



Description:

- 6,220 SF Shopping Center
- Former bank space available with drive-thru
- \$100+ million in deposits
- Signalized intersection

Available Space:

- 4,400 SF End Cap

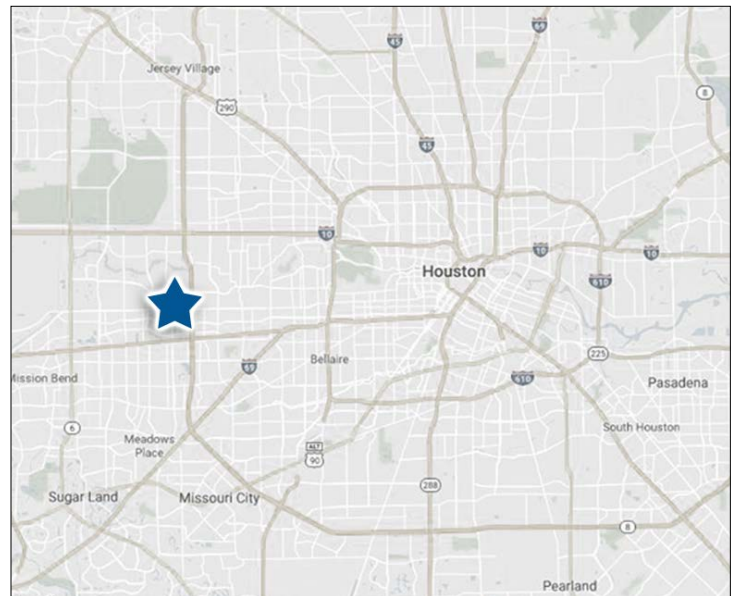
Traffic Counts:

Chimney Rock Rd: 14,838 VPD (TXDOT 2021)

Braeswood Blvd: 28,357 VPD (TXDOT 2021)

Demographics:

	1 mile	3 mile	5 mile
2022 Population:	16,482	194,190	525,633
2027 Proj. Pop:	16,818	196,623	537,319
Avg HH Income:	\$158,261	\$105,144	\$103,563



For More Information:

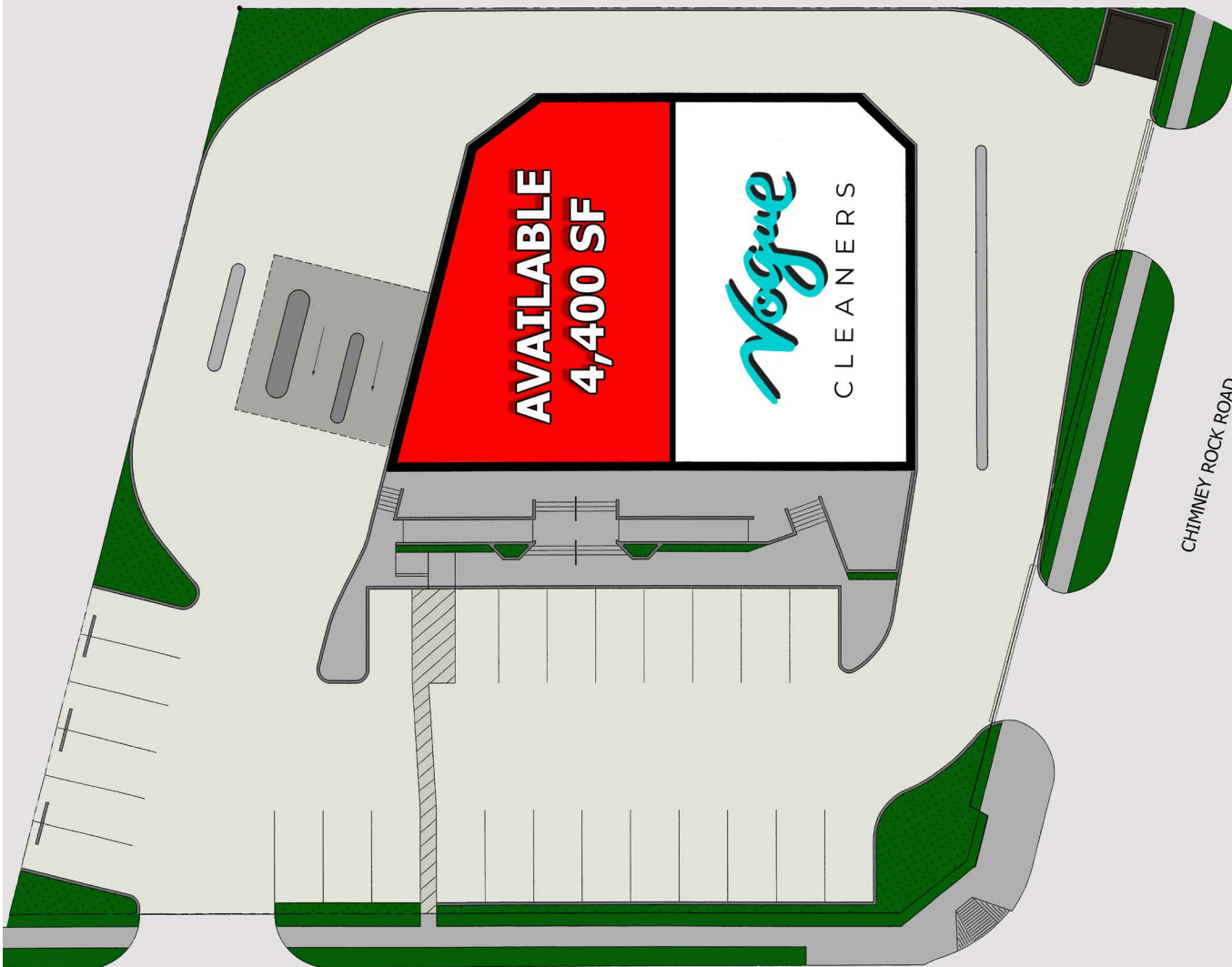
David Werlin

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