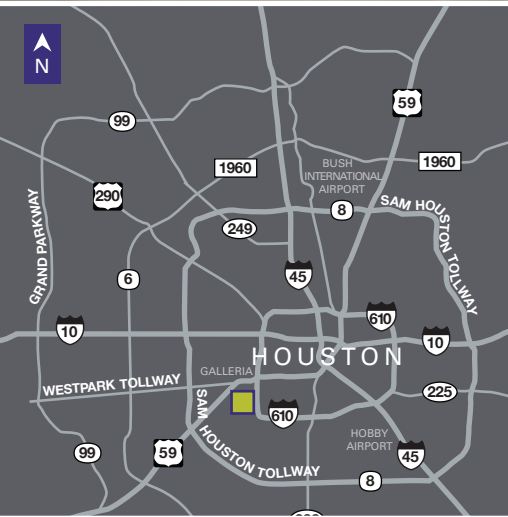


MEYERLAND PLAZA ■ HOUSTON, TX

420 Meyerland Plaza ■ Houston, Texas 77096



ONE OF THE MOST PROMINENT RETAIL CENTERS IN HOUSTON



CITY MAP

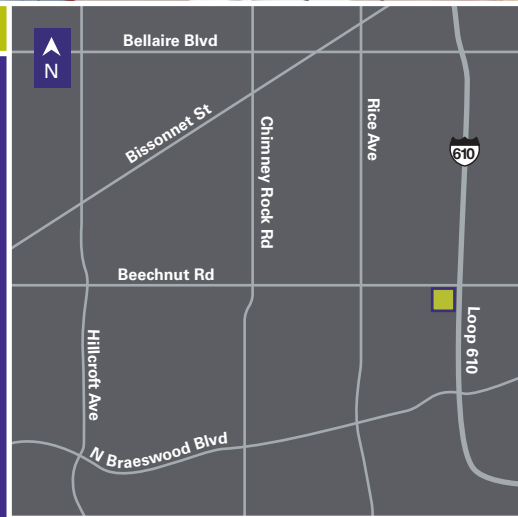
OCCUPANCY DETAILS

SQUARE FOOTAGE AVAILABLE

Anchor Positions Pad Sites
End Caps Inline Spaces

ANCHOR TENANTS

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



LOCATION DETAIL

4500 BISSONNET ST ■ SUITE 200
BELLAIRE, TEXAS 77401
