



10-FEDERAL SHOPPING CENTER

I-10 at Federal Rd, Houston, TX

**WEINGARTEN
REALTY®**

This center offers an ideal location on I-10 midway between Loop 610 and Beltway 8 and the only non-freeway crossing of the Houston Ship Channel for north/south access via Federal Road. Positioned on the highly traveled intersection east of Loop 610, the center serves a high-density trade area. Sellers Bros. anchors this regionally dominant center. Other tenants include Citi Trends, Casa Olé, and Harbor Freight Tools.

PROPERTY SIZE 131,620 SQ. FT.

LAT/LONG 29.77184 N, -95.2155 W

TRAFFIC COUNTS I-10 & FEDERAL RD - 175,372

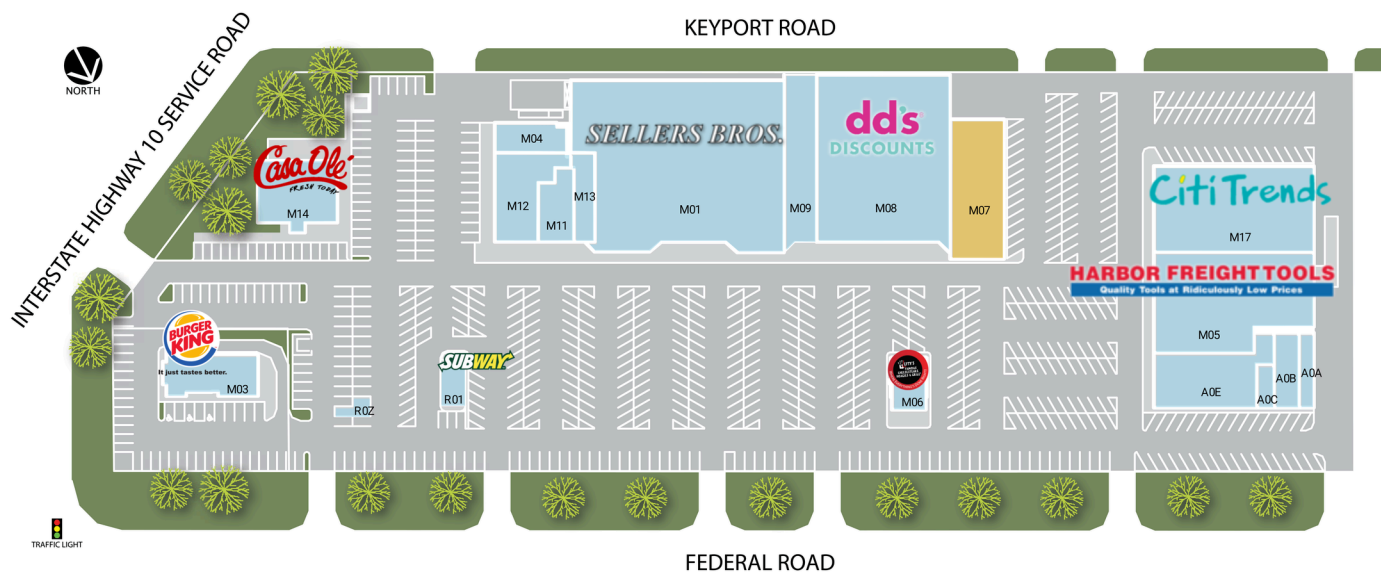
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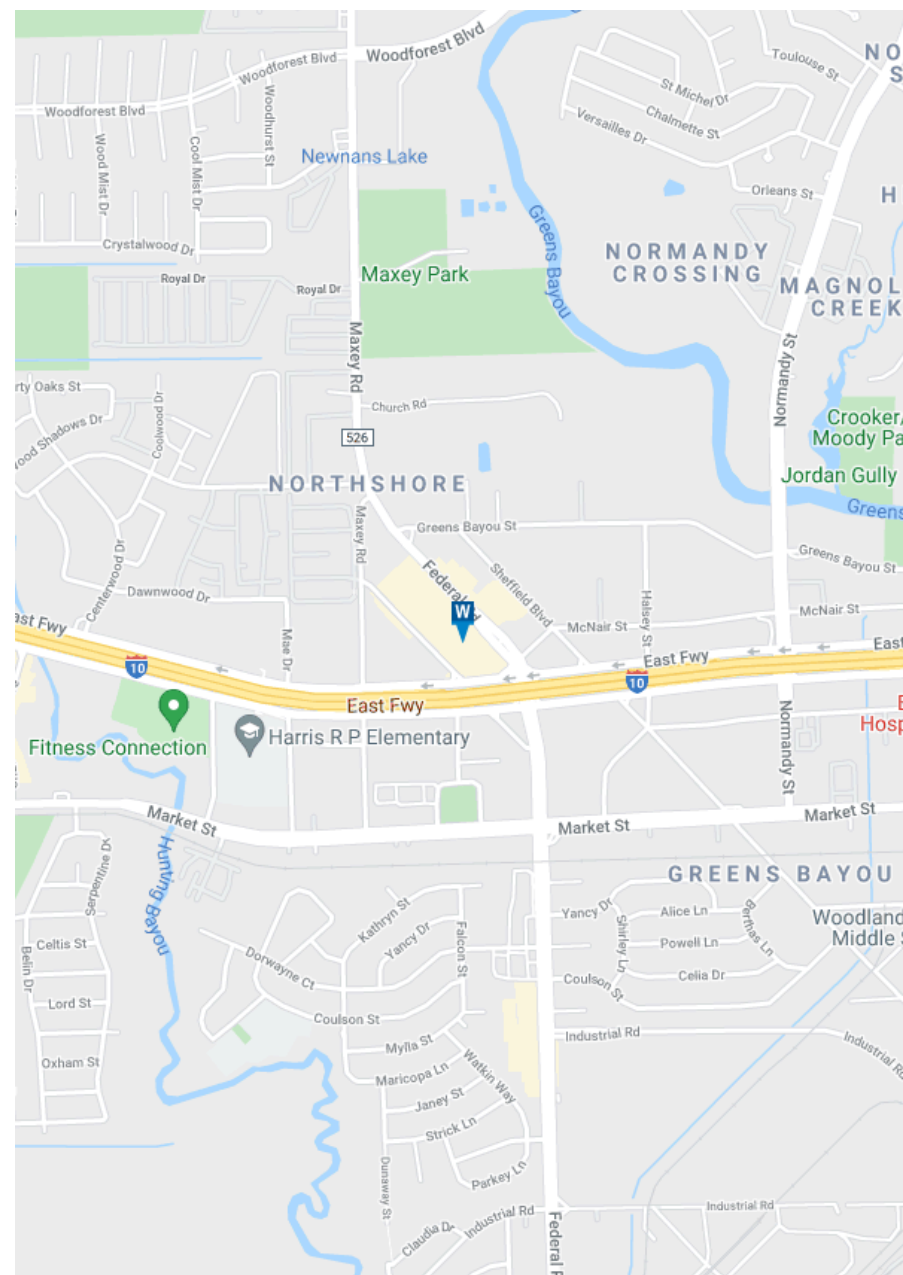


