



**Available:** 1,600 SF (2nd Generation Retail)

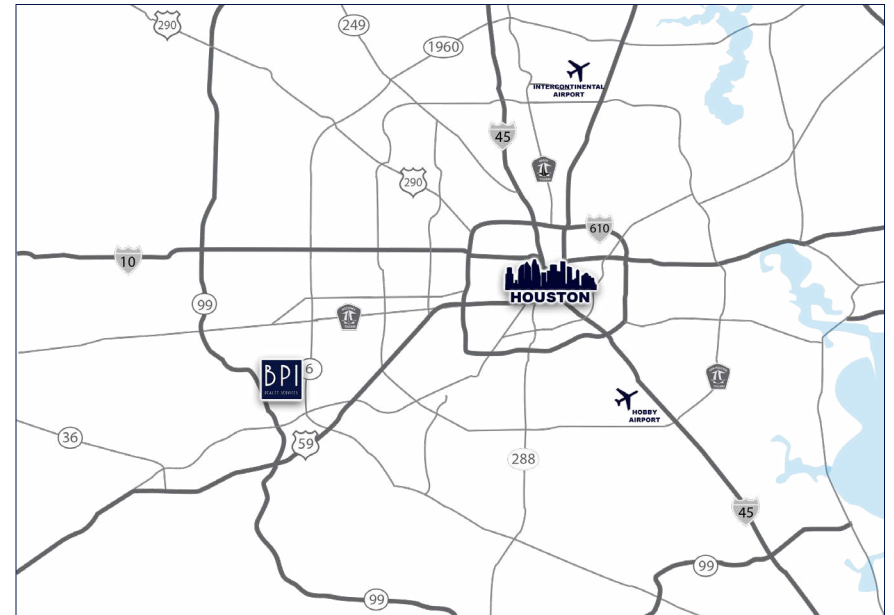
**Lease Rate:** \$24.00 PSF + NNN

**Description:**

- Located at the hard SE Corner of the lighted intersection of FM 1464 & West Airport Blvd.
- Excellent visibility and signage
- Strongly positioned across from Aliana, one of the fastest growing suburbs in the country with 4,200 homes at build out

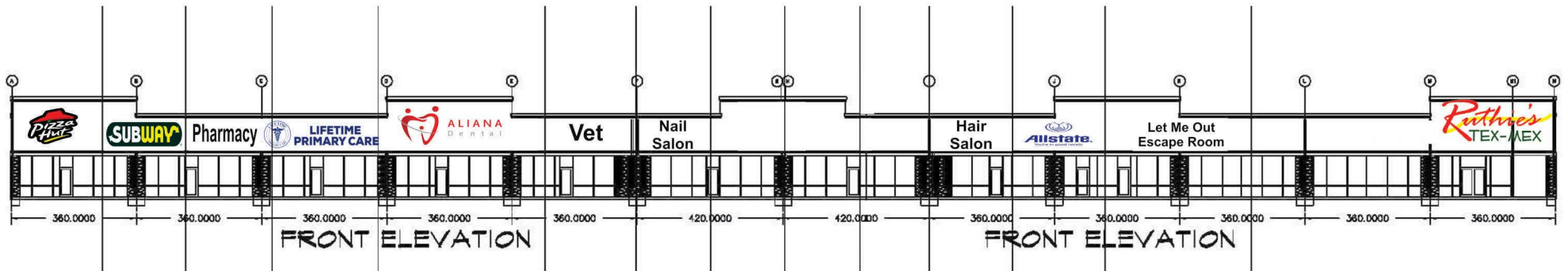
**Traffic Counts:** Airport Blvd: 12,741 VPD (TXDOT 2021)  
FM-1464: 11,874 VPD (TXDOT 2022)

Demographics:	1 mile	3 mile	5 mile
2023 Population	13,136	98,767	294,832
Daytime Population	9,601	65,106	236,877
Average HH Income	\$122,695	\$116,736	\$116,138



