

An aerial photograph of the El Dorado Shopping Center, a large commercial building with a flat roof and multiple storefronts. The building features signs for 'FOOD TOWN', 'FRESH PRODUCE', 'ATT Beauty Supply Co.', and 'plan'. A parking lot in the foreground contains several vehicles, including a white sedan, a blue car, a black SUV, a white pickup truck, and a silver car. A tall light pole stands in the parking lot. The background shows a line of green trees under a blue sky with scattered clouds.

**AVAILABLE PAD SITE
EL DORADO SHOPPING CENTER**

576 EL DORADO BLVD

Webster, TX 77598

ALEX PROVOST

Managing Principal
(512)-216-5495
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TRUE EQUITY GROUP



OFFERING SUMMARY

Lease Rate:	Inquire For Pricing
Lease Type	Ground Lease; BTS
Lot Size:	1 Acre

PROPERTY OVERVIEW

True Equity Group is pleased to exclusively offer for lease the El Dorado Shopping Center, a Grocery and Fitness anchored center delivering great visibility, traffic counts, and demographics. Other national tenants driving traffic to the center include Subway, Little Caesar's, Liberty Tax, and Honey Baked Ham. El Dorado Blvd is well located on the SW corner of State Hwy 3 and El Dorado in Clear Lake, a suburb of Houston, 1 mile east of I- 45. Close to NASA/Johnson Space Center, Bayport Industrial Complex, and Baybrook Mall.

CUSTOM HEADER

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- Signalized Intersection with Strong Demographics
- Co-Tenancy with many National and Regional Tenants
- +/- 48k Combined total VPD count

SITE PLANS



ADDITIONAL PHOTOS



DEMOGRAPHICS

Population

	3 mile	5 mile	10 mile
2010 Population	77,080	163,079	629,126
2022 Population	77,943	174,391	698,324
2027 Population Projection	79,285	180,175	729,238
Annual Growth 2010-2022	0.1%	0.6%	0.9%
Annual Growth 2022-2027	0.3%	0.7%	0.9%
Median Age	37.1	37.6	35.7
Bachelor's Degree or Higher	40%	41%	29%
U.S. Armed Forces	190	257	601

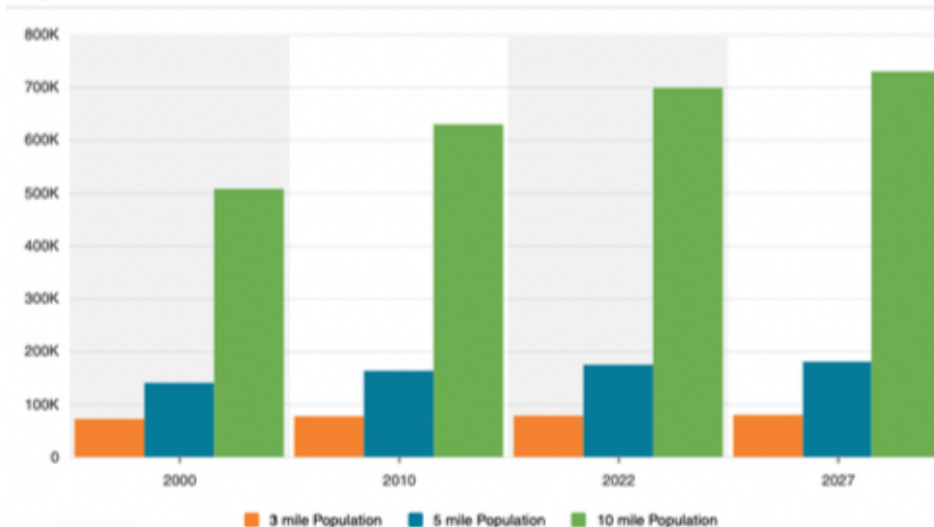
Households

	3 mile	5 mile	10 mile
2010 Households	31,463	63,389	220,369
2022 Households	31,548	67,549	244,990
2027 Household Projection	32,052	69,764	256,035
Annual Growth 2010-2022	0.5%	0.8%	1.0%
Annual Growth 2022-2027	0.3%	0.7%	0.9%
Owner Occupied Households	16,620	42,820	171,918
Renter Occupied Households	15,432	26,944	84,117
Avg Household Size	2.4	2.5	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$977.6M	\$2.3B	\$8.3B

Income

	3 mile	5 mile	10 mile
Avg Household Income	\$94,385	\$105,365	\$99,003
Median Household Income	\$69,846	\$78,208	\$75,871
< \$25,000	3,928	8,020	31,726
\$25,000 - 50,000	6,587	12,046	44,880
\$50,000 - 75,000	6,593	12,658	44,794
\$75,000 - 100,000	4,237	8,183	31,435
\$100,000 - 125,000	2,895	7,506	28,393
\$125,000 - 150,000	2,100	4,881	19,579
\$150,000 - 200,000	2,488	6,535	22,176
\$200,000+	2,720	7,719	22,008

Population



12-MONTH VISITOR STATS

El Dorado Shopping Center delivered 929,700 visits from July 1st, 2021 to June 30th, 2022 with over 146,000 unique visitors and an average visitor frequency of 6.36 / average dwell time of 51 minutes.

