

# HEIGHTS PLAZA SHOPPING CENTER Yale St at W 20th St, Houston, TX

Situated in the heart of the Heights active redevelopment area, this Krogeranchored center serves a densely-populated, upwardly-mobile consumer base in a trade area undergoing extensive gentrification. WEINGARTEN REALTY<sub>°</sub>

 PROPERTY SIZE
 71,277 SQ. FT.

 LAT/LONG
 29.80463 N, -95.40086 W

 TRAFFIC COUNTS
 YALE ST & W 20TH ST - 24,576

# CONTACT

### **Christi Vinzant**

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## Kari Bean

Property Manager p 713.880.6194 kbean@weingarten.com





## **TENANTS LIST**

M01	Kroger Grocer	32,390 SF
M02	Style America	1,404 SF
M03	Goodwill	24,841 SF
M05	Signature Nails	2,531 SF
M06	Subway	842 SF
M07	The Wireless	
	Solution	449 SF
M08	Hella Bubble	422 SF
M09	Dunkin' Donuts	1,648 SF
M10	McDonald's	2,668 SF
R01	Wells Fargo Bank	3,750 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

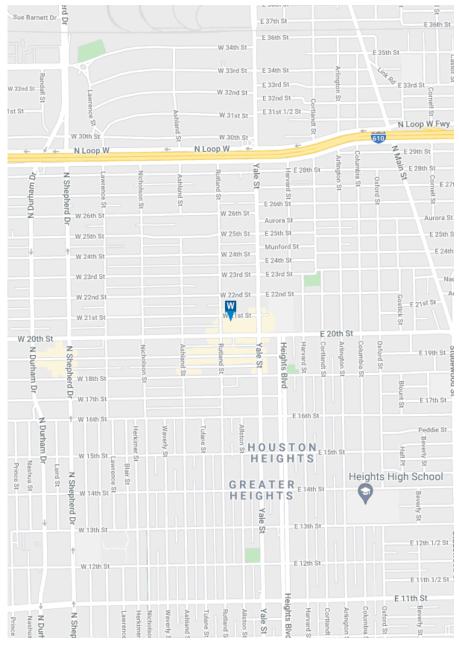
### Christi Vinzant www.weingarten.com

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## HEIGHTS PLAZA SHOPPING CENTER Houston, TX

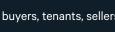
## WEINGARTEN REALTY.

