

GROUND LEASE OPPORTUNITY AVAILABLE



CONTACT:

David Wise

dwise@page-partners.com

713.595.9500

Page Partners
 2700 Post Oak Boulevard,
 Suite 325
 Houston, Texas 77056
 P: 713.595.9500
 F: 713.595.9501

www.page-partners.com

PROPERTY INFORMATION

- Approximately 3 acre site with access to Westheimer, Fondren, and Crossview
- Will consider subdividing property
- 213 sq ft of Westheimer frontage
- Ideal for banks, QSRs, medical and/or office buildings
- 76,000 cars per day on Westheimer
- 23,000 cars per day going south on Fondren

ECONOMIC INFORMATION

- Please call to discuss

EST. POPULATION

2010 Postal Count Data

- 1 mile: 24,252
- 3 miles: 227,360
- 5 miles: 560,938

EST. MEDIAN HH INCOME

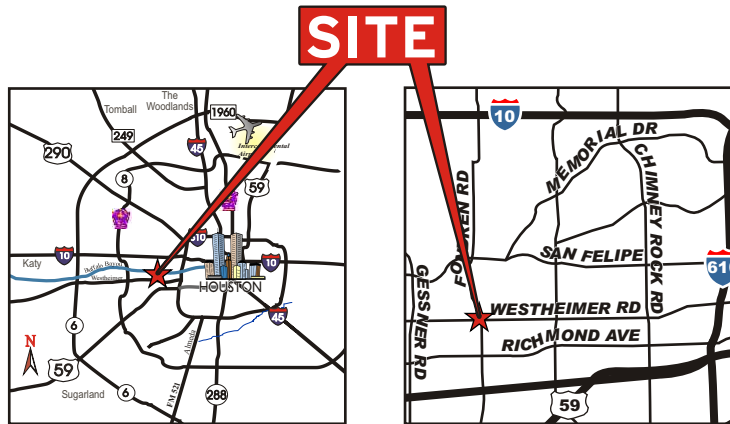
2010 AGS Demographic Data

- 1 mile: \$55,421
- 3 miles: \$60,273
- 5 miles: \$64,078

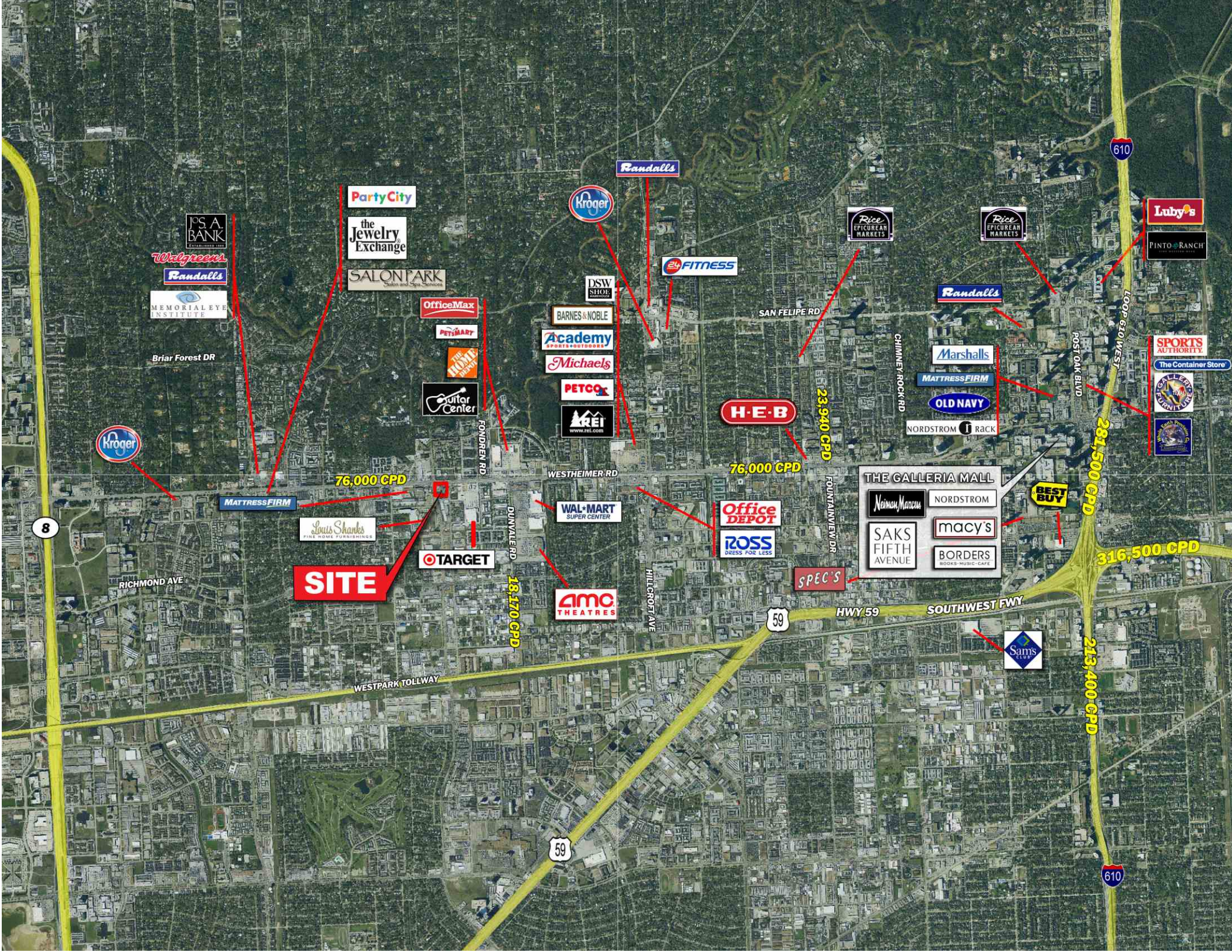
TRAFFIC COUNTS

2006 TxDot ADT

- Fondren North of Westheimer = 16,520 cpd
- Fondren South of Westheimer = 23,080 cpd
- Westheimer West of Fondren = 76,000 cpd
- Westheimer East of Fondren = 76,000 cpd



