

3809 Southwest Fwy Houston, Texas 77027



### **Description:**

- Join Verizon, Genghis Grill, Fast Signs, Kolache Factory, Vietopia and Granberry Dental
- Interior End Cap Available
- 2nd gen spaces available including former medical office
- Freeway Exposure
- Call for Pricing

## **Available Space:**

1,050 SF - 3,850 SF

**Traffic Counts:** 

Southwest Fwy: 305,363 VPD (TXDOT 2019)

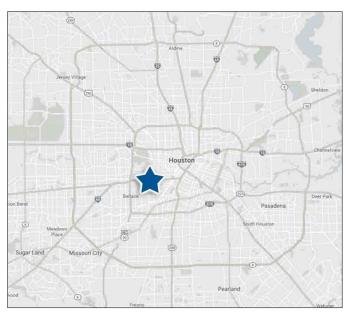
**Demographics:** 

 1 mile
 3 mile
 5 mile

 2021 Population:
 25,095
 199,010
 523,831

 Daytime Pop:
 50,542
 405,551
 858,140

 Avg HH Income:
 \$164,700
 \$156,205
 \$127,675



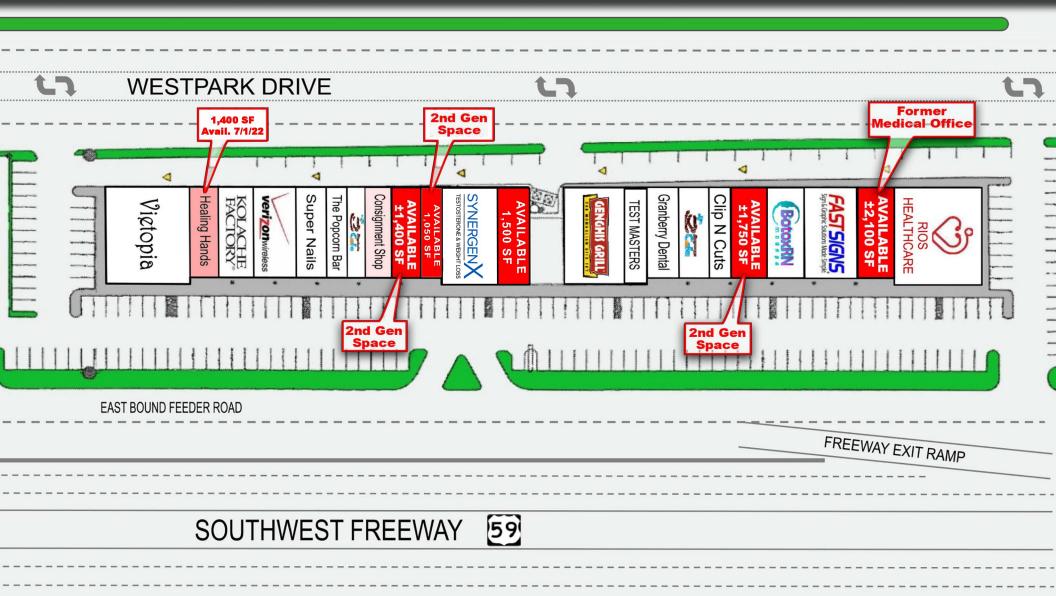
For More Information:

**David Werlin** 

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## Plaza Center 3809 Southwest Fwy Houston, Texas 77027



