

BPI

REALTY SERVICES

Commons at Hollyhock



For Lease
2nd Generation Office Space 1,033 sq. ft.
Restaurant/Coffee Shop 1,691 sq. ft.

Greenhouse Rd. & Hollyhock Dr.
Katy, Texas 77449

BPI Realty Services Inc
3800 SW Freeway Suite 304 | Houston, TX 77027
Phone: (281) 530-0900 | Fax: (281) 530-0690

LOCATION:

5751 Greenhouse Rd, Katy, TX 77449
Hollyhock Dr. and Greenhouse Rd.

SIZE:

Space Available:
- 2nd Generation Office Space: 1,033 sq. ft.
- 2nd Generation Restaurant Space: 1,691 sq. ft.

PRICING:

Call For More Information

Rent: \$25.00 psf/per year Gross

DESCRIPTION:

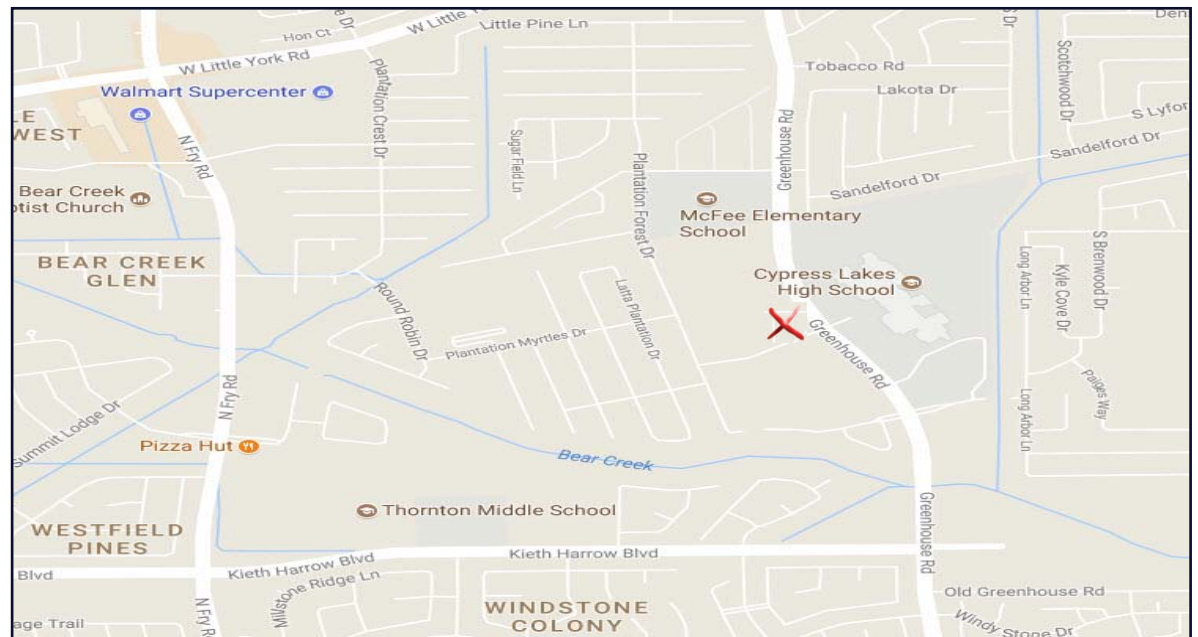
- 2nd Generation Office space available with build out kitchen/break room.
- Restaurant Space/ Coffee Bar with Drive-thru Available. Owners will consider a turn-key build-out for an established restaurant operator.
- Excellent traffic and visibility
- Located Directly across the street from Cypress Lakes High School – 3,600 students
- Commons at Hollyhock has over 600 Apartment Units in two phases
- Pylon Signage Available on Greenhouse Road.

TRAFFIC COUNTS:

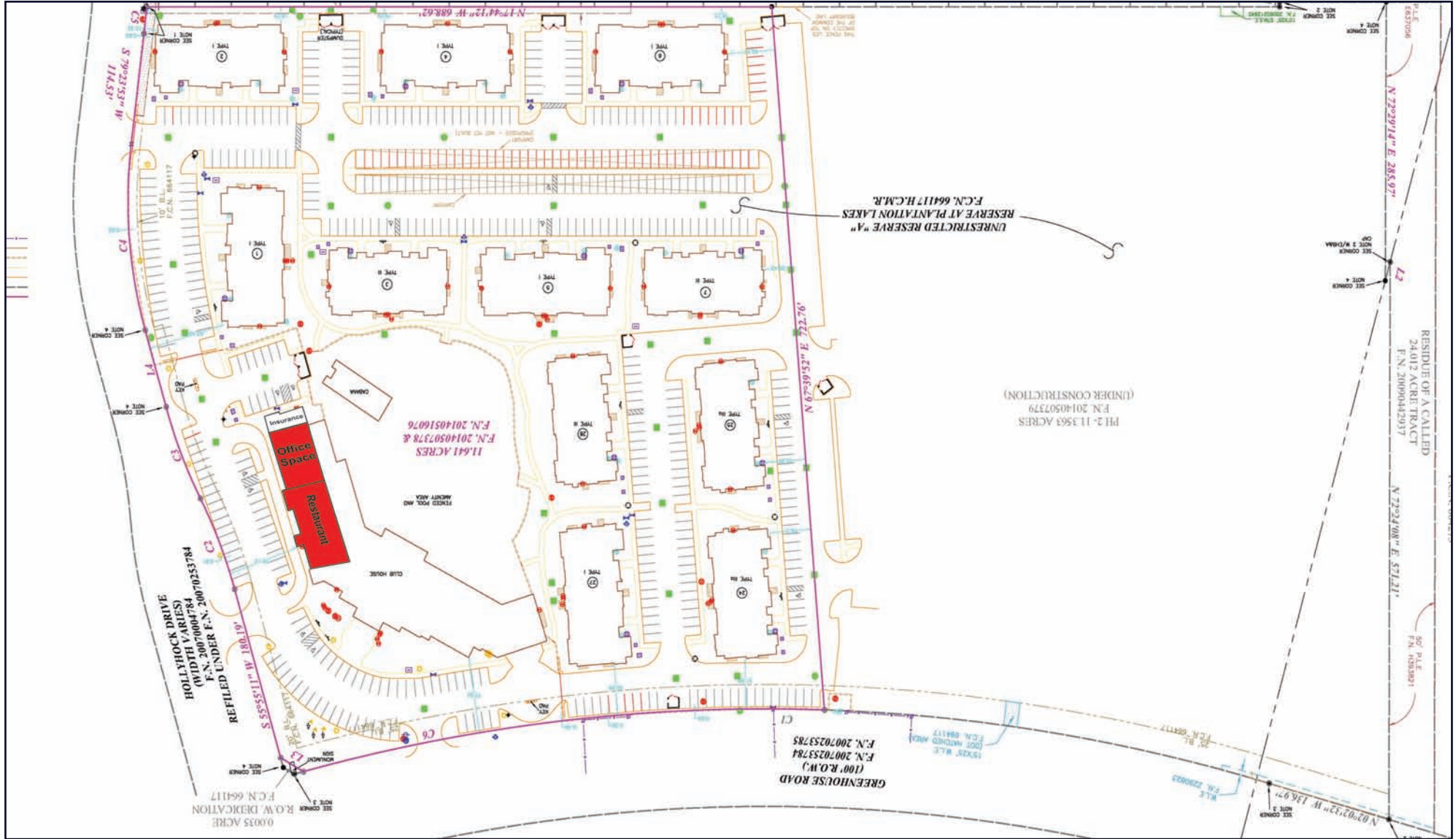
Greenhouse Rd. north of Hollyhock Dr. = 22,734
Greenhouse Rd. south of Hollyhock Dr. = 26,378

For More Information:

