

Property Information:

The Americana Shopping Center is Located in a dense area west of The Houston Galleria, the 4th largest mall in the nation. The property has access and visibility from the busy intersection of Westheimer and Fountainview.

Tenants: Chama Gaucha Brazilian Steakhouse, Los Cucos Mexican Restaurant, Mayuri Indian Restaurant, Tea Bar & Organic Fusion, Café Europe, Dandanah Cafe & Grill, Leaders for Life Martial Arts, Princess Beauty Supply, Etc.

Demographics:

	1 Mile	3 Mile	5 Mile
Population	34,271	211,503	502,629
Households	17,105	93,377	213,824
Ave. HH Income	\$91,300	\$103,333	\$111,853

Traffic Counts:

71,390 Westheimer Road.
30,935 Fountain View Drive.

Leasing Availability:

1,200 to 7,922 Square Feet

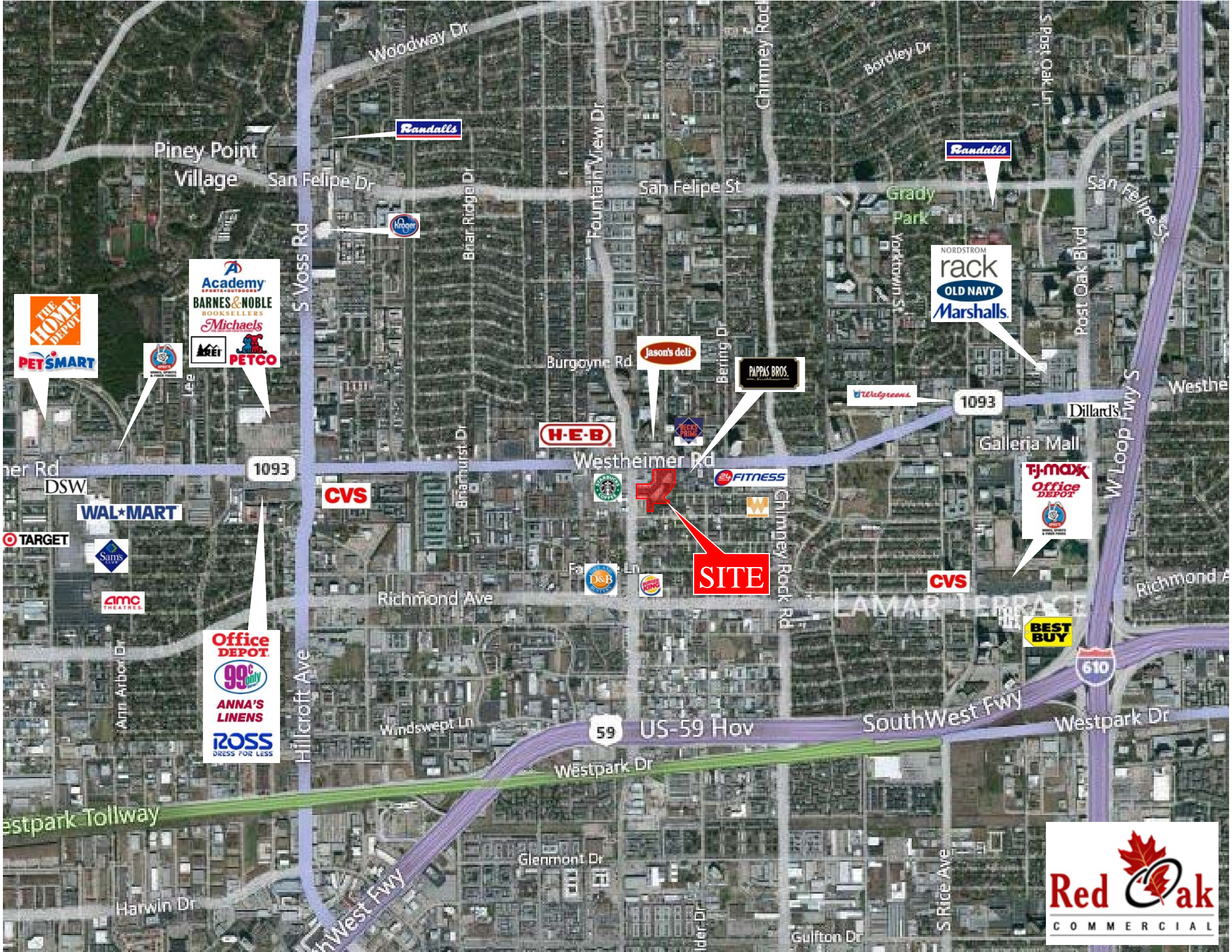
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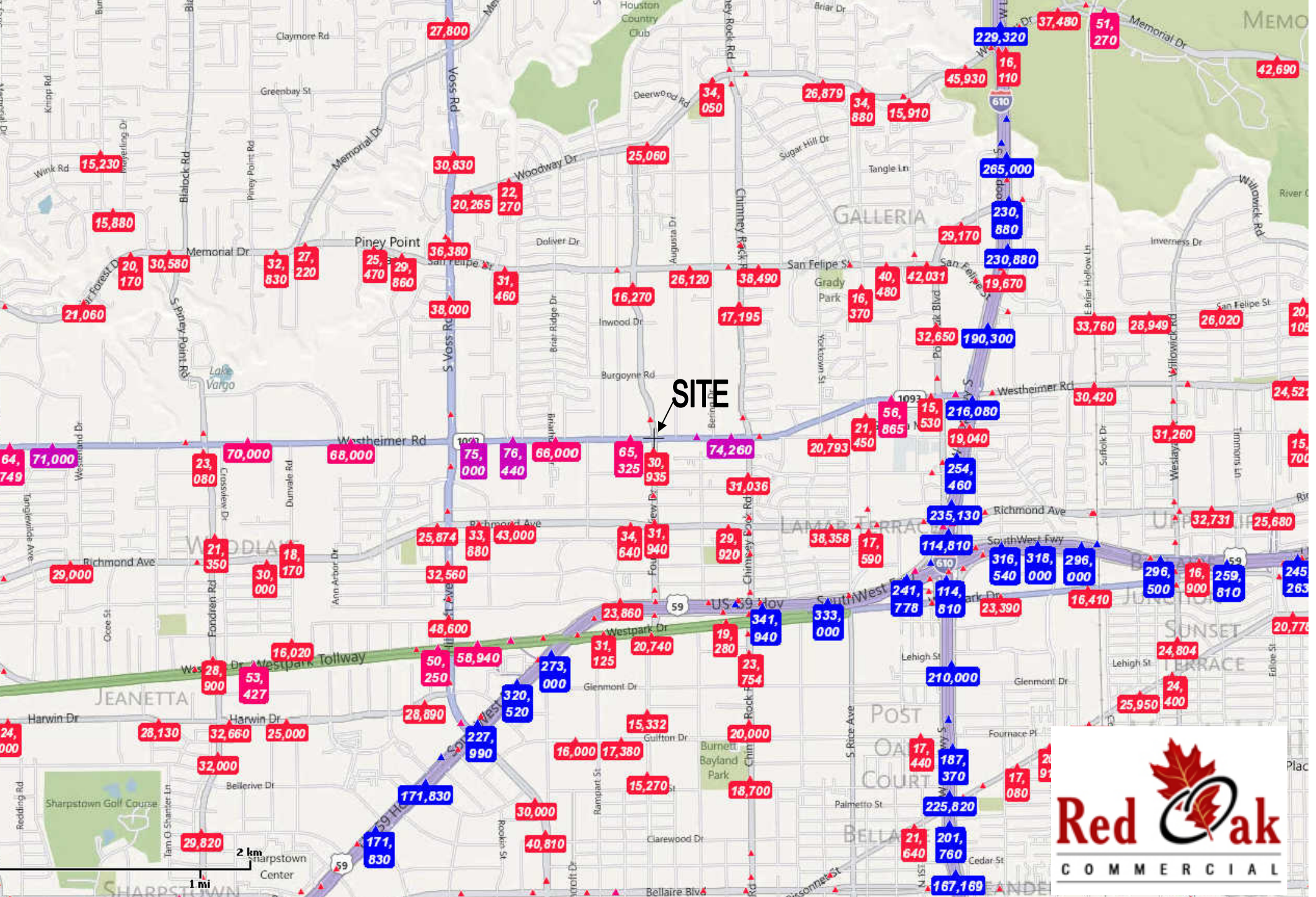


