.
- Strong daytime population.
- Strong Traffic Generators (Riverway & nearby Office, Interstate 10, Tanglewood Park, Galleria, various schools and houses of worship, Kelsey Seybold Clinic, Post Oak Little League, and Houston Country Club).

TRAFFIC COUNTS

Woodway Dr: 22,773 VPD (TXDOT 2022)
Chimney Rock Rd: 18,566 VPD (TXDOT 2022)

DEMOGRAPHIC SNAPSHOT

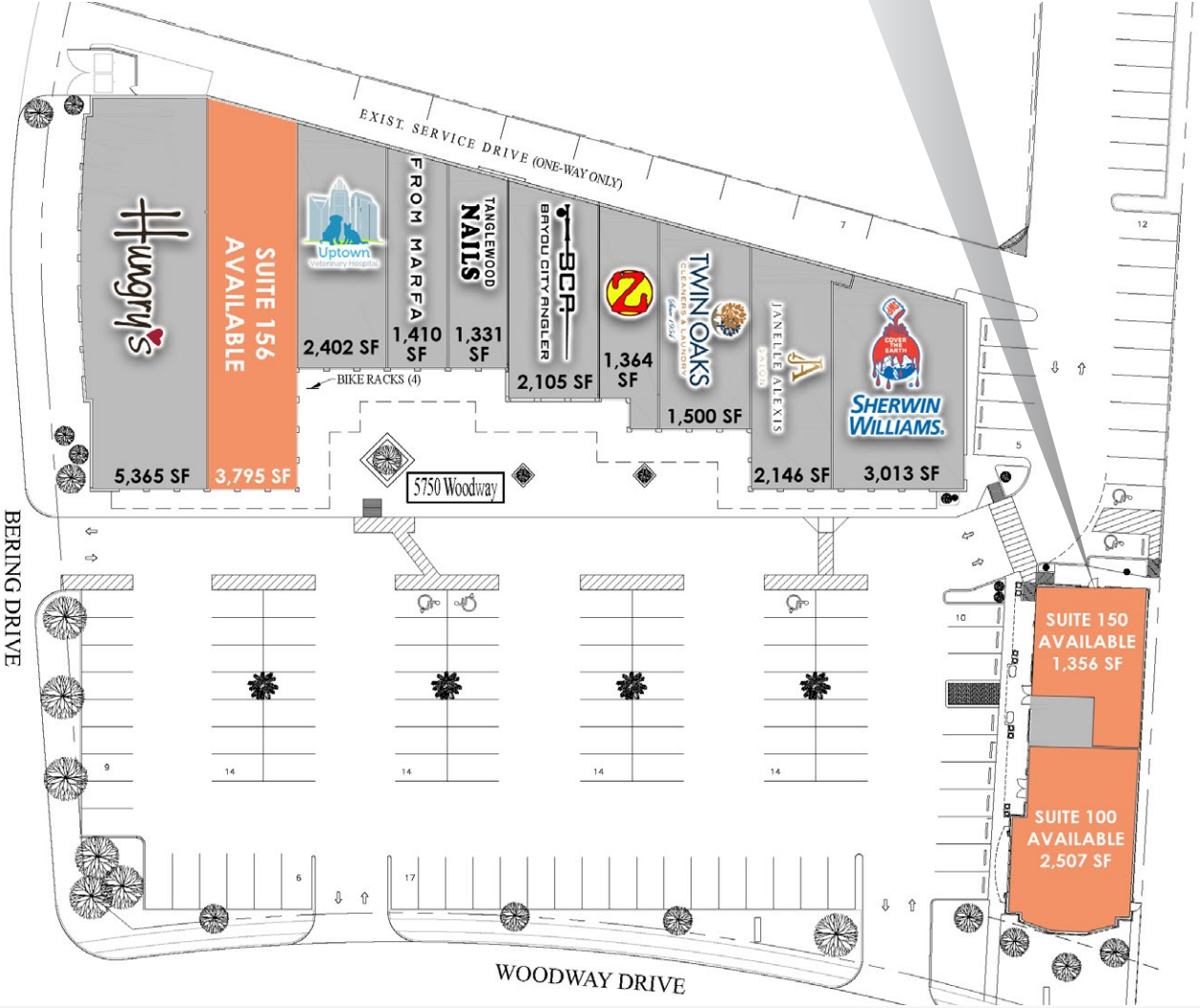
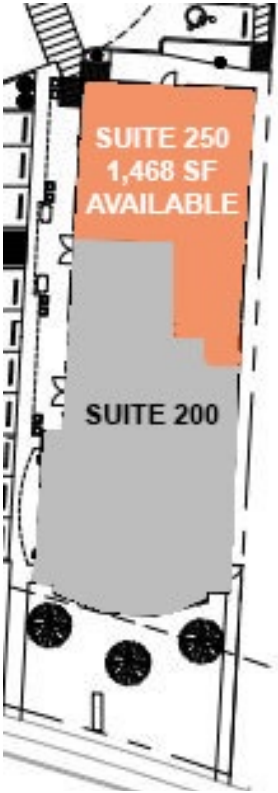
POPULATION	AVG HH INCOME
1-mi: 12,248	1-mi: \$179,124
2-mi: 64,935	2-mi: \$170,181
3-mi: 157,320	3-mi: \$145,664



