



# Greens Landing I-45 & West Road Houston, Texas

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## AVAILABLE LEASE SPACE - 1,400/sf End Cap



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1,400/sf - End Cap  
(20' wide x 70' deep)

### LEASE RATE

\$22/sf per year, NNN,  
with rate change after year 2

### TERM

Minimum 5 year primary term

### FINISH OUT

Negotiable

### NNN EXPENSES

\$9.15/sf per year estimated for 2011

**Location/** Near NWC I-45 & West Road,  
Harris County, Houston, TX

**Traffic Counts/** I-45: 200,000 cpd

**Facts/** Pad "B" - Sold (Wendy's)

Area Retailers include **Home Depot,**  
**Walmart SuperCenter, Office Depot,**  
**Academy Power Center**

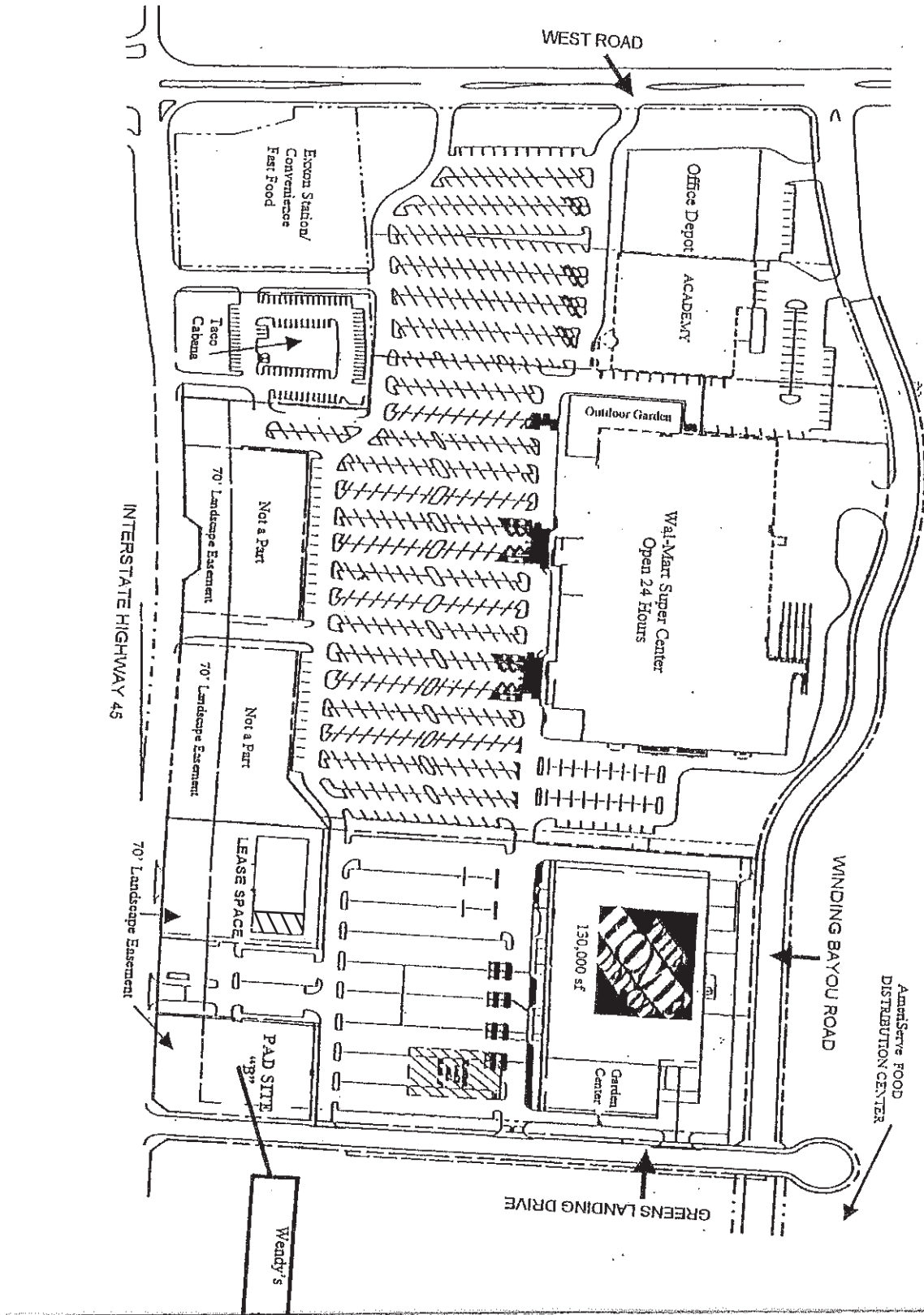
Also Cingular Phones, Quizno's, First  
Cash Advance, Acceptance Insurance

Outstanding Access & Strong Office Market

<b>Demographics 2011/</b>	<b>1mi</b>	<b>3mi</b>	<b>5mi</b>
Population	13,186	100,269	267,247
Med. HH Income (\$)	32,666	33,781	37,951
Number of HH	3,487	30,846	82,053



This property is subject to price change, prior sale or withdrawal from the market at any time. This is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenant's own investigation and not on any representations made by Property Commerce JW, Inc. or by any selling/leasing broker.



