MEYERLAND PLAZA ■ HOUSTON, TX

420 Meyerland Plaza ■ Houston, Texas 77096







★ N 59 99 1960 1960 249 6 10 OUSTON 99 CITY MAP

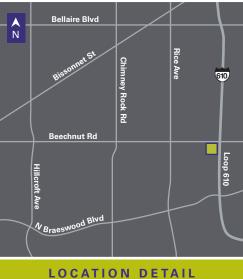
OCCUPANCY DETAILS

SQUARE FOOTAGE AVAILABLE

Pad Sites **Anchor Positions End Caps** Inline Spaces

ANCHOR TENANTS

H-E-B **Target JCPenney** Old Navy Marshalls Ross Office Depot **Five Below**



To learn more about VAPS, visit www.frpltd.com/#vaps

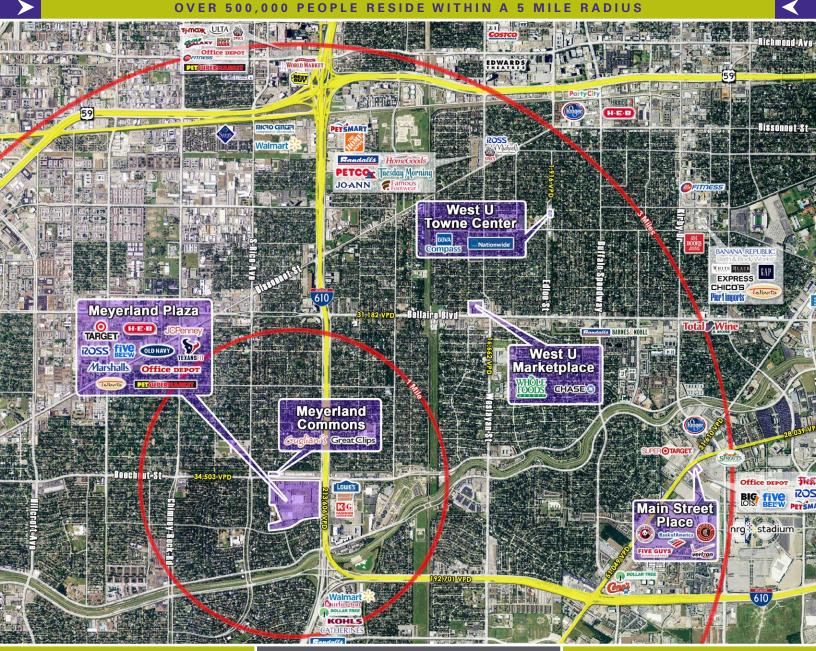
4500 BISSONNET ST ■ SUITE 200 **BELLAIRE, TEXAS 77401**

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MEYERLAND PLAZA ■ AERIAL MAP

420 Meyerland Plaza ■ Houston, Texas 77096



$P \cap$	PII	ΙΔΤ	EST	TF

1 mile 16,646
3 miles 194,712
5 miles 507,466

Loop 610 north of Beechnut St 238,890 vpd

Loop 610 south of Beechnut St 213,606 vpd

Beechnut St west of Loop 610 34,503 vpd

Beechnut St east of Loop 610 23,256 vpd

AVERAGE HOUSEHOLD INCOME

1 mile \$228,361

3 miles \$140,620

5 miles \$117,943





SEE NEXT PAGE FOR TENANT DETAILS





420 MEYERLAND PLAZA





	DBVA Compace Book /4020 Book must	2 500	41	AVAIL ARLE (110 Mayorland Blaze)
1.	BBVA Compass Bank (4939 Beechnut)	3,500	41.	AVAILABLE (110 Meyerland Plaza)
2.	Chick-fil-A (5001 Beechnut)	3,822	42.	AVAILABLE (100 Meyerland Plaza)
3.	HEB (4955 Beechnut)	95,027	43.	AVAILABLE (290 Meyerland Plaza)
4.	Starbucks (710 Meyerland Plaza)	1,571	44.	Office Depot (270 Meyerland Plaza)
5.	AVAILABLE (713 Meyerland Plaza)	618	45.	Pet Supermarket (265 Meyerland Plaza)
6.	Upton's Nails (712 Meyerland Plaza)	1,509	46.	Old Navy (260 Meyerland Plaza)
7.	Becks Prime (708 Meyerland Plaza)	2,701	47.	Five Below (250 Meyerland Plaza)
8.	Bank of America (630 Meyerland Plaza)	3,233	48.	Rack Room Shoes (240 Meyerland Plaza)
9.	la Madeleine (620 Meyerland Plaza)	3,664	49.	Eye Trends (238 Meyerland Plaza)
10.	Escalante's (590 Meyerland Plaza)	6,970	50.	AT&T Mobility (232 Meyerland Plaza)
11.	AVAILABLE (600 Meyerland Plaza)	4,400	51.	Nails of America (220 Meyerland Plaza)
12.	Texans Fit (8650 Endicott)	36,498	52.	Cafe Express (210 Meyerland Plaza)
13.	JCPenney (730 Meyerland Plaza)	195,198	53.	Talbots (500 Meyerland Plaza)
14.	Sushi Jin (728 Meyerland Plaza)	2,098	54.	Saltgrass Steakhouse (520 Meyerland Plaza)
15.	AVAILABLE (726 Meyerland Plaza)	37,304	55.	James Coney Island (520 Meyerland Plaza)
16.	TSO (724 Meyerland Plaza)	2,187	56.	The Children's Place (565 Meyerland Plaza)
17.	AVAILABLE (722 Meyerland Plaza)	2,598	57.	Smoothie King (562 Meyerland Plaza)
18.	AVAILABLE (716 Meyerland Plaza)	1,538	58.	Amazing Lash (564 Meyerland Plaza)
19.	AVAILABLE (714 Meyerland Plaza)	2,649	59.	AVAILABLE (726B Meyerland Plaza)
20.	Lease Pending (700 Meyerland Plaza)	59,252	60.	AVAILABLE (726A Meyerland Plaza)
21.	AVAILABLE	1,452	61.	AVAILABLE (726C Meyerland Plaza)
22.	Navy Federal Credit Union (680 Meyerland Plaza)	3,970	62.	AVAILABLE
23.	Bath & Bodyworks (660 Meyerland Plaza)	2,939	63.	Kelsey Seybold Warehouse
24.	Express (640 Meyerland Plaza)	7,366	64.	AVAILABLE (400 Meyerland Plaza)
		.,000	· · · ·	

2,533

41,299

4,294

29,900

33,853

1,274

3.874

1,260 1,362

116,010

3.081

1,520

1,675 6,795

2,240

68.

Lovett Dental (620 Meyerland Plaza)

Carter's (555 Meyerland Plaza)

Claire's (394 Meyerland Plaza)

Chico's (380 Meverland Plaza)

Target (300 Meyerland Plaza)

Massage Envy (190 Meyerland Plaza)

European Wax (180 Meyerland Plaza)

Firehouse Subs (170 Meyerland Plaza)

AVAILABLE (120 Meyerland Plaza)

GNC (370 Meyerland Plaza)

40.

Ross (540 Meyerland Plaza)

Marshalls (550 Meyerland Plaza)

Kelsey Seybold Clinic/Pharm(560 Meyerland Plaza)

TOTAL GLA 1,034,702

My Locksmith & Urban Homes (430 Meyerland Plaza) 284



Hot Yoga Plus (410 Meyerland Plaza)

AVAILABLE (450 Meyerland Plaza)

Marshalls Warehouse Meyerland Maintenance

Management Office (420 Meyerland Plaza)



10,799 33,680 33.733 23,324

9,942

9,725 6,250

2,700

5,379 11,790

6,601

3,063

3,810

37,426 2,523 25,362 3,491 27,250

3,344

3,953 1,494

2,350

1,800

FOR MORE DETAILED DEMOGRAPHICS VISIT frpltd.com/properties/meyerland-plaza

Lat/Lo	n: 29.6894/-95.4596	1 mi radius	3 mi radius	5 mi radius
	2020 Estimated Population	16,646	194,712	507,466
z	2025 Projected Population	17,274	204,252	532,907
POPULATION	2010 Census Population	15,072	179,362	458,554
A	2000 Census Population	13,561	175,312	430,642
OPI	Projected Annual Growth 2020 to 2025	0.8%	1.0%	1.0%
-	Historical Annual Growth 2000 to 2020	1.1%	0.6%	0.9%
	2020 Median Age	39.1	34.7	34.0
	2020 Estimated Households	6,834	80,486	221,749
ноиѕеногрѕ	2025 Projected Households	7,208	86,001	237,367
皇	2010 Census Households	6,002	71,706	191,336
JSE	2000 Census Households	5,489	70,109	183,918
ᅙ	Projected Annual Growth 2020 to 2025	1.1%	1.4%	1.4%
	Historical Annual Growth 2000 to 2020	1.2%	0.7%	1.0%
	2020 Estimated White	64.0%	57.0%	51.2%
ے ۵	2020 Estimated Black or African American	10.5%	13.5%	19.9%
RACE AND ETHNICITY	2020 Estimated Asian or Pacific Islander	18.5%	11.5%	10.7%
	2020 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.7%
≱ 🖺	2020 Estimated Other Races	6.5%	17.4%	17.4%
	2020 Estimated Hispanic	17.9%	42.4%	40.9%
띹	2020 Estimated Average Household Income	\$228,361	\$140,620	\$117,943
INCOME	2020 Estimated Median Household Income	\$154,430	\$93,033	\$80,464
Ž	2020 Estimated Per Capita Income	\$93,762	\$58,167	\$51,616
	2020 Estimated Elementary (Grade Level 0 to 8)	1.1%	9.8%	9.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	1.6%	4.9%	5.3%
EDUCATION (AGE 25+)	2020 Estimated High School Graduate	7.9%	16.9%	17.4%
CA1	2020 Estimated Some College	8.6%	12.6%	15.0%
ag Ag	2020 Estimated Associates Degree Only	5.2%	4.6%	5.0%
"	2020 Estimated Bachelors Degree Only	32.1%	25.3%	25.5%
	2020 Estimated Graduate Degree	43.6%	25.8%	22.2%
ဟ္ပ	2020 Estimated Total Businesses	789	10,606	40,238
NES	2020 Estimated Total Employees	5,539	90,577	419,025
BUSINESS	2020 Estimated Employee Population per Business	7.0	8.5	10.4
m	2020 Estimated Residential Population per Business	21.1	18.4	12.6







Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



INFORMATION ABOUT BROKERAGE SERVICES



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.

IABS 1-0



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

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