

RETAIL SHOPPING CENTER FOR LEASE



# WATERSIDE SHOPPES

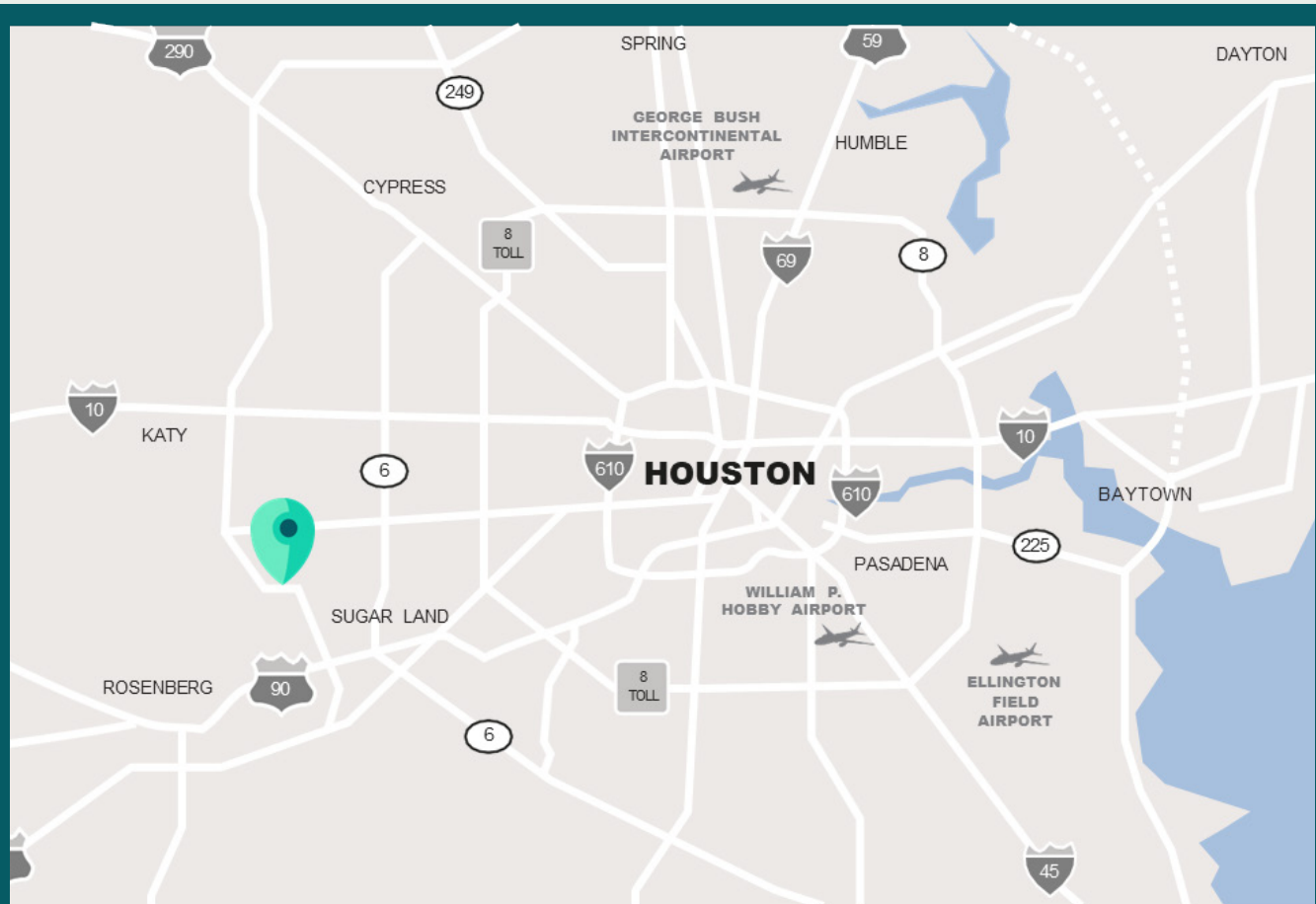
8118-8122 W GRAND PKWY S, RICHMOND, TX 77406

Pouya Tiraie, CCIM  
Principal | Houston

(832) 779-2829 | [pouya@creplace.com](mailto:pouya@creplace.com)  
[www.creplace.com](http://www.creplace.com)

