

MEMORIAL CENTER

On Memorial Drive between Dairy Ashford & N. Eldridge Parkway
14741 - 14779 Memorial Dr. Houston, Texas 77079



Highlights:

- PHENOMENAL RETAIL LOCATION
- Excellent visibility and easy access
- 50' bay depths
- Affluent residential demographics along with strong daytime population
- Surrounded by national retailers including HEB Curbside Pickup & Home Delivery, Kroger, Randall's and Spec's
- Easy Access to I-10/Katy Freeway

Demographics:

	1 mile	3 mile	5 mile
2024 Population	19,363	126,726	285,387
2029 Proj. Pop.	20,077	129,536	288,927
Daytime Population	24,169	144,227	377,639
Average HH Income	\$120,263	\$120,657	\$109,020

Available Space:

750 SF & 1,500 SF in-line space available

Rental Rates:

Call For Rates

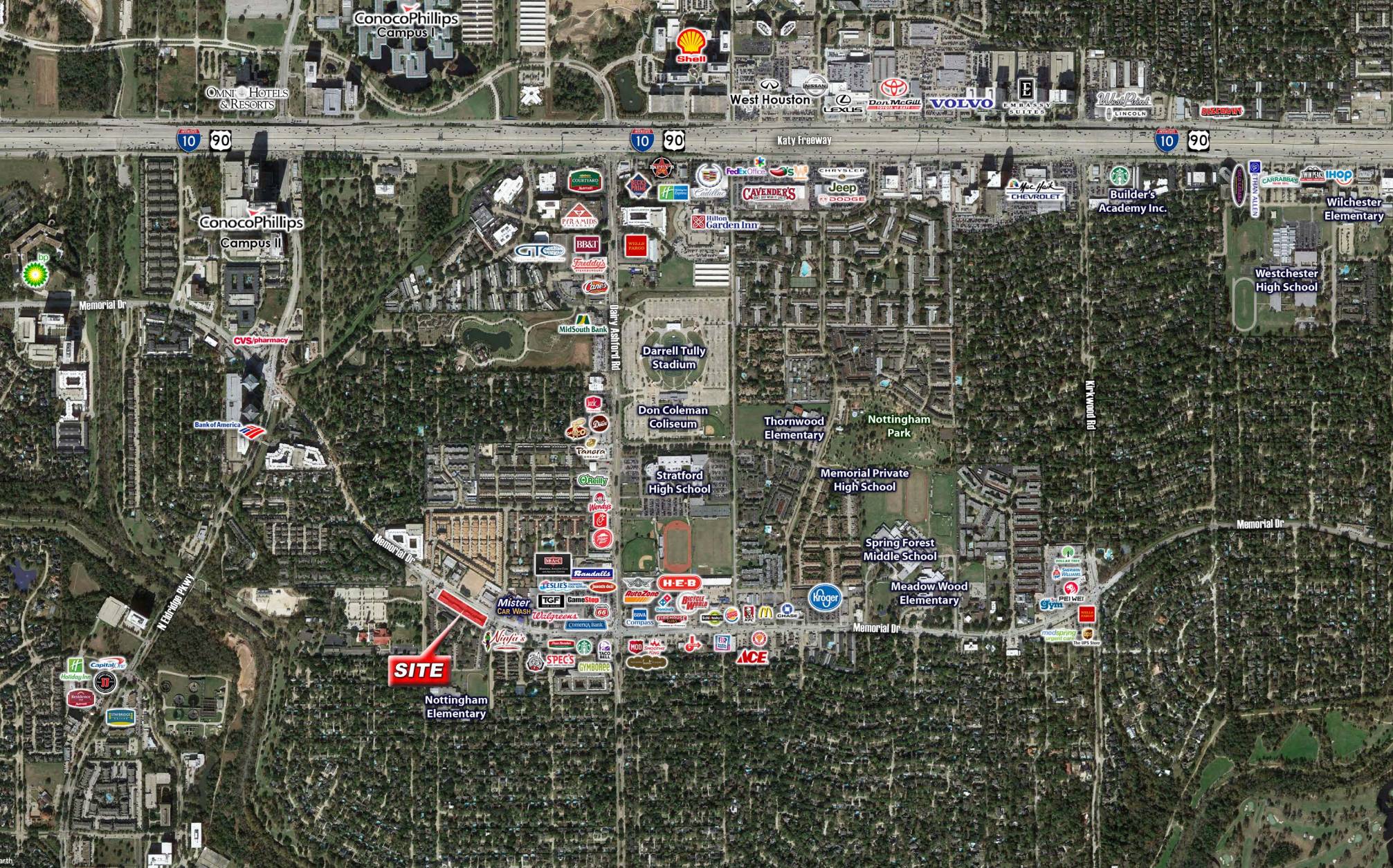
For More Information

Rob Naggar
832-239-5484 | rob@sonadevgrp.com

Adam Soffar
832-462-7497 | adam@sonadevgrp.com