WEST ROAD

Exxon Station/  
Convenience  
Fast Food

Office Depot

ACADEMY

Taco  
Cabana

Outdoor Garden

Wal-Mart Super Center  
Open 24 Hours

INTERSTATE HIGHWAY 45

70' Landscape Easement

Not a Part

70' Landscape Easement

Not a Part

70' Landscape Easement

LEASE SPACE

PAD SITE  
"B"

WINDING BAYOU ROAD

AmariServe FOOD  
DISTRIBUTION CENTER

130,000 sf



Garden  
Center

GREENS LANDING DRIVE

Wendy's

# Pop-Facts: Demographic Quick Facts Report

## Greens Landing

Radius 1: 29.915100/-95.412566, aggregate

Radius 2: 29.915100/-95.412566, aggregate

Radius 3: 29.915100/-95.412566, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>Population</b>						
2014 Projection	14,076		106,747		283,091	
2009 Estimate	13,408		100,762		264,884	
2000 Census	12,574		92,189		237,209	
1990 Census	9,301		76,051		194,788	
Growth 1990 - 2000	35.19%		21.22%		21.78%	
<b>Households</b>						
2014 Projection	3,635		32,205		85,312	
2009 Estimate	3,523		30,719		80,675	
2000 Census	3,437		28,803		74,031	
1990 Census	3,097		26,868		66,458	
Growth 1990 - 2000	10.98%		7.20%		11.40%	
<b>2009 Est. Population by Single Classification Race</b>						
	13,408		100,762		264,884	
White Alone	5,278	39.36	38,373	38.08	99,340	37.50
Black or African American Alone	2,084	15.54	24,664	24.48	81,223	30.66
American Indian and Alaska Native Alone	77	0.57	547	0.54	1,333	0.50
Asian Alone	161	1.20	2,389	2.37	9,221	3.48
Native Hawaiian and Other Pacific Islander Alone	26	0.19	106	0.11	263	0.10
Some Other Race Alone	5,238	39.07	31,005	30.77	63,989	24.16
Two or More Races	545	4.06	3,679	3.65	9,516	3.59
<b>2009 Est. Population Hispanic or Latino</b>						
	13,408		100,762		264,884	
Hispanic or Latino	10,221	76.23	63,405	62.93	144,958	54.73
Not Hispanic or Latino	3,188	23.78	37,356	37.07	119,926	45.27
<b>2009 Tenure of Occupied Housing Units</b>						
	3,523		30,719		80,675	
Owner Occupied	1,115	31.65	13,836	45.04	43,577	54.02
Renter Occupied	2,408	68.35	16,883	54.96	37,098	45.98
<b>2009 Average Household Size</b>						
	3.79		3.27		3.27	



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	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
<b>2009 Est. Households by Household Income</b>	3,523		30,719		80,675	
Income Less than \$15,000	714	20.27	5,469	17.80	12,770	15.83
Income \$15,000 - \$24,999	512	14.53	4,760	15.50	11,161	13.83
Income \$25,000 - \$34,999	562	15.95	5,163	16.81	12,298	15.24
Income \$35,000 - \$49,999	607	17.23	5,687	18.51	14,437	17.90
Income \$50,000 - \$74,999	591	16.78	5,511	17.94	15,716	19.48
Income \$75,000 - \$99,999	293	8.32	2,247	7.31	7,240	8.97
Income \$100,000 - \$149,999	176	5.00	1,427	4.65	5,339	6.62
Income \$150,000 - \$249,999	28	0.79	291	0.95	1,294	1.60
Income \$250,000 - \$499,999	35	0.99	129	0.42	316	0.39
Income \$500,000 and over	6	0.17	36	0.12	105	0.13
<b>2009 Est. Average Household Income</b>	\$45,978		\$44,190		\$49,086	
<b>2009 Est. Median Household Income</b>	\$34,529		\$34,937		\$39,269	
<b>2009 Est. Per Capita Income</b>	\$12,140		\$13,552		\$15,042	