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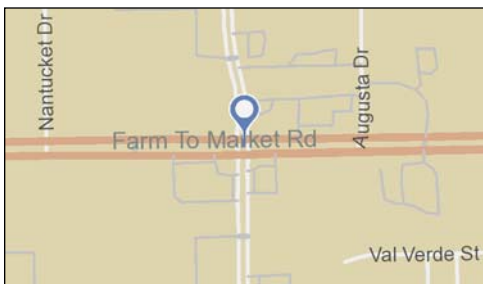
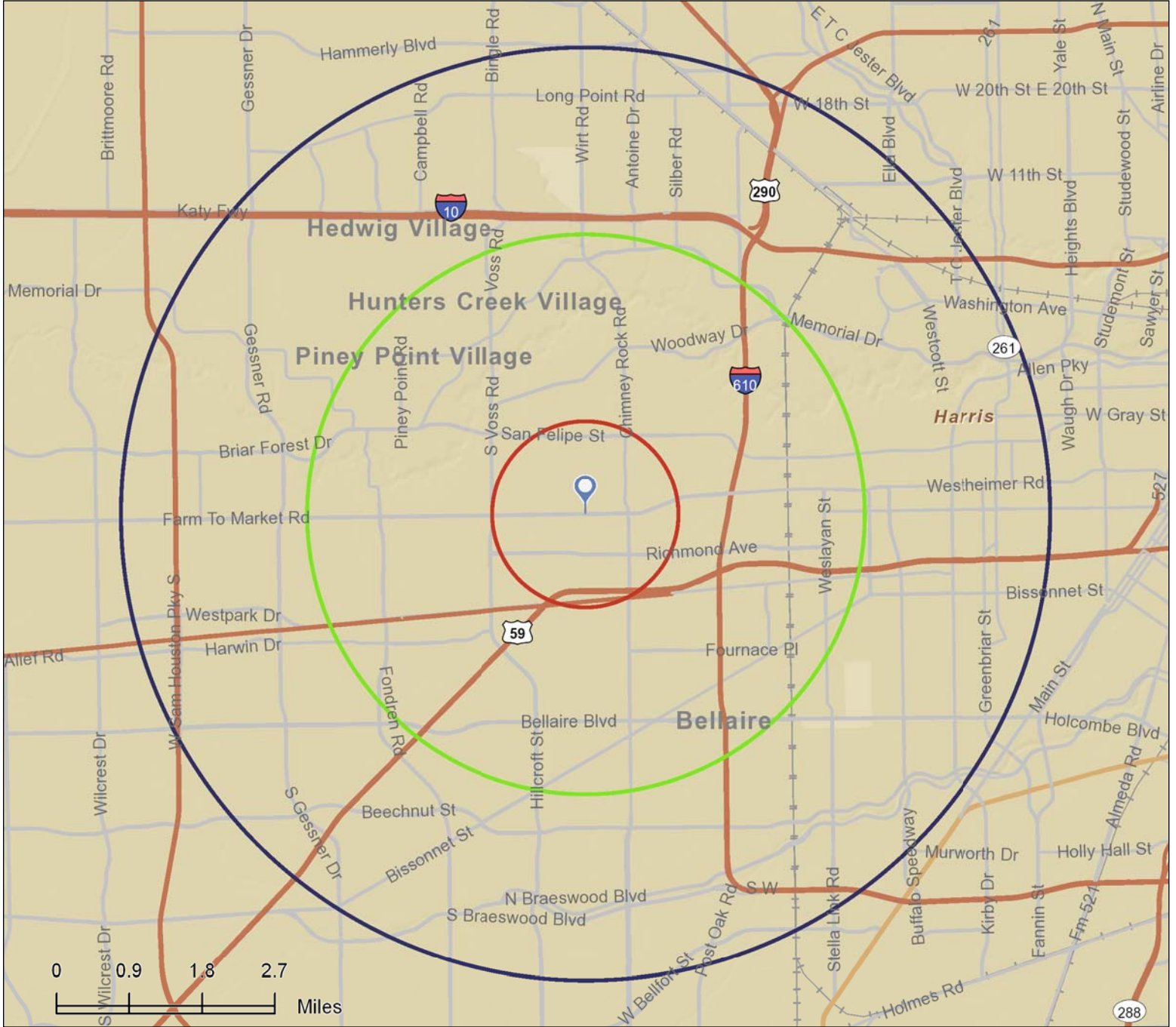
SITE



Site Map

Westheimer Rd & Fountain View Dr, Houston, TX, 77057
 Ring: 1, 3, 5 Miles

Latitude: 29.737802
 Longitude: -95.484247





Westheimer Rd & Fountain Vie...

Latitude: 29.737802

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Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	28,977	195,395	484,667
Male Population	51.9%	51.2%	50.2%
Female Population	48.1%	48.8%	49.8%
Median Age	33.5	33.4	34.7
2010 Income			
Median HH Income	\$57,193	\$54,282	\$55,484
Per Capita Income	\$44,018	\$38,356	\$36,843
Average HH Income	\$78,427	\$85,558	\$85,939
2010 Households			
Total Households	16,201	87,291	206,621
Average Household Size	1.79	2.22	2.32
2010 Housing			
Owner Occupied Housing Units	24.2%	26.0%	33.8%
Renter Occupied Housing Units	60.2%	59.1%	53.1%
Vacant Housing Units	15.6%	14.9%	13.1%
Population			
1990 Population	23,434	143,175	375,368
2000 Population	26,516	177,832	443,913
2010 Population	28,977	195,395	484,667
2015 Population	30,342	204,123	505,907
1990-2000 Annual Rate	1.24%	2.19%	1.69%
2000-2010 Annual Rate	0.87%	0.92%	0.86%
2010-2015 Annual Rate	0.92%	0.88%	0.86%

In the identified market area, the current year population is 484,667. In 2000, the Census count in the market area was 443,913. The rate of change since 2000 was 0.86 percent annually. The five-year projection for the population in the market area is 505,907, representing a change of 0.86 percent annually from 2010 to 2015. Currently, the population is 50.2 percent male and 49.8 percent female.

Households			
1990 Households	13,457	70,043	170,318
2000 Households	15,173	81,493	192,659
2010 Households	16,201	87,291	206,621
2015 Households	16,817	91,038	215,302
1990-2000 Annual Rate	1.21%	1.53%	1.24%
2000-2010 Annual Rate	0.64%	0.67%	0.68%
2010-2015 Annual Rate	0.75%	0.84%	0.83%

The household count in this market area has changed from 192,659 in 2000 to 206,621 in the current year, a change of 0.68 percent annually. The five-year projection of households is 215,302, a change of 0.83 percent annually from the current year total. Average household size is currently 2.32, compared to 2.28 in the year 2000. The number of families in the current year is 106,667 in the market area.

Housing

Currently, 33.8 percent of the 237,843 housing units in the market area are owner occupied; 53.1 percent, renter occupied; and 13.1 percent are vacant. In 2000, there were 210,421 housing units - 36.1 percent owner occupied, 55.5 percent renter occupied and 8.4 percent vacant. The rate of change in housing units since 2000 is 1.2 percent. Median home value in the market area is \$236,686, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.34 percent annually to \$278,987. From 2000 to the current year, median home value changed by 2.68 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



Westheimer Rd & Fountain Vie...

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Longitude: -95.484247

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$32,052	\$30,752	\$31,739
2000 Median HH Income	\$46,041	\$43,053	\$44,539
2010 Median HH Income	\$57,193	\$54,282	\$55,484
2015 Median HH Income	\$65,842	\$62,227	\$64,180
1990-2000 Annual Rate	3.69%	3.42%	3.45%
2000-2010 Annual Rate	2.14%	2.29%	2.17%
2010-2015 Annual Rate	2.86%	2.77%	2.95%
Per Capita Income			
1990 Per Capita Income	\$27,996	\$27,820	\$25,423
2000 Per Capita Income	\$37,731	\$36,095	\$34,732
2010 Per Capita Income	\$44,018	\$38,356	\$36,843
2015 Per Capita Income	\$50,111	\$43,523	\$41,673
1990-2000 Annual Rate	3.03%	2.64%	3.17%
2000-2010 Annual Rate	1.51%	0.59%	0.58%
2010-2015 Annual Rate	2.63%	2.56%	2.49%
Average Household Income			
1990 Average Household Income	\$48,388	\$56,615	\$55,572
2000 Average Household Income	\$65,903	\$78,283	\$79,179
2010 Average HH Income	\$78,427	\$85,558	\$85,939
2015 Average HH Income	\$90,071	\$97,250	\$97,380
1990-2000 Annual Rate	3.14%	3.29%	3.6%
2000-2010 Annual Rate	1.71%	0.87%	0.8%
2010-2015 Annual Rate	2.81%	2.59%	2.53%

Households by Income

Current median household income is \$55,484 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$64,180 in five years. In 2000, median household income was \$44,539, compared to \$31,739 in 1990.

Current average household income is \$85,939 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$97,380 in five years. In 2000, average household income was \$79,179, compared to \$55,572 in 1990.

Current per capita income is \$36,843 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$41,673 in five years. In 2000, the per capita income was \$34,732, compared to \$25,423 in 1990.

Population by Employment

Total Businesses	3,571	17,118	34,795
Total Employees	36,353	192,330	383,708

Currently, 91.1 percent of the civilian labor force in the identified market area is employed and 8.9 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 92.6 percent of the civilian labor force, and unemployment will be 7.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 67.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 70.4 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 16.1 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 13.5 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 75.1 percent of the market area population drove alone to work, and 3.3 percent worked at home. The average travel time to work in 2000 was 23.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 18.3 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 14.7 percent were high school graduates only (29.6 percent in the U.S.)
- 4.3 percent had completed an Associate degree (7.7 percent in the U.S.)
- 27.6 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 19.6 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

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 licensee 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 Salespersons 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.

