

# Wayside Shopping Center

900-910 South Wayside, Houston, Texas 77023



## Estimated Population



| 1-mile | 3-miles | 5-miles |
|--------|---------|---------|
| 19,191 | 133,369 | 372,847 |

## Avg Household Income



| 1-mile   | 3-miles  | 5-miles  |
|----------|----------|----------|
| \$49,072 | \$52,464 | \$66,387 |

## Traffic Counts



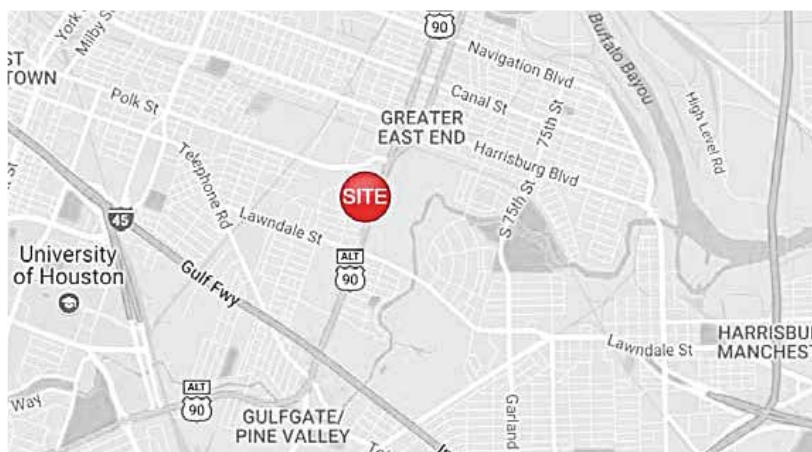
|                            |            |
|----------------------------|------------|
| Wayside Dr (North of Site) | 25,390 VPD |
| Wayside Dr (South of Site) | 22,501 VPD |
| Year: 2022   Source: TxDOT |            |

## Availabilities:

- 1,400 SF Retail & Turnkey Office Suites Available

## Property Highlights:

- Positioned next to top-performing Fiesta
- High visibility with heavy traffic along S Wayside Dr
- Tenants Include: Taco Bell, Aquario Dental, Metro by T-Mobile & La Reyna
- Convenient access to I-45, I-610, and US-90A
- Surrounded by established residential neighborhoods



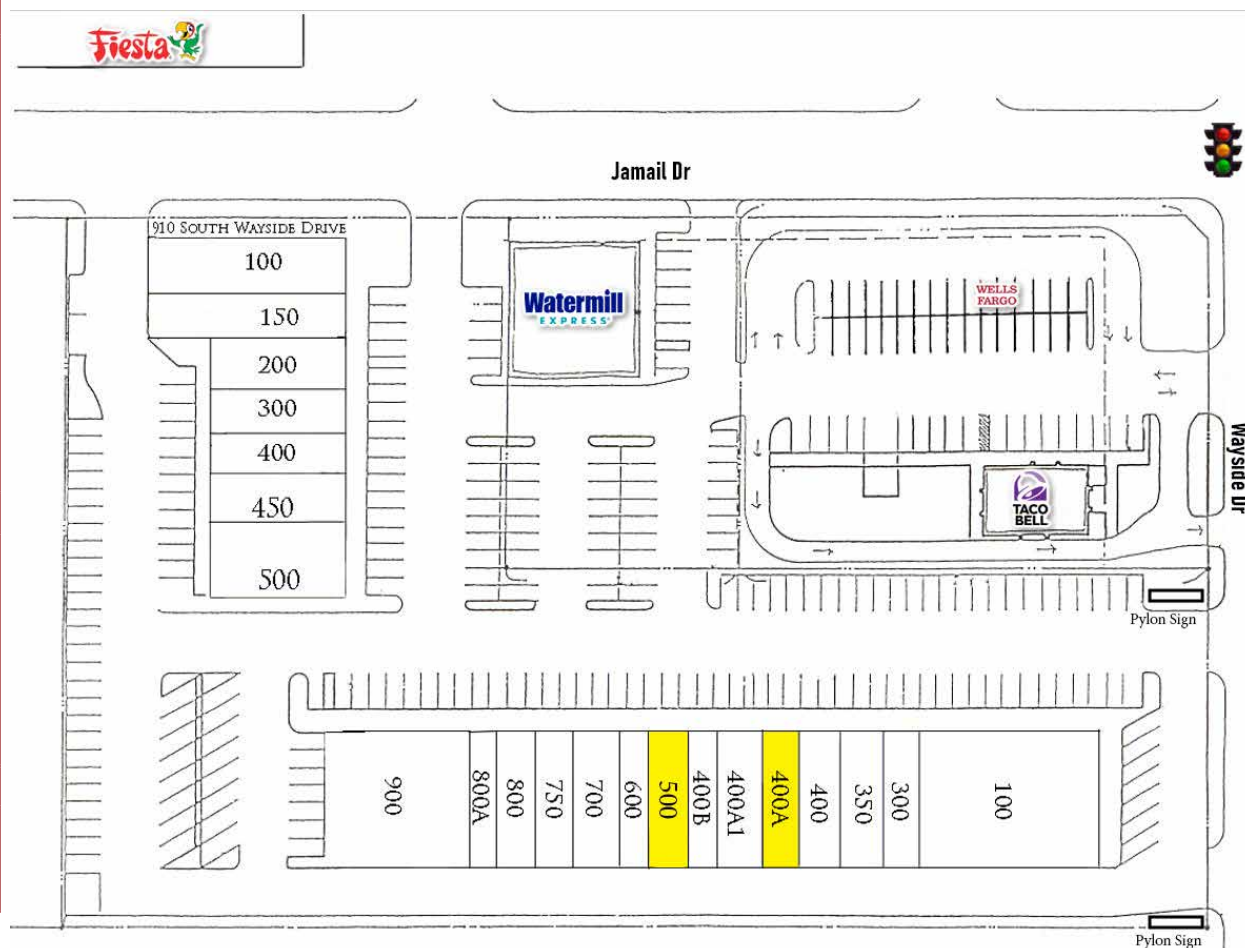
For more  
information contact:

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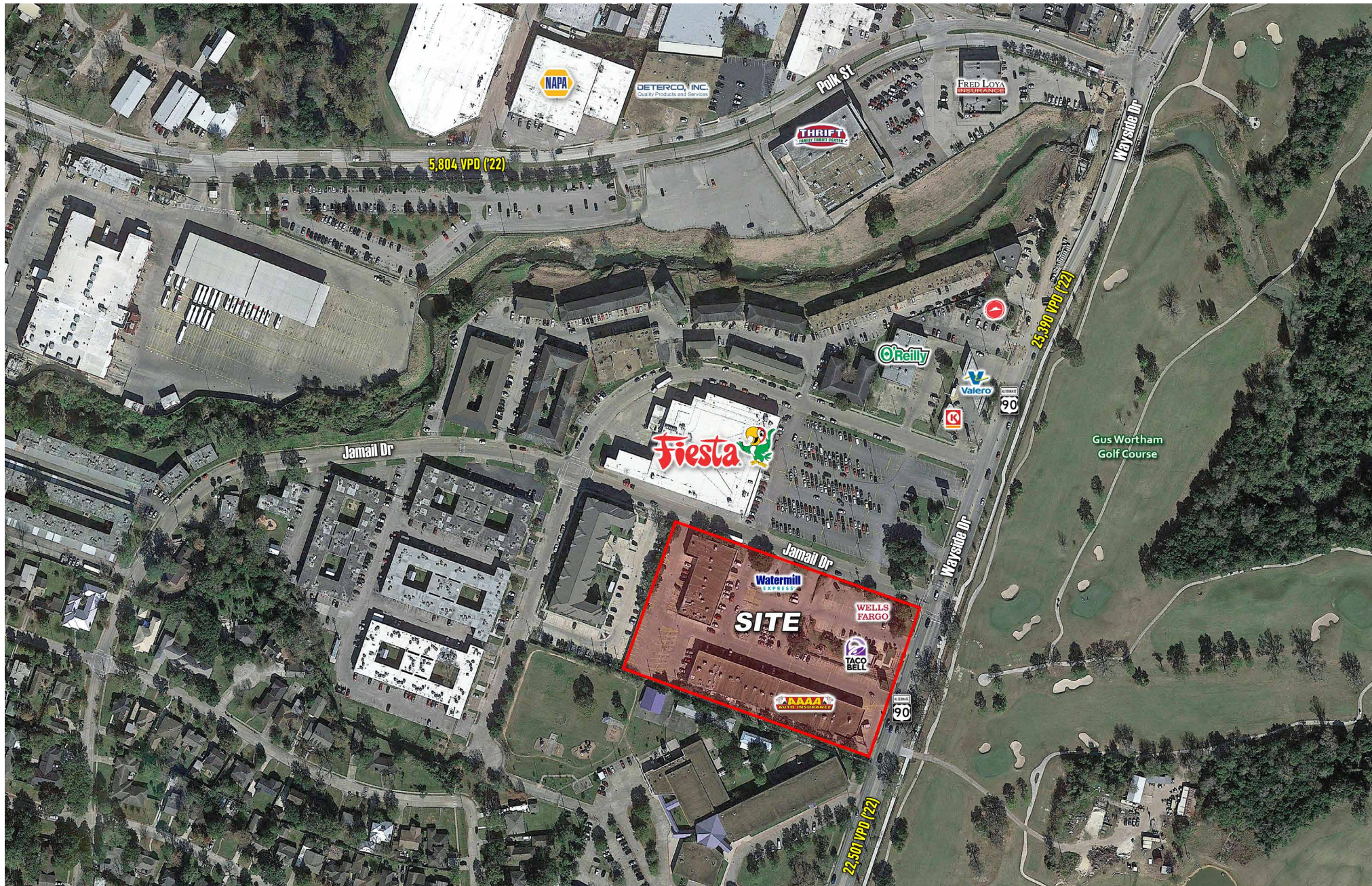
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