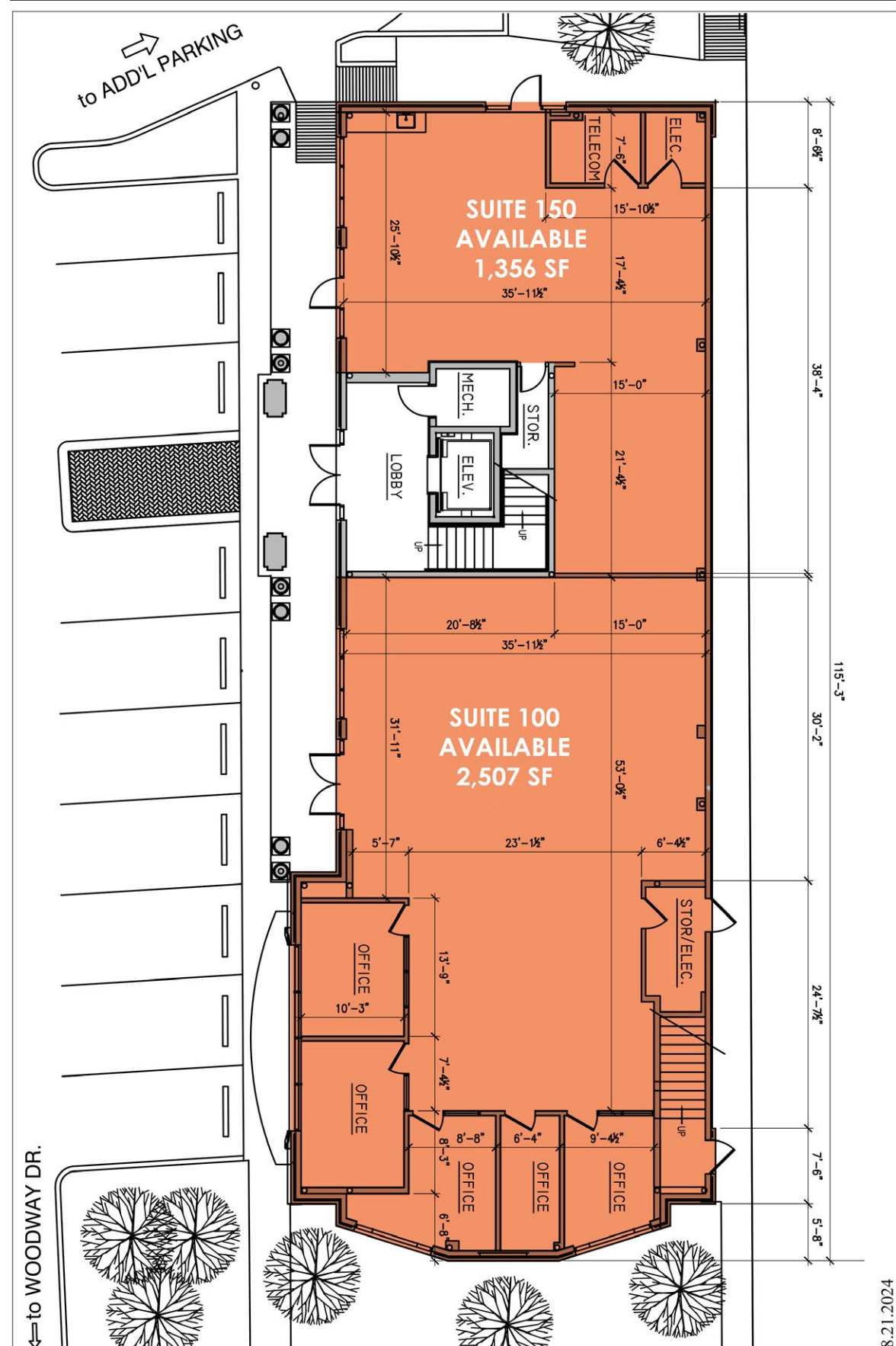
MARKET AERIAL

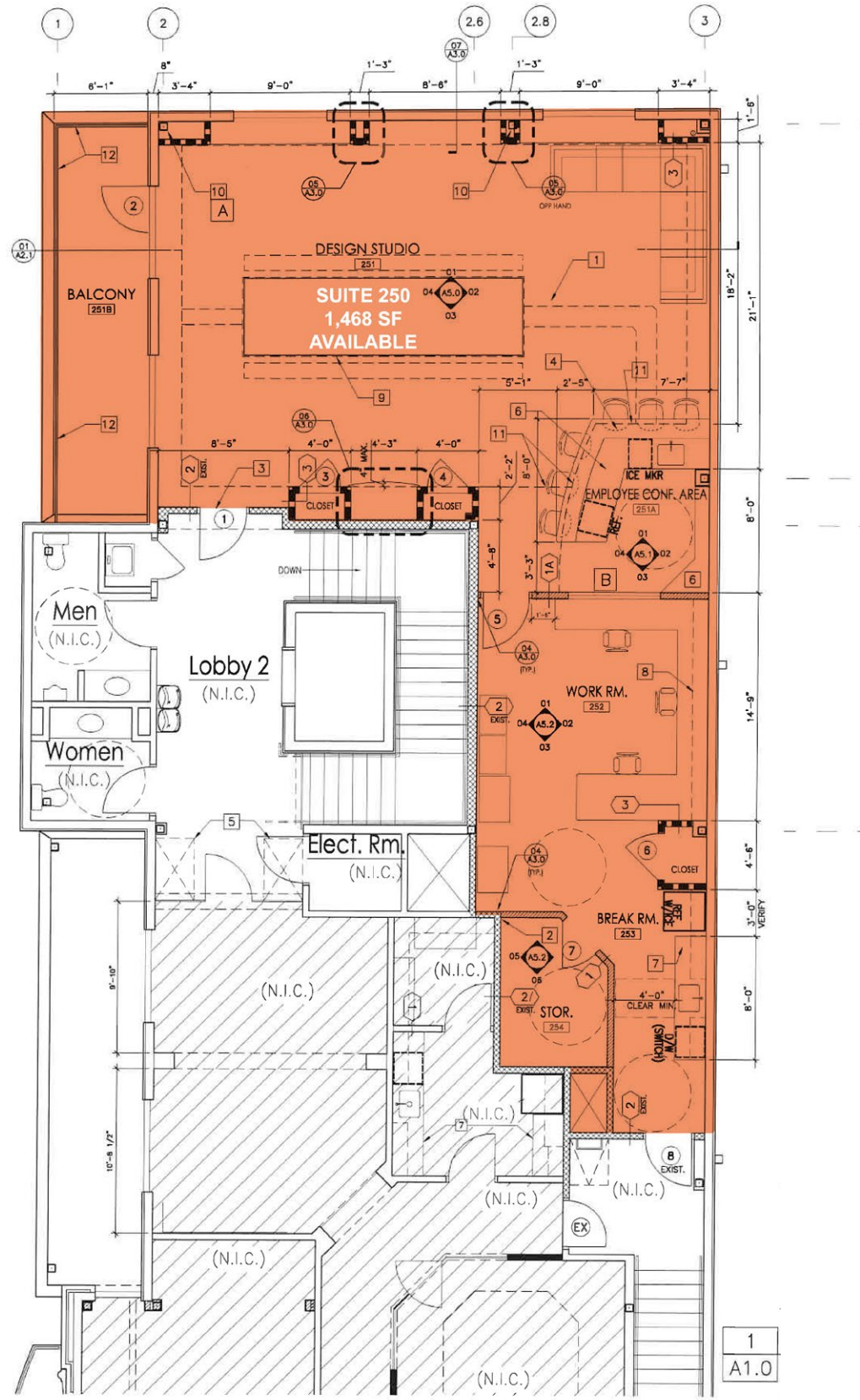


