



Home Depot/ Dunvale Westheimer at Dunvale Houston, Texas

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100% LEASED - Guitar Center & PetsMart



AVAILABLE LEASE SPACE
100% Leased - Guitar Center & PetsMart

TERM
N/A

FINISH OUT
N/A

NNN EXPENSES
N/A

PAD SITES
Outparcel A - Chase Bank

Location/ Westheimer at Dunvale,
Harris County, Houston, TX

Traffic Counts/ Westheimer: 74,260 cpd*
*2006 24-Hour Traffic Count

Facts/ New Home Depot, Guitar Center & PetsMart
Anchored Shopping Center

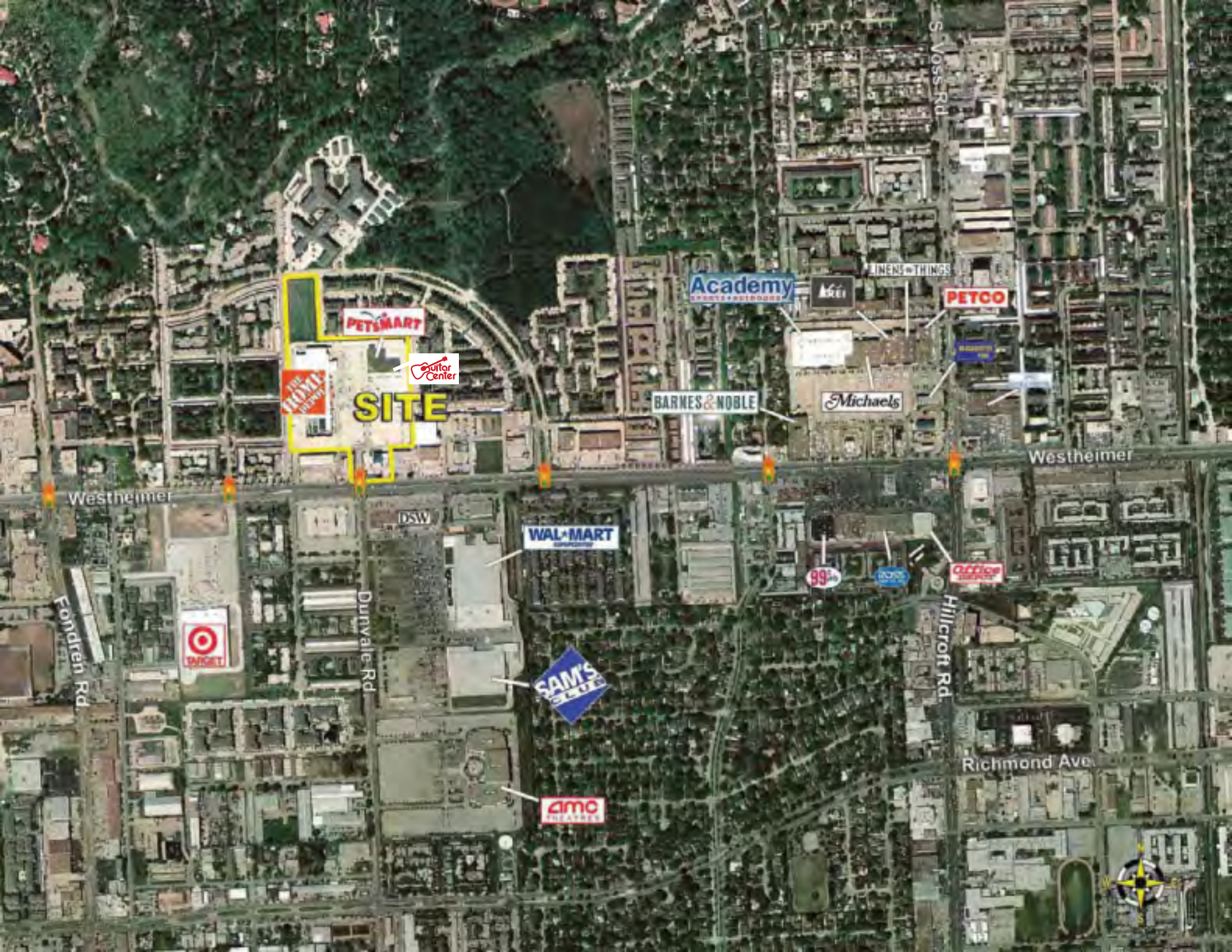
New Target, Wal-Mart Supercenter,
AMC 30 Screen Theaters
across the street from subject site

Westheimer address in one of the **strongest**
and densely populated markets in Houston

Demographics 2009/	1mi	3mi	5mi
Population	21,477	225,948	551,161
Med. HH Income (\$)	46,478	43,708	46,845
Number of HH	11,498	97,803	225,275



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.