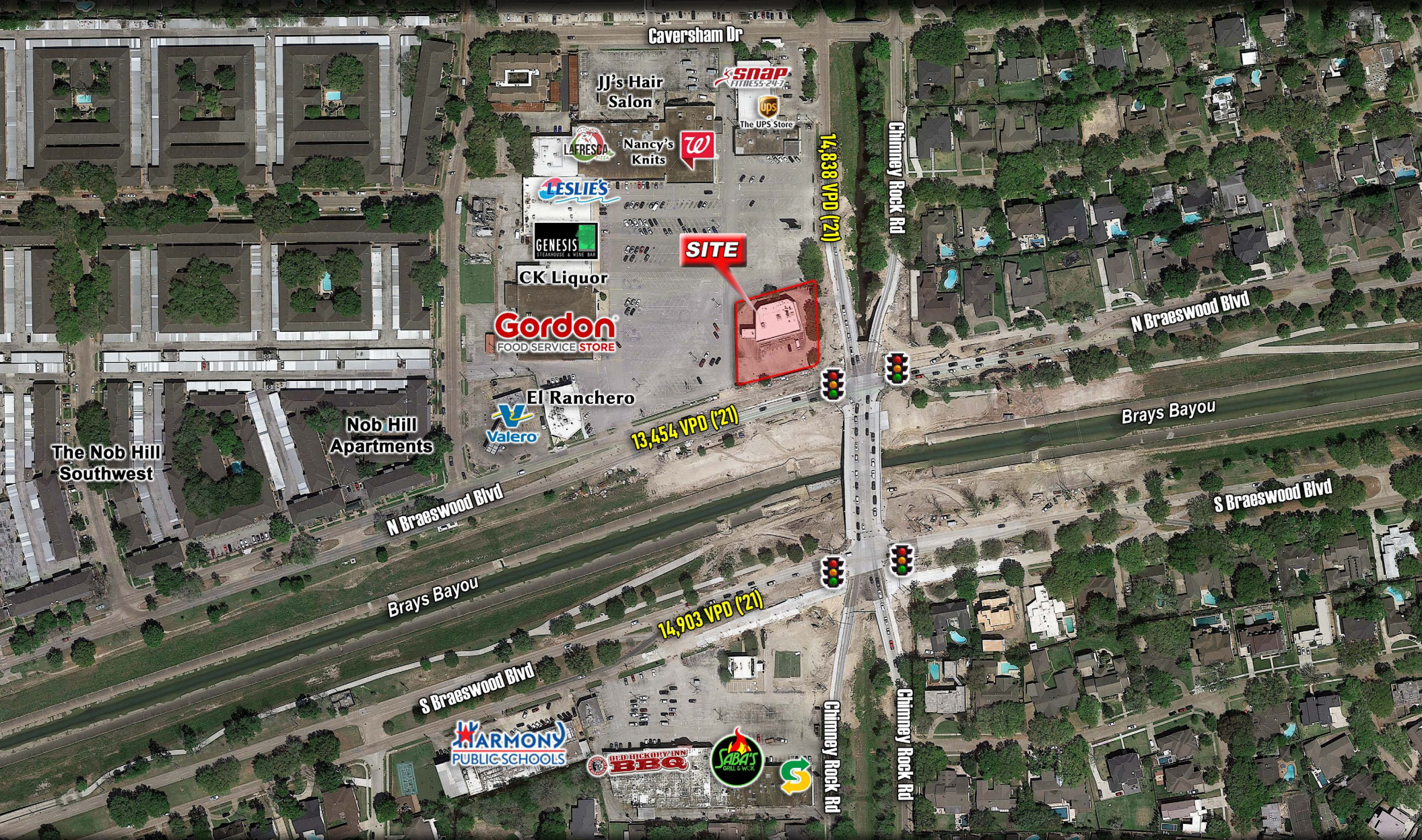
North Braes Shopping Center