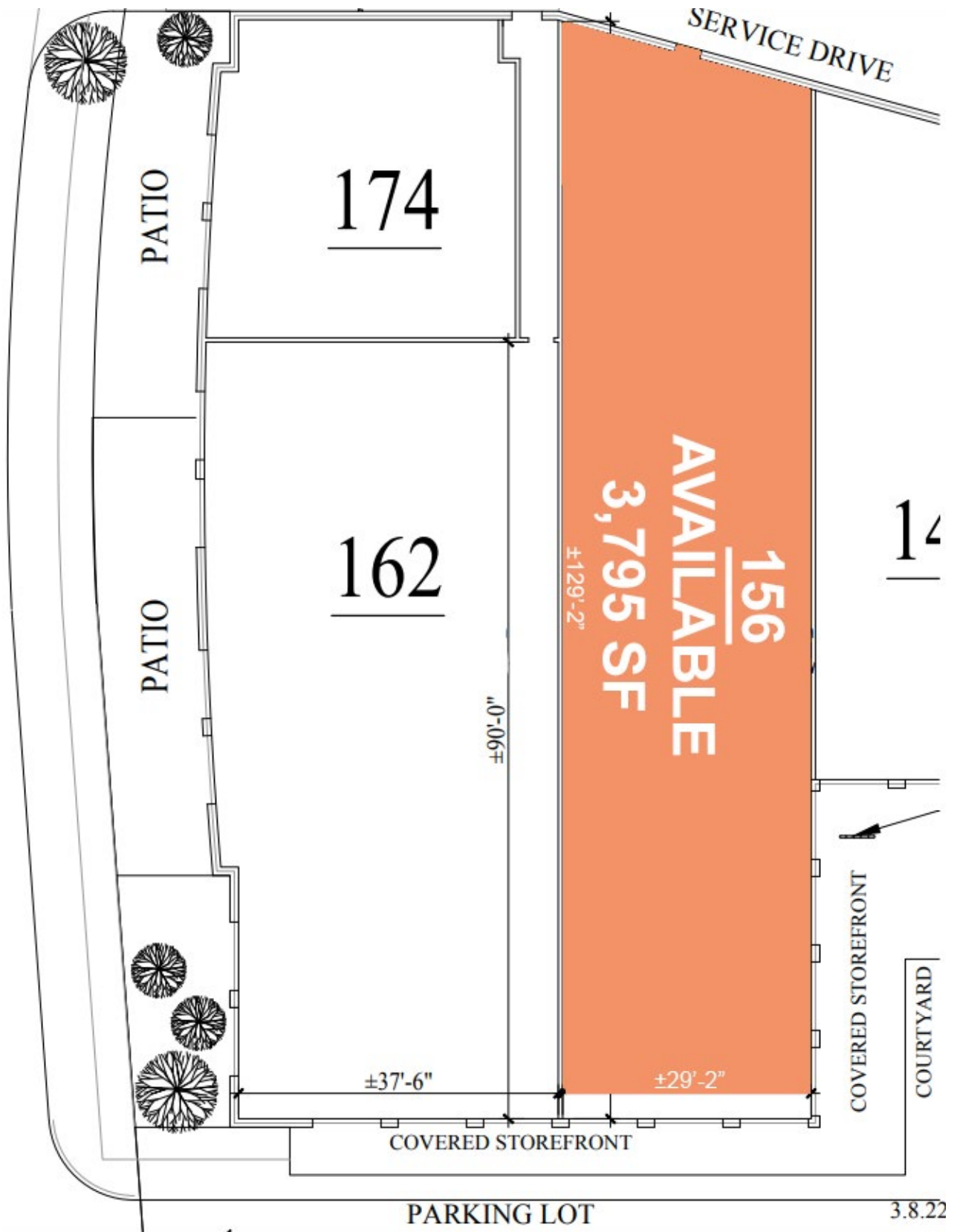
SECOND FLOOR



SITE PLAN







5700 WOODWAY: SITE PLAN - SUITE 156