713.623.6800 ■ www.frpltd.com



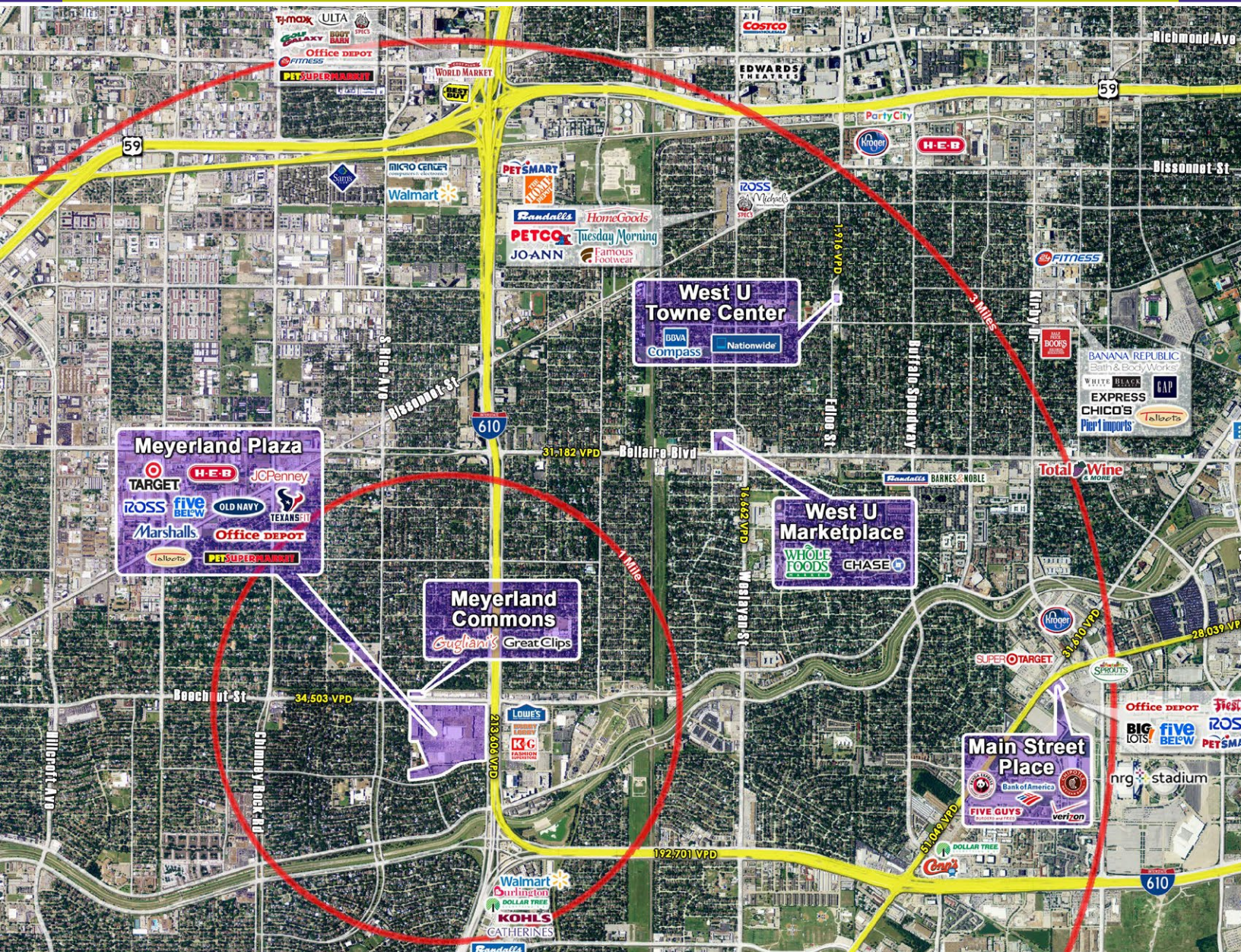
FOR LEASING INFORMATION
JOHN CLINKSCALES
713.693.1409 ■ jclinkscals@frpltd.com

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

MEYERLAND PLAZA ■ AERIAL MAP

420 Meyerland Plaza ■ Houston, Texas 77096

OVER 500,000 PEOPLE RESIDE WITHIN A 5 MILE RADIUS



POPULATION ESTIMATE

| | |
|---------|---------|
| 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 |