Harris Co. Key Map Pg. 490



SITE

Party City

the Jewelry Exchange

SALON PARK
Cuts and Clips Services

OfficeMax

PETSMART

THE HANDED COMPANY

Guitar Center

Kroger

24 FITNESS

DSW SHOE

BARNES & NOBLE

Academy Sports+Outdoors

Michaels

PETCO

KREI
www.krei.com

H-E-B

Randalls

Marshalls

MATTRESS FIRM

OLD NAVY

NORDSTROM RACK

Luby's

PINTO RANCH

SPORTS AUTHORITY

The Container Store

GALLERY FURNITURE

Southwest Fwy

THE GALLERIA MALL

Neiman Marcus

NORDSTROM

SAKS FIFTH AVENUE

macy's

BORDERS
BOOKS MUSIC CAFE

BEST BUY

Office DEPOT

ROSS
DRESS FOR LESS

WAL-MART SUPER CENTER

AMC THEATRES

SPEC'S

Sams Club

8

59

59

610

610

JPS A BANK
ESTABLISHED 1882

Walgreens

Randalls

MEMORIAL EYE INSTITUTE

Briar Forest DR

Kroger

76,000 CPD

MATTRESS FIRM

Louis Shanks
FINE HOME FURNISHINGS

TARGET

18,470 CPD

WESTHEIMER RD

76,000 CPD

23,940 CPD

THE GALLERIA MALL

281,500 CPD

316,500 CPD

213,400 CPD

RICHMOND AVE