David Ferguson
BPI Realty Services Inc
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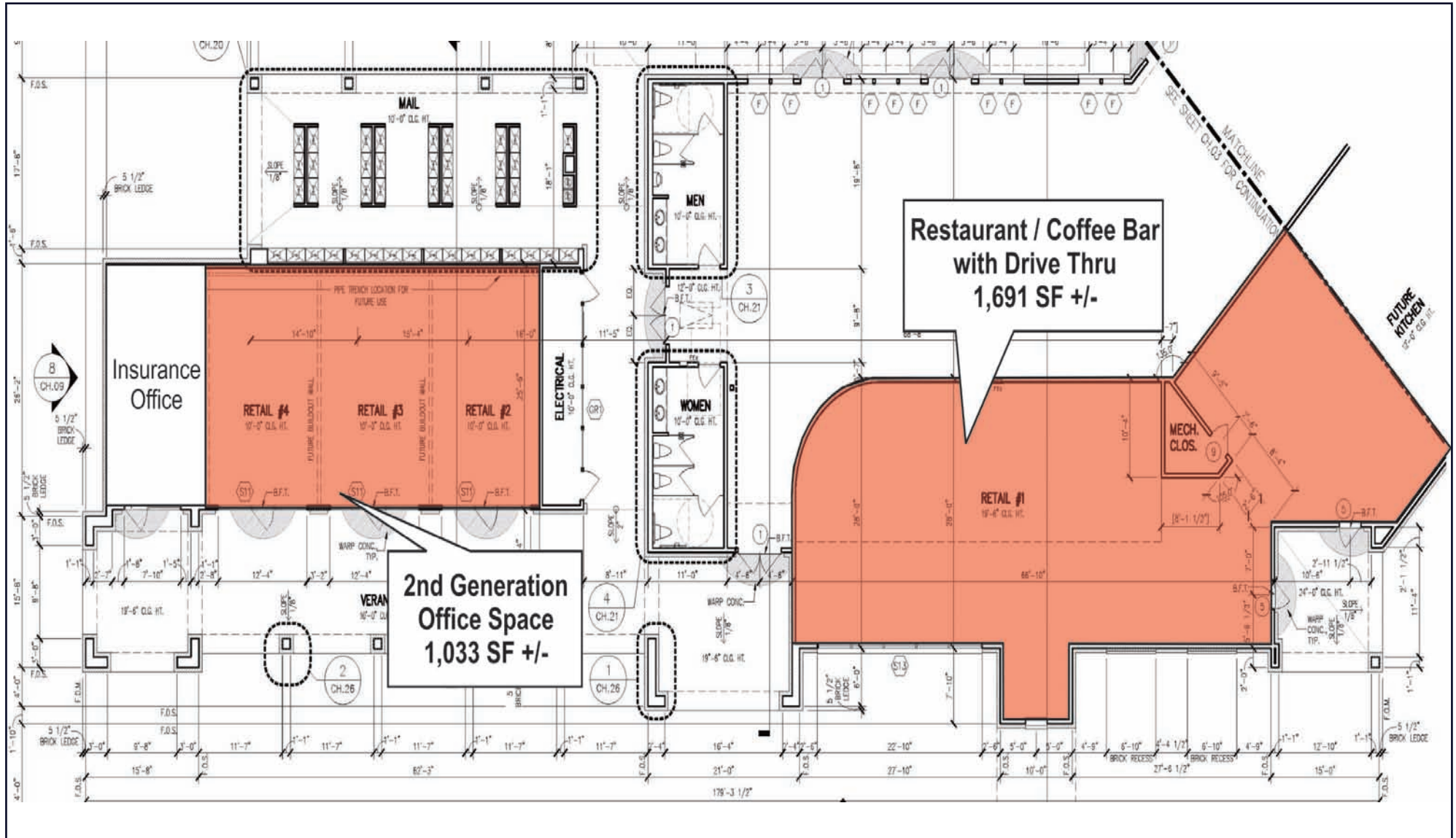
Site Plan