# PROPERTY INFORMATION

Waterside Shoppes



## LOCATION

**8118 & 8122 W Grand Parkway S**



## AVAILABLE

**10,472 SF**



## PRICE

**\$34 PSF**



## ESTIMATED NNN'S

**\$8.00 PSF**



## PARKING RATIO

**6:1000**



## TRAFFIC COUNTS 2024

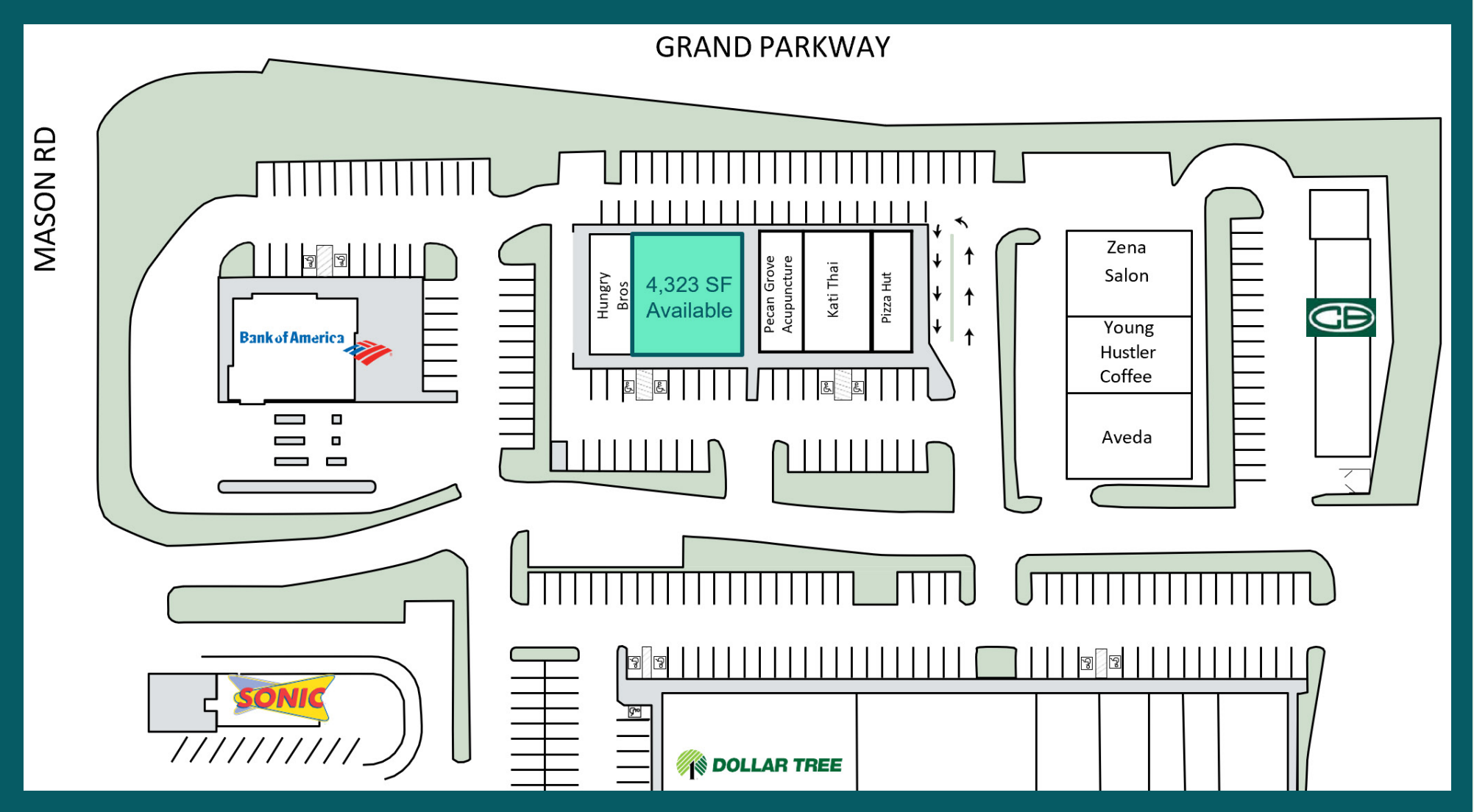
**47,541 VPD**

Highway 99

**9,681 VPD**

Mason Rd



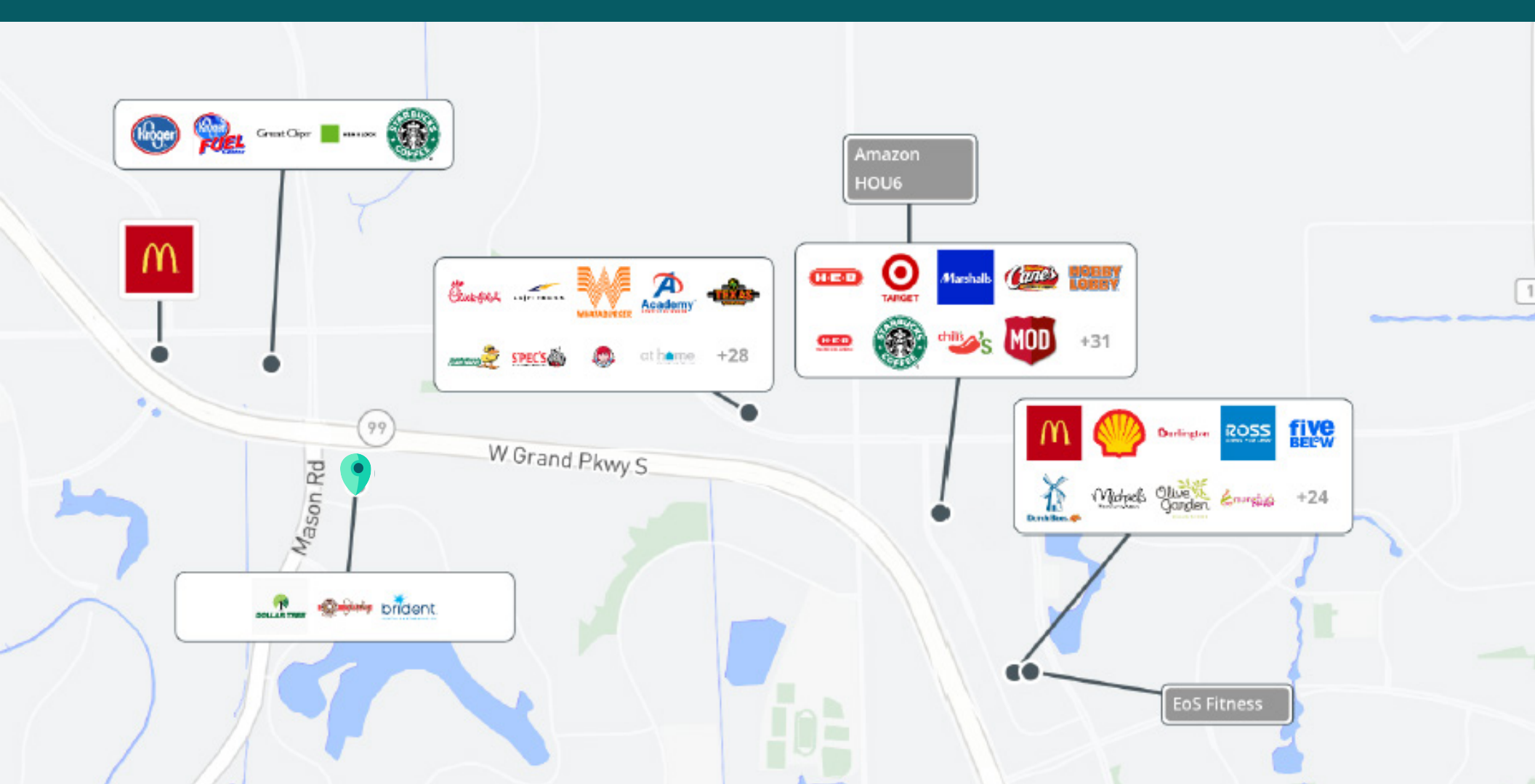








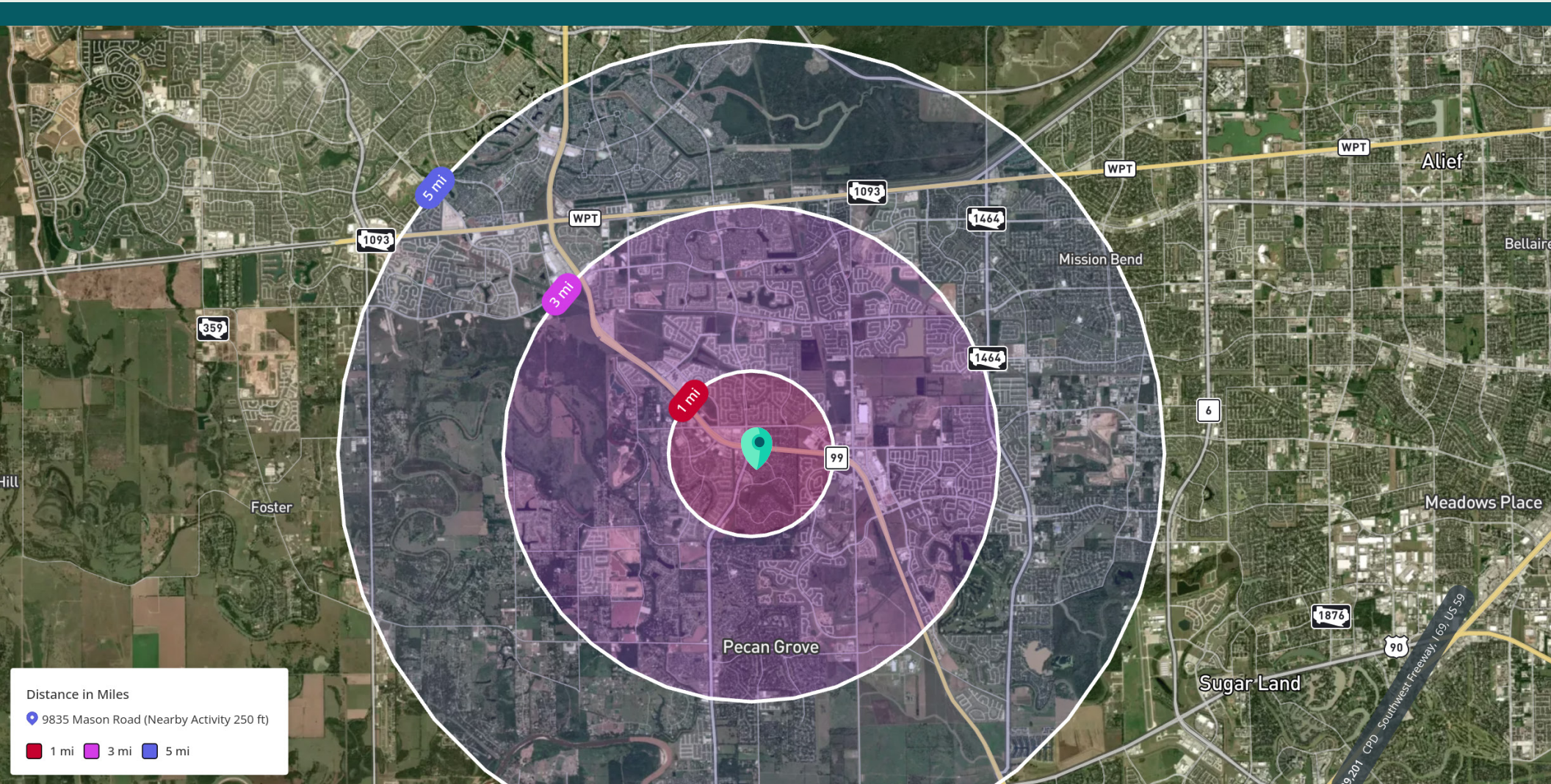
AREA RETAILERS  
Waterside Shoppes





# DISTANCE MAP

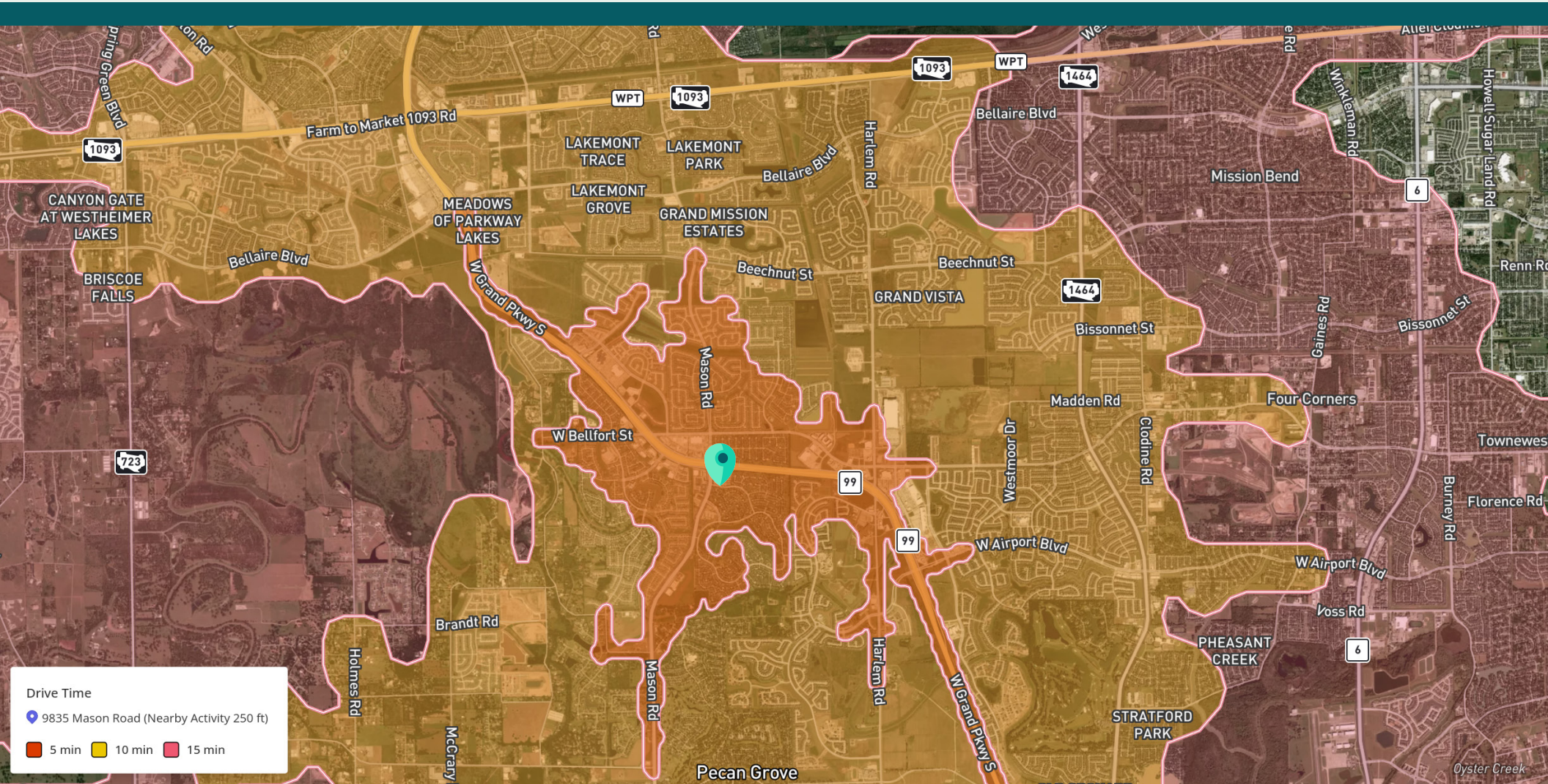
Waterside Shoppes





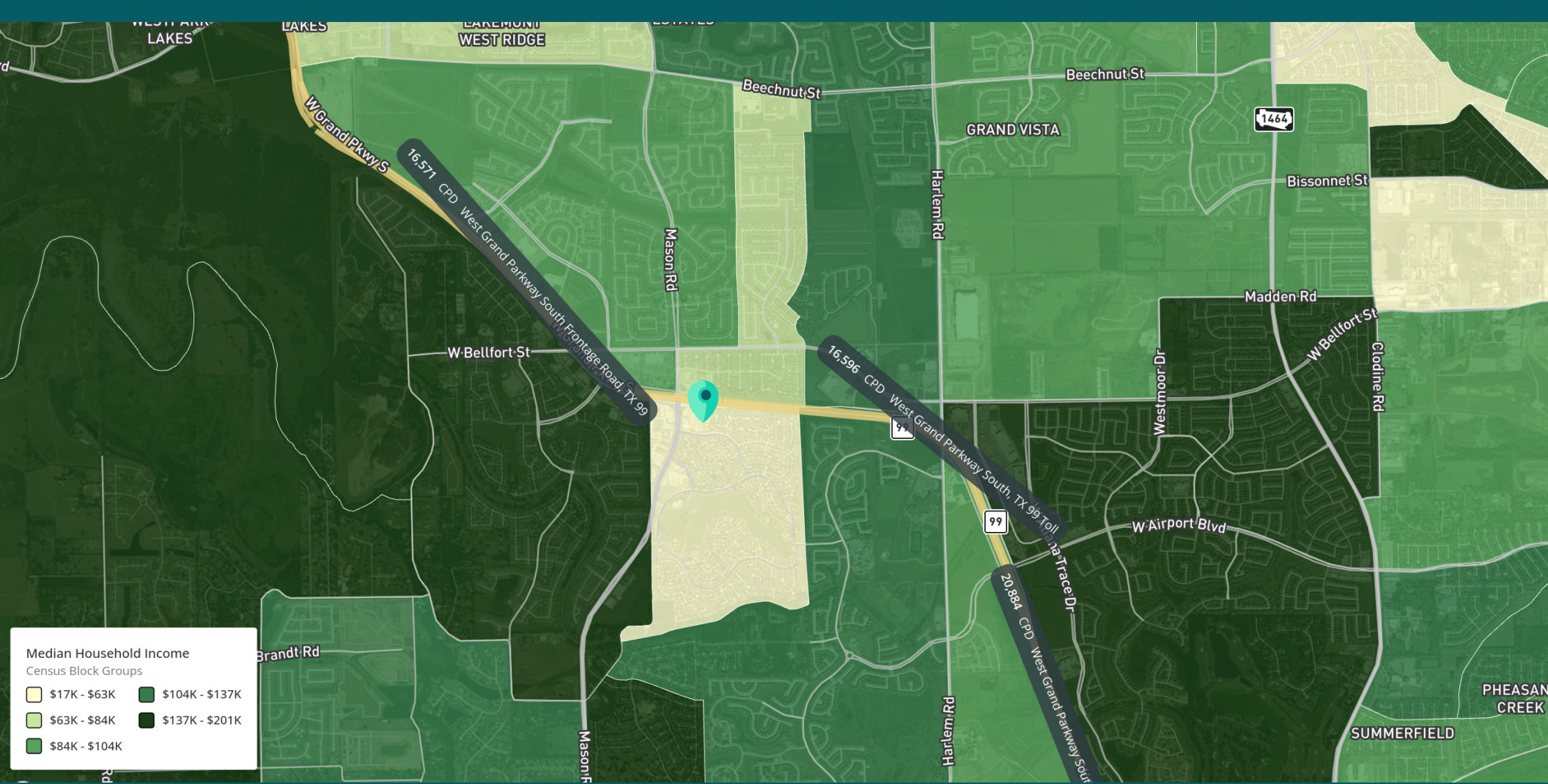
# DRIVE TIME MAP

## Waterside Shoppes





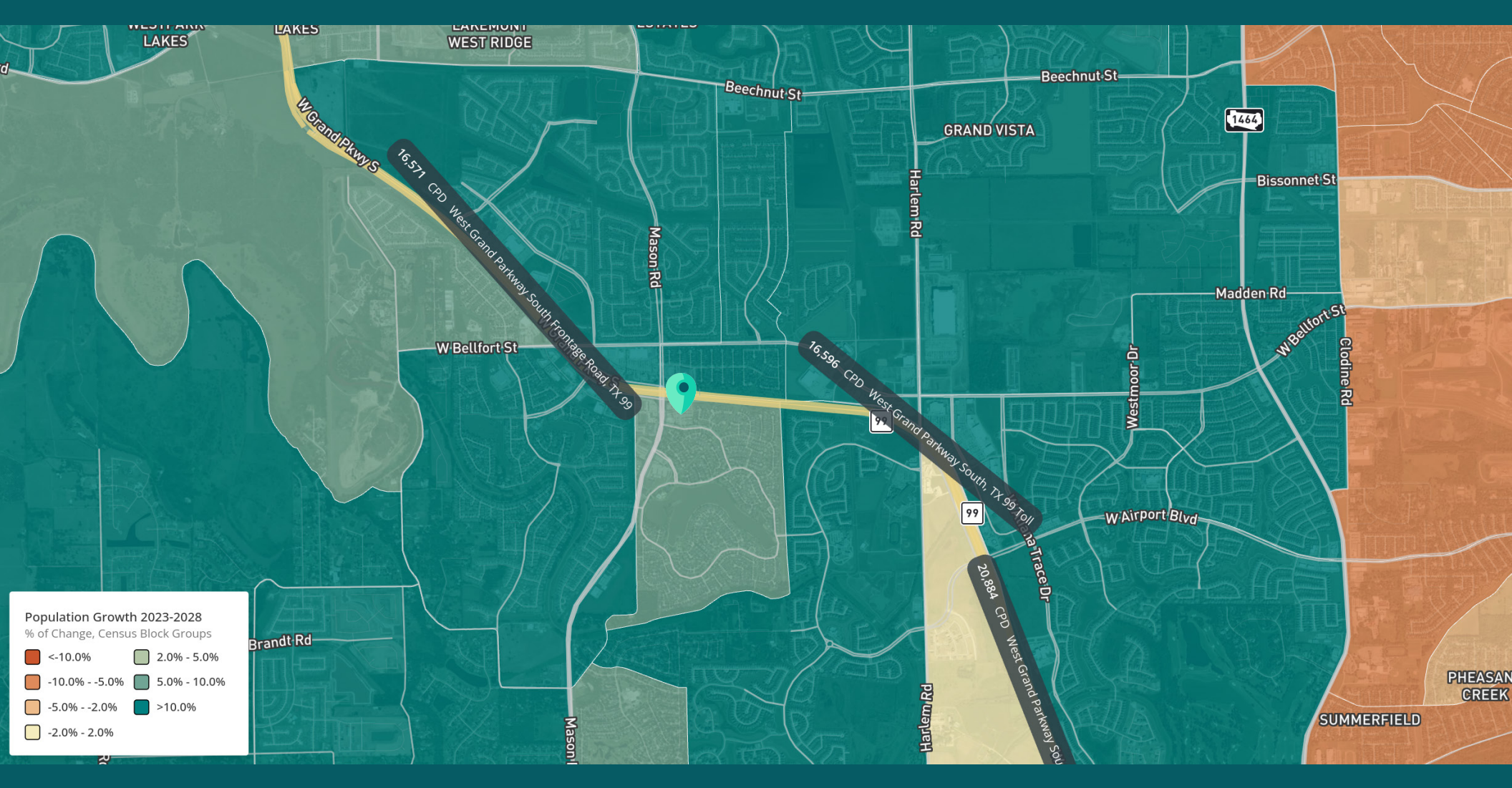
MEDIAN HH INCOME  
Waterside Shoppes





# POPULATION GROWTH 2023-2024

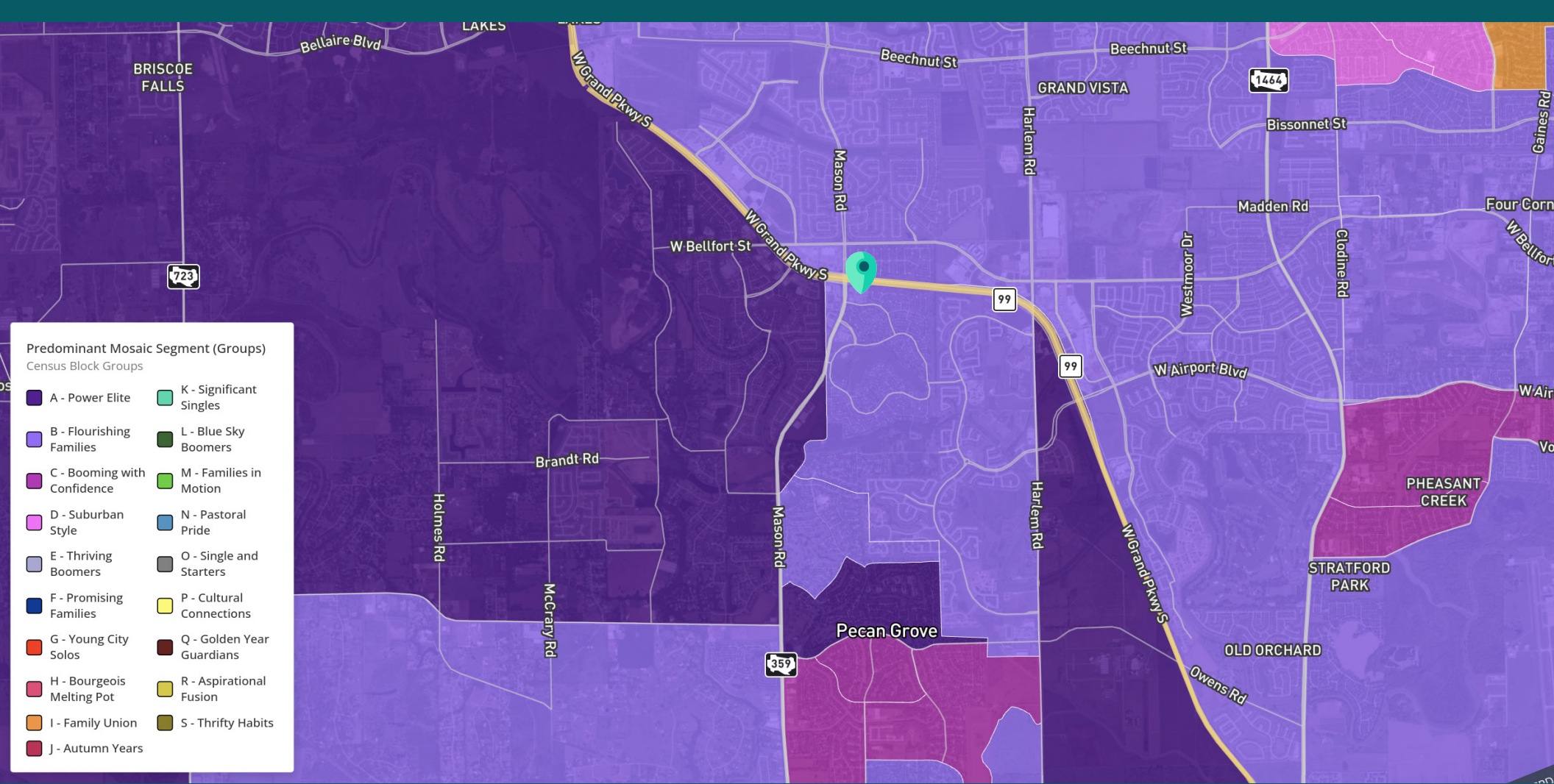
Waterside Shoppes





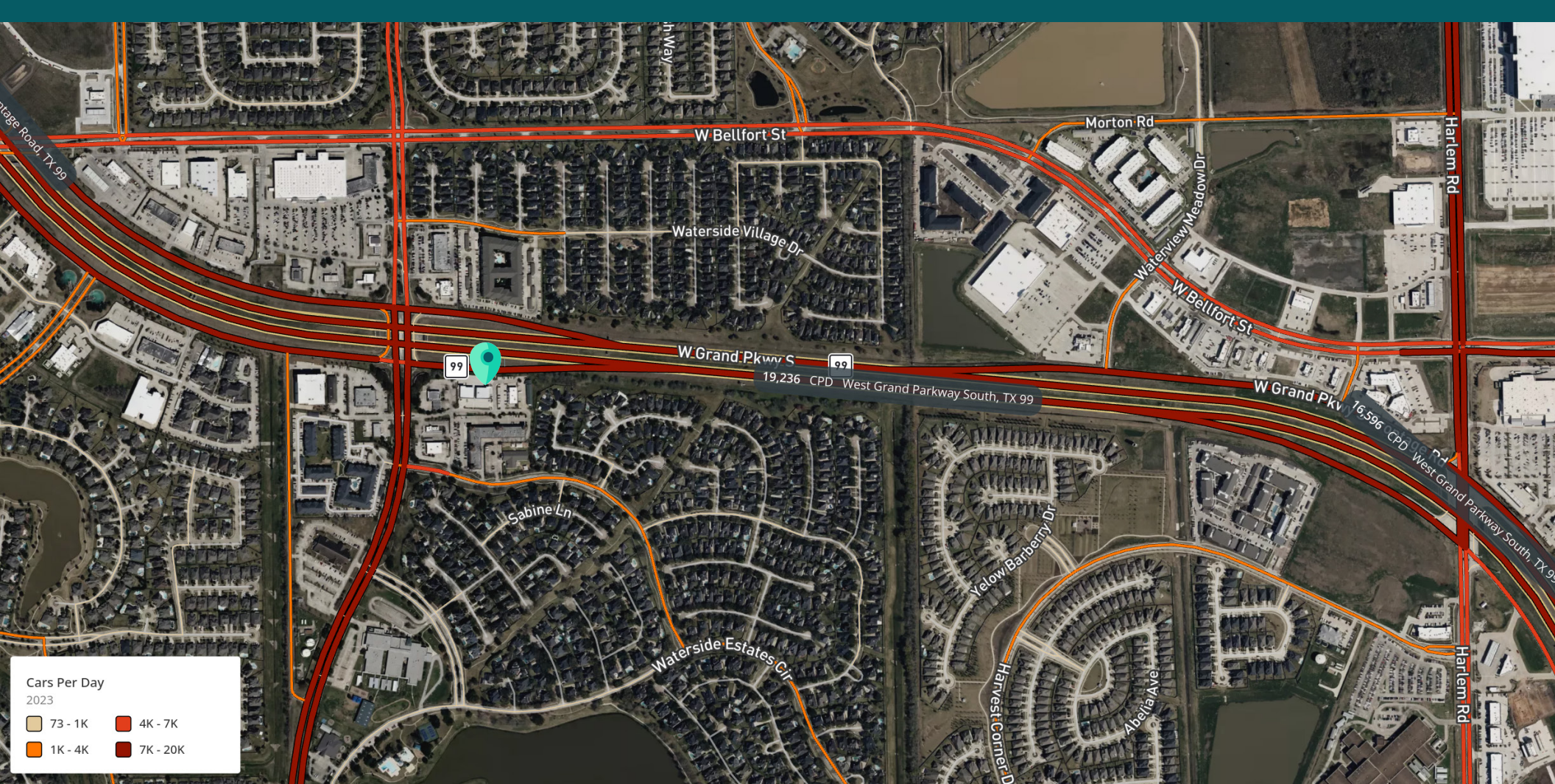
# Predominant Mosaic Segment Groups

## Waterside Shoppes





TRAFFIC COUNTS  
Waterside Shoppes





|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2010 Population        | 5,819  | 35,255  | 119,764 |
| 2020 Population        | 13,095 | 77,140  | 189,133 |
| 2024 Population        | 14,094 | 95,407  | 216,076 |
| 2029 Population        | 14,955 | 109,371 | 241,473 |
| 2010-2020 Annual Rate  | 8.45%  | 8.14%   | 4.68%   |
| 2020-2024 Annual Rate  | 1.74%  | 5.13%   | 3.18%   |
| 2024-2029 Annual Rate  | 1.19%  | 2.77%   | 2.25%   |
| 2020 Male Population   | 48.1%  | 48.4%   | 49.0%   |
| 2020 Female Population | 51.9%  | 51.6%   | 51.0%   |
| 2020 Median Age        | 35.0   | 35.2    | 35.8    |
| 2024 Male Population   | 49.0%  | 49.8%   | 49.8%   |
| 2024 Female Population | 51.0%  | 50.2%   | 50.2%   |
| 2024 Median Age        | 35.6   | 35.6    | 35.9    |

In the identified area, the current year population is 216,076. In 2020, the Census count in the area was 189,133. The rate of change since 2020 was 3.18% annually. The five-year projection for the population in the area is 241,473 representing a change of 2.25% annually from 2024 to 2029. Currently, the population is 49.8% male and 50.2% female.

#### Median Age

The median age in this area is 35.9, compared to U.S. median age of 39.1.

#### Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2024 White Alone                         | 38.5% | 31.5% | 29.7% |
| 2024 Black Alone                         | 23.3% | 24.5% | 22.2% |
| 2024 American Indian/Alaska Native Alone | 0.4%  | 0.4%  | 0.5%  |
| 2024 Asian Alone                         | 18.4% | 25.6% | 26.4% |
| 2024 Pacific Islander Alone              | 0.1%  | 0.1%  | 0.0%  |
| 2024 Other Race                          | 5.6%  | 6.5%  | 8.5%  |
| 2024 Two or More Races                   | 13.6% | 11.5% | 12.6% |
| 2024 Hispanic Origin (Any Race)          | 19.9% | 18.7% | 22.3% |

Persons of Hispanic origin represent 22.3% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.9 in the identified area, compared to 72.1 for the U.S. as a whole.

#### Households

|                             |       |        |        |
|-----------------------------|-------|--------|--------|
| 2024 Wealth Index           | 129   | 119    | 121    |
| 2010 Households             | 1,898 | 11,749 | 36,154 |
| 2020 Households             | 4,171 | 24,043 | 57,664 |
| 2024 Households             | 4,494 | 29,672 | 66,256 |
| 2029 Households             | 4,809 | 34,934 | 74,871 |
| 2010-2020 Annual Rate       | 8.19% | 7.42%  | 4.78%  |
| 2020-2024 Annual Rate       | 1.77% | 5.07%  | 3.32%  |
| 2024-2029 Annual Rate       | 1.36% | 3.32%  | 2.47%  |
| 2024 Average Household Size | 3.13  | 3.17   | 3.23   |

The household count in this area has changed from 57,664 in 2020 to 66,256 in the current year, a change of 3.32% annually. The five-year projection of households is 74,871, a change of 2.47% annually from the current year total. Average household size is currently 3.23, compared to 3.24 in the year 2020. The number of families in the current year is 54,806 in the specified area.



# DEMOGRAPHICS

Waterside Shoppes

|                                     | 1 mile    | 3 miles   | 5 miles   |
|-------------------------------------|-----------|-----------|-----------|
| <b>Mortgage Income</b>              |           |           |           |
| 2024 Percent of Income for Mortgage | 21.4%     | 21.8%     | 21.1%     |
| <b>Median Household Income</b>      |           |           |           |
| 2024 Median Household Income        | \$116,985 | \$110,669 | \$112,627 |
| 2029 Median Household Income        | \$132,234 | \$123,804 | \$126,689 |
| 2024-2029 Annual Rate               | 2.48%     | 2.27%     | 2.38%     |
| <b>Average Household Income</b>     |           |           |           |
| 2024 Average Household Income       | \$149,595 | \$140,071 | \$141,854 |
| 2029 Average Household Income       | \$171,328 | \$158,988 | \$160,682 |
| 2024-2029 Annual Rate               | 2.75%     | 2.57%     | 2.52%     |
| <b>Per Capita Income</b>            |           |           |           |
| 2024 Per Capita Income              | \$48,437  | \$43,483  | \$43,512  |
| 2029 Per Capita Income              | \$56,066  | \$49,787  | \$49,826  |
| 2024-2029 Annual Rate               | 2.97%     | 2.74%     | 2.75%     |
| <b>GINI Index</b>                   |           |           |           |
| 2024 Gini Index                     | 35.4      | 34.7      | 33.8      |

## Households by Income

Current median household income is \$112,627 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$126,689 in five years, compared to \$82,410 for all U.S. households.

Current average household income is \$141,854 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$160,682 in five years, compared to \$122,048 for all U.S. households.

Current per capita income is \$43,512 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$49,826 in five years, compared to \$47,525 for all U.S. households.

## Housing

|                                    |       |        |        |
|------------------------------------|-------|--------|--------|
| 2024 Housing Affordability Index   | 100   | 98     | 101    |
| 2010 Total Housing Units           | 1,942 | 12,200 | 37,611 |
| 2010 Owner Occupied Housing Units  | 1,830 | 10,171 | 31,478 |
| 2010 Renter Occupied Housing Units | 68    | 1,578  | 4,676  |
| 2010 Vacant Housing Units          | 44    | 451    | 1,457  |
| 2020 Total Housing Units           | 4,378 | 25,467 | 60,578 |
| 2020 Owner Occupied Housing Units  | 3,197 | 19,502 | 45,384 |
| 2020 Renter Occupied Housing Units | 974   | 4,541  | 12,280 |
| 2020 Vacant Housing Units          | 262   | 1,390  | 2,874  |
| 2024 Total Housing Units           | 4,754 | 32,097 | 70,207 |
| 2024 Owner Occupied Housing Units  | 3,335 | 23,121 | 51,425 |
| 2024 Renter Occupied Housing Units | 1,159 | 6,551  | 14,831 |
| 2024 Vacant Housing Units          | 260   | 2,425  | 3,951  |
| 2029 Total Housing Units           | 5,031 | 37,348 | 78,939 |
| 2029 Owner Occupied Housing Units  | 3,583 | 26,410 | 56,776 |
| 2029 Renter Occupied Housing Units | 1,225 | 8,524  | 18,095 |
| 2029 Vacant Housing Units          | 222   | 2,414  | 4,068  |

## Socioeconomic Status Index

|                                 |      |      |      |
|---------------------------------|------|------|------|
| 2024 Socioeconomic Status Index | 56.4 | 55.1 | 53.6 |
|---------------------------------|------|------|------|

Currently, 73.2% of the 70,207 housing units in the area are owner occupied; 21.1%, renter occupied; and 5.6% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 60,578 housing units in the area and 4.7% vacant housing units. The annual rate of change in housing units since 2020 is 3.53%. Median home value in the area is \$379,747, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.81% annually to \$436,231.

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:  
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:  
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:  
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

|                  |             |                    |                |
|------------------|-------------|--------------------|----------------|
| CRE PLACE LLC    | 9011170     | pouya@creplace.com | (281) 203-9194 |
| BROKER FIRM NAME | LICENSE NO. | EMAIL              | PHONE          |

|                                   |      |
|-----------------------------------|------|
| BUYER, SELLER, LANDLORD OR TENANT | DATE |
|-----------------------------------|------|