



## RICHMOND SQUARE

Richmond Ave at I-610, Houston, TX

**WEINGARTEN  
REALTY®**

Located in the shadows of the Houston Galleria, with tremendous access and visibility from Loop 610, Richmond Square thrives with its affluent trade area and some of the strongest demographics in the metro area. Anchored with national retailer, Best Buy, Richmond Square establishes its place as a preeminent retail shopping destination.

**PROPERTY SIZE** 92,657 SQ. FT.

**LAT/LONG** 29.73104 N, -95.46139 W

**TRAFFIC COUNTS** RICHMOND AT I-610 - 48,605

### CONTACT

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#### Kari Bean

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**TENANTS LIST**

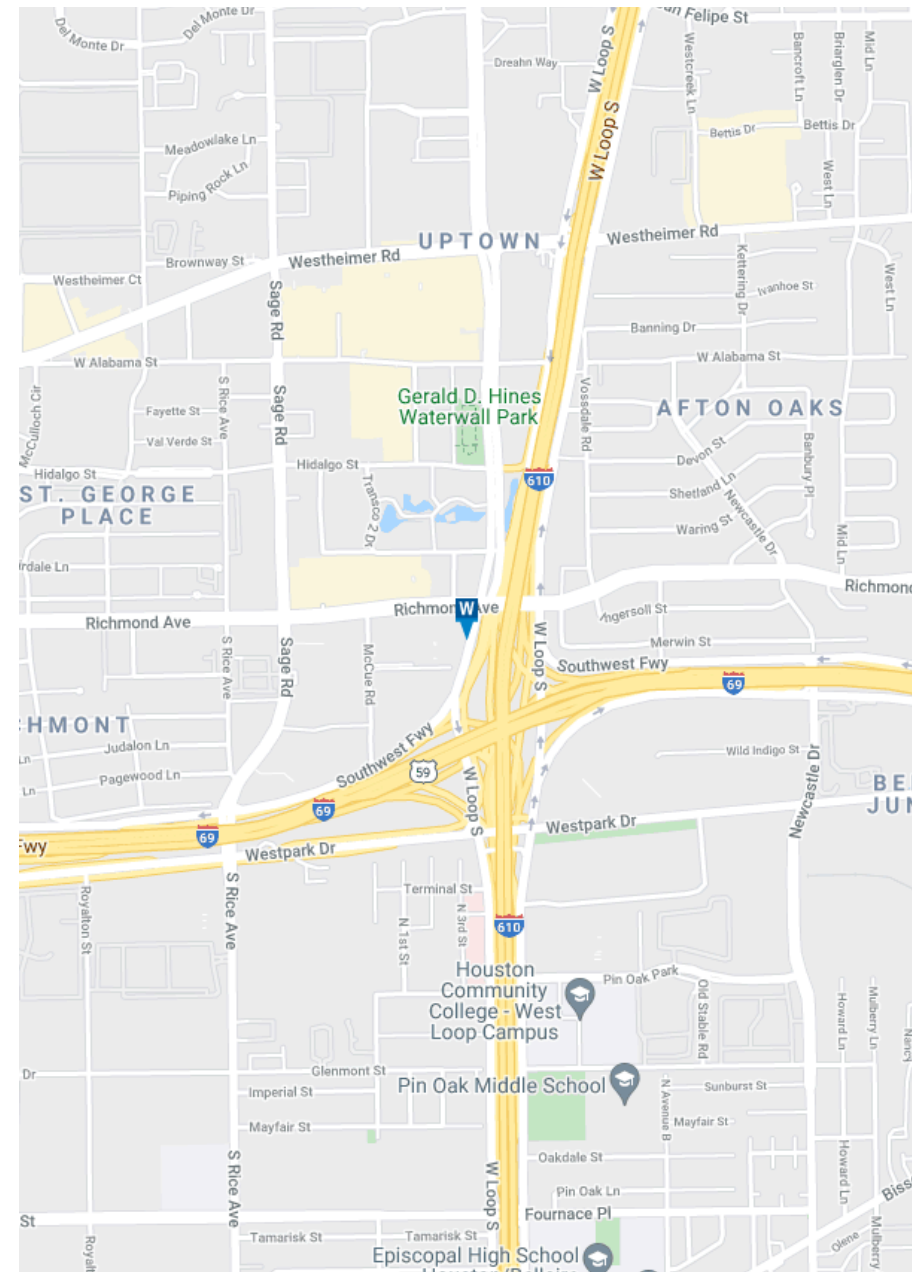
A0A	Available	19,987 SF
A0D	Available	2,400 SF
A0H	Luggage & Leather	7,738 SF
B0A	Best Buy	58,321 SF
R0A	Available	3,910 SF

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.

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Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	21,217	105,775	210,839	509,649
Average Household Income	\$138,442	\$145,335	\$154,736	\$139,383
<b>Population Trends</b>				
2000 Population	14,127	83,833	178,910	423,422
2010 Population	17,772	93,796	193,441	456,621
2020 Population	21,217	105,775	210,839	509,649
2025 Population	23,087	111,116	218,316	535,019
Absolute Growth 2010 to 2020'	19.38%	12.77%	8.99%	11.61%
Projected Growth 2020 to 2025'	8.82%	5.05%	3.55%	4.98%
<b>Race &amp; Ethnicity</b>				
% White	57.81%	49.3%	49.64%	48.9%
% Black	8.03%	7.38%	6.59%	9.49%
% Asian	13.43%	9.78%	9.67%	9.92%
% Other	2.55%	1.89%	2.01%	2.19%
% Hispanic	18.17%	31.64%	32.09%	29.49%
<b>Income &amp; Education</b>				
Median Household Income	99,110	85,271	83,588	80,309
Average Household Income	\$138,442	\$145,335	\$154,736	\$139,383
% College Graduates	76.17%	63.91%	62.89%	62.78%
<b>Age</b>				
Median Age	38.2	38	38	37.9
% Age < 18	28.53%	27.67%	27.1%	26.69%
% Age 65 +	11.98%	13.09%	13.85%	13.53%
<b>Households &amp; Housing</b>				
Households	12,572	51,979	96,684	235,809
Average Household Size	1.68	2.03	2.17	2.13
Median Housing Value	\$500,258	\$568,175	\$599,752	\$451,962
% Owner Occupied Housing	28.75%	32.31%	36.01%	38.14%
% Renter Occupied Housing	57.33%	54.81%	51.97%	50.45%
% Vacant Housing	13.92%	12.89%	12.02%	11.42%
<b>Workplace &amp; Workers</b>				
Number of Businesses	2,047	7,270	12,786	24,162
% White Collar	86.25%	72.69%	70.74%	73.68%
% Blue Collar	13.75%	27.31%	29.26%	26.32%



# 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

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Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date