WESTPARK TOLLWAY

HILLCROFT AVE

HWY 59

SOUTHWEST FWY

SAN FELIPE RD

CHIMNEY ROCK RD

POST OAK BLVD

Loop 630 West



Stein Mart

CVS/pharmacy

PROSPERITY BANK

SITE

WELLS FARGO



GameStop

Quiznos Sub

Sprint



PET SMART

Walgreens

FedEx Kinko's



Mattress Giant



CHASE



SPEC'S



WESTHEIMER RD

WESTHEIMER RD

verizon

Chipotle

Capital One

WHICH WICH



MATTRESS FIRM

Luby's

at&t

DISCOUNT

WAL-MART SUPER CENTER

TARGET

Famous Footwear



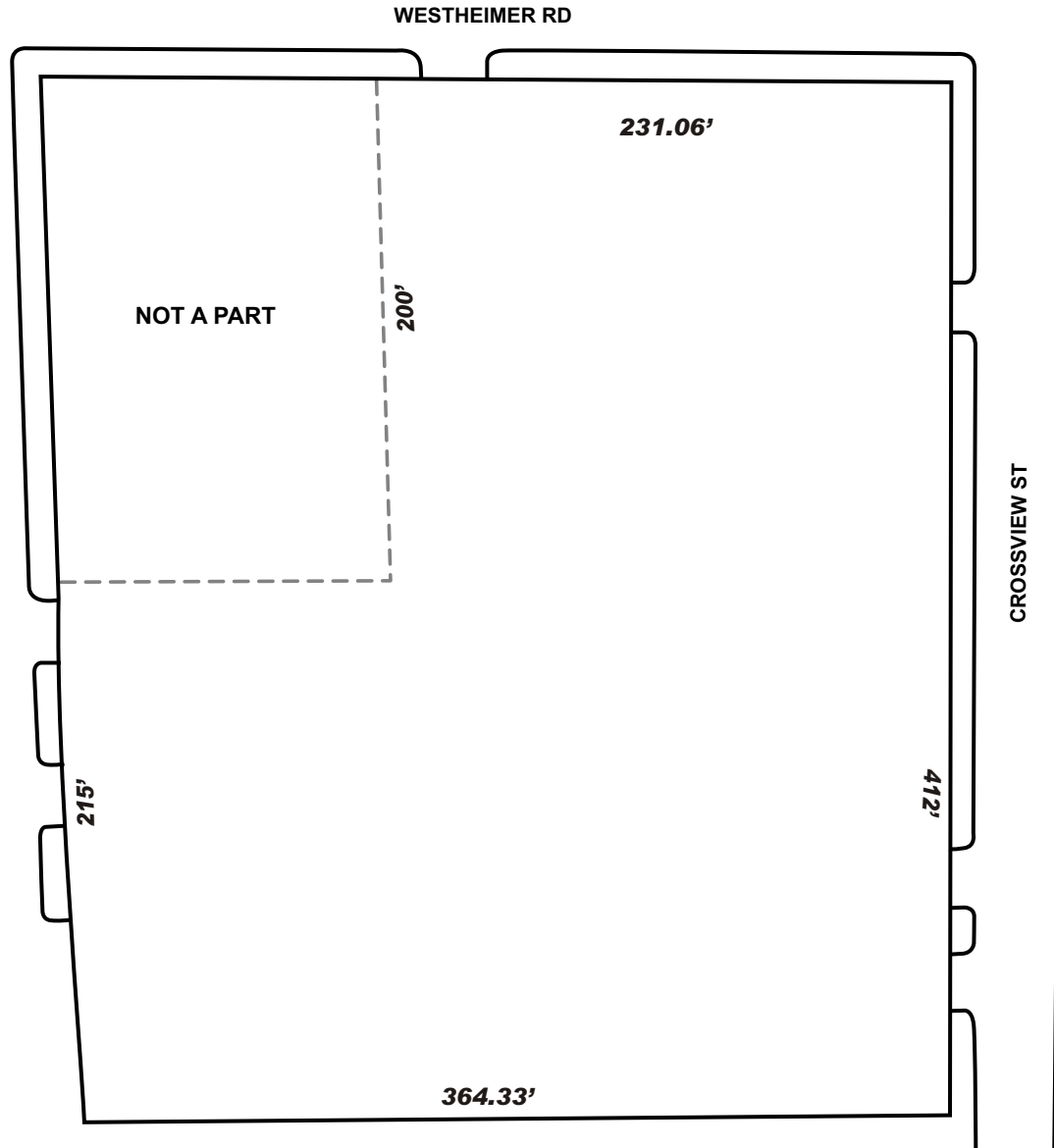
Louis Shanks FINE HOME FURNISHINGS

JEANETTA ST

FONDREN RD

DUNVALE RD

AMC THEATRES



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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



01A TREC No. OP-K
Page 1 of 1

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Page Partners 2700 Post Oak Blvd., Suite 325, Houston TX 77056
Phone: 713-595-9500 Fax: 713-595-9501

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