

Braesner Village Shopping Center

8602 - 8674 South Braeswood Boulevard, Houston, Texas 77031



Estimated Population



1-mile	3-miles	5-miles
25,956	229,569	561,005

Avg Household Income



1-mile	3-miles	5-miles
\$55,632	\$61,059	\$71,126

Traffic Counts



Braeswood Blvd	22,711 VPD
Gessner Rd	17,610 VPD

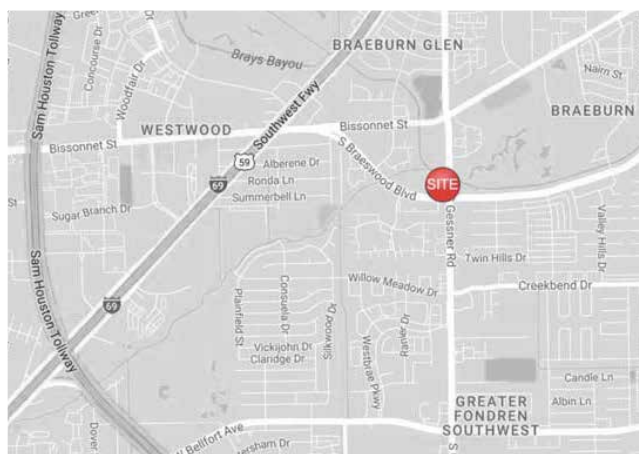
Year: 2022/24 | Source: TxDOT

Availabilities:

- 7,442 SF – Inline Retail

Property Highlights:

- Fiesta-anchored center generating high-frequency grocery traffic
- Signalized intersection with 22,000+ VPD on S. Braeswood
- Surrounded by large residential neighborhoods and apartments
- Ideal for specialty medical, retail, and service users
- Pylon signage available for maximum brand exposure



For more
information contact:

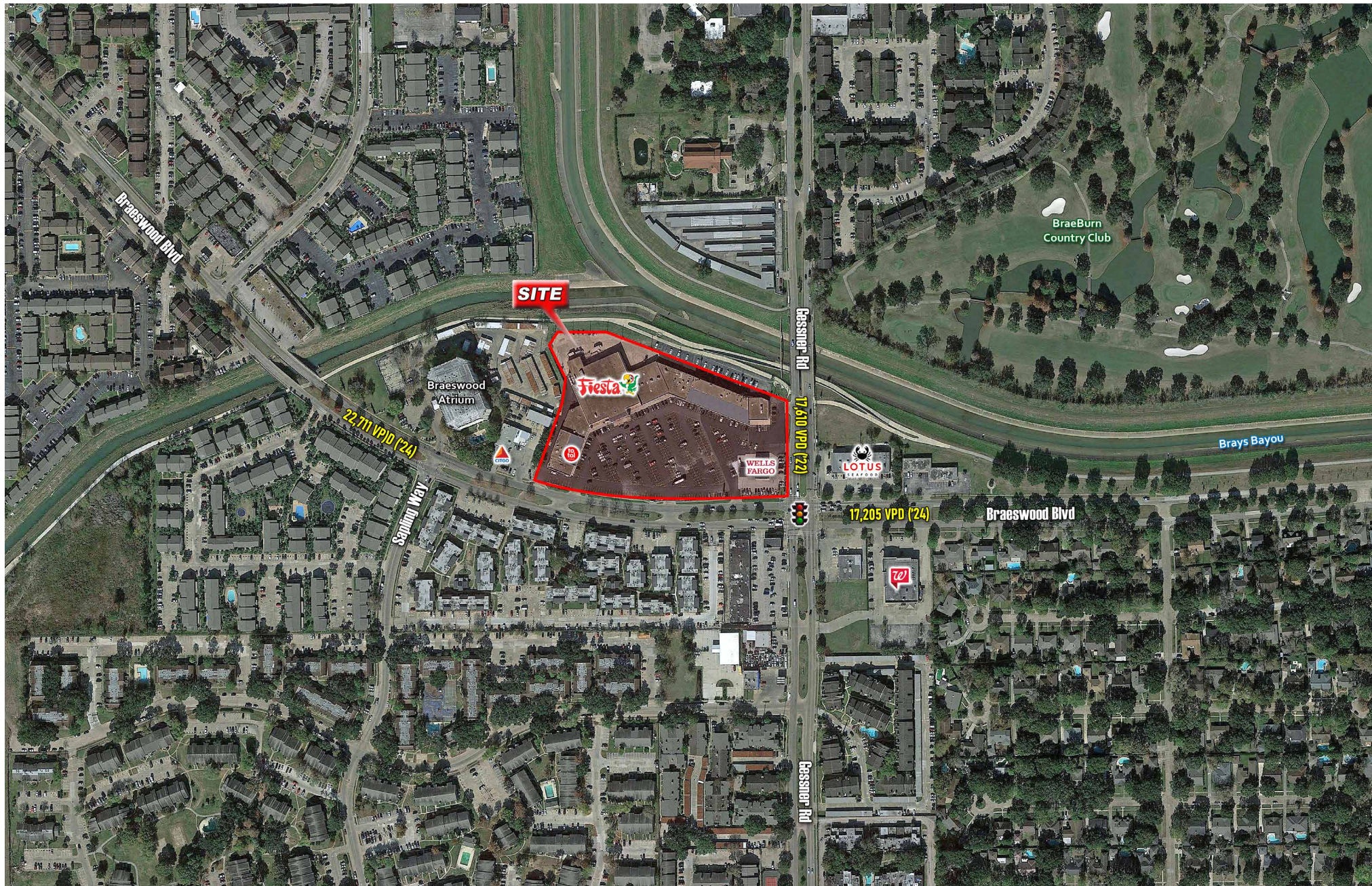
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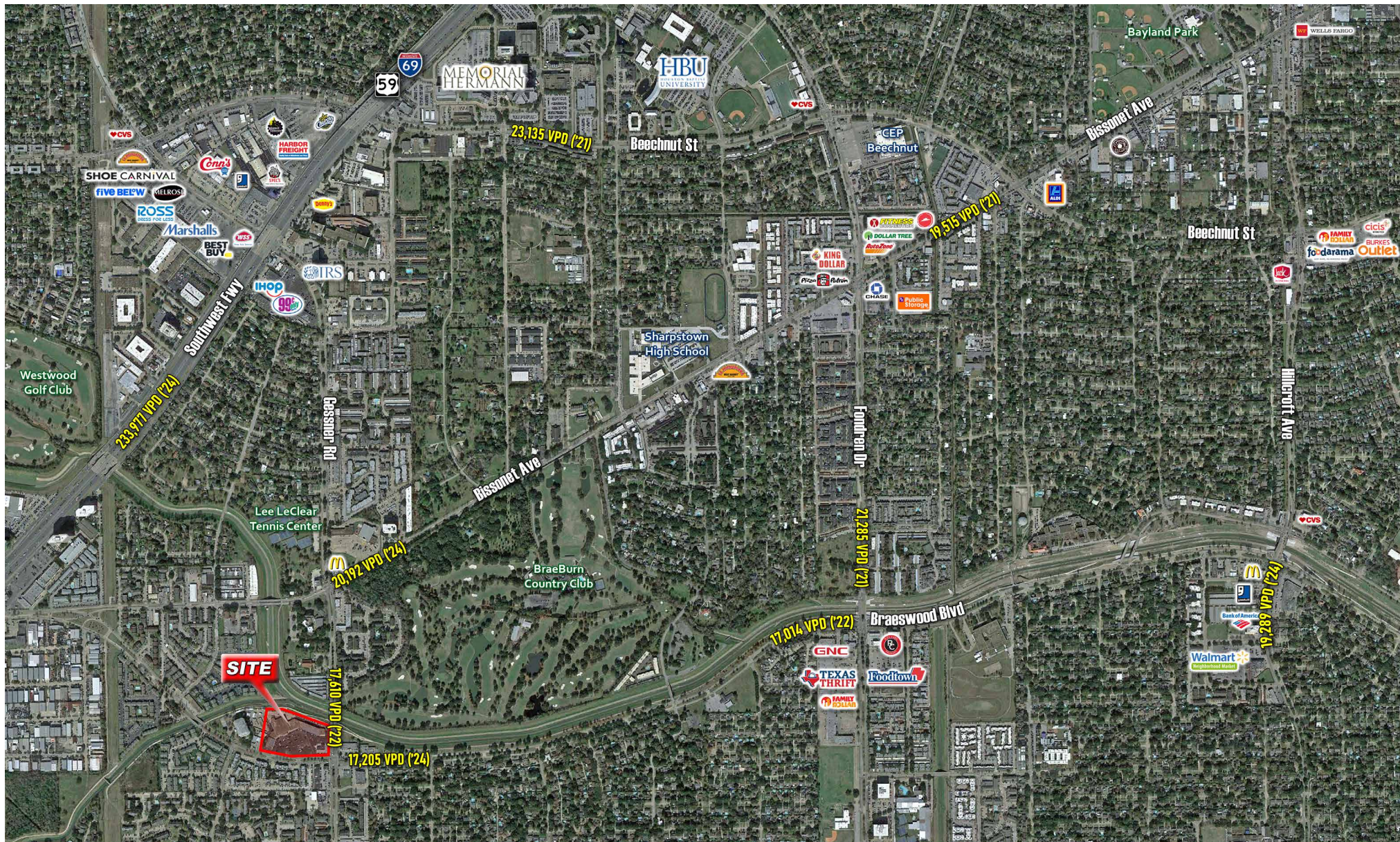
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Suite	Tenant	Sq. Ft
8602	Speedy Cash	3,980
8608	TABB Pharmacy	880
8610	Formal Nails	1,575
8612	Happy Fast Food	1,050
8614	Ashley Family Dental	3,570
8622	Benech Family Clinic	2,520
8624	Miracle Hair	2,450
8628	Canoe Chiropractic Clinic	1,666
8632	AT&T Authorized Retailer	1,686
8632A	Constable's Office (Mezzanine)	1,676
8640	Aaaa Insurance	1,050
8642	Spin Cycle	3,958
8644	Available	7,442
8648	Ej Beauty Supply III	4,500
8650	Fiesta	30,979
8654	Magic Dollar	3,964
8658	Cricket	1,400
8660	Celavie Furniture	4,200
8668	Bakery Donuts	1,190
8668A	Boost Mobile	1,510
8670	Total Wireless	800
8674	Camelot Liquor	2,100
Total Sq Ft		89,931