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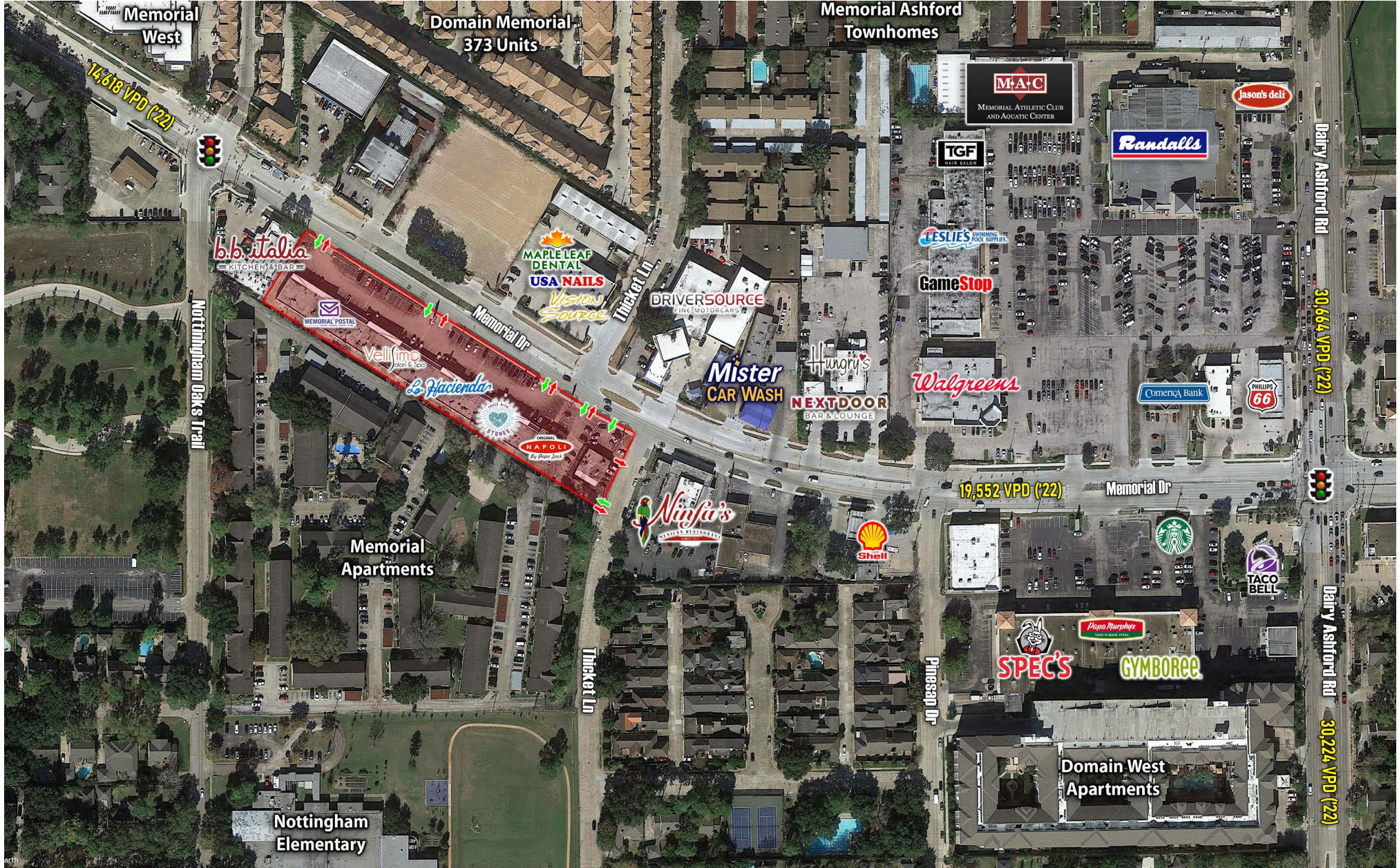
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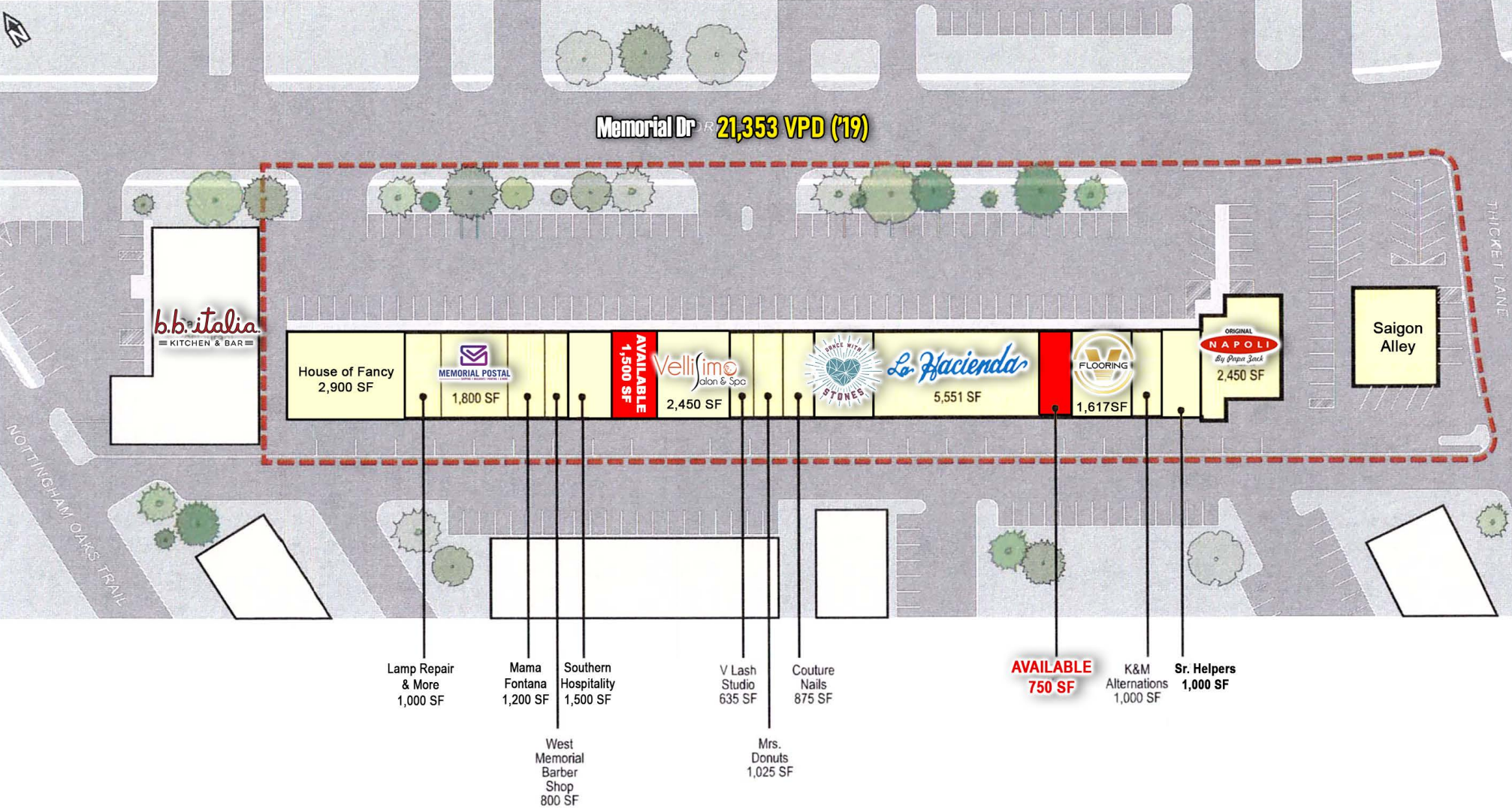
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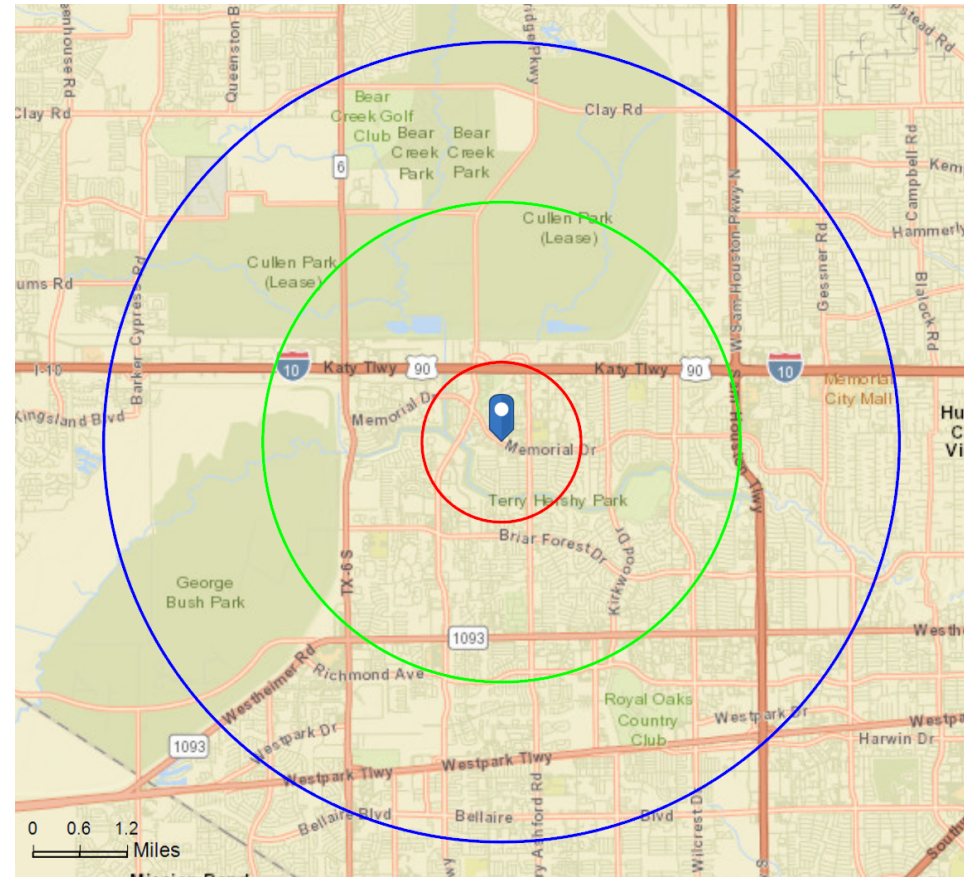
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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	16,921	104,601	249,649
2020 Total Population	19,163	125,119	284,391
2020 Group Quarters	6	1,222	1,539
2024 Total Population	19,363	126,726	285,387
2024 Group Quarters	6	1,264	1,591
2029 Total Population	20,077	129,536	288,927
2024-2029 Annual Rate	0.73%	0.44%	0.25%
2024 Total Daytime Population	24,169	144,227	377,639
Workers	15,573	84,803	242,135
Residents	8,596	59,424	135,504
Household Summary			
2010 Households	7,505	45,801	102,229
2010 Average Household Size	2.25	2.28	2.44
2020 Total Households	8,614	53,156	116,375
2020 Average Household Size	2.22	2.33	2.43