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Commons at Hollyhock



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Office Space
1,033 SF +/-**

**Restaurant / Coffee Shop
with Drive-Thru
1,691 SF +/-**

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Demographic Summary Report

The Commons at Hollyhock

5751 Greenhouse Rd, Katy, TX 77449

Building Type: **Multi-Family** % Bldg Vacant: **0%**
 Building Size: **275,166 SF** Total Available: **0 SF**
 # of Units: **264** Rent/SF/Yr: **-**
 Avg Unit Size: **937 SF**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	20,441		168,747		325,717	
2017 Estimate	18,336		152,980		295,057	
2010 Census	14,040		127,070		243,691	
Growth 2017 - 2022	11.48%		10.31%		10.39%	
Growth 2010 - 2017	30.60%		20.39%		21.08%	
2017 Population by Hispanic Origin	9,572		72,764		127,521	
2017 Population	18,336		152,980		295,057	
White	12,553	68.46%	105,478	68.95%	210,039	71.19%
Black	4,095	22.33%	29,797	19.48%	49,410	16.75%
Am. Indian & Alaskan	232	1.27%	1,759	1.15%	3,146	1.07%
Asian	999	5.45%	12,015	7.85%	25,232	8.55%
Hawaiian & Pacific Island	31	0.17%	260	0.17%	395	0.13%
Other	426	2.32%	3,671	2.40%	6,836	2.32%
U.S. Armed Forces	0		79		135	
Households						
2022 Projection	5,868		49,978		102,127	
2017 Estimate	5,252		45,215		92,355	
2010 Census	3,956		37,079		75,514	
Growth 2017 - 2022	11.73%		10.53%		10.58%	
Growth 2010 - 2017	32.76%		21.94%		22.30%	
Owner Occupied	4,150	79.02%	36,700	81.17%	69,895	75.68%
Renter Occupied	1,101	20.96%	8,515	18.83%	22,460	24.32%
2017 Households by HH Income	5,252		45,217		92,355	
Income: <\$25,000	816	15.54%	5,534	12.24%	11,058	11.97%
Income: \$25,000 - \$50,000	1,272	24.22%	8,810	19.48%	18,467	20.00%
Income: \$50,000 - \$75,000	747	14.22%	8,637	19.10%	16,879	18.28%
Income: \$75,000 - \$100,000	817	15.56%	7,920	17.52%	14,985	16.23%
Income: \$100,000 - \$125,000	777	14.79%	6,390	14.13%	11,848	12.83%
Income: \$125,000 - \$150,000	275	5.24%	3,117	6.89%	6,772	7.33%
Income: \$150,000 - \$200,000	367	6.99%	3,053	6.75%	6,913	7.49%
Income: \$200,000+	181	3.45%	1,756	3.88%	5,433	5.88%
2017 Avg Household Income	\$79,918		\$85,654		\$90,840	
2017 Med Household Income	\$66,728		\$73,918		\$74,657	

Demographic Detail Report

The Commons at Hollyhock

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 Avg Unit Size: **937 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	20,441	168,747	325,717
2017 Estimate	18,336	152,980	295,057
2010 Census	14,040	127,070	243,691
Growth 2017 - 2022	11.48%	10.31%	10.39%
Growth 2010 - 2017	30.60%	20.39%	21.08%
2017 Population by Age			
	18,336	152,980	295,057
Age 0 - 4	1,520 8.29%	12,172 7.96%	22,787 7.72%
Age 5 - 9	1,613 8.80%	12,974 8.48%	23,958 8.12%
Age 10 - 14	1,656 9.03%	13,313 8.70%	24,468 8.29%
Age 15 - 19	1,548 8.44%	12,514 8.18%	23,206 7.86%
Age 20 - 24	1,421 7.75%	11,645 7.61%	22,097 7.49%
Age 25 - 29	1,376 7.50%	11,413 7.46%	21,879 7.42%
Age 30 - 34	1,439 7.85%	11,638 7.61%	21,926 7.43%
Age 35 - 39	1,500 8.18%	11,838 7.74%	22,044 7.47%
Age 40 - 44	1,457 7.95%	11,751 7.68%	22,092 7.49%
Age 45 - 49	1,260 6.87%	10,608 6.93%	20,551 6.97%
Age 50 - 54	1,066 5.81%	9,434 6.17%	19,042 6.45%
Age 55 - 59	891 4.86%	8,155 5.33%	17,060 5.78%
Age 60 - 64	650 3.54%	6,149 4.02%	13,207 4.48%
Age 65 - 69	422 2.30%	4,133 2.70%	9,024 3.06%
Age 70 - 74	245 1.34%	2,462 1.61%	5,420 1.84%
Age 75 - 79	135 0.74%	1,376 0.90%	3,050 1.03%
Age 80 - 84	76 0.41%	773 0.51%	1,749 0.59%
Age 85+	60 0.33%	632 0.41%	1,495 0.51%
Age 65+	938 5.12%	9,376 6.13%	20,738 7.03%
Median Age	30.10	31.10	32.10
Average Age	30.90	31.90	32.90