DEMOGRAPHIC OVERVIEW & MAP

POPULATION
(2 mi Radius, 2024)

66,527

AVERAGE INCOME
(2 mi Radius)
2024 Average:

\$170,181

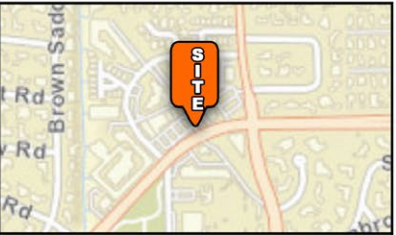
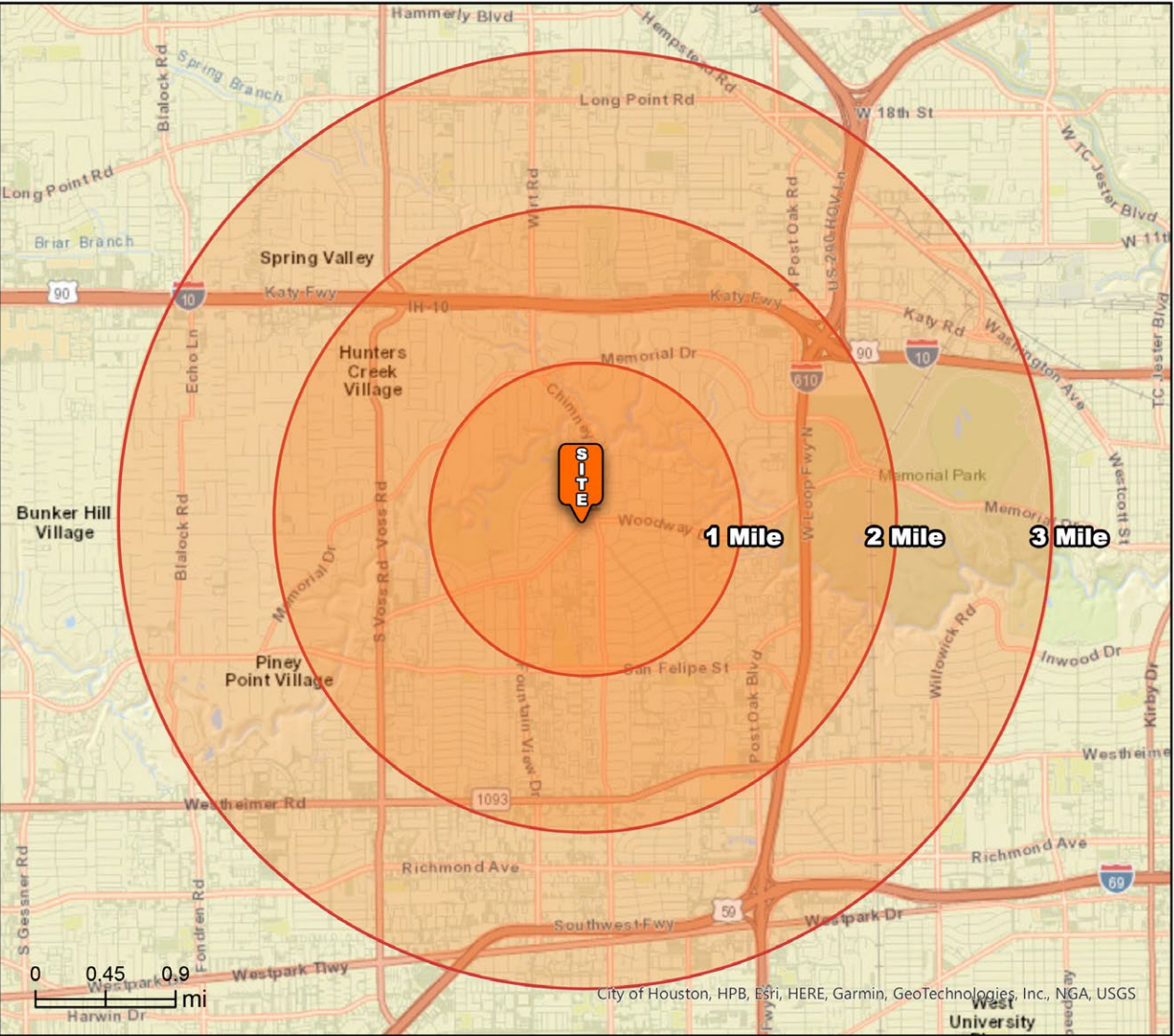
HOUSEHOLDS
(2 mi Radius, 2024)

33,287

DAYTIME
POPULATION
(2 mi Radius, 2024)

139,810

	1 mile	2 miles	3 miles
Population Summary			
2024 Total Population	12,248	64,935	157,320
2024 Group Quarters	79	594	1,119
2029 Total Population	12,176	66,527	159,595
2024-2029 Annual Rate	-0.12%	0.49%	0.29%
2024 Total Daytime Population	15,022	139,810	268,532
Workers	9,218	111,719	200,325
Residents	5,804	28,091	68,207
Household Summary			
2024 Households	6,340	33,287	75,588
2024 Average Household Size	1.92	1.93	2.07
2029 Households	6,380	34,663	77,873
2029 Average Household Size	1.90	1.90	2.04
2024-2029 Annual Rate	0.13%	0.81%	0.60%
2010 Families	2,769	13,267	30,674
2010 Average Family Size	2.79	2.75	2.98
2024 Families	2,942	15,178	35,883
2024 Average Family Size	2.81	2.84	2.99
2029 Families	2,938	15,536	36,474
2029 Average Family Size	2.79	2.82	2.96
2024-2029 Annual Rate	-0.03%	0.47%	0.33%
Housing Unit Summary			
2024 Housing Units	7,181	38,400	86,383
Owner Occupied Housing Units	56.8%	39.8%	31.9%
Renter Occupied Housing Units	31.5%	46.9%	55.7%
Vacant Housing Units	11.7%	13.3%	12.5%
2029 Housing Units	7,252	39,950	89,010
Owner Occupied Housing Units	58.6%	40.7%	32.9%
Renter Occupied Housing Units	29.3%	46.1%	54.6%
Vacant Housing Units	12.0%	13.2%	12.5%
Median Household Income			
2024	\$114,524	\$108,978	\$86,482
2029	\$135,078	\$122,505	\$98,427
Median Home Value			
2024	\$774,956	\$732,452	\$703,913
2029	\$869,994	\$831,582	\$792,795
Per Capita Income			
2024	\$96,024	\$87,295	\$70,285
2029	\$108,952	\$99,073	\$80,080
Median Age			
2024	53.0	41.5	37.1
2029	54.1	42.6	38.6
2024 Households by Income			
Household Income Base	6,340	33,287	75,588
<\$15,000	4.9%	5.5%	7.4%
\$15,000 - \$24,999	2.9%	3.5%	5.3%
\$25,000 - \$34,999	3.9%	5.4%	6.8%
\$35,000 - \$49,999	7.7%	7.5%	9.6%
\$50,000 - \$74,999	16.2%	14.2%	15.3%
\$75,000 - \$99,999	9.6%	10.0%	10.9%
\$100,000 - \$149,999	13.0%	16.1%	14.5%
\$150,000 - \$199,999	12.1%	10.3%	8.3%
\$200,000+	29.7%	27.5%	22.0%
Average Household Income	\$179,124	\$170,181	\$145,664





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.

Frankel Development Group	9000477	bfrankel@frankeldev.com	713.661.0440
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date