



## HEIGHTS PLAZA SHOPPING CENTER

Yale St at W 20th St, Houston, TX

**WEINGARTEN  
REALTY**

Situated in the heart of the Heights active redevelopment area, this Kroger-anchored center serves a densely-populated, upwardly-mobile consumer base in a trade area undergoing extensive gentrification.

**PROPERTY SIZE** 71,277 SQ. FT.

**LAT/LONG** 29.80463 N, -95.40086 W

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

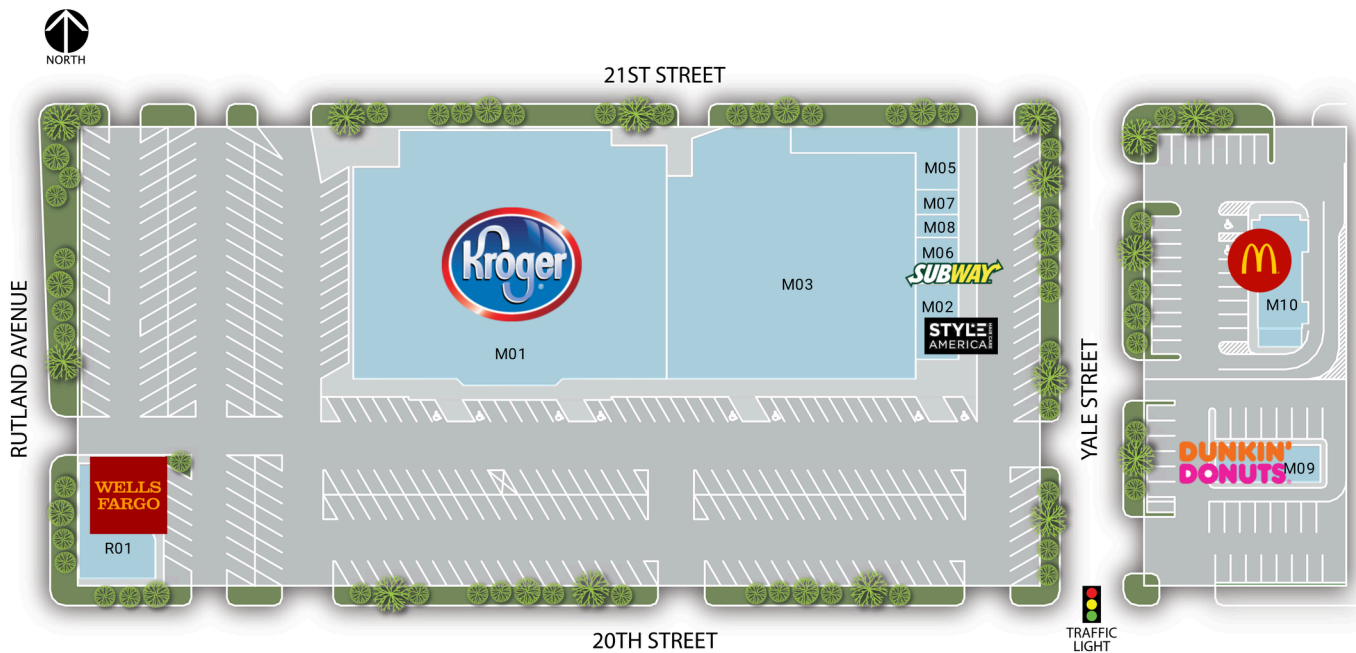
### CONTACT

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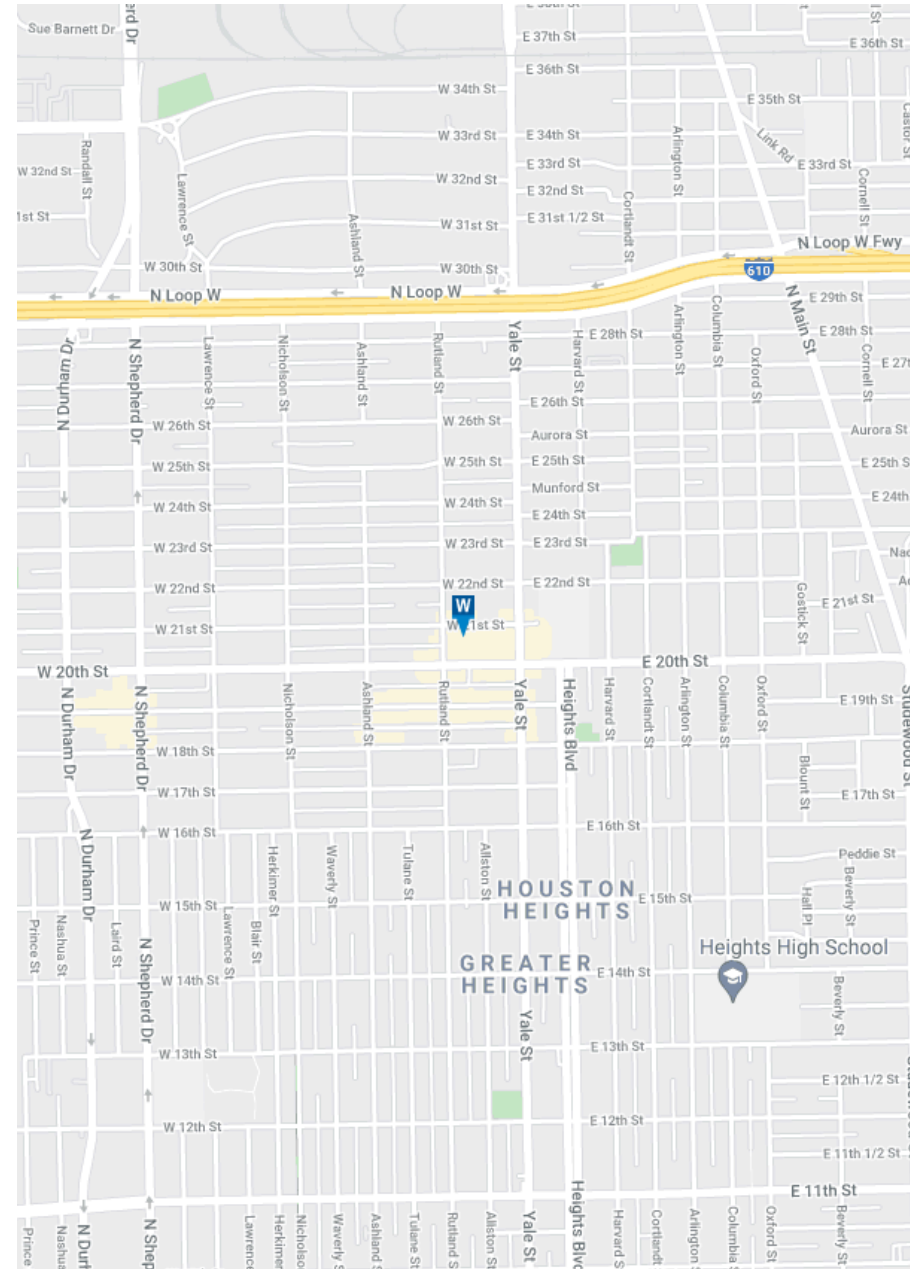


## TENANTS LIST

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.

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	20,712	72,250	163,829	413,157
Average Household Income	\$155,796	\$138,888	\$126,947	\$117,763
<b>Population Trends</b>				
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%
<b>Race &amp; Ethnicity</b>				
% 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%
<b>Income &amp; Education</b>				
Median Household Income	118,063	100,388	87,067	72,446
Average Household Income	\$155,796	\$138,888	\$126,947	\$117,763
% College Graduates	64.78%	58.87%	53.24%	45.93%
<b>Age</b>				
Median Age	41	39.7	38.5	37.5
% Age < 18	26.97%	26.99%	27.2%	26.14%
% Age 65 +	14.31%	13.22%	12.79%	12.73%
<b>Households &amp; Housing</b>				
Households	9,729	31,987	70,459	169,774
Average Household Size	2.13	2.25	2.3	2.33
Median Housing Value	\$501,476	\$452,985	\$416,757	\$347,736
% Owner Occupied Housing	52.28%	50.74%	48.47%	44.1%
% Renter Occupied Housing	37.29%	38.44%	41.89%	44.82%
% Vacant Housing	10.42%	10.82%	9.65%	11.08%
<b>Workplace &amp; Workers</b>				
Number of Businesses	729	2,243	5,146	15,978
% White Collar	84.57%	77.5%	73.29%	68.08%
% Blue Collar	15.43%	22.5%	26.71%	31.92%



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# 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 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.

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