

Olive Hill Shopping Center

NEC of Eldridge and Briar Forest

1531 Eldridge Pkwy, Houston, Texas 77077



Available: 1,500 SF End Cap + Drive-Thru

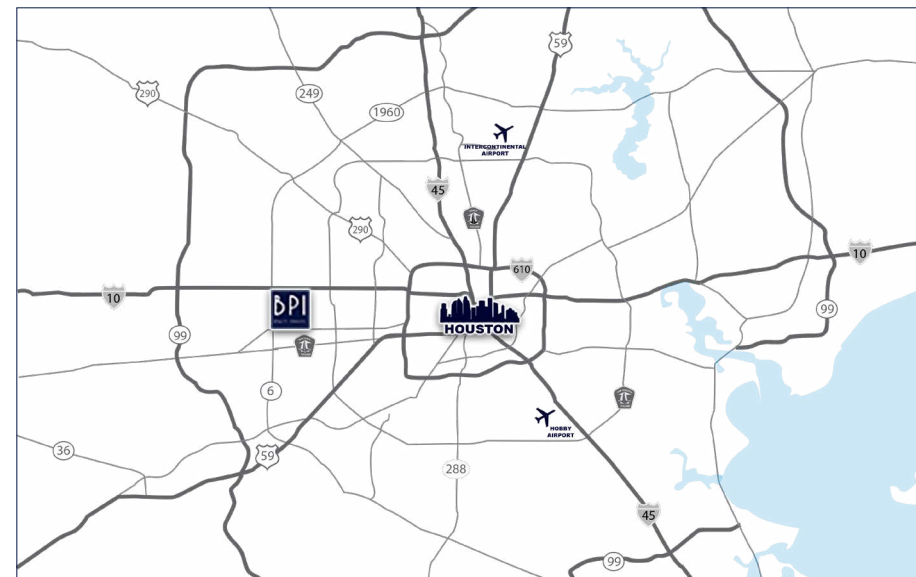
Description: Located on the NEC of Eldridge Pkwy & Briar Forest Dr at a signalized intersection
Shadow anchored by LA Fitness
Across from Kroger anchored shopping center
Excellent daytime population - located in the Energy Corridor with over 10M Class A office space in the immediate area

Traffic Counts: Eldridge Pkwy: 24,750 VPD north of Briar Forest
Eldridge Pkwy: 27,223 VPD south of Briar Forest
Briar Forest Dr: 16,490 VPD east of Eldridge Pkwy
Briar Forest Dr: 18,231 VPD west of Eldridge Pkwy

Demographics:	1 mile	3 mile	5 mile
2025 Population	26,311	126,310	301,513
Daytime Population	22,536	141,837	357,019
Average HH Income	\$119,235	\$115,603	\$113,196

For More Information:

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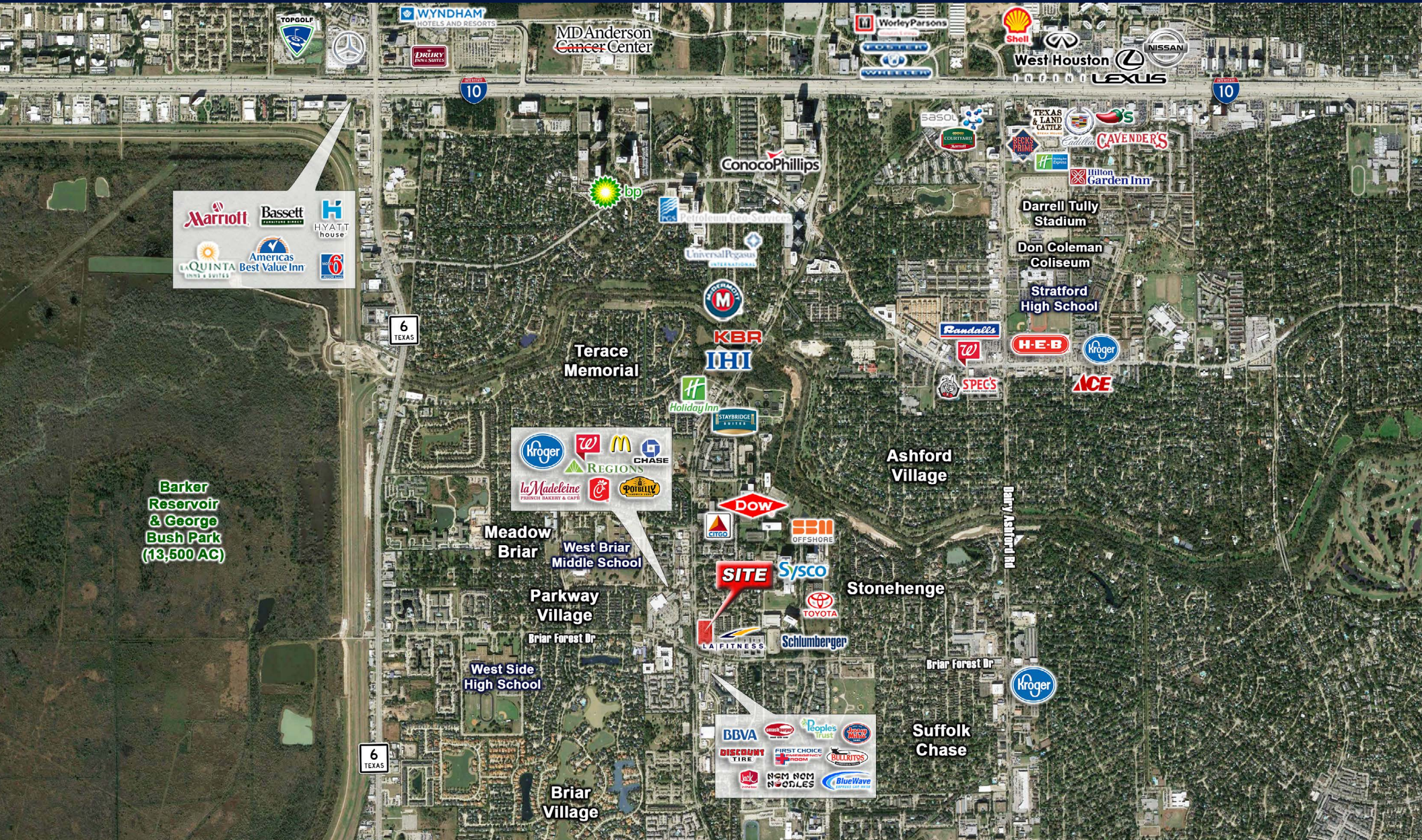
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2025 Population
(3 mi Radius)
127,841