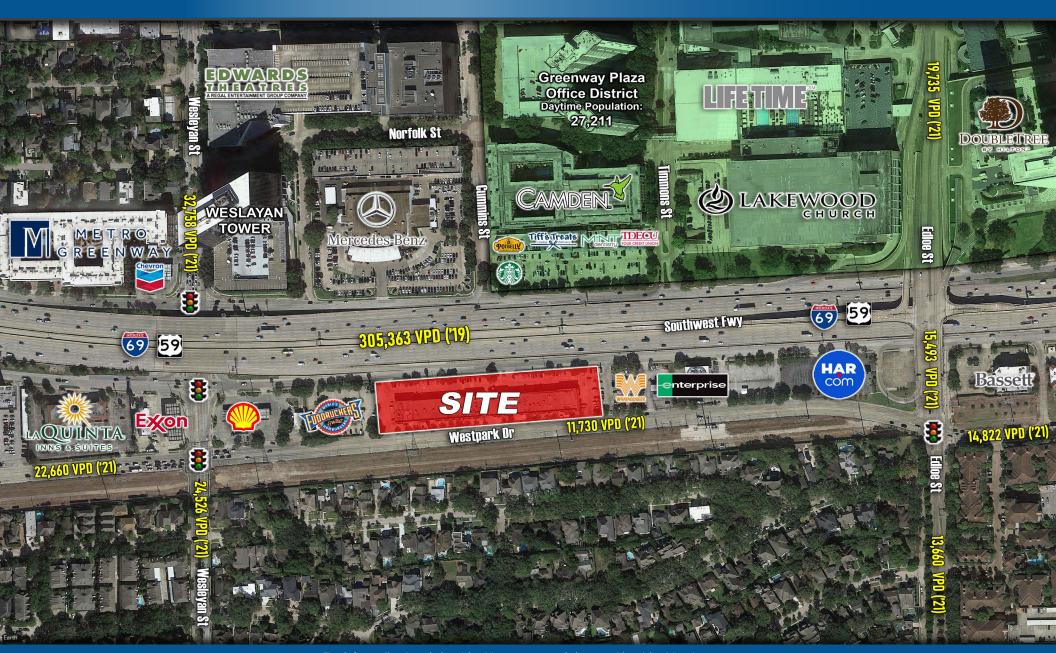






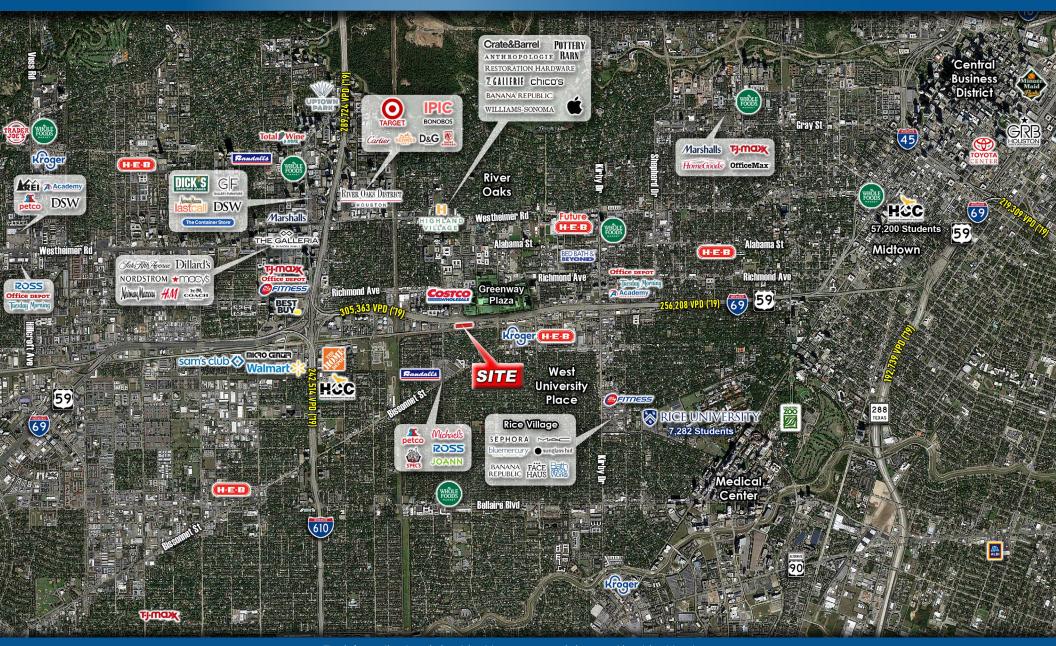


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**2021 Population** (3 mi Radius) **199,010** 

Average HH Income (3 mi Radius) \$156,205

Households (3 mi Radius) 98,133 **2026 Population** (3 mi Radius) **222,592** 

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	18,077	150,170	392,687
2010 Total Population	20,623	166,187	434,075
2021 Total Population	25,095	199,010	523,831
2021 Group Quarters	0	4,170	10,852
2026 Total Population	28,844	222,592	575,918
2021-2026 Annual Rate	2.82%	2.26%	1.91%
2021 Total Daytime Population	50,542	405,551	858,140
Workers	40,898	322,251	637,761
Residents	9,644	83,300	220,379
Household Summary			
2000 Households	9,705	75,109	181,118
2000 Average Household Size	1.86	1.95	2.11
2010 Households	11,081	81,081	203,601
2010 Average Household Size	1.86	2.00	2.08
2021 Households	13,454	98,133	248,163
2021 Average Household Size	1.87	1.99	2.07
2026 Households	15,646	110,815	274,709
2026 Average Household Size	1.84	1.97	2.06
2021-2026 Annual Rate	3.06%	2.46%	2.05%
2010 Families	4,653	37,328	95,072
2010 Average Family Size	2.78	2.87	2.95
2021 Families	5,531	43,371	111,075
2021 Average Family Size	2.80	2.88	2.97
2026 Families	6,274	48,161	121,138
2026 Average Family Size	2.78	2.87	2.96
2021-2026 Annual Rate	2.55%	2.12%	1.75%
Housing Unit Summary			
2000 Housing Units	10,723	84,058	201,511
Owner Occupied Housing Units	39.7%	37.5%	34.3%
Renter Occupied Housing Units	50.8%	51.8%	55.6%
Vacant Housing Units	9.5%	10.6%	10.1%
2010 Housing Units	12,770	92,461	233,587
Owner Occupied Housing Units	36.7%	38.7%	34.6%
Renter Occupied Housing Units	50.1%	49.0%	52.6%
Vacant Housing Units	13.2%	12.3%	12.8%
5	15,271	109,596	279,707
2021 Housing Units Owner Occupied Housing Units	34.5%	34.3%	31.8%
Renter Occupied Housing Units	53.6%	55.2%	56.9%
Vacant Housing Units	11.9%	10.5%	11.3%
-			306,695
2026 Housing Units	17,402	122,421	
Owner Occupied Housing Units	32.6%	33.0%	31.1%
Renter Occupied Housing Units	57.3%	57.6%	58.5%
Vacant Housing Units	10.1%	9.5%	10.4%
Median Household Income	+07.642	+02.650	+76 446
2021	\$97,613	\$93,658	\$76,116
2026	\$103,580	\$101,460	\$83,260
Median Home Value	1001 000	1710.010	h 105 710
2021	\$891,030	\$719,812	\$486,749
2026	\$907,543	\$721,734	\$505,339
Per Capita Income	107 504	+77 000	
2021	\$87,521	\$77,299	\$60,441
2026	\$93,453	\$83,385	\$66,025



#### **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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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/Ter	nant/Seller/Landlord Initials	Date	