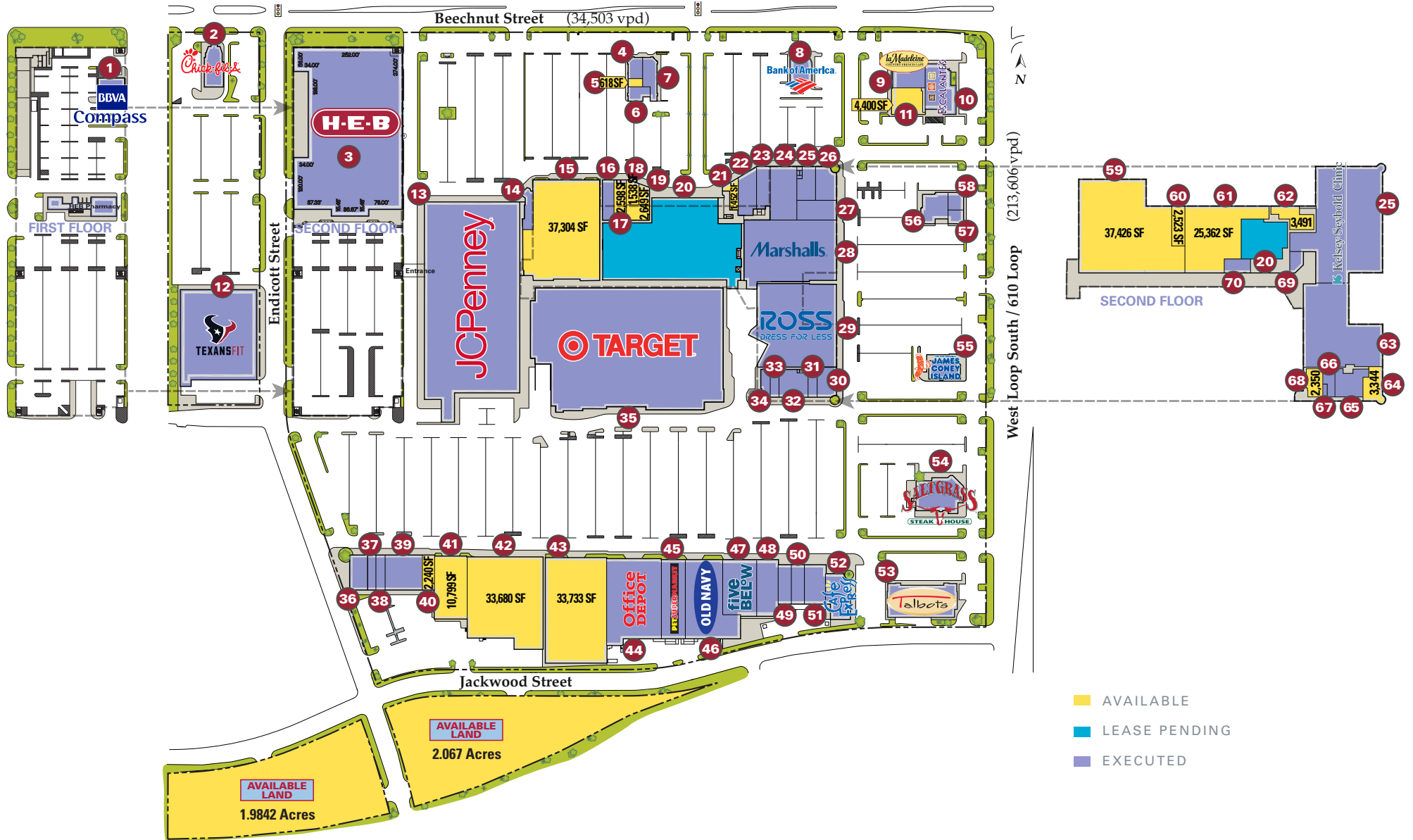


4500 BISSONNET ST ■ SUITE 200
BELLAIRE, TEXAS 77401

713.623.6800 ■ www.frpltd.com

FOLLOW US ON





| Lat/Lon: 29.6894/-95.4596 | | 1 mi radius | 3 mi radius | 5 mi radius |
|----------------------------|---|-------------|-------------|-------------|
| POPULATION | 2020 Estimated Population | 16,646 | 194,712 | 507,466 |
| | 2025 Projected Population | 17,274 | 204,252 | 532,907 |
| | 2010 Census Population | 15,072 | 179,362 | 458,554 |
| | 2000 Census Population | 13,561 | 175,312 | 430,642 |
| | 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 |
| HOUSEHOLDS | 2020 Estimated Households | 6,834 | 80,486 | 221,749 |
| | 2025 Projected Households | 7,208 | 86,001 | 237,367 |
| | 2010 Census Households | 6,002 | 71,706 | 191,336 |
| | 2000 Census Households | 5,489 | 70,109 | 183,918 |
| | Projected Annual Growth 2020 to 2025 | 1.1% | 1.4% | 1.4% |
| | Historical Annual Growth 2000 to 2020 | 1.2% | 0.7% | 1.0% |
| RACE AND ETHNICITY | 2020 Estimated White | 64.0% | 57.0% | 51.2% |
| | 2020 Estimated Black or African American | 10.5% | 13.5% | 19.9% |
| | 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% |
| INCOME | 2020 Estimated Average Household Income | \$228,361 | \$140,620 | \$117,943 |
| | 2020 Estimated Median Household Income | \$154,430 | \$93,033 | \$80,464 |
| | 2020 Estimated Per Capita Income | \$93,762 | \$58,167 | \$51,616 |
| EDUCATION (AGE 25+) | 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% |
| | 2020 Estimated High School Graduate | 7.9% | 16.9% | 17.4% |
| | 2020 Estimated Some College | 8.6% | 12.6% | 15.0% |
| | 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% |
| BUSINESS | 2020 Estimated Total Businesses | 789 | 10,606 | 40,238 |
| | 2020 Estimated Total Employees | 5,539 | 90,577 | 419,025 |
| | 2020 Estimated Employee Population per Business | 7.0 | 8.5 | 10.4 |
| | 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.



| | | | |
|---|----------------------|----------------|----------------|
| _____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name | _____ License No. | _____ Email | _____ Phone |
| _____ 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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09/16/20