Demographic Detail Report

The Commons at Hollyhock

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Radius	1 Mile	3 Mile	5 Mile
2017 Population By Race	18,336	152,980	295,057
White	12,553 68.46%	105,478 68.95%	210,039 71.19%
Black	4,095 22.33%	29,797 19.48%	49,410 16.75%
Am. Indian & Alaskan	232 1.27%	1,759 1.15%	3,146 1.07%
Asian	999 5.45%	12,015 7.85%	25,232 8.55%
Hawaiian & Pacific Island	31 0.17%	260 0.17%	395 0.13%
Other	426 2.32%	3,671 2.40%	6,836 2.32%
Population by Hispanic Origin	18,336	152,980	295,057
Non-Hispanic Origin	8,765 47.80%	80,215 52.43%	167,535 56.78%
Hispanic Origin	9,571 52.20%	72,765 47.57%	127,522 43.22%
2017 Median Age, Male	28.90	29.90	31.00
2017 Average Age, Male	30.20	31.10	32.10
2017 Median Age, Female	31.20	32.20	33.10
2017 Average Age, Female	31.60	32.70	33.60
2017 Population by Occupation Classification	13,237	112,020	219,206
Civilian Employed	9,190 69.43%	76,847 68.60%	152,532 69.58%
Civilian Unemployed	433 3.27%	3,197 2.85%	6,289 2.87%
Civilian Non-Labor Force	3,614 27.30%	31,907 28.48%	60,268 27.49%
Armed Forces	0 0.00%	69 0.06%	117 0.05%
Households by Marital Status			
Married	3,237	28,166	55,780
Married No Children	1,101	10,483	22,423
Married w/Children	2,137	17,683	33,357
2017 Population by Education	11,107	96,285	190,909
Some High School, No Diploma	1,722 15.50%	13,834 14.37%	24,998 13.09%
High School Grad (Incl Equivalency)	2,920 26.29%	24,341 25.28%	45,136 23.64%
Some College, No Degree	3,377 30.40%	29,125 30.25%	57,791 30.27%
Associate Degree	529 4.76%	5,924 6.15%	12,369 6.48%
Bachelor Degree	1,700 15.31%	17,240 17.91%	36,860 19.31%
Advanced Degree	859 7.73%	5,821 6.05%	13,755 7.21%