SITE

PETSMART

HOME DEPOT

Center

Academy
SPORTS & OUTDOORS

BARNES & NOBLE

Michaels

PETCO

DSW

WAL-MART
SALES CENTER

99¢

Office

TARGET

SAM'S CLUB

AMC
THEATRES

Westheimer

Westheimer

Durvale Rd

Hillcroft Rd

Richmond Ave

S Voss Rd

Fondren Rd



Pop-Facts: Demographic Quick Facts Report

Westheimer/Dunvale

Radius 1: WESTHEIMER RD AT DUNVALE RD, HOUSTON, TX 77063, aggregate

Radius 2: WESTHEIMER RD AT DUNVALE RD, HOUSTON, TX 77063, aggregate

Radius 3: WESTHEIMER RD AT DUNVALE RD, HOUSTON, TX 77063, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2014 Projection	23,254		243,701		594,085	
2009 Estimate	21,477		225,948		551,161	
2000 Census	18,510		198,219		484,113	
1990 Census	15,161		160,666		398,635	
Growth 1990 - 2000	22.09%		23.37%		21.44%	
Households						
2014 Projection	12,345		104,728		241,236	
2009 Estimate	11,498		97,803		225,275	
2000 Census	10,125		87,526		201,506	
1990 Census	8,622		76,955		176,422	
Growth 1990 - 2000	17.43%		13.74%		14.22%	
2009 Est. Population by Single Classification Race						
White Alone	13,392	62.36	130,778	57.88	319,163	57.91
Black or African American Alone	2,567	11.95	23,685	10.48	71,487	12.97
American Indian and Alaska Native Alone	103	0.48	1,219	0.54	2,826	0.51
Asian Alone	1,964	9.14	20,872	9.24	47,166	8.56
Native Hawaiian and Other Pacific Islander Alone	29	0.14	280	0.12	558	0.10
Some Other Race Alone	2,210	10.29	38,084	16.86	86,545	15.70
Two or More Races	1,212	5.64	11,030	4.88	23,418	4.25
2009 Est. Population Hispanic or Latino						
Hispanic or Latino	6,345	29.54	98,826	43.74	219,719	39.86
Not Hispanic or Latino	15,132	70.46	127,122	56.26	331,442	60.14
2009 Tenure of Occupied Housing Units						
Owner Occupied	2,451	21.32	27,428	28.04	79,300	35.20
Renter Occupied	9,047	78.68	70,374	71.95	145,975	64.80
2009 Average Household Size						
	1.86		2.29		2.43	



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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
2009 Est. Households by Household Income	11,498		97,803		225,275	
Income Less than \$15,000	1,632	14.19	13,920	14.23	28,702	12.74
Income \$15,000 - \$24,999	1,274	11.08	12,432	12.71	26,972	11.97
Income \$25,000 - \$34,999	1,374	11.95	13,131	13.43	28,529	12.66
Income \$35,000 - \$49,999	1,920	16.70	16,225	16.59	36,008	15.98
Income \$50,000 - \$74,999	2,192	19.06	15,595	15.95	36,383	16.15
Income \$75,000 - \$99,999	1,116	9.71	7,945	8.12	20,007	8.88
Income \$100,000 - \$149,999	1,039	9.04	8,290	8.48	22,321	9.91
Income \$150,000 - \$249,999	624	5.43	5,509	5.63	14,662	6.51
Income \$250,000 - \$499,999	222	1.93	2,576	2.63	6,588	2.92
Income \$500,000 and over	106	0.92	2,181	2.23	5,104	2.27
2009 Est. Average Household Income	\$67,840		\$74,609		\$79,394	
2009 Est. Median Household Income	\$46,478		\$43,708		\$46,845	
2009 Est. Per Capita Income	\$36,462		\$32,464		\$32,644	

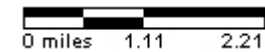
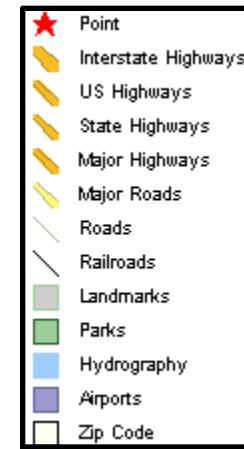
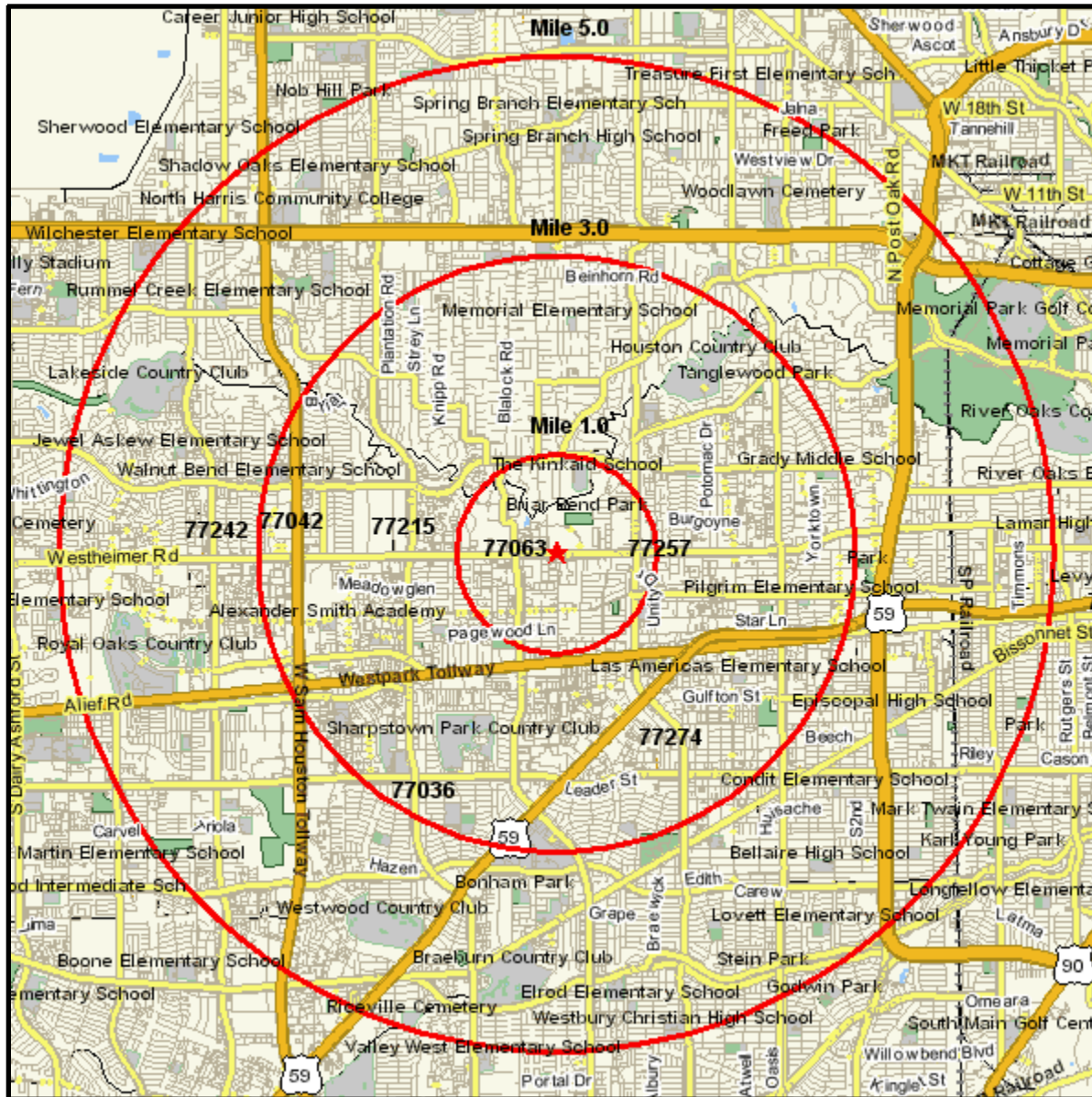


Area Map

Prepared For: Property Commerce

Order #: 967635717
Site: 01

WESTHEIMER RD AT DUNVALE RD
HOUSTON, TX 77063
Coord: 29.737454, -95.514179
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

Before 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 Box 12188, Austin, Texas 78711-2188 or 512-465-3960

