



GALVESTON PLACE

61st St at Central City Blvd, Galveston, TX

**WEINGARTEN
REALTY**

Centrally located in the island's residential and recreational hub, the center serves locals and visitors alike on an island that sees more than 6 million tourists annually. Galveston Place is anchored by Randalls and Spec's. Moody Gardens, Schlitterbahn and Pleasure Pier are attractions within 3 miles of the center.

PROPERTY SIZE 210,361 SQ. FT.

LAT/LONG 29.26995 N, -94.82877 W

TRAFFIC COUNTS 61ST ST & CENTRAL CITY BLVD - 32,550

CONTACT

Ali Webre

Leasing Agent
p 713.868.6550
awebre@weingarten.com

Kari Bean

Property Manager
p 713.880.6194
kbean@weingarten.com



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.

Ali Webre
www.weingarten.com

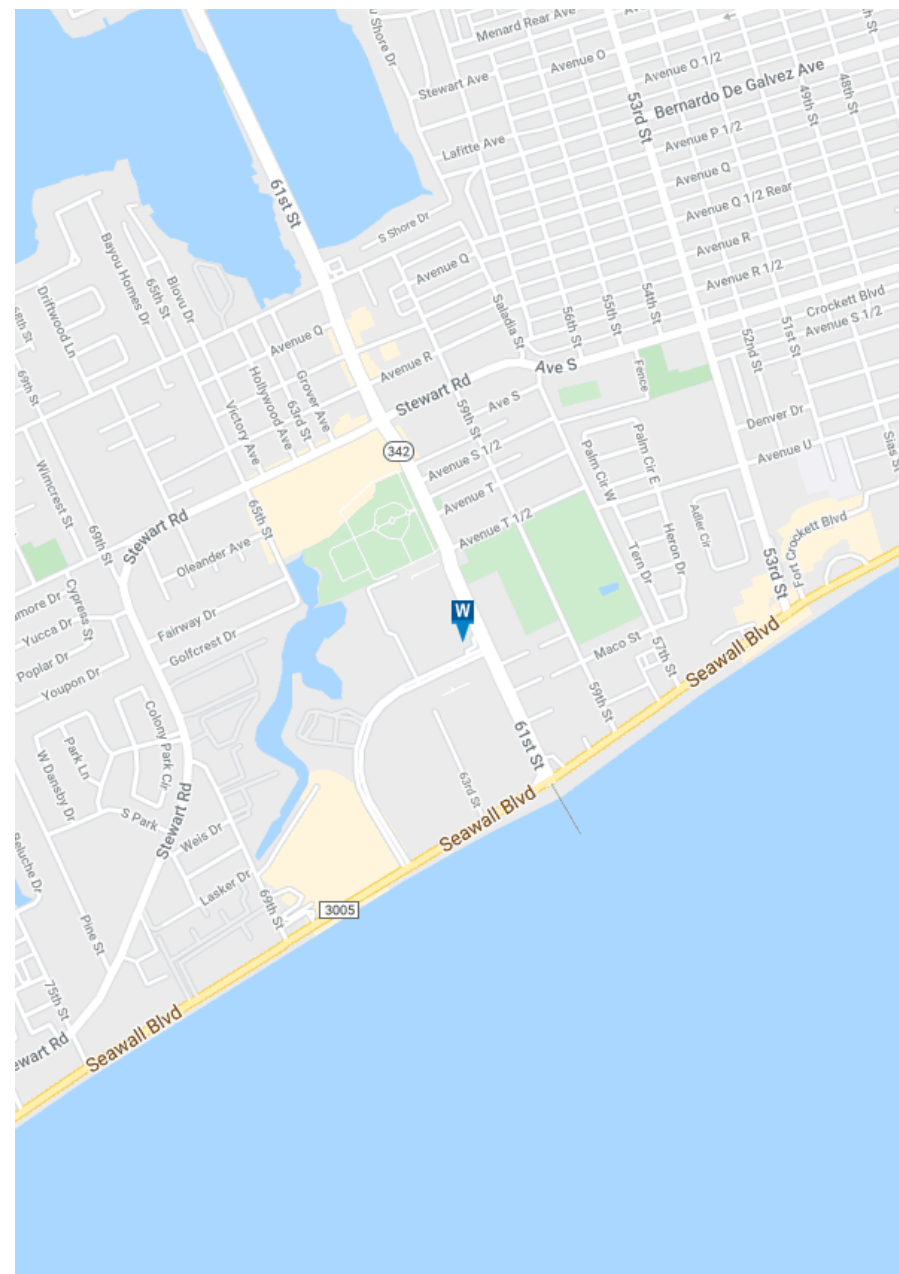
awebre@weingarten.com
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TENANT LIST