Population

2000 Population	23,863	215,397	475,927
2010 Population	23,525	209,677	495,589
2020 Population	25,049	220,873	533,445
2025 Population	25,956	229,569	561,005
2000-2010 Annual Rate	-0.14%	-0.27%	0.41%
2010-2020 Annual Rate	0.61%	0.51%	0.72%
2020-2025 Annual Rate	0.71%	0.78%	1.01%
2020 Male Population	49.2%	49.9%	50.4%
2020 Female Population	50.8%	50.1%	49.6%
2020 Median Age	30.9	32.2	32.3

In the identified area, the current year population is 533,445. In 2010, the Census count in the area was 495,589. The rate of change since 2010 was 0.72% annually. The five-year projection for the population in the area is 561,005 representing a change of 1.01% annually from 2020 to 2025. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 30.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	35.8%	37.3%	40.0%
2020 Black Alone	35.2%	28.1%	24.3%
2020 American Indian/Alaska Native Alone	0.5%	0.7%	0.9%
2020 Asian Alone	4.1%	9.9%	11.9%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	20.4%	19.6%	18.4%
2020 Two or More Races	3.9%	4.3%	4.5%
2020 Hispanic Origin (Any Race)	50.2%	49.3%	48.5%

Persons of Hispanic origin represent 48.5% 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 88.3 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	40	51	62
2000 Households	9,507	79,013	178,387
2010 Households	8,801	74,035	179,009
2020 Total Households	9,168	76,757	189,794
2025 Total Households	9,440	79,305	198,682
2000-2010 Annual Rate	-0.77%	-0.65%	0.03%
2010-2020 Annual Rate	0.40%	0.35%	0.57%
2020-2025 Annual Rate	0.59%	0.66%	0.92%
2020 Average Household Size	2.72	2.85	2.79

The household count in this area has changed from 179,009 in 2010 to 189,794 in the current year, a change of 0.57% annually. The five-year projection of households is 198,682, a change of 0.92% annually from the current year total. Average household size is currently 2.79, compared to 2.75 in the year 2010. The number of families in the current year is 119,939 in the specified area.

Average Household Income

2020 Average Household Income	\$51,695	\$56,990	\$66,315
2025 Average Household Income	\$55,632	\$61,059	\$71,126
2020-2025 Annual Rate	1.48%	1.39%	1.41%

2020 Population 25+ by Educational Attainment

Total	15,139	137,031	336,786
Less than 9th Grade	16.1%	17.7%	15.8%
9th - 12th Grade, No Diploma	8.0%	8.8%	8.3%
High School Graduate	26.4%	23.8%	21.9%
GED/Alternative Credential	2.2%	3.1%	2.8%
Some College, No Degree	20.2%	18.4%	17.8%
Associate Degree	5.0%	4.7%	5.2%
Bachelor's Degree	15.7%	15.2%	17.5%
Graduate/Professional Degree	6.3%	8.4%	10.6%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	900	8,709	27,214
Total Employees:	6,776	69,107	231,179
Total Residential Population:	25,049	220,873	533,445
Employee/Residential Population Ratio (per 100 Residents)	27	31	43



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.

2-10-2025



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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date