

Fulton Shopping Center

2902 - 2990 Fulton Street, Houston, Texas 77009



Estimated Population



1-mile	3-miles	5-miles
20,802	168,731	428,216

Avg Household Income



1-mile	3-miles	5-miles
\$55,809	\$91,039	\$98,014

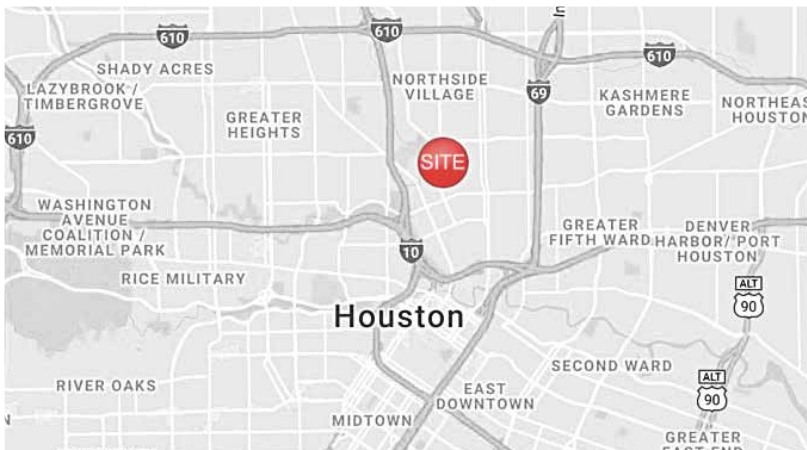
Traffic Counts



Irvington Blvd 4,795 VPD
Year: 2022 | Source: TxDOT

Property Features

- 1,975 - 10,412 SF Available
- Located just north of Downtown Houston and east of the Heights in Northside Village
- Easy access to I-10, 610, and I-69
- Area served by the METRO Rail and property situated at signalized intersection



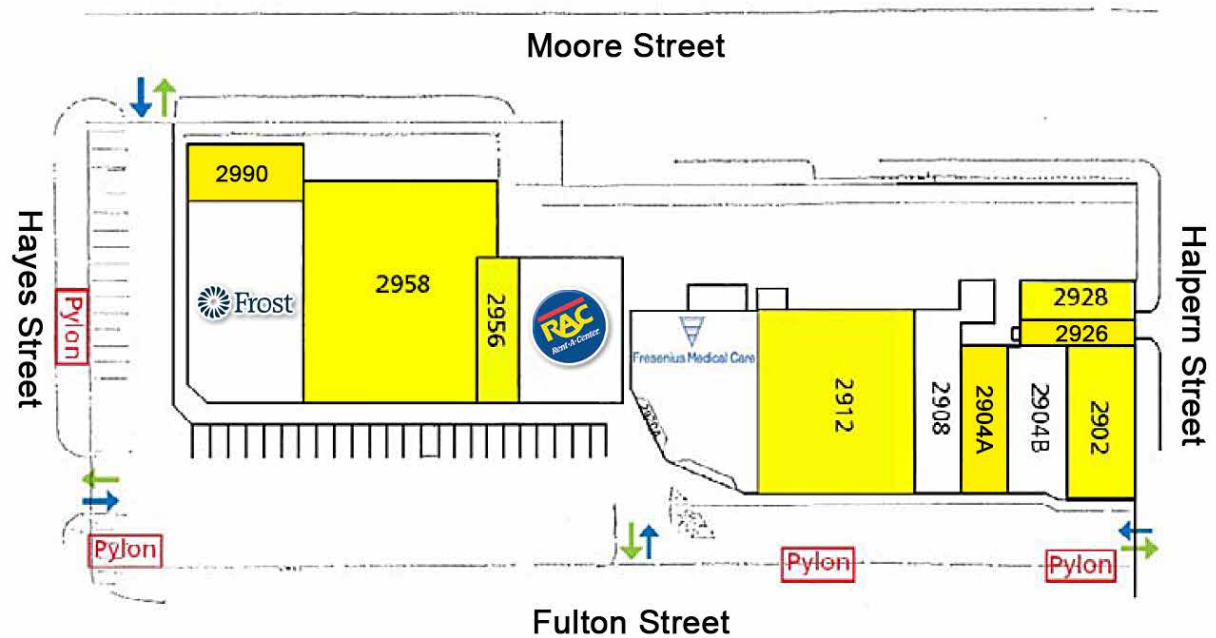
For more information contact:

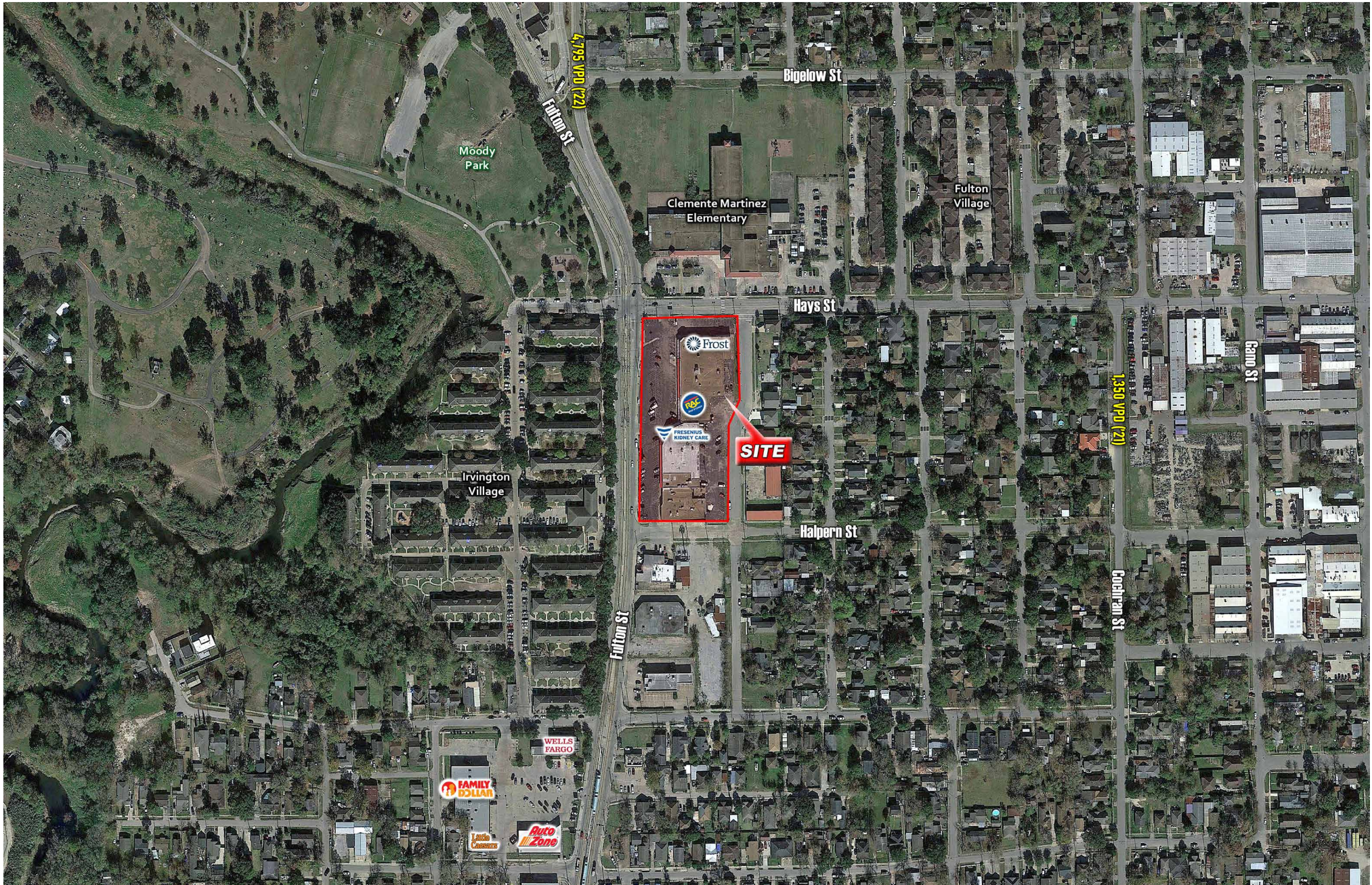
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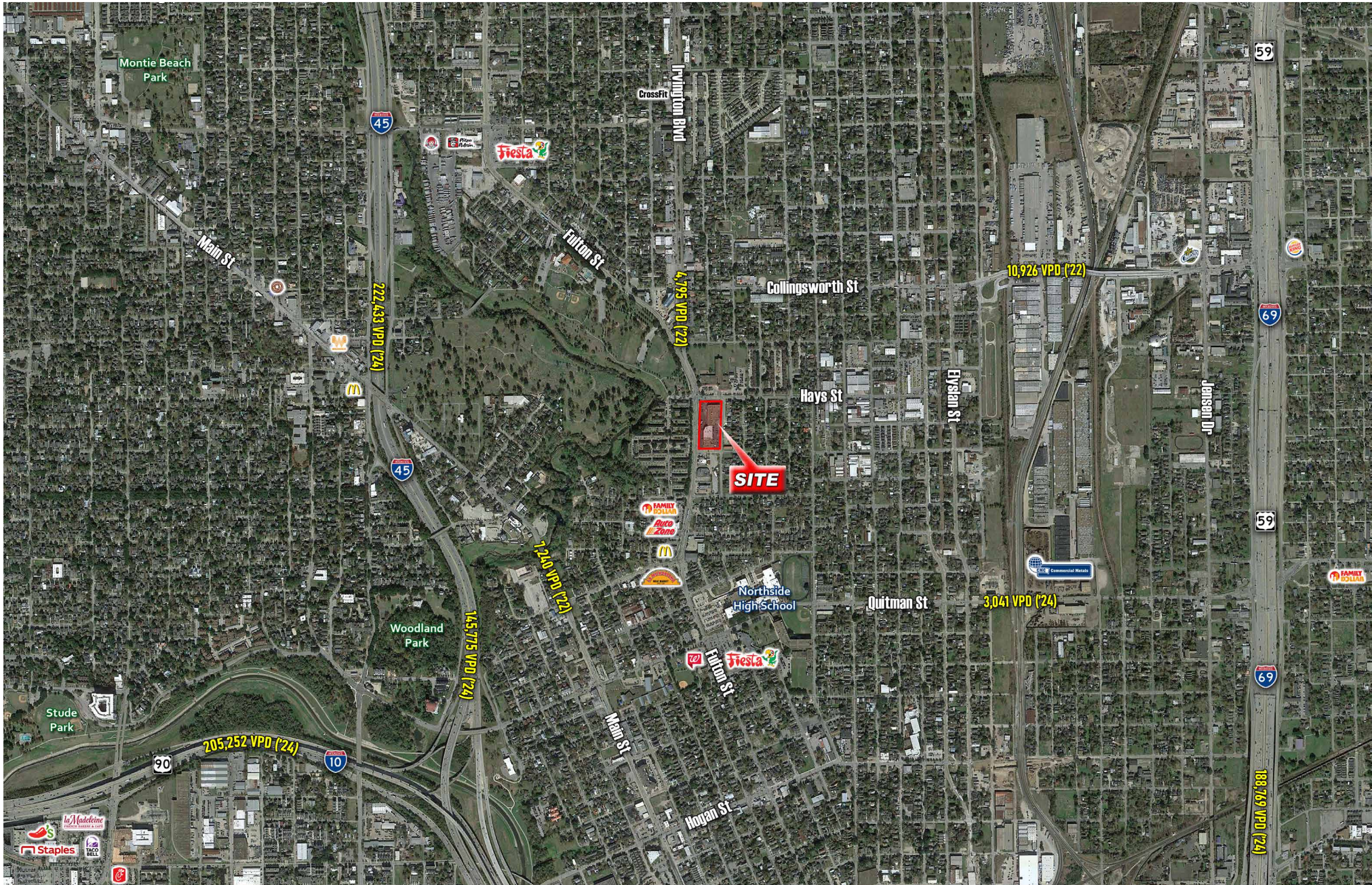
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Suite	Tenant	Sq. Ft
2902	Available	3,175
2904B	Presidente Liquor	2,212
2904A	Available	1,975
2908	Bells Myown Cleaners	2,547
2912	Available	5,459
2920	Fresenius Medical	8,000
2926	Available	585
2928	Available	1,503
2954	Rent-A-Center	4,200
2956	Available	2,948
2958	Available - September 1, 2025	10,412
2982	Frost Bank	6,000
2990	Available	2,420
Total Sq Ft		51,786







Population

2000 Population	21,771	144,001	363,482
2010 Population	19,352	144,788	363,945
2020 Population	20,802	168,731	428,216
2025 Population	21,802	186,421	474,718
2000-2010 Annual Rate	-1.17%	0.05%	0.01%
2010-2020 Annual Rate	0.71%	1.50%	1.60%
2020-2025 Annual Rate	0.94%	2.01%	2.08%
2020 Male Population	51.8%	54.3%	52.7%
2020 Female Population	48.2%	45.7%	47.3%
2020 Median Age	34.7	34.7	35.1

In the identified area, the current year population is 428,216. In 2010, the Census count in the area was 363,945. The rate of change since 2010 was 1.60% annually. The five-year projection for the population in the area is 474,718 representing a change of 2.08% annually from 2020 to 2025. Currently, the population is 52.7% male and 47.3% female.

Median Age

The median age in this area is 34.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	53.9%	51.9%	54.7%
2020 Black Alone	10.3%	24.3%	20.2%
2020 American Indian/Alaska Native Alone	0.8%	0.6%	0.6%
2020 Asian Alone	0.7%	2.4%	3.3%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	30.8%	17.5%	17.8%
2020 Two or More Races	3.4%	3.3%	3.4%
2020 Hispanic Origin (Any Race)	81.1%	49.5%	50.2%

Persons of Hispanic origin represent 50.2% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 83.0 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	46	73	86
2000 Households	6,447	48,311	127,990
2010 Households	6,171	54,301	140,243
2020 Total Households	6,600	65,991	171,099
2025 Total Households	6,891	74,418	193,011
2000-2010 Annual Rate	-0.44%	1.18%	0.92%
2010-2020 Annual Rate	0.66%	1.92%	1.96%
2020-2025 Annual Rate	0.87%	2.43%	2.44%
2020 Average Household Size	3.07	2.33	2.36

The household count in this area has changed from 140,243 in 2010 to 171,099 in the current year, a change of 1.96% annually. The five-year projection of households is 193,011, a change of 2.44% annually from the current year total. Average household size is currently 2.36, compared to 2.44 in the year 2010. The number of families in the current year is 85,140 in the specified area.

Average Household Income

2020 Average Household Income	\$55,809	\$91,039	\$98,014
2025 Average Household Income	\$59,521	\$100,143	\$108,722
2020-2025 Annual Rate	1.30%	1.92%	2.10%

2020 Population 25+ by Educational Attainment

Total	13,300	117,316	295,697
Less than 9th Grade	23.5%	10.9%	11.6%
9th - 12th Grade, No Diploma	13.8%	9.6%	9.1%
High School Graduate	21.1%	16.2%	15.2%
GED/Alternative Credential	3.5%	4.3%	3.5%
Some College, No Degree	16.7%	15.1%	14.2%
Associate Degree	4.5%	4.5%	4.2%
Bachelor's Degree	11.3%	23.3%	23.6%
Graduate/Professional Degree	5.5%	16.1%	18.5%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	586	10,292	23,752
Total Employees:	4,978	223,358	368,538
Total Residential Population:	20,802	168,731	428,216
Employee/Residential Population Ratio (per 100 Residents)	24	132	86



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 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 listing 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kristen Cavanaugh	484917	kcavanaugh@unitedequities.com	(713) 772-6262
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date