

Hillcroft Village Shopping Center

6700 - 6744 Hillcroft Avenue, Houston, Texas 77081



Estimated Population



1-mile	3-miles	5-miles
45,152	245,011	573,374

Avg Household Income



1-mile	3-miles	5-miles
\$41,407	\$86,186	\$101,901

Traffic Counts



Hillcroft Ave	21,209 VPD
Bellaire Blvd	23,629 VPD
Year: 2022/24 Source: TxDOT	

Availabilities

- 4,584 SF – Inline Retail

Property Highlights

- Directly across from one of Houston's highest-volume Fiesta locations
- Combined traffic counts of $\pm 44,000$ VPD at Hillcroft & Bellaire
- Anchored by Walgreens with AutoZone Mega Store coming soon
- Dense trade area with 245,000+ residents within 3 miles
- Highly active, established commercial corridor



For more
information contact:

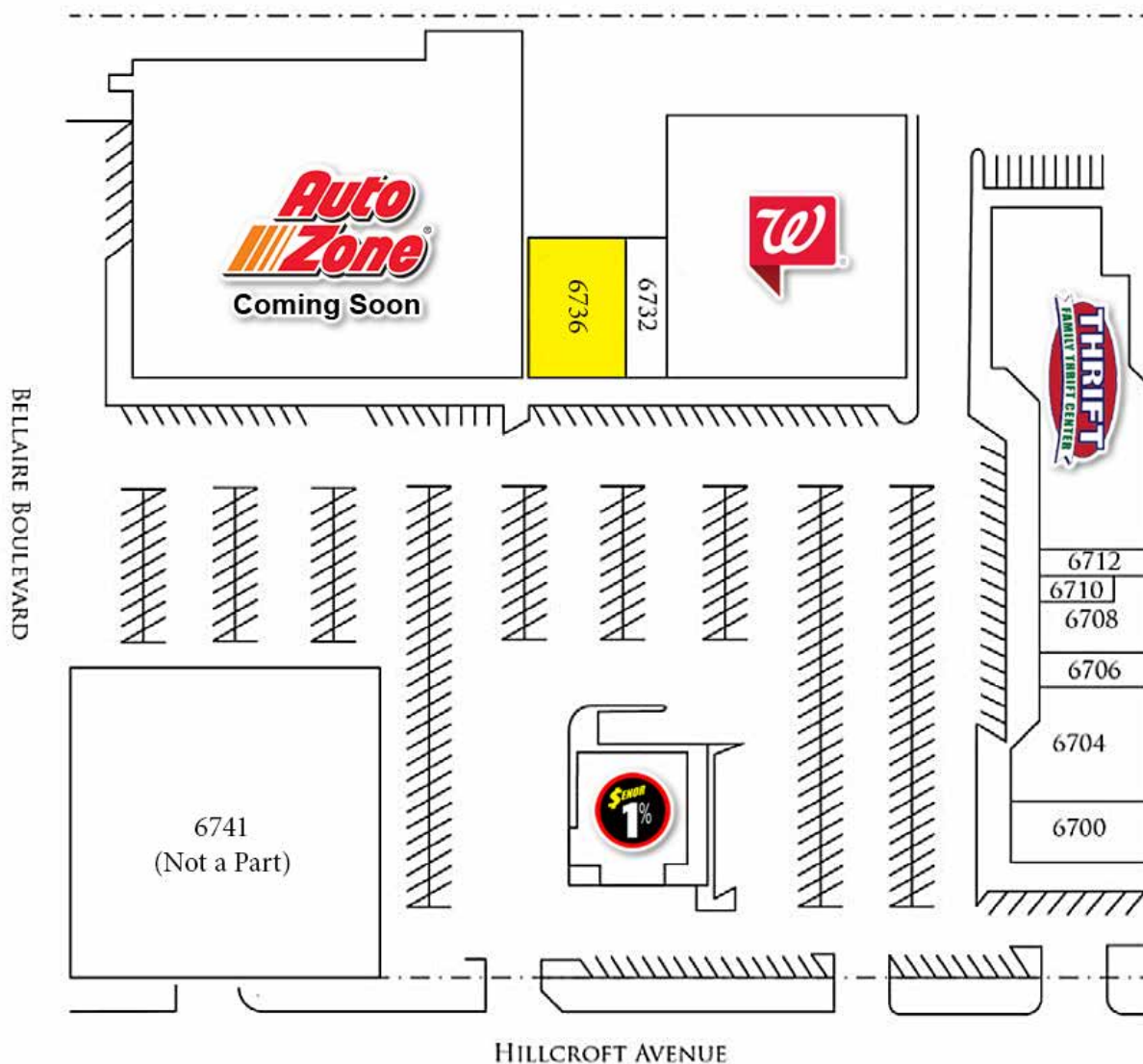
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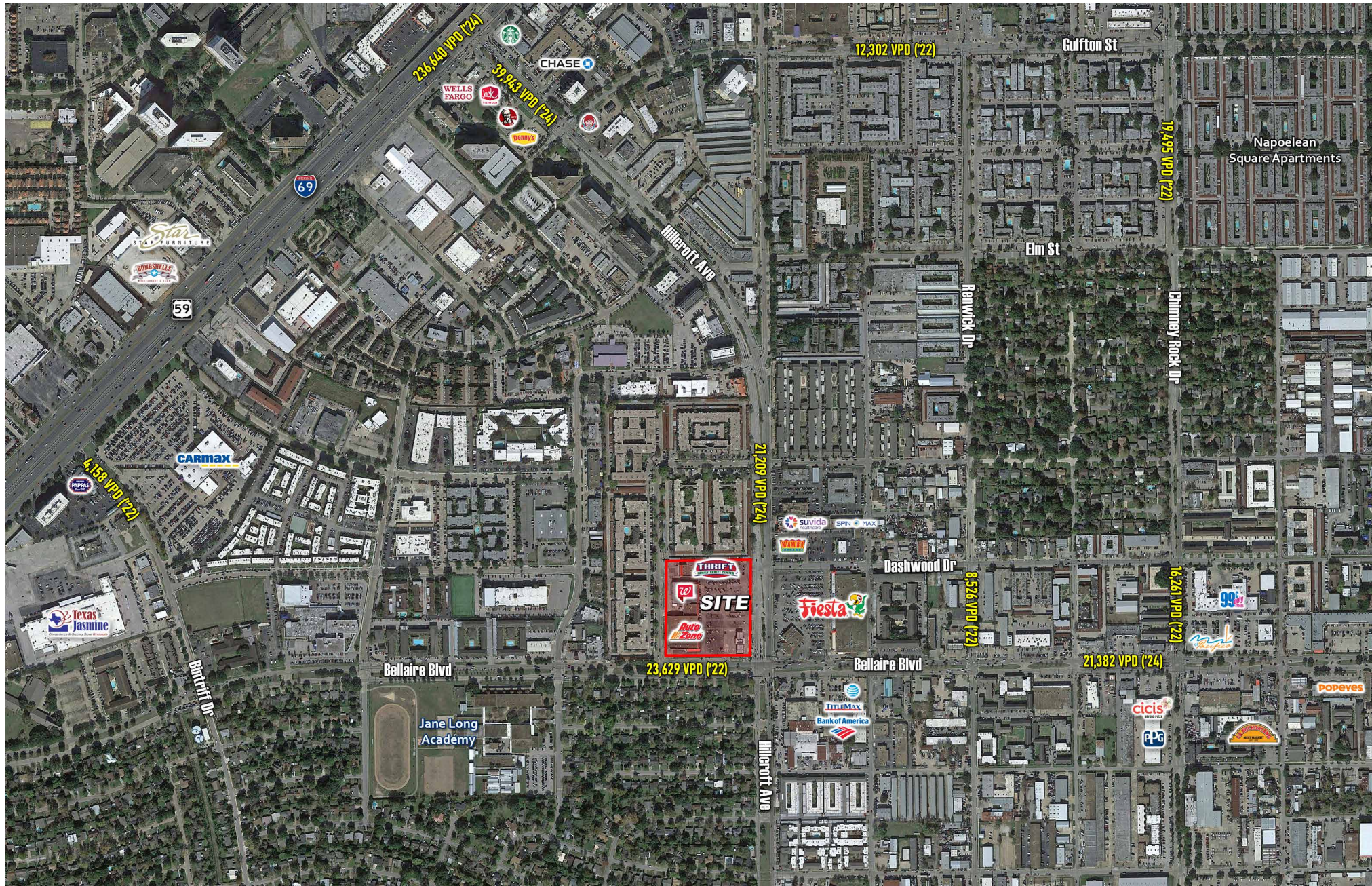
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Suite	Tenant	Sq. Ft
6700	Boost Mobile	2,935
6704	Abc Dental	4,835
6706	Eye Optical	1,625
6708	Dollar & More	2,373
6710	Latino Wireless	800
6712	Millenium Travel	975
6724	Family Thrift Center	14,817
6730	Walgreens	21,000
6732	Nail Spatime	1,416
6736	Available	4,584
6740	AutoZone - Coming Soon!	40,000
Total Sq Ft		95,360

