



PROPERTY FEATURES:

- FIESTA ANCHORED CENTER
- 1,400 SQ. FT. OF INLINE SPACE AVAILABLE
- LOCATED AT THE CENTER OF THE KATY MARKET
- EASY ACCESS FROM KATY FREEWAY, GRAND PARKWAY AND THE SAM HOUSTON TOLLWAY

2017 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
EST. POPULATION	11,327	137,556	257,108
AVG. HOUSEHOLD INCOME	\$85,537	\$107,987	\$113,525

YEAR: 2017 | SOURCE: APPLIED GEOGRAPHIC SOLUTIONS

TRAFFIC COUNTS:

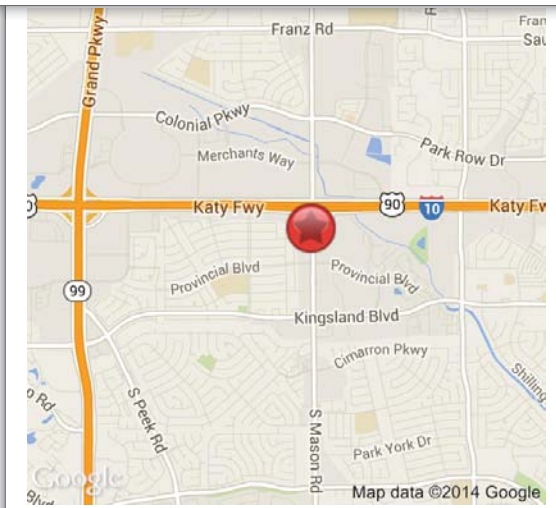
KATY FREEWAY	111,000 CPD
SOUTH MASON ROAD (BETWEEN KATY FREEWAY AND KINGSLAND BOULEVARD)	43,000 CPD

YEAR: 2015 | SOURCE: TXDOT

FOR MORE INFORMATION CONTACT:

DOUG FREEDMAN
DFREEDMAN@UNITEDEQUITIES.COM
(713) 772-6262

AREA RETAILERS & RESTAURANTS:



4545 BISSENET, SUITE 100, BELLAIRE, TEXAS 77401
WWW.UNITEDEQUITIES.COM ♦ PHONE: (713) 772-6262 ♦ FAX: (713) 981-4035

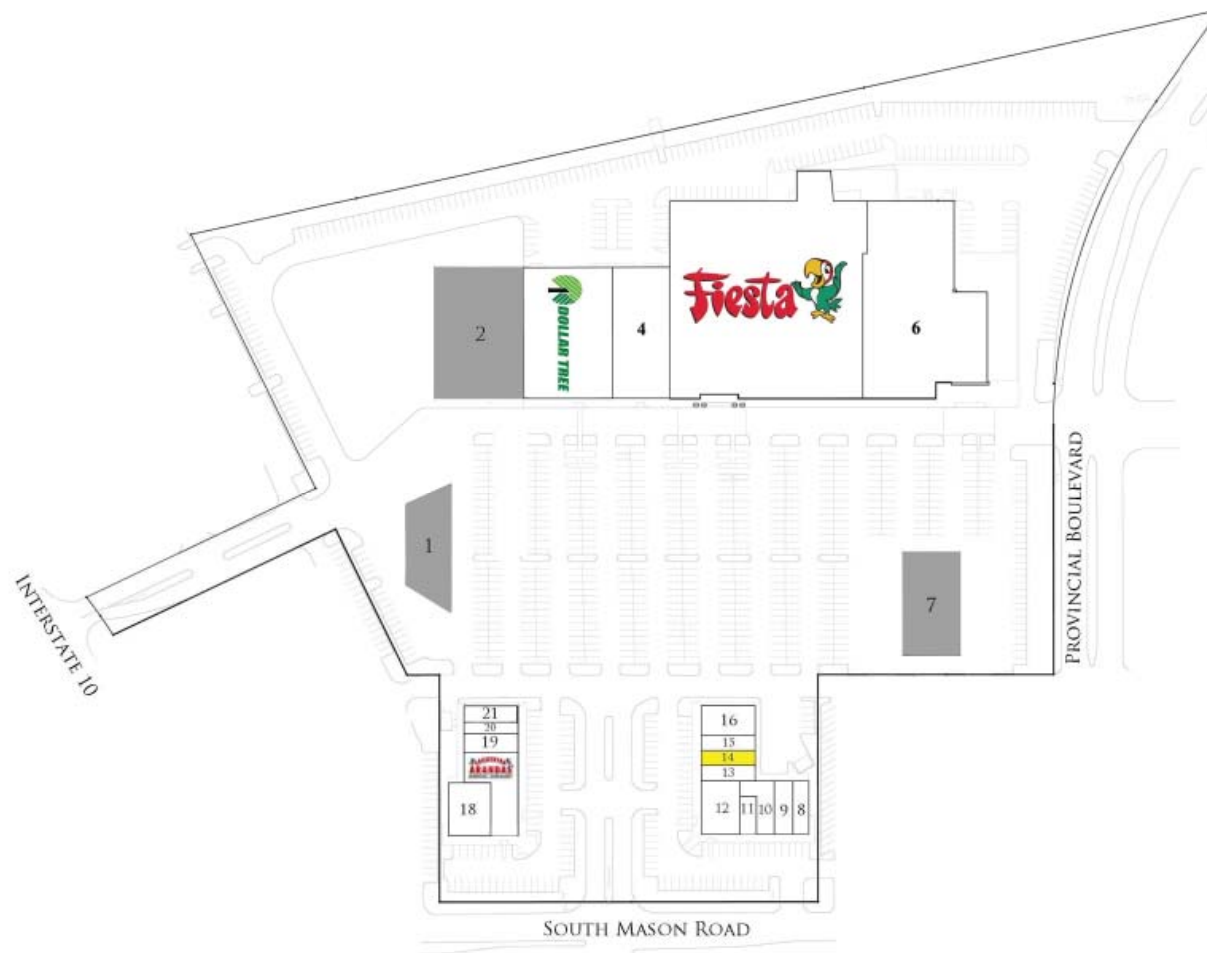
The information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by United Equities Inc. or by any agent, independent associate, subsidiary or employee of United Equities, Inc. This information is subject to change without notice.

POINTE WEST SHOPPING CENTER

300 SOUTH MASON ROAD AT KATY FREEWAY · KATY, TEXAS 77450

<u>SUITE</u>	<u>TENANT</u>	<u>SQ. FT.</u>
1	FUTURE SPACE	5,000
2	FUTURE SPACE	35,000
3	DOLLAR TREE	20,000
4	PENNY WISE	13,000
5	FIESTA	67,719
6	FITNESS CONNECTION	36,280
8	CASH STORE	1,400
9	C2 EDUCATION	1,750
10	WHICH WICH	2,062
11	BOOST MOBILE	1,088
12	MATTRESS PRO	3,500
13	ZERO DEGREES	1,400
14	AVAILABLE	1,400
15	HIP CLIPS	1,400
16	TACOS LA BALA	2,800
17	TAQUERIA ARANDAS	5,250
18	WAREHOUSE POOL SUPPLY	3,850
19	KOLACHE FACTORY	1,750
20	IRIS NAIL SPA & FACIAL	1,050
21	LA INSURANCE	1,390

TOTAL SQ. FT. 212,089



UNITED EQUITIES, INC.

4545 BISSONNET, SUITE 100, BELLAIRE, TEXAS 77401
 WWW.UNITEDEQUITIES.COM • PHONE: (713) 772-6262 • FAX: (713) 981-4035



FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7822/-95.7499

RF1

Pointe West Shopping Center

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	11,327	137,556	257,108
	2022 Projected Population	12,388	151,774	288,191
	2010 Census Population	10,372	111,789	209,663
	2000 Census Population	8,259	76,963	118,674
	Projected Annual Growth 2017 to 2022	1.9%	2.1%	2.4%
	Historical Annual Growth 2000 to 2017	2.2%	4.6%	6.9%
HOUSEHOLDS	2017 Estimated Households	4,424	47,743	85,938
	2022 Projected Households	4,822	52,342	95,205
	2010 Census Households	3,959	37,320	68,033
	2000 Census Households	2,859	24,647	38,178
	Projected Annual Growth 2017 to 2022	1.8%	1.9%	2.2%
	Historical Annual Growth 2000 to 2017	3.2%	5.5%	7.4%
AGE	2017 Est. Population Under 10 Years	13.7%	14.5%	15.1%
	2017 Est. Population 10 to 19 Years	14.1%	16.1%	16.4%
	2017 Est. Population 20 to 29 Years	14.2%	12.4%	12.0%
	2017 Est. Population 30 to 44 Years	21.5%	22.3%	22.8%
	2017 Est. Population 45 to 59 Years	18.3%	20.3%	20.0%
	2017 Est. Population 60 to 74 Years	13.6%	11.1%	10.6%
	2017 Est. Population 75 Years or Over	4.6%	3.3%	3.2%
	2017 Est. Median Age	34.6	34.4	34.0
MARITAL STATUS & GENDER	2017 Est. Male Population	48.8%	49.0%	49.1%
	2017 Est. Female Population	51.2%	51.0%	50.9%
	2017 Est. Never Married	29.3%	29.7%	28.4%
	2017 Est. Now Married	47.3%	52.9%	55.1%
	2017 Est. Separated or Divorced	18.2%	13.7%	13.3%
	2017 Est. Widowed	5.3%	3.7%	3.3%
INCOME	2017 Est. HH Income \$200,000 or More	7.5%	13.2%	15.0%
	2017 Est. HH Income \$150,000 to \$199,999	6.5%	8.9%	9.7%
	2017 Est. HH Income \$100,000 to \$149,999	16.0%	19.0%	20.3%
	2017 Est. HH Income \$75,000 to \$99,999	12.5%	13.1%	13.0%
	2017 Est. HH Income \$50,000 to \$74,999	21.2%	17.9%	16.5%
	2017 Est. HH Income \$35,000 to \$49,999	13.6%	11.8%	10.9%
	2017 Est. HH Income \$25,000 to \$34,999	8.3%	6.5%	5.5%
	2017 Est. HH Income \$15,000 to \$24,999	8.0%	6.0%	5.5%
	2017 Est. HH Income Under \$15,000	6.4%	3.6%	3.7%
	2017 Est. Average Household Income	\$85,537	\$107,987	\$113,525
	2017 Est. Median Household Income	\$64,880	\$90,872	\$98,982
	2017 Est. Per Capita Income	\$33,413	\$37,484	\$37,949
	2017 Est. Total Businesses	948	3,805	6,933
	2017 Est. Total Employees	8,219	33,723	63,260

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7822/-95.7499

RF1

Pointe West Shopping Center

		1 mi radius	3 mi radius	5 mi radius
RACE	2017 Est. White	72.6%	67.6%	65.8%
	2017 Est. Black	9.1%	10.5%	11.1%
	2017 Est. Asian or Pacific Islander	5.7%	9.3%	10.2%
	2017 Est. American Indian or Alaska Native	0.7%	0.6%	0.6%
	2017 Est. Other Races	11.9%	11.9%	12.3%
HISPANIC	2017 Est. Hispanic Population	3,590	41,615	79,694
	2017 Est. Hispanic Population	31.7%	30.3%	31.0%
	2022 Proj. Hispanic Population	33.7%	31.9%	32.3%
	2010 Hispanic Population	27.8%	28.6%	29.4%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	7,412	87,195	161,129
	2017 Est. Elementary (Grade Level 0 to 8)	6.2%	5.0%	4.8%
	2017 Est. Some High School (Grade Level 9 to 11)	3.8%	5.1%	5.0%
	2017 Est. High School Graduate	20.3%	19.1%	18.6%
	2017 Est. Some College	28.0%	22.5%	22.1%
	2017 Est. Associate Degree Only	8.9%	9.2%	8.6%
	2017 Est. Bachelor Degree Only	24.8%	27.0%	27.0%
	2017 Est. Graduate Degree	7.9%	12.2%	13.9%
HOUSING	2017 Est. Total Housing Units	4,547	48,865	87,904
	2017 Est. Owner-Occupied	54.2%	66.8%	71.2%
	2017 Est. Renter-Occupied	43.1%	30.9%	26.6%
	2017 Est. Vacant Housing	2.7%	2.3%	2.2%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	1.0%	1.6%	2.5%
	2010 Homes Built 2000 to 2004	23.3%	34.2%	43.4%
	2010 Homes Built 1990 to 1999	11.2%	30.9%	29.8%
	2010 Homes Built 1980 to 1989	21.7%	25.7%	20.8%
	2010 Homes Built 1970 to 1979	43.4%	20.6%	15.6%
	2010 Homes Built 1960 to 1969	3.5%	2.7%	2.4%
	2010 Homes Built 1950 to 1959	1.7%	1.9%	2.0%
	2010 Homes Built Before 1949	0.9%	1.3%	1.1%
HOME VALUES	2010 Home Value \$1,000,000 or More	1.1%	1.0%	0.9%
	2010 Home Value \$500,000 to \$999,999	5.0%	5.9%	7.6%
	2010 Home Value \$400,000 to \$499,999	1.8%	4.9%	6.6%
	2010 Home Value \$300,000 to \$399,999	5.2%	9.5%	13.7%
	2010 Home Value \$200,000 to \$299,999	10.2%	22.3%	25.4%
	2010 Home Value \$150,000 to \$199,999	25.9%	26.8%	25.4%
	2010 Home Value \$100,000 to \$149,999	46.0%	32.1%	28.3%
	2010 Home Value \$50,000 to \$99,999	13.4%	13.1%	11.5%
	2010 Home Value \$25,000 to \$49,999	1.3%	1.2%	1.2%
	2010 Home Value Under \$25,000	3.0%	2.5%	2.3%
	2010 Median Home Value	\$143,930	\$184,564	\$201,576
	2010 Median Rent	\$959	\$1,010	\$1,061

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7822/-95.7499

RF1

Pointe West Shopping Center

		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	8,806	103,848	191,823
	2017 Est. Civilian Employed	67.1%	68.5%	68.4%
	2017 Est. Civilian Unemployed	4.4%	3.7%	3.4%
	2017 Est. in Armed Forces	-	0.2%	0.1%
	2017 Est. not in Labor Force	28.5%	27.6%	28.1%
	2017 Labor Force Males	47.6%	48.2%	48.3%
	2017 Labor Force Females	52.4%	51.8%	51.7%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	5,858	71,596	133,352
	2010 Mgmt, Business, & Financial Operations	17.6%	18.9%	20.1%
	2010 Professional, Related	22.3%	23.8%	24.9%
	2010 Service	16.2%	15.2%	14.3%
	2010 Sales, Office	26.5%	26.1%	25.1%
	2010 Farming, Fishing, Forestry	0.3%	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	7.8%	6.5%	6.5%
	2010 Production, Transport, Material Moving	9.3%	9.3%	8.9%
	2010 White Collar Workers	66.5%	68.8%	70.2%
	2010 Blue Collar Workers	33.5%	31.2%	29.8%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	84.8%	81.4%	81.5%
	2010 Drive to Work in Carpool	7.0%	9.5%	9.2%
	2010 Travel to Work by Public Transportation	0.9%	2.3%	2.3%
	2010 Drive to Work on Motorcycle	0.1%	0.3%	0.3%
	2010 Walk or Bicycle to Work	0.7%	0.9%	0.8%
	2010 Other Means	1.1%	1.1%	1.0%
	2010 Work at Home	5.3%	4.5%	4.8%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	22.0%	19.9%	17.4%
	2010 Travel to Work in 15 to 29 Minutes	27.7%	25.5%	25.1%
	2010 Travel to Work in 30 to 59 Minutes	43.9%	44.0%	45.0%
	2010 Travel to Work in 60 Minutes or More	13.3%	16.7%	17.0%
	2010 Average Travel Time to Work	28.4	31.3	32.0
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$281 M	\$3.56 B	\$6.63 B
	2017 Est. Apparel	\$9.86 M	\$126 M	\$235 M
	2017 Est. Contributions, Gifts	\$19.6 M	\$270 M	\$513 M
	2017 Est. Education, Reading	\$11.3 M	\$155 M	\$295 M
	2017 Est. Entertainment	\$15.8 M	\$202 M	\$378 M
	2017 Est. Food, Beverages, Tobacco	\$42.7 M	\$527 M	\$975 M
	2017 Est. Furnishings, Equipment	\$9.75 M	\$126 M	\$237 M
	2017 Est. Health Care, Insurance	\$24.3 M	\$297 M	\$548 M
	2017 Est. Household Operations, Shelter, Utilities	\$87.0 M	\$1.10 B	\$2.05 B
	2017 Est. Miscellaneous Expenses	\$4.14 M	\$50.7 M	\$93.6 M
	2017 Est. Personal Care	\$3.64 M	\$45.8 M	\$85.2 M
	2017 Est. Transportation	\$53.2 M	\$660 M	\$1.22 B

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



Information About Brokerage Services

11-2-2015

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.

<u>United Equities, Inc.</u>	<u>314335</u>	<u>(713) 772-6262</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Phone
<u>Edwin Freedman</u>	<u>153678</u>	<u>bfreedman@unitedequities.com</u>
Designated Broker of Firm	License No.	Email
		<u>(713) 772-6262</u>
		Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>
		<u>Phone</u>
<u>Doug Freedman</u>	<u>571265</u>	<u>dfreedman@unitedequities.com</u>
Sales Agent/Associate's Name	License No.	Email
		<u>(713) 772-6262</u>
		Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0