Population         20,712         72,250         163,829         413,157           Average Household Income         \$155,796         \$138,888         \$126,947         \$117,763           Population Trends         17,908         62,695         136,552         347,222           2010 Population         16,646         60,169         138,751         362,171           2020 Population         20,712         72,250         163,829         413,157           2020 Population         20,712         77,955         176,349         438,467           Absolute Growth 2010 to 2020'         24,43%         20.08%         18.07%         14.08%           Projected Growth 2020 to 2025'         24,43%         20.08%         18.07%         15.48%           Assian         2,58%         2,94%         3.22%         3.07%           % White         58.54%         48.19%         41.22%         36.04%           % Asian         2,58%         2,94%         3.22%         3.07%           % Other         1,7%         1.68%         1.6%         1.54%           % Hispanic         32.72%         38.66%         45.03%         45.93%           Median Household Income         118,063         100,388         87,067<	Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population Trends         F155,000         F155,000 <td>Population</td> <td>20,712</td> <td>72,250</td> <td>163,829</td> <td>413,157</td>	Population	20,712	72,250	163,829	413,157
2000 Population17,90862,695136,552347,2222010 Population16,64660,169138,751362,1712020 Population20,71272,250163,829413,1572025 Population22,67177,955176,349438,467Absolute Growth 2010 to 2020'24,43%20.08%18.07%14.08%Projected Growth 2020 to 2025'9.46%7.9%7.64%6.13%Race & Ethnicity%48.19%41.22%36.04%% White58.54%48.19%41.22%36.04%% Black4.46%8.54%8.93%15.48%% Asian2.58%2.94%3.22%3.07%% Other1.7%1.68%1.6%1.54%% Hispanic32.72%38.66%45.03%43.88%Income & Education118,063100,388\$7,06772,446Average Household Income\$115,796\$138,888\$126,947\$117,763% College Graduates64.78%58.87%53.24%45.93%Median Age4139.738.537.5% Age <18	Average Household Income	\$155,796		\$126,947	
2000 Population         17,908         62,695         136,552         347,222           2010 Population         16,646         60,169         138,751         362,171           2020 Population         20,712         72,250         163,829         413,157           2025 Population         22,671         77,955         176,349         438,467           Absolute Growth 2010 to 2020'         24.43%         20.08%         18.07%         14.08%           Projected Growth 2020 to 2025'         9.46%         7.9%         7.64%         6.13%           White         58.54%         48.19%         41.22%         36.04%           % White         58.54%         48.19%         41.22%         36.04%           % Asian         2.58%         2.94%         3.22%         3.07%           % Other         1.7%         1.68%         1.6%         1.54%           % Hispanic         32.72%         38.66%         45.03%         43.88%           Neclian Household Income         \$118,063         100,388         \$7,067         72,446           Average Household Income         \$155,796         \$138,888         \$126,947         \$117,763           % Age <18	Population Trends				
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Absolute Growth 2010 to 2020'24.43%20.08%18.07%14.08%Projected Growth 2020 to 2025'9.46%7.9%7.64%6.13%Race & Ethnicity% White58.54%48.19%41.22%36.04%% Black4.46%8.54%8.93%15.48%% Asian2.58%2.94%3.22%3.07%% Other1.7%1.68%1.6%1.54%% Hispanic32.72%38.66%45.03%43.88%Income & Education118,063100,38887,06772,446Median Household Income118,063100,38887,06772,446Average Household Income118,063100,38887,06772,446% College Graduates4139.738.537.5% Age < 1826.97%26.99%27.2%26.14%% Age < 5 +14.31%13.22%12.79%12.73%Households9,72931,98770,459169,774Average Household Size9,72931,98770,459169,774Median Housing Value\$501,476\$452,985\$416,757\$347,736% Owner Occupied Housing52.28%50.74%48.47%44.1%% Renter Occupied Housing37.29%38.44%41.89%44.82%% Vacant Housing0.42%10.82%9,65%11.08%			72,250	163,829	413,157
Projected Growth 2020 to 2025'9.46%7.9%7.64%6.13%Race & Ethnicity% White58.54%48.19%41.22%36.04%% Black4.46%8.54%8.93%15.48%% Asian2.58%2.94%3.22%3.07%% Other1.7%1.68%1.6%1.54%% Hispanic32.72%38.66%45.03%43.88%Income & Education118,063100,38887,06772,446Average Household Income118,063100,388\$126,947\$117,763% College Graduates64.78%58.87%53.24%45.93%Age4139.738.537.5% Age < 18	2025 Population	22,671	77,955	176,349	438,467
Race & Ethnicity           % White         58.54%         48.19%         41.22%         36.04%           % Black         4.46%         8.54%         8.93%         15.48%           % Asian         2.58%         2.94%         3.22%         3.07%           % Other         1.7%         1.68%         1.6%         1.54%           % Hispanic         32.72%         38.66%         45.03%         43.88%           Income & Education         118,063         100,388         87,067         72,446           Average Household Income         118,063         100,388         \$126,947         \$117,763           % College Graduates         64.78%         58.87%         53.24%         45.93%           Age         41         39.7         38.5         37.5           % Age < 18	Absolute Growth 2010 to 2020'	24.43%	20.08%	18.07%	14.08%
% White58.54%48.19%41.22%36.04%% Black4.46%8.54%8.93%15.48%% Asian2.58%2.94%3.22%3.07%% Other1.7%1.68%1.6%1.54%% Hispanic32.72%38.66%45.03%43.88%Income & Education118,063100,38887,06772,446Average Household Income118,063100,388\$126,947\$117,763% College Graduates64.78%58.87%53.24%45.93%Age4139.738.537.5% Age < 18	Projected Growth 2020 to 2025'	9.46%	7.9%	7.64%	6.13%
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Income & EducationMedian Household Income118,063100,38887,06772,446Average Household Income\$155,796\$138,888\$126,947\$117,763% College Graduates64.78%58.87%53.24%45.93%AgeMedian Age4139.738.537.5% Age < 18	% Other	1.7%	1.68%	1.6%	1.54%
Median Household Income Average Household Income % College Graduates118,063 \$155,796100,388 \$138,88887,067 \$126,94772,446 \$117,763 \$45,93%Age Median Age % Age <18 % Age 65 +41 26.97%39.7 26.99%38.5 	% Hispanic	32.72%	38.66%	45.03%	43.88%
Average Household Income % College Graduates\$155,796 64.78%\$138,888 58.87%\$126,947 53.24%\$117,763 45.93%Age Median Age % Age < 18 % Age 65 +4139.7 26.97%38.5 26.99%37.5 26.99%Households & Housing Households9,729 2.1331,987 2.2570,459 2.3169,774 2.33Households % Owner Occupied Housing % Renter Occupied Housing % Vacant Housing9,729 37.29%31,987 2.1370,459 2.25169,774 2.33Median Housing % Owner Occupied Housing % Vacant Housing9,729 10.42%38.44% 10.82%44.89% 9.65%44.82% 11.08%	Income & Education				
% College Graduates64.78%58.87%53.24%45.93%AgeMedian Age4139.738.537.5% Age < 18	Median Household Income	118,063	100,388	87,067	72,446
AgeMedian Age4139.738.537.5% Age < 18	Average Household Income	\$155,796	\$138,888	\$126,947	\$117,763
Median Age4139.738.537.5% Age < 18	% College Graduates	64.78%	58.87%	53.24%	45.93%
Median Age4139.738.537.5% Age < 18	Age				
% Age 65 +14.31%13.22%12.79%12.73%Households & Housing9,72931,98770,459169,774Average Household Size2.132.252.32.33Median Housing Value\$501,476\$452,985\$416,757\$347,736% Owner Occupied Housing52.28%50.74%48.47%44.1%% Renter Occupied Housing37.29%38.44%41.89%44.82%% Vacant Housing10.42%10.82%9.65%11.08%	-	41	39.7	38.5	37.5
Boundary Colspan="3">Boundary Colspan="3"Households9,72931,98770,459169,774Average Household Size2.132.252.32.33Median Housing Value\$501,476\$452,985\$416,757\$347,736% Owner Occupied Housing52.28%50.74%48.47%44.1%% Renter Occupied Housing37.29%38.44%41.89%44.82%% Vacant Housing10.42%10.82%9.65%11.08%	% Age < 18	26.97%	26.99%	27.2%	26.14%
Households9,72931,98770,459169,774Average Household Size2.132.252.32.33Median Housing Value\$501,476\$452,985\$416,757\$347,736% Owner Occupied Housing52.28%50.74%48.47%44.1%% Renter Occupied Housing37.29%38.44%41.89%44.82%% Vacant Housing10.42%10.82%9.65%11.08%	% Age 65 +	14.31%	13.22%	12.79%	12.73%
Households9,72931,98770,459169,774Average Household Size2.132.252.32.33Median Housing Value\$501,476\$452,985\$416,757\$347,736% Owner Occupied Housing52.28%50.74%48.47%44.1%% Renter Occupied Housing37.29%38.44%41.89%44.82%% Vacant Housing10.42%10.82%9.65%11.08%	Households & Housing				
Average Household Size2.132.252.32.33Median Housing Value\$501,476\$452,985\$416,757\$347,736% Owner Occupied Housing52.28%50.74%48.47%44.1%% Renter Occupied Housing37.29%38.44%41.89%44.82%% Vacant Housing10.42%10.82%9.65%11.08%	•	9,729	31,987	70,459	169,774
Median Housing Value\$501,476\$452,985\$416,757\$347,736% Owner Occupied Housing52.28%50.74%48.47%44.1%% Renter Occupied Housing37.29%38.44%41.89%44.82%% Vacant Housing10.42%10.82%9.65%11.08%	Average Household Size			2.3	
% Renter Occupied Housing37.29%38.44%41.89%44.82%% Vacant Housing10.42%10.82%9.65%11.08%	-	\$501,476	\$452,985	\$416,757	\$347,736
% Vacant Housing         10.42%         10.82%         9.65%         11.08%	% Owner Occupied Housing	52.28%	50.74%	48.47%	44.1%
	% Renter Occupied Housing	37.29%	38.44%	41.89%	44.82%
Workplace & Workers	% Vacant Housing	10.42%	10.82%	9.65%	11.08%
	Workplace & Workers				
Number of Businesses         729         2,243         5,146         15,978	•	729	2,243	5,146	15,978
% White Collar 84.57% 77.5% 73.29% 68.08%	% White Collar	84.57%	77.5%	73.29%	
% Blue Collar         15.43%         22.5%         26.71%         31.92%	% Blue Collar	15.43%	22.5%	26.71%	31.92%



Christi Vinzant www.weingarten.com

cvinzant@weingarten.com 713.866.6914 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 actives, 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 on 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 listening 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.

Weingarten Realty Investors	9006271		713-866-6000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Manchi	338804	pmanchi@weingarten.com	713-866-6907
Designated Broker of Firm	License No.	Email	Phone
Patrick Manchi	338804	pmanchi@weingarten.com	713-866-6907
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buye	r/Tenant/Seller/Landlord Initials		Date