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	17,455		143,711		285,511	
Real Estate & Finance	484	2.77%	4,713	3.28%	9,421	3.30%
Professional & Management	4,103	23.51%	35,860	24.95%	74,587	26.12%
Public Administration	138	0.79%	1,831	1.27%	3,905	1.37%
Education & Health	1,680	9.62%	13,570	9.44%	27,405	9.60%
Services	1,518	8.70%	11,120	7.74%	22,636	7.93%
Information	128	0.73%	1,255	0.87%	2,430	0.85%
Sales	2,820	16.16%	20,975	14.60%	41,839	14.65%
Transportation	118	0.68%	1,218	0.85%	2,693	0.94%
Retail	1,159	6.64%	10,077	7.01%	19,770	6.92%
Wholesale	768	4.40%	3,493	2.43%	7,237	2.53%
Manufacturing	1,119	6.41%	9,289	6.46%	17,490	6.13%
Production	1,069	6.12%	10,446	7.27%	18,597	6.51%
Construction	1,049	6.01%	7,760	5.40%	13,893	4.87%
Utilities	544	3.12%	4,803	3.34%	9,231	3.23%
Agriculture & Mining	345	1.98%	3,464	2.41%	6,115	2.14%
Farming, Fishing, Forestry	0	0.00%	25	0.02%	99	0.03%
Other Services	413	2.37%	3,812	2.65%	8,163	2.86%
2017 Worker Travel Time to Job	8,986		74,570		146,607	
<30 Minutes	3,563	39.65%	29,125	39.06%	60,144	41.02%
30-60 Minutes	4,569	50.85%	35,096	47.06%	66,251	45.19%
60+ Minutes	854	9.50%	10,349	13.88%	20,212	13.79%
2010 Households by HH Size	3,956		37,078		75,515	
1-Person Households	448	11.32%	4,685	12.64%	11,515	15.25%
2-Person Households	827	20.90%	8,402	22.66%	18,754	24.83%
3-Person Households	755	19.08%	7,115	19.19%	14,578	19.30%
4-Person Households	872	22.04%	7,853	21.18%	15,085	19.98%
5-Person Households	558	14.11%	4,901	13.22%	8,713	11.54%
6-Person Households	274	6.93%	2,265	6.11%	3,906	5.17%
7 or more Person Households	222	5.61%	1,857	5.01%	2,964	3.93%
2017 Average Household Size	3.50		3.40		3.20	
Households						
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2017 Estimate	5,252		45,215		92,355	
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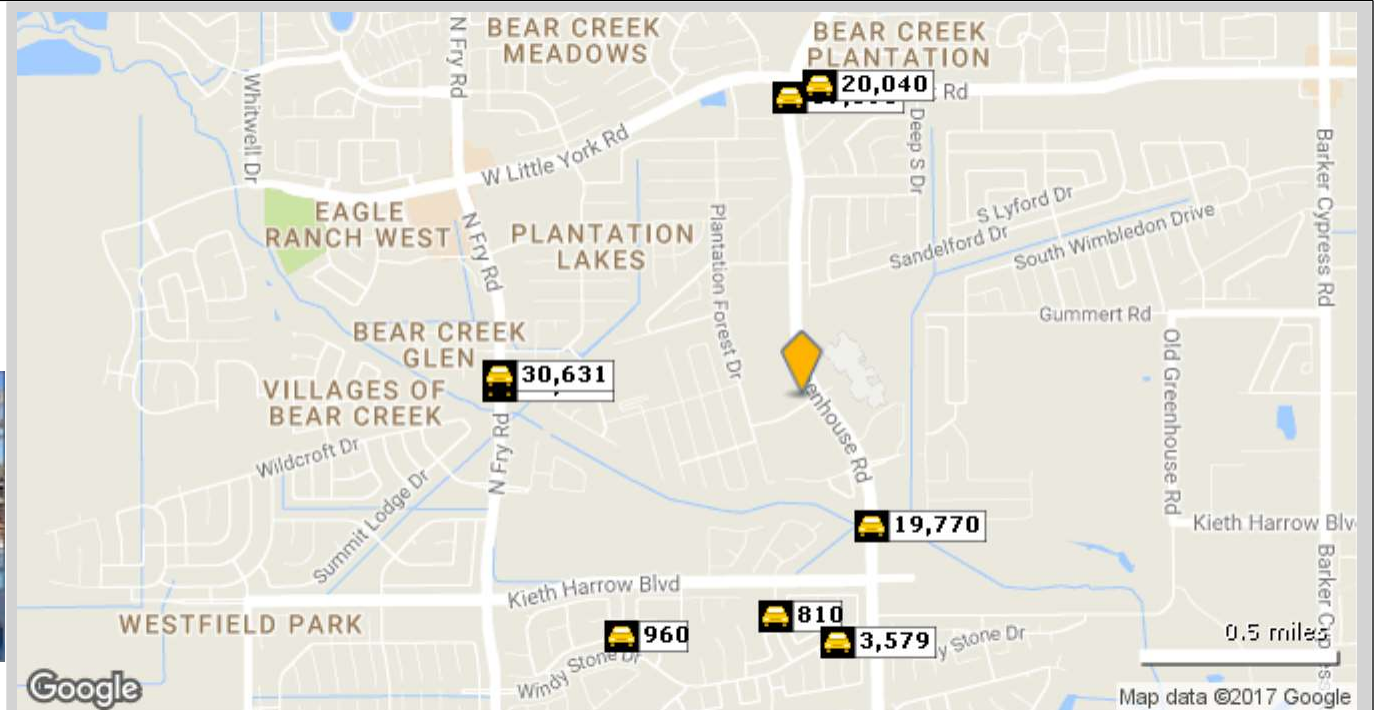
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\$150,000 - \$200,000	367 6.99%	3,053 6.75%	6,913 7.49%
\$200,000+	181 3.45%	1,756 3.88%	5,433 5.88%
2017 Avg Household Income	\$79,918	\$85,654	\$90,840
2017 Med Household Income	\$66,728	\$73,918	\$74,657
2017 Occupied Housing	5,251	45,215	92,355