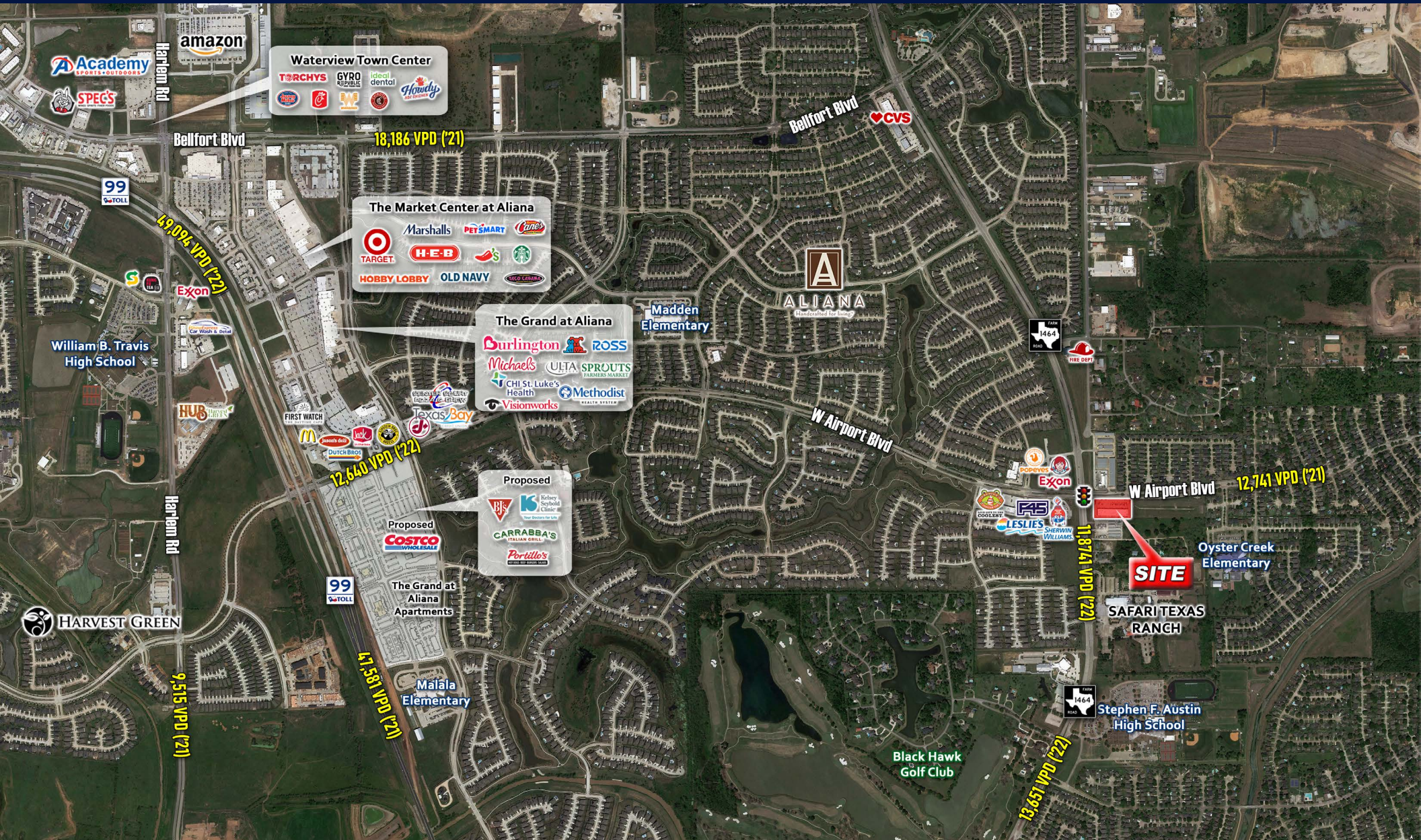
For More Information:

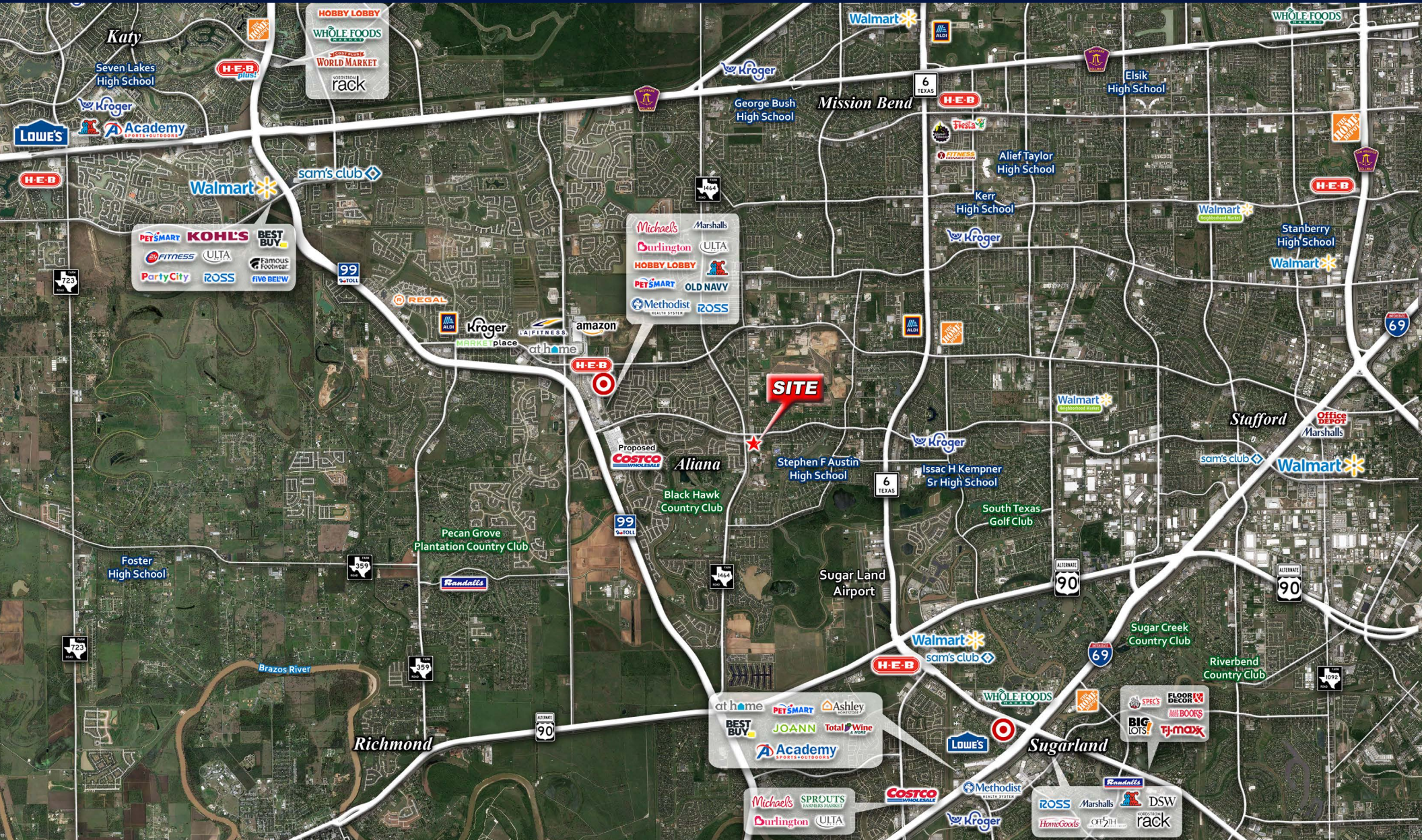
**David K. Ferguson** | david@bpirealty.com  
Direct: 713.350.2783 | Cell: 281.451.5125



		Relicare Pharmacy				Nail Salon	Available 1,600 SF	Alteration Shop	Pups and Kitts	Hair Salon		
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**2023 Population**  
(3 mi Radius)  
**98,767**

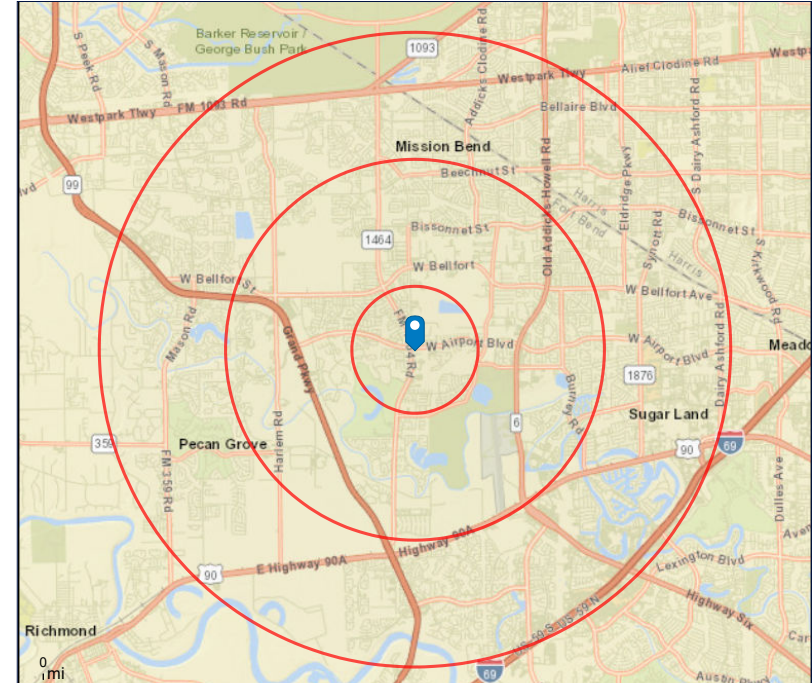
**Households**  
(3 mi Radius)  
**28,550**

**Daytime Population**  
(3 mi Radius)  
**65,106**

**Average HH Income**  
(3 mi Radius)  
**\$116,736**

**Avg. Home Value**  
(3 mi Radius)  
**\$342,541**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	7,483	63,968	219,203
2020 Total Population	12,731	90,726	278,297
2020 Group Quarters	1	2,178	2,694
2023 Total Population	13,136	98,767	294,832
2023 Group Quarters	1	2,180	2,694
2028 Total Population	13,685	109,925	312,298
2023-2028 Annual Rate	0.82%	2.16%	1.16%
2023 Total Daytime Population	9,601	65,106	236,877
Workers	2,525	15,102	85,944
Residents	7,076	50,004	150,933
<b>Household Summary</b>			
2010 Households	2,250	17,927	66,689
2010 Average Household Size	3.33	3.39	3.23
2020 Total Households	3,639	26,097	85,853
2020 Average Household Size	3.50	3.39	3.21
2023 Households	3,763	28,550	91,258
2023 Average Household Size	3.49	3.38	3.20
2028 Households	3,936	31,855	97,239
2028 Average Household Size	3.48	3.38	3.18
2023-2028 Annual Rate	0.90%	2.21%	1.28%
2010 Families	1,905	15,262	55,288
2010 Average Family Size	3.61	3.70	3.57
2023 Families	3,149	23,853	73,896
2023 Average Family Size	3.85	3.75	3.60
2028 Families	3,298	26,677	78,935
2028 Average Family Size	3.83	3.74	3.58
2023-2028 Annual Rate	0.93%	2.26%	1.33%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,823	9,589	44,403
Owner Occupied Housing Units	87.8%	82.3%	75.2%
Renter Occupied Housing Units	7.0%	12.9%	21.0%
Vacant Housing Units	5.3%	4.8%	3.8%
2010 Housing Units	2,358	18,753	70,256
Owner Occupied Housing Units	80.3%	77.1%	73.8%
Renter Occupied Housing Units	15.1%	18.5%	21.2%
Vacant Housing Units	4.6%	4.4%	5.1%
2020 Housing Units	3,798	27,391	90,056
Owner Occupied Housing Units	78.9%	73.5%	69.9%
Renter Occupied Housing Units	16.9%	21.8%	25.4%
Vacant Housing Units	4.1%	4.7%	4.7%
2023 Housing Units	3,889	30,008	95,854
Owner Occupied Housing Units	81.4%	76.8%	72.6%
Renter Occupied Housing Units	15.4%	18.3%	22.6%
Vacant Housing Units	3.2%	4.9%	4.8%
2028 Housing Units	4,024	33,178	101,368
Owner Occupied Housing Units	81.8%	76.8%	73.0%
Renter Occupied Housing Units	16.1%	19.3%	22.9%
Vacant Housing Units	2.2%	4.0%	4.1%
<b>Median Age</b>			
2010	33.5	33.4	34.2
2020	36.0	36.2	37.1
2023	33.9	33.8	34.9
2028	34.9	34.1	35.1



	1 mile	3 miles	5 miles
<b>2023 Households by Income</b>			
Household Income Base	3,763	28,550	91,258
<\$15,000	4.1%	4.0%	5.7%
\$15,000 - \$24,999	5.0%	3.4%	4.8%
\$25,000 - \$34,999	5.9%	6.8%	6.5%
\$35,000 - \$49,999	6.1%	9.3%	10.2%
\$50,000 - \$74,999	17.8%	18.1%	16.5%
\$75,000 - \$99,999	10.4%	14.3%	13.5%
\$100,000 - \$149,999	22.1%	21.1%	20.4%
\$150,000 - \$199,999	17.3%	11.8%	10.1%
\$200,000+	11.4%	11.3%	12.3%
Average Household Income	\$122,695	\$116,736	\$116,138
<b>2023 Population 25+ by Educational Attainment</b>			
Total	12,731	90,726	278,297
Less than 9th Grade	.00.0%	97.6%	99.0%
9th - 12th Grade, No Diploma	29.1%	28.7%	30.9%
High School Graduate	20.2%	18.6%	18.7%
GED/Alternative Credential	0.0%	0.1%	0.1%
Some College, No Degree	0.8%	1.0%	1.1%
Associate Degree	0.0%	0.0%	0.1%
Bachelor's Degree	36.9%	34.9%	33.7%
Graduate/Professional Degree	0.5%	0.4%	0.5%



# 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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