B0A	Metro By T-Mobile	1,534 SF		Buffet		G0R	H&R Block	975 SF
B0B	Available	1,600 SF	F0A	Bank of America	3,586 SF	G0S	Toledo Finance	975 SF
B0L	Tuesday Morning	8,819 SF	G0A	Check 'N Go	840 SF	G0T	RightSize Weight	
COA	Randalls		G0B	JSC Federal Credit			Loss	975 SF
	Supermarket	52,550 SF		Union	3,080 SF	R01	Taco Cabana	3,940 SF
D0A	Schlotzsky's	1,850 SF	G0H	K.T. Nails	2,400 SF	R02	Randalls Gas	400 SF
D0C	Domino's Pizza	2,000 SF	G0J	Peak Nutrition	2,000 SF	R03	Watermill Express	350 SF
D0D	Marble Slab		G0K	Optometrist	2,000 SF	R0A	Available	0 SF
	Creamery	1,100 SF	G0L	Hair Brading	1,026 SF	W0A	Marshalls	24,356 SF
D0F	Available	1,100 SF	G0M	New Sound		W0B	City Gear	5,321 SF
D0H	Hair Retreat	1,100 SF		Hearing	975 SF	W0C	Hibbett Sports	5,702 SF
D0J	Ace Cash Express	825 SF	G0N	Fantastic Sams	1,300 SF	W0K	Spec's	29,845 SF
D0M	Rent-A-Center	3,910 SF	G0P	Generations		W0R	Office Depot	29,800 SF
D0R	Jackson Hewitt	990 SF		Jewelers	975 SF			
E0A	Healthy Chinese	11,340 SF						

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Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	10,691	25,257	37,125	48,293
Average Household Income	\$75,349	\$73,339	\$70,283	\$69,194
Population Trends				
2000 Population	11,198	27,653	40,220	53,890
2010 Population	9,052	22,989	33,741	44,463
2020 Population	10,691	25,257	37,125	48,293
2025 Population	11,020	25,392	37,340	48,406
Absolute Growth 2010 to 2020'	18.11%	9.87%	10.03%	8.61%
Projected Growth 2020 to 2025'	3.08%	0.53%	0.58%	0.23%
Race & Ethnicity				
% White	45.29%	42.36%	40.39%	43.35%
% Black	12.8%	15.71%	20.6%	19.18%
% Asian	3.76%	2.35%	2.11%	3.16%
% Other	2.07%	1.83%	1.98%	2.09%
% Hispanic	36.08%	37.75%	34.93%	32.22%
Income & Education				
Median Household Income	54,787	51,656	48,485	47,578
Average Household Income	\$75,349	\$73,339	\$70,283	\$69,194
% College Graduates	32.78%	30.94%	31.12%	35.56%
Age				
Median Age	38.1	38.3	37.5	37.4
% Age < 18	25.18%	23.41%	23.56%	23.09%
% Age 65 +	17.56%	17.47%	16.89%	16.9%
Households & Housing				
Households	4,666	10,241	15,026	20,061
Average Household Size	2.28	2.39	2.37	2.29
Median Housing Value	\$192,155	\$194,899	\$193,120	\$201,321
% Owner Occupied Housing	38.47%	40.96%	36.15%	33.95%
% Renter Occupied Housing	37.37%	35.73%	36.88%	37.71%
% Vacant Housing	24.16%	23.31%	26.97%	28.35%
Workplace & Workers				
Number of Businesses	252	531	869	1,325
% White Collar	57.28%	55.83%	56.45%	58.69%
% Blue Collar	42.72%	44.17%	43.55%	41.31%



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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

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