



SOUTHGATE SHOPPING CENTER

West Fuqua Rd at Hiram Clarke Rd, Houston, TX

**WEINGARTEN
REALTY**

Anchored by Foodarama, dd's DISCOUNTS, CVS and Family Dollar, this center is the only major shopping destination for the trade area. The center serves a rapidly developing area comprised of middle income, professional families, and benefits from high exposure to a nearby transportation hub for three major Metro bus stops.

PROPERTY SIZE 124,453 SQ. FT.

LAT/LONG 29.61201 N, -95.44407 W

TRAFFIC COUNTS WEST FUQUA RD & HIRAM CLARKE RD - 30,261

CONTACT

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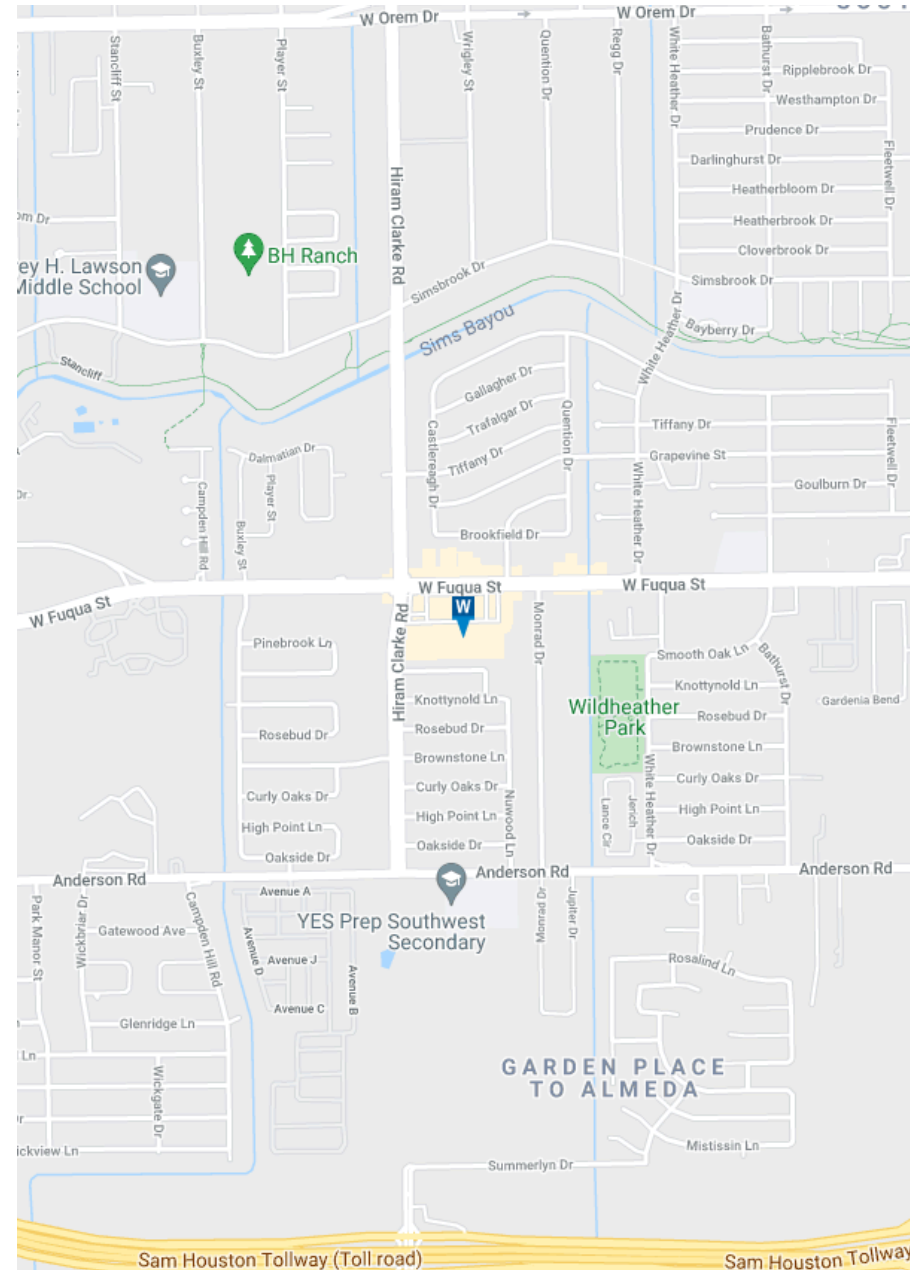


TENANTS LIST

A0A	H&R Block	1,100 SF
B0A	Galaxy Insurance	970 SF
B0C	Partners in Primary Care	6,572 SF
B0D	Available	2,336 SF
M01	Family Dollar	10,891 SF
M02	Available	2,310 SF
M04	Active Athlete	3,840 SF
M05	Y2 Beauty Mart	3,100 SF
M06	dd's Discounts	20,000 SF
M08	Soul Train - New York	1,280 SF
M09	T&T Nails	1,020 SF
M10	Subway	1,490 SF
M13	Foodarama Supermarket	43,970 SF
M20	CVS Pharmacy	10,908 SF
M24	No Front	2,300 SF
R01	Available	0 SF
R0A	Fuqua Medical Center	1,923 SF
R0B	Mobilelink	900 SF
R0C	Ice Cream Shop	1,044 SF
R0D	Tweety's Liquor	1,222 SF
R0E	Check 'N Go	1,228 SF
R0F	T-Mobile	1,570 SF
R0H	Pizza Hut/Wing Street	1,080 SF
R0K	Hair by Sunny	900 SF
R0L	RAMinc's Coffee and Cake Cafe	1,200 SF
R0R	Crown Dental	3,600 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	12,963	52,680	96,287	244,671
Average Household Income	\$57,676	\$60,161	\$65,271	\$83,757
Population Trends				
2000 Population	10,305	39,156	63,119	165,949
2010 Population	11,927	47,125	84,900	209,811
2020 Population	12,963	52,680	96,287	244,671
2025 Population	13,328	54,404	100,018	257,542
Absolute Growth 2010 to 2020'	8.68%	11.79%	13.41%	16.61%
Projected Growth 2020 to 2025'	2.82%	3.27%	3.88%	5.26%
Race & Ethnicity				
% White	3.39%	3.52%	4.34%	15.66%
% Black	47.13%	40.16%	44%	42.23%
% Asian	0.98%	0.9%	2.1%	6.61%
% Other	0.75%	0.78%	0.97%	1.59%
% Hispanic	47.75%	54.64%	48.59%	33.91%
Income & Education				
Median Household Income	45,971	50,961	55,402	61,598
Average Household Income	\$57,676	\$60,161	\$65,271	\$83,757
% College Graduates	14.24%	15.92%	21.07%	36.15%
Age				
Median Age	32.8	32.4	32.7	34.8
% Age < 18	28.23%	28.06%	28.2%	28.57%
% Age 65 +	12.95%	12.08%	11.38%	12.33%
Households & Housing				
Households	3,796	14,956	28,441	82,930
Average Household Size	3.41	3.52	3.38	2.95
Median Housing Value	\$92,940	\$102,489	\$116,301	\$166,596
% Owner Occupied Housing	63.02%	65.5%	66.66%	59.56%
% Renter Occupied Housing	31.84%	29.12%	27.79%	32.73%
% Vacant Housing	5.13%	5.38%	5.55%	7.71%
Workplace & Workers				
Number of Businesses	100	521	749	2,995
% White Collar	45.16%	42.97%	47.59%	60.47%
% Blue Collar	54.84%	57.03%	52.41%	39.53%



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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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Buyer/Tenant/Seller/Landlord Initials

Date