Owner Occupied	4,150 79.03%	36,700 81.17%	69,895 75.68%
Renter Occupied	1,101 20.97%	8,515 18.83%	22,460 24.32%
2010 Housing Units	5,367	46,013	94,652
1 Unit	5,033 93.78%	43,634 94.83%	81,563 86.17%
2 - 4 Units	121 2.25%	351 0.76%	1,291 1.36%
5 - 19 Units	83 1.55%	1,082 2.35%	6,976 7.37%
20+ Units	130 2.42%	946 2.06%	4,822 5.09%
2017 Housing Value	4,150	36,700	69,894
<\$100,000	829 19.98%	6,527 17.78%	10,781 15.42%
\$100,000 - \$200,000	3,075 74.10%	25,055 68.27%	44,334 63.43%
\$200,000 - \$300,000	203 4.89%	3,224 8.78%	8,555 12.24%
\$300,000 - \$400,000	43 1.04%	1,122 3.06%	3,665 5.24%
\$400,000 - \$500,000	0 0.00%	435 1.19%	1,600 2.29%
\$500,000 - \$1,000,000	0 0.00%	232 0.63%	594 0.85%
\$1,000,000+	0 0.00%	105 0.29%	365 0.52%
2017 Median Home Value	\$140,520	\$147,188	\$154,508
2017 Housing Units by Yr Built	5,386	46,746	95,775
Built 2010+	1,174 21.80%	7,912 16.93%	16,109 16.82%
Built 2000 - 2010	2,934 54.47%	22,671 48.50%	37,692 39.35%
Built 1990 - 1999	519 9.64%	6,706 14.35%	13,772 14.38%
Built 1980 - 1989	632 11.73%	6,972 14.91%	19,974 20.86%
Built 1970 - 1979	114 2.12%	2,295 4.91%	7,625 7.96%
Built 1960 - 1969	13 0.24%	129 0.28%	353 0.37%
Built 1950 - 1959	0 0.00%	33 0.07%	129 0.13%
Built <1949	0 0.00%	28 0.06%	121 0.13%
2017 Median Year Built	2004	2002	2001

Traffic Count Report

The Commons at Hollyhock

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Building Type: **Multi-Family**
 Building Size: **275,166 SF**
 # of Units: **264**
 Avg Unit Size: **937 SF**
 % Bldg Vacant: **0%**
 Total Available: **0 SF**
 Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Greenhouse		0.00	2015	19,770	MPSI	.37
2 Barstow Bend Ln		0.00	2010	627	MPSI	.56
3 Wind Sand Dr		0.00	2015	810	MPSI	.56
4 Indian Stone Ln	Boulder Meadow Ln	0.08 NE	2014	3,579	MPSI	.63
5 Windy Mark Dr		0.00	2015	960	MPSI	.76
6 Fry Rd	Coldfield Dr	0.08 N	2015	28,930	MPSI	.77
7 N Fry Rd	Coldfield Dr	0.06 N	2010	31,318	MPSI	.77
8 Fry Rd	Coldfield Dr	0.06 N	2014	30,631	MPSI	.77
9 Greenhouse Rd	W Little York Rd	0.05 N	2015	17,190	MPSI	.78
10 W Little York Rd	Greenhouse Rd	0.07 W	2015	20,040	MPSI	.81



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.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