2024 Households	8,931	54,421	118,040
2024 Average Household Size	2.17	2.31	2.40
2029 Households	9,493	56,482	121,404
2029 Average Household Size	2.11	2.27	2.37
2024-2029 Annual Rate	1.23%	0.75%	0.56%
2010 Families	4,604	27,072	62,456
2010 Average Family Size	2.90	2.97	3.14
2024 Families	5,006	31,170	69,632
2024 Average Family Size	2.96	3.11	3.20
2029 Families	5,293	32,064	70,972
2029 Average Family Size	2.89	3.08	3.17
2024-2029 Annual Rate	1.12%	0.57%	0.38%
Housing Unit Summary			
2000 Housing Units	7,201	44,227	98,643
Owner Occupied Housing Units	49.8%	44.3%	42.1%
Renter Occupied Housing Units	40.5%	47.1%	49.8%
Vacant Housing Units	9.7%	8.6%	8.1%
2010 Housing Units	8,368	51,388	115,209
Owner Occupied Housing Units	42.0%	40.5%	39.6%
Renter Occupied Housing Units	47.6%	48.6%	49.1%
Vacant Housing Units	10.3%	10.9%	11.3%
2020 Housing Units	9,811	59,221	128,875
Owner Occupied Housing Units	34.0%	35.1%	34.8%
Renter Occupied Housing Units	53.8%	54.7%	55.5%
Vacant Housing Units	12.2%	10.1%	9.7%
2024 Housing Units	10,133	60,892	131,239
Owner Occupied Housing Units	34.4%	35.4%	35.2%
Renter Occupied Housing Units	53.7%	54.0%	54.7%
Vacant Housing Units	11.9%	10.6%	10.1%
2029 Housing Units	10,746	63,202	135,131
Owner Occupied Housing Units	34.9%	35.9%	35.8%
Renter Occupied Housing Units	53.4%	53.5%	54.0%
Vacant Housing Units	11.7%	10.6%	10.2%
2024 Households by Income			
Household Income Base	8,931	54,421	118,040
<\$15,000	5.6%	7.2%	8.5%
\$15,000 - \$24,999	5.6%	5.0%	6.4%
\$25,000 - \$34,999	5.2%	7.8%	8.4%
\$35,000 - \$49,999	9.6%	12.4%	12.6%
\$50,000 - \$74,999	24.1%	18.7%	18.6%
\$75,000 - \$99,999	11.3%	10.8%	11.4%
\$100,000 - \$149,999	16.1%	13.6%	13.6%
\$150,000 - \$199,999	7.8%	8.3%	7.6%
\$200,000+	14.7%	16.1%	13.0%
Average Household Income	\$120,263	\$120,657	\$109,020
Median Age			
2010	37.0	36.0	34.3
2020	35.1	35.4	35.3
2024	35.7	36.2	36.1
2029	37.5	37.8	37.4



2024 Population 15+ by Marital Status			
Total	15,814	102,715	232,277
Never Married	40.3%	35.0%	36.2%
Married	49.5%	50.6%	49.8%
Widowed	3.2%	4.7%	4.2%
Divorced	7.0%	9.7%	9.8%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	11,315	70,950	159,072
Population 16+ Employed	96.9%	96.3%	95.8%
Population 16+ Unemployment rate	3.1%	3.7%	4.2%
Population 16-24 Employed	11.2%	11.0%	11.6%
Population 16-24 Unemployment rate	9.2%	6.8%	8.0%
Population 25-54 Employed	69.2%	68.8%	67.5%
Population 25-54 Unemployment rate	2.1%	3.4%	4.0%
Population 55-64 Employed	11.8%	12.5%	13.6%
Population 55-64 Unemployment rate	3.5%	3.1%	2.5%
Population 65+ Employed	7.7%	7.7%	7.3%
Population 65+ Unemployment rate	2.4%	3.0%	3.1%



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.

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.

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.

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