



HARRISBURG PLAZA

Harrisburg Blvd at Wayside Dr, Houston, TX

**WEINGARTEN
REALTY®**

Located in a high-density trade area in the heart of Houston's east end business district, this center represents the area's top shopping destination as competitors face significant barriers to entry. Harrisburg Plaza benefits from Go Metro Rail, which provides customers with an alternative transportation.

PROPERTY SIZE 93,620 SQ. FT.

LAT/LONG 29.73582 N, -95.3051 W

TRAFFIC COUNTS HARRISBURG BLVD & WAYSIDE DR - 40,227

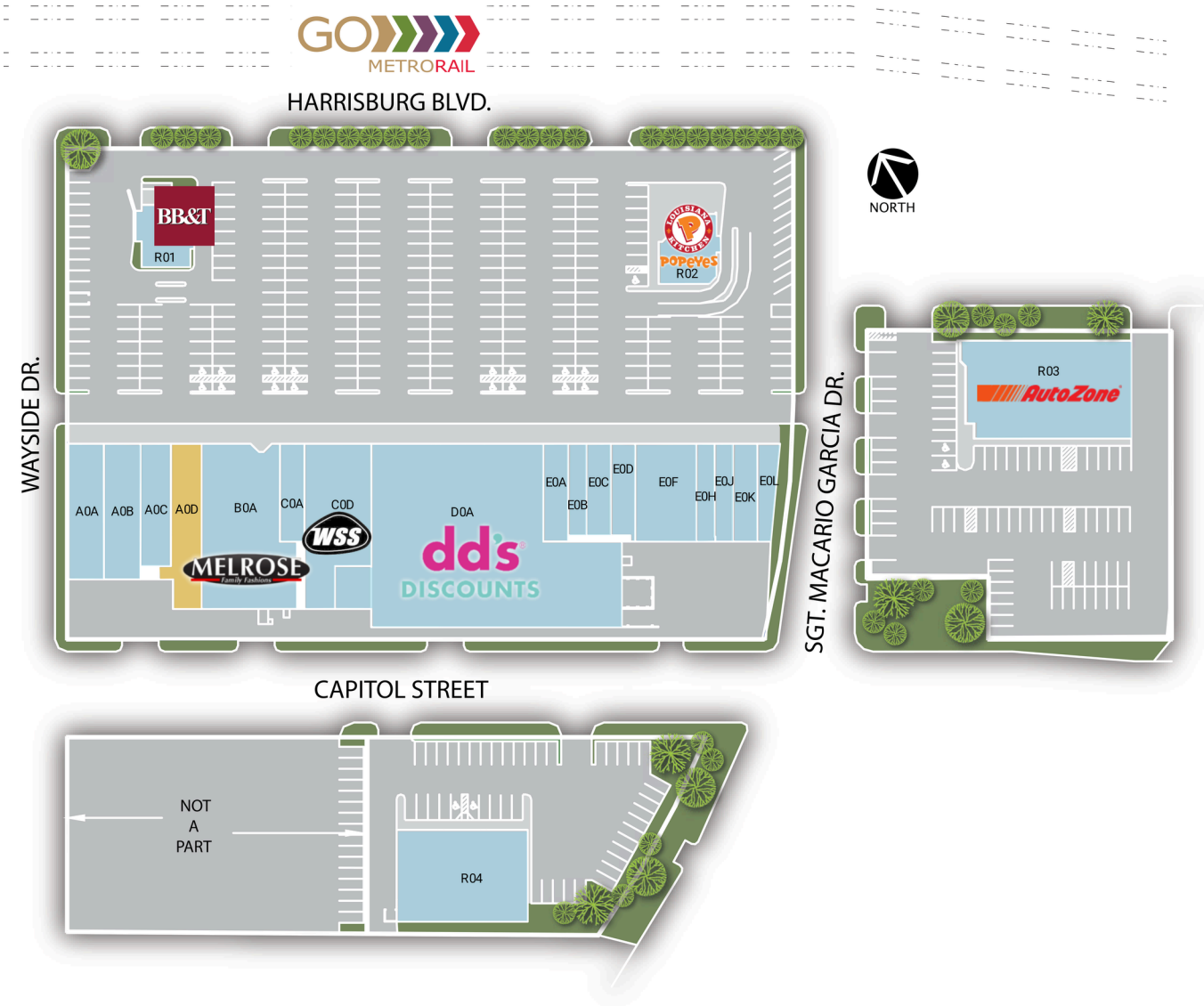
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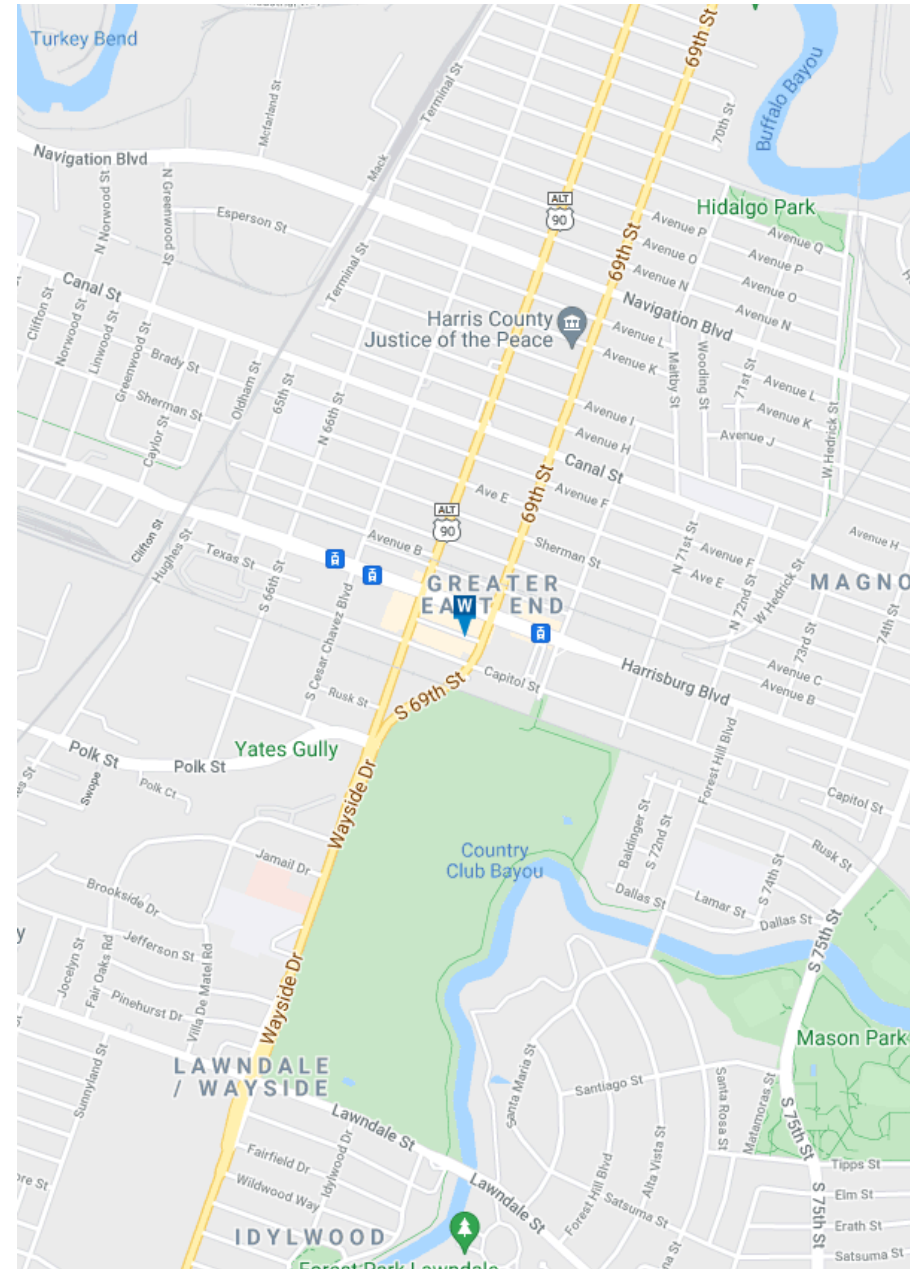


TENANTS LIST

A0A	Rent-A-Center	3,050 SF
A0B	Dental Office	3,300 SF
A0C	Mi Doctor	2,500 SF
A0D	Available	3,493 SF
B0A	Melrose	8,640 SF
C0A	Subway	1,600 SF
C0D	WSS	6,534 SF
D0A	dd's Discounts	25,480 SF
E0A	Optimal Wireless	1,600 SF
E0B	D&P 4.99 Hair Salon	1,125 SF
E0C	DK Nails	1,500 SF
E0D	Wingstop	1,520 SF
E0F	Children's Etc.	4,010 SF
E0H	Sammy's Western Wear	1,200 SF
E0J	AMCO Insurance	1,200 SF
E0K	H&R Block	1,600 SF
E0L	Barri Financial Group	1,200 SF
R01	BB&T	2,820 SF
R02	Popeye's	3,200 SF
R03	AutoZone	10,000 SF
R04	East Central Houston Dialysis Center	8,050 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	19,703	61,547	121,885	341,323
Average Household Income	\$47,292	\$53,284	\$55,282	\$67,414
Population Trends				
2000 Population	22,748	67,954	128,782	334,963
2010 Population	19,154	58,931	117,105	324,957
2020 Population	19,703	61,547	121,885	341,323
2025 Population	19,651	62,022	123,285	347,465
Absolute Growth 2010 to 2020'	2.86%	4.44%	4.08%	5.04%
Projected Growth 2020 to 2025'	-0.26%	0.77%	1.15%	1.8%
Race & Ethnicity				
% White	4.15%	6.33%	7.47%	12.39%
% Black	1.56%	2.41%	12.22%	25.35%
% Asian	0.4%	0.67%	1.58%	2.39%
% Other	0.34%	0.46%	0.69%	1.05%
% Hispanic	93.55%	90.13%	78.05%	58.81%
Income & Education				
Median Household Income	33,440	38,871	39,209	44,630
Average Household Income	\$47,292	\$53,284	\$55,282	\$67,414
% College Graduates	13.01%	15.25%	18.69%	24.65%
Age				
Median Age	33.6	34.2	33	34.2
% Age < 18	28.42%	27.65%	27.28%	25.87%
% Age 65 +	11.45%	12.05%	11.14%	11.49%
Households & Housing				
Households	5,988	19,135	37,909	114,302
Average Household Size	3.26	3.2	3.09	2.79
Median Housing Value	\$109,307	\$120,921	\$117,196	\$121,597
% Owner Occupied Housing	35.73%	40.67%	39.02%	39.98%
% Renter Occupied Housing	48.94%	45.77%	47.56%	45.94%
% Vacant Housing	15.33%	13.56%	13.43%	14.08%
Workplace & Workers				
Number of Businesses	334	1,186	2,315	8,931
% White Collar	34.57%	39.82%	42.94%	51.16%
% Blue Collar	65.43%	60.18%	57.06%	48.84%



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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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Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date