Households
(3 mi Radius)
55,629

Daytime Population
(3 mi Radius)
141,837

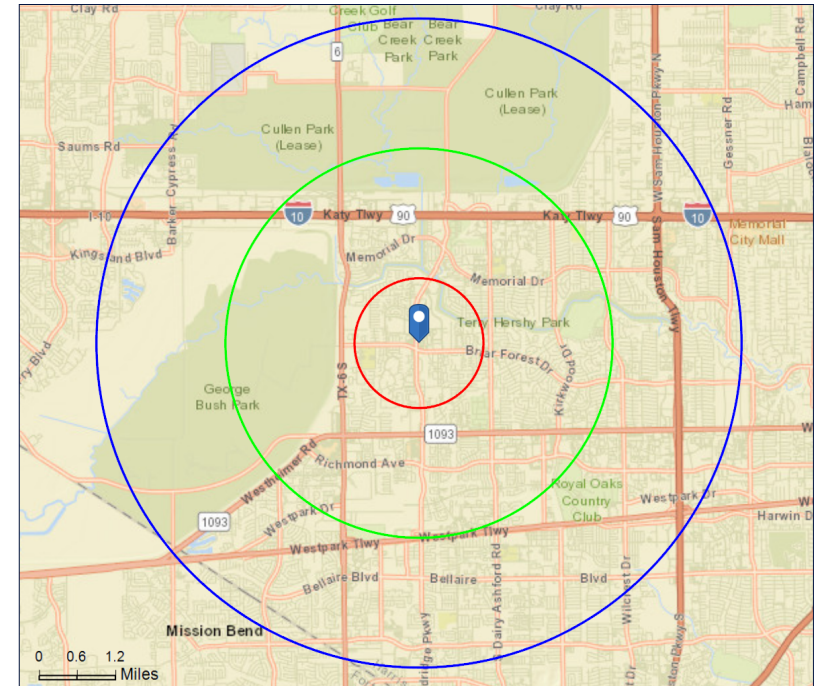
Average HH Income
(3 mi Radius)
\$115,603

Median Home Value
(3 mi Radius)
\$383,253

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	19,868	106,956	263,376
2020 Total Population	26,013	126,690	302,395
2020 Group Quarters	231	1,238	1,675
2025 Total Population	26,311	126,310	301,513
2025 Group Quarters	240	1,293	1,748
2030 Total Population	26,887	127,841	305,538
2025-2030 Annual Rate	0.43%	0.24%	0.27%
2025 Total Daytime Population	22,536	141,837	357,019
Workers	11,264	85,102	217,645
Residents	11,272	56,735	139,374

Household Summary	1 mile	3 miles	5 miles
2010 Total Households	9,836	46,956	103,356
2010 Average Household Size	2.01	2.27	2.54
2020 Total Households	12,179	54,134	118,346
2020 Average Household Size	2.12	2.32	2.54
2025 Total Households	12,684	55,629	121,608
2025 Average Household Size	2.06	2.25	2.47
2030 Total Households	13,157	57,303	125,418
2030 Average Household Size	2.03	2.21	2.42
2025-2030 Annual Rate	0.73%	0.59%	0.62%
2025 Families	6,474	31,520	74,639
2025 Average Family Size	2.91	3.05	3.22
2030 Families	6,658	32,174	76,418
2030 Average Family Size	2.88	3.01	3.18
2025-2030 Growth Rate	0.6%	0.4%	0.5%

Median Household Income	1 mile	3 miles	5 miles
2025	\$70,390	\$72,917	\$71,360
2030	\$76,323	\$79,690	\$78,260



2025 Households by Income			
Household Income Base	12,684	55,629	121,608
Average Household Income	\$119,235	\$115,603	\$113,196

2025 Affordability, Mortgage and W			
Housing Affordability Index	52	63	65
Percent of Income for Mortgage	40.0%	32.9%	31.4%
Wealth Index	93	94	90

Median Home Value			
2025	\$450,149	\$383,253	\$358,468
2030	\$558,854	\$463,019	\$435,394



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov