



## SHOPPES AT MEMORIAL VILLAGES

I-10 at Wirt Rd, Houston, TX

Exciting retail development located on the NEC of the intersection of I-10 and Wirt Rd within one of the largest retail corridors in Houston. This new retail center is positioned at one of the primary I-10 exits used by the affluent residents of Spring Valley, Hillshire Village, Hunters Creek and The Memorial Villages. This area serves as one of Houston's primary employment nodes.

**WEINGARTEN  
REALTY®**

**PROPERTY SIZE** 166,777 SQ. FT.

**LAT/LONG** 29.78461 N, -95.4833 W

**TRAFFIC COUNTS** I-10 & WIRT RD - 255,066

## CONTACT

### Christi Vinzant

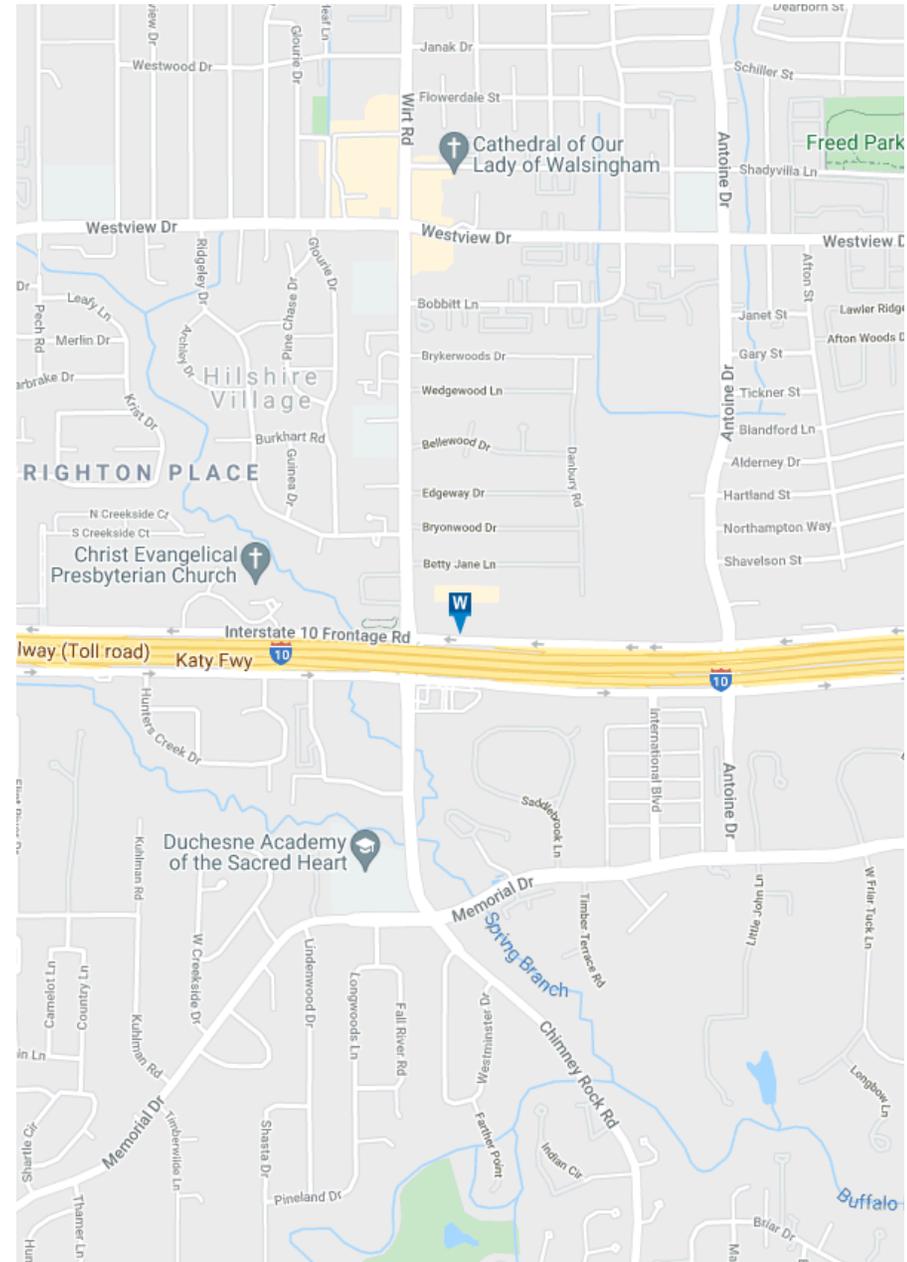
Leasing Agent  
p 713.866.6914  
cvinzant@weingarten.com

### Sharlyne Friedrich

Property Manager  
p 713.866.6079  
sfriedrich@weingarten.com



Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	13,873	55,244	130,153	446,968
Average Household Income	\$189,990	\$173,863	\$151,175	\$126,967
<b>Population Trends</b>				
2000 Population	11,636	47,654	112,939	374,992
2010 Population	12,302	48,403	115,418	391,815
2020 Population	13,873	55,244	130,153	446,968
2025 Population	14,669	58,498	137,469	472,915
Absolute Growth 2010 to 2020'	12.77%	14.13%	12.77%	14.08%
Projected Growth 2020 to 2025'	5.74%	5.89%	5.62%	5.81%
<b>Race &amp; Ethnicity</b>				
% White	63.64%	51.38%	47.96%	43.63%
% Black	3.98%	3.12%	3.98%	7.88%
% Asian	6.83%	4.59%	5.49%	6.39%
% Other	2.53%	1.68%	1.68%	1.71%
% Hispanic	23.03%	39.22%	40.88%	40.39%
<b>Income &amp; Education</b>				
Median Household Income	110,278	85,575	79,470	74,096
Average Household Income	\$189,990	\$173,863	\$151,175	\$126,967
% College Graduates	69.26%	55.2%	53.39%	52.73%
<b>Age</b>				
Median Age	39.9	39.2	38.7	37.8
% Age < 18	22.87%	23.66%	24.99%	26.93%
% Age 65 +	16.27%	17.33%	16.22%	13.63%
<b>Households &amp; Housing</b>				
Households	5,879	21,526	53,808	193,139
Average Household Size	2.35	2.53	2.4	2.3
Median Housing Value	\$691,505	\$494,784	\$408,534	\$392,214
% Owner Occupied Housing	50.26%	50.49%	45.49%	40.49%
% Renter Occupied Housing	40.05%	38.5%	43.81%	48.1%
% Vacant Housing	9.69%	11.01%	10.7%	11.4%
<b>Workplace &amp; Workers</b>				
Number of Businesses	461	2,422	7,362	21,220
% White Collar	79.61%	66.94%	66.05%	66.38%
% Blue Collar	20.39%	33.06%	33.95%	33.62%



Christi Vinzant  
www.weingarten.com

cvinzant@weingarten.com  
713.866.6914

# 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.

Weingarten Realty Investors

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9006271

License No.

Email

713-866-6000

Phone

Patrick Manchi

Designated Broker of Firm

338804

License No.

pmanchi@weingarten.com

Email

713-866-6907

Phone

Patrick Manchi

Licensed Supervisor of Sales Agent/ Associate

338804

License No.

pmanchi@weingarten.com

Email

713-866-6907

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date