6744	Senor Check Cashing	Pad
(Not a Part)		
6741	Breaktime Corner Market	Pad







Population

2000 Population	45,521	218,194	495,940
2010 Population	41,627	222,593	513,958
2020 Population	45,152	245,011	573,374
2025 Population	47,361	258,253	610,149
2000-2010 Annual Rate	-0.89%	0.20%	0.36%
2010-2020 Annual Rate	0.80%	0.94%	1.07%
2020-2025 Annual Rate	0.96%	1.06%	1.25%
2020 Male Population	54.0%	51.8%	50.2%
2020 Female Population	46.0%	48.2%	49.8%
2020 Median Age	29.3	33.1	34.4

In the identified area, the current year population is 573,374. In 2010, the Census count in the area was 513,958. The rate of change since 2010 was 1.07% annually. The five-year projection for the population in the area is 610,149 representing a change of 1.25% annually from 2020 to 2025. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 29.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	47.8%	53.7%	52.0%
2020 Black Alone	9.5%	12.1%	17.6%
2020 American Indian/Alaska Native Alone	1.0%	1.0%	0.7%
2020 Asian Alone	7.8%	10.3%	11.1%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	27.2%	17.8%	14.3%
2020 Two or More Races	6.8%	5.0%	4.3%
2020 Hispanic Origin (Any Race)	76.3%	50.4%	40.2%

Persons of Hispanic origin represent 40.2% 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 83.7 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	29	88	111
2000 Households	14,664	90,460	209,239
2010 Households	13,226	89,177	211,185
2020 Total Households	14,199	96,657	234,587
2025 Total Households	14,812	101,431	249,782
2000-2010 Annual Rate	-1.03%	-0.14%	0.09%
2010-2020 Annual Rate	0.69%	0.79%	1.03%
2020-2025 Annual Rate	0.85%	0.97%	1.26%
2020 Average Household Size	3.16	2.51	2.43

The household count in this area has changed from 211,185 in 2010 to 234,587 in the current year, a change of 1.03% annually. The five-year projection of households is 249,782, a change of 1.26% annually from the current year total. Average household size is currently 2.43, compared to 2.42 in the year 2010. The number of families in the current year is 129,632 in the specified area.

Average Household Income

2020 Average Household Income	\$41,407	\$86,186	\$101,091
2025 Average Household Income	\$44,331	\$92,174	\$108,634
2020-2025 Annual Rate	1.37%	1.35%	1.45%

2020 Population 25+ by Educational Attainment

Total	26,136	160,210	381,443
Less than 9th Grade	26.6%	14.5%	11.3%
9th - 12th Grade, No Diploma	10.8%	5.9%	5.6%
High School Graduate	28.6%	17.7%	15.9%
GED/Alternative Credential	2.1%	1.9%	1.9%
Some College, No Degree	12.3%	15.2%	15.1%
Associate Degree	3.8%	4.2%	4.5%
Bachelor's Degree	11.8%	23.9%	25.3%
Graduate/Professional Degree	4.0%	16.8%	20.5%

Data for all businesses in area

	1 mile	3 miles	5 miles
Total Businesses:	2,331	16,619	37,680
Total Employees:	16,291	138,485	369,235
Total Residential Population:	45,152	245,011	573,374
Employee/Residential Population Ratio (per 100 Residents)	36	57	64



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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Buyer/Tenant/Seller/Landlord Initials

Date