

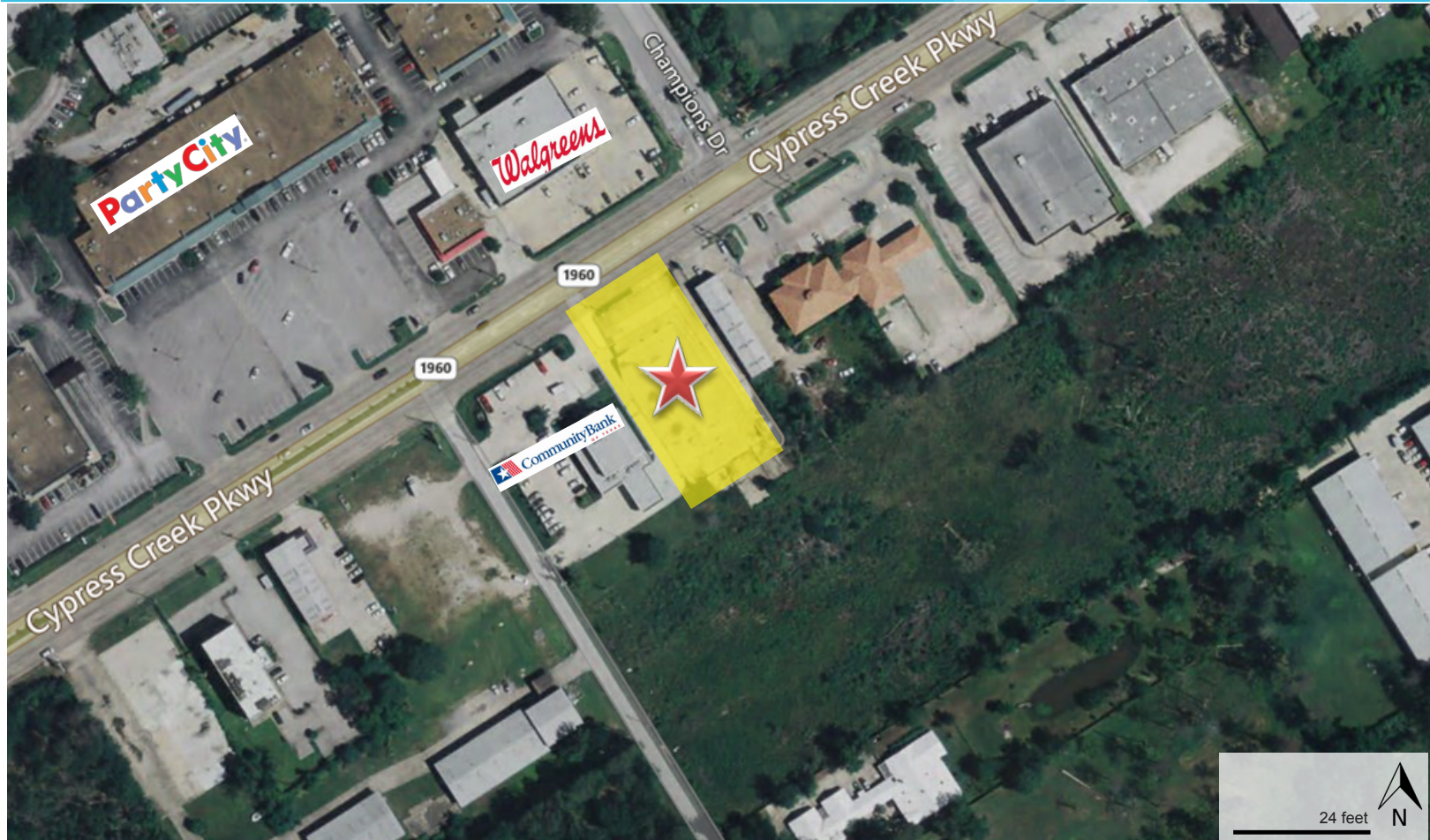


37,531 SF - RETAIL PAD

1960/CHAMPIONS SUBMARKET

.86 AC | PRIME LOCATION

Partnership. Performance.



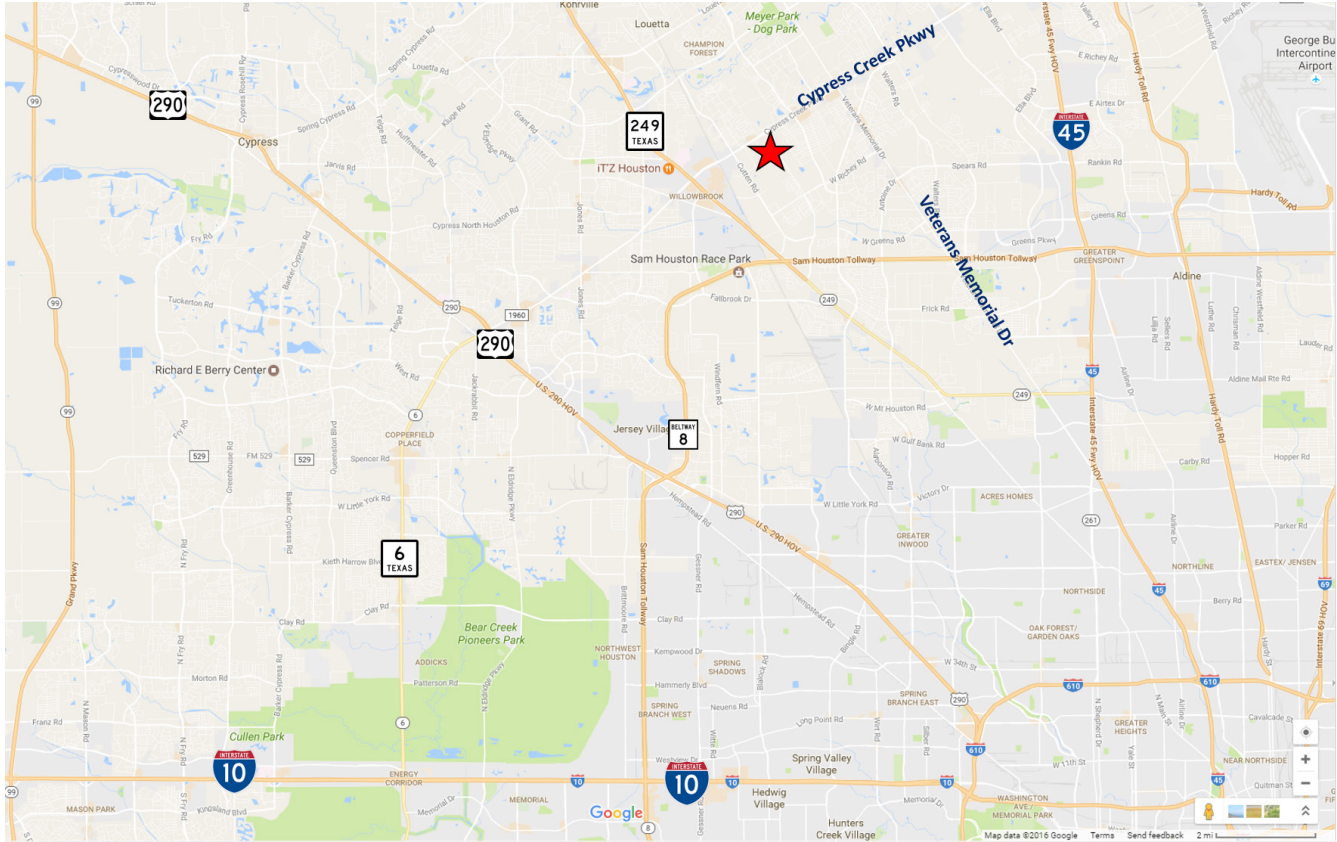
Demographics		
	1 Mile	3 Mile
Population	8,365	106,831
Households	3,681	40,822
Average Age	41.70	36.60
Median HH Income	\$75,607	\$63,440
Daytime Employees	7,980	68,705
Population Growth '16-'21	+10.4%	+9.5%
Household Growth '16-'21	+10.6%	+9.7%

FOR SALE
\$1,125,900
(\$30 PSF)

Charlie Neuhaus | Principal
D 713.993.7160 F 713.993.7701
charlie.neuhaus@avisonyoung.com

Harry Holmes | Principal
D 713.993.7165 F 713.993.7701
harry.holmes@avisonyoung.com





TRAFFIC				
Collection Street	Cross Street	Traffic Vol	year	Distance
Shiloh Church Rd	Bammel Rd Nw	290	2015	.10 mi
Champions Dr	Bammel Rd SE	3,999	2015	.11 mi
Duncan Rd	Bammel Rd NW	2,930	2015	.23 mi
Haynes Rd	Bammel Rd NW	440	2015	.32 mi
Bammel Rd	Duncan Rd SW	62,800	2010	.34 mi