9150 Chimney Rock
Houston, Texas 77096



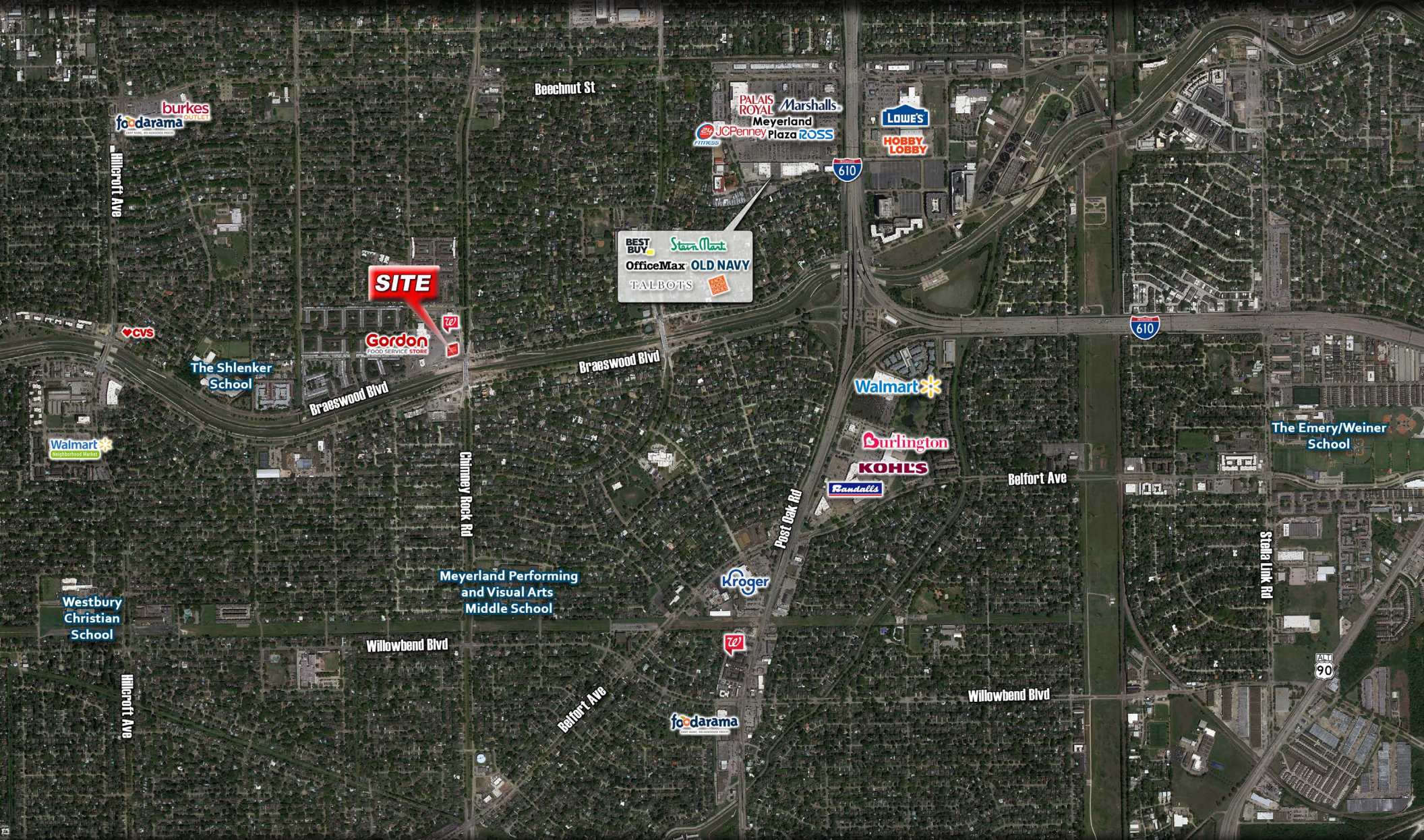
NORTH BRAESWOOD BLVD





North Braes Shopping Center

9150 Chimney Rock
Houston, Texas 77096



2022 Population
(3 mi Radius)

194,190

Average HH Income
(3 mi Radius)

\$105,144

Households
(3 mi Radius)

71,977

2027 Population
(3 mi Radius)

196,623

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	15,907	183,861	482,818
2020 Total Population	16,320	192,406	519,583
2020 Group Quarters	5	1,555	2,989
2022 Total Population	16,482	194,190	525,633
2022 Group Quarters	5	1,558	2,989
2027 Total Population	16,818	196,623	537,319
2022-2027 Annual Rate	0.40%	0.25%	0.44%
2022 Total Daytime Population	12,025	174,820	646,187
Workers	4,516	76,923	390,801
Residents	7,509	97,897	255,386
Household Summary			
2010 Households	6,752	67,372	190,363
2010 Average Household Size	2.35	2.70	2.52
2020 Total Households	6,404	71,167	210,914
2020 Average Household Size	2.55	2.68	2.45
2022 Households	6,461	71,977	214,606
2022 Average Household Size	2.55	2.68	2.44
2027 Households	6,581	72,928	220,142
2027 Average Household Size	2.55	2.67	2.43
2022-2027 Annual Rate	0.37%	0.26%	0.51%
2010 Families	4,524	44,007	110,870
2010 Average Family Size	2.90	3.33	3.29
2022 Families	4,118	44,870	117,404
2022 Average Family Size	3.25	3.42	3.31
2027 Families	4,210	45,605	120,431
2027 Average Family Size	3.24	3.40	3.29
2022-2027 Annual Rate	0.44%	0.33%	0.51%
Housing Unit Summary			
2000 Housing Units	7,313	74,768	201,906
Owner Occupied Housing Units	64.5%	39.7%	34.0%
Renter Occupied Housing Units	31.5%	54.5%	58.5%
Vacant Housing Units	4.0%	5.8%	7.5%
2010 Housing Units	7,298	76,656	218,246
Owner Occupied Housing Units	62.3%	39.3%	33.4%
Renter Occupied Housing Units	30.2%	48.6%	53.8%
Vacant Housing Units	7.5%	12.1%	12.8%
2020 Housing Units	7,352	79,182	236,240
Vacant Housing Units	12.9%	10.1%	10.7%
2022 Housing Units	7,394	79,979	240,744
Owner Occupied Housing Units	54.6%	35.8%	30.9%
Renter Occupied Housing Units	32.8%	54.2%	58.2%
Vacant Housing Units	12.6%	10.0%	10.9%
2027 Housing Units	7,629	82,117	250,074
Owner Occupied Housing Units	54.2%	35.7%	30.8%
Renter Occupied Housing Units	32.1%	53.1%	57.2%
Vacant Housing Units	13.7%	11.2%	12.0%
Median Household Income			
2022	\$99,329	\$55,358	\$58,627
2027	\$115,764	\$64,201	\$68,258
Median Home Value			
2022	\$419,154	\$343,749	\$306,536
2027	\$438,693	\$379,488	\$366,841
Per Capita Income			
2022	\$61,727	\$38,948	\$42,286
2027	\$68,176	\$44,754	\$48,354



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
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