TENANTS LIST

A0A	Boost Mobile	1,109 SF
A0B	Cricket Wireless	1,875 SF
A0C	Tres Amigos Check Cashing	961 SF
A0E	Ostioneria	
M01	Michoacan #3	6,040 SF
M03	Sellers Bros. Grocer	33,624 SF
M04	Burger King	3,695 SF
	Lone Star	
	Temporaries	2,054 SF
M05	Harbor Freight Tools	14,600 SF
M06	Lefty's Cheesteaks	
	Hoagies & Grill	1,777 SF
M07	Available	7,560 SF
M08	dd's Discounts	23,146 SF
M09	Active Athlete	5,370 SF
M11	OK Fashions	2,415 SF
M12	Jefferson Dental	4,637 SF
M13	Lone Star	
	Temporaries	1,947 SF
M14	Casa Ole	5,076 SF
M17	Citi Trends	13,760 SF
R01	Subway	1,137 SF
R0Z	Chase Bank ATM	500 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	17,799	41,601	81,055	175,965
Average Household Income	\$47,312	\$51,982	\$53,557	\$57,741
Population Trends				
2000 Population	17,527	39,720	76,619	157,913
2010 Population	16,719	39,830	77,644	165,043
2020 Population	17,799	41,601	81,055	175,965
2025 Population	18,129	42,090	82,040	180,046
Absolute Growth 2010 to 2020'	6.46%	4.45%	4.39%	6.62%
Projected Growth 2020 to 2025'	1.85%	1.18%	1.22%	2.32%
Race & Ethnicity				
% White	7.48%	10.54%	11.52%	11.75%
% Black	15.27%	14.98%	15.77%	17.71%
% Asian	0.62%	1.01%	1.03%	1.28%
% Other	0.67%	0.74%	0.77%	0.81%
% Hispanic	75.96%	72.72%	70.9%	68.45%
Income & Education				
Median Household Income	39,147	42,501	43,035	46,028
Average Household Income	\$47,312	\$51,982	\$53,557	\$57,741
% College Graduates	11.12%	12.71%	13.45%	15.48%
Age				
Median Age	31.5	32.3	32.1	32.2
% Age < 18	30.91%	29.02%	28.89%	28.43%
% Age 65 +	8.21%	10.35%	10.32%	10.45%
Households & Housing				
Households	5,250	12,642	24,532	52,365
Average Household Size	3.38	3.27	3.29	3.35
Median Housing Value	\$104,505	\$108,307	\$106,612	\$109,934
% Owner Occupied Housing	34.57%	45.21%	46.21%	52.8%
% Renter Occupied Housing	53.55%	44.9%	43.66%	37.16%
% Vacant Housing	11.87%	9.88%	10.13%	10.04%
Workplace & Workers				
Number of Businesses	401	804	1,460	2,922
% White Collar	30.19%	35.59%	37.62%	41.7%
% Blue Collar	69.81%	64.41%	62.38%	58.3%



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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.

Weingarten Realty Investors

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