Our Planet Fitness location has over 425,000 visitors with a frequency of 11.83 and Food Town has over 310,000 visitors with a frequency of 3.87 over the past 12 months.

Metrics

El Dorado Shopping Center
560 El Dorado Blvd, Webster, TX 77599

Visits	929.7K	Visit Frequency	6.36
Visits / sq ft	7.16	Avg. Dwell Time	51 min
Visitors	146.3K		

Jul 1st, 2021 - Jun 30th, 2022
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

El Dorado Shopping Center
El Dorado Blvd, Webster, TX



Monthly | Visits | Jul 1st, 2021 - Jun 30th, 2022
Data provided by Placer Labs Inc. (www.placer.ai)

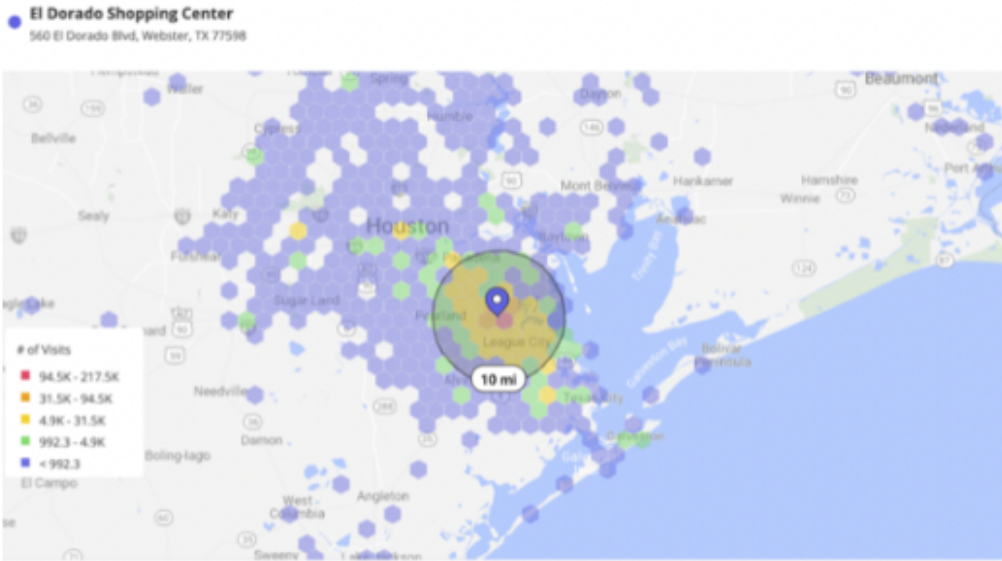


VISITOR TRENDS

Visitor trends at the El Dorado Shopping Center are on the rise over the past 12-months with 75,620 visits in June of 2021 and a 21% increase to 91,800 visits in June of 2022. The shopping center traffic is up over 10% year-over-year.

TRADE AREA

Trade Area shown using cell phone data detailing El Dorado Shopping Center visitor's home location with the core of visitors surpassing the 10-mile radius, which has a population of 629,126, and then stretches to the northernmost and southernmost areas of the Houston MSA.



Metrics

Metric Name	El Dorado Shopping Center El Dorado Blvd, Webster, TX	Bay Forest El Dorado Blvd, Houston, TX
Visits	494.5K	459.5K
Visits / sq ft	3.81	6.41
Visitors	103.6K	96.5K
Visit Frequency	4.78	4.83
avg. Dwell Time	54 min	40 min

EL DORADO SHOPPING CENTER VS. KROGER CENTER

El Dorado Shopping Center has delivered 494,500 visits over the past 6 months, which is 7.6% more than the 459,500 visits that the Kroger anchored center on the corner of El Dorado Blvd and Space Center Blvd. Both centers delivered approximately 4.8 visitor frequency for the same period but El Dorado Shopping Center was superior in Dwell Time delivering an average of 54 minutes compared to 40 minutes.



REGIONAL MAP



LOCATION MAP