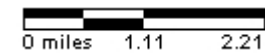
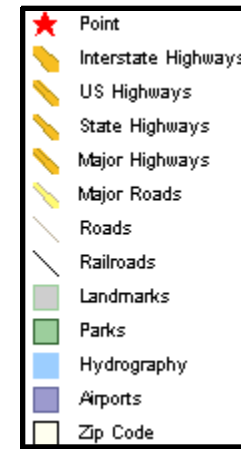
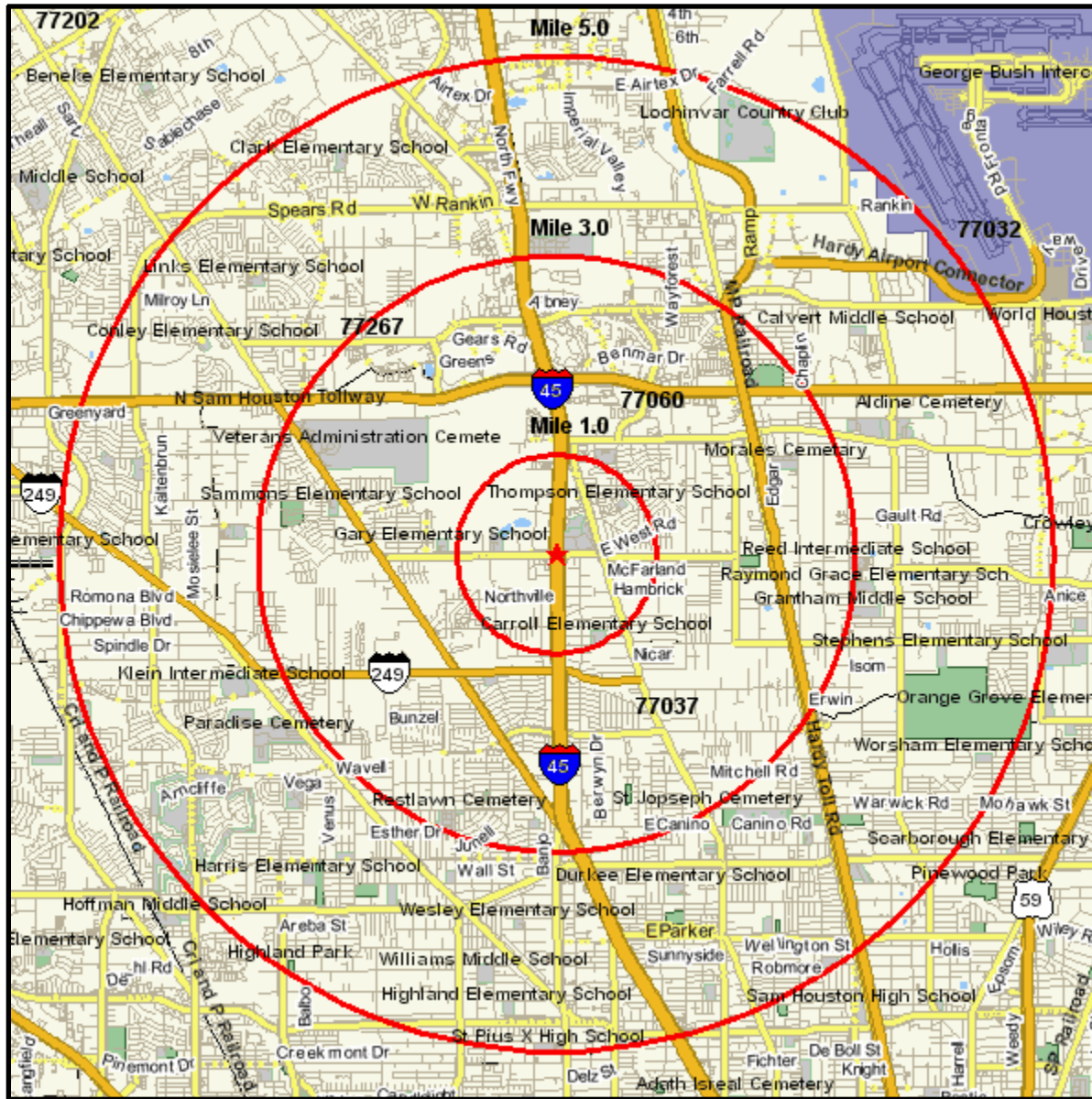


# Area Map

Prepared For: Property Commerce

Order #: 967636078  
Site: 01

Coord: 29.915100, -95.412566  
Radius - See Appendix for Details



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC) If you have a question or complaint regarding a real estate licensee, you should contact TREC at P O Boc 12188, Ausin, Texas 78711-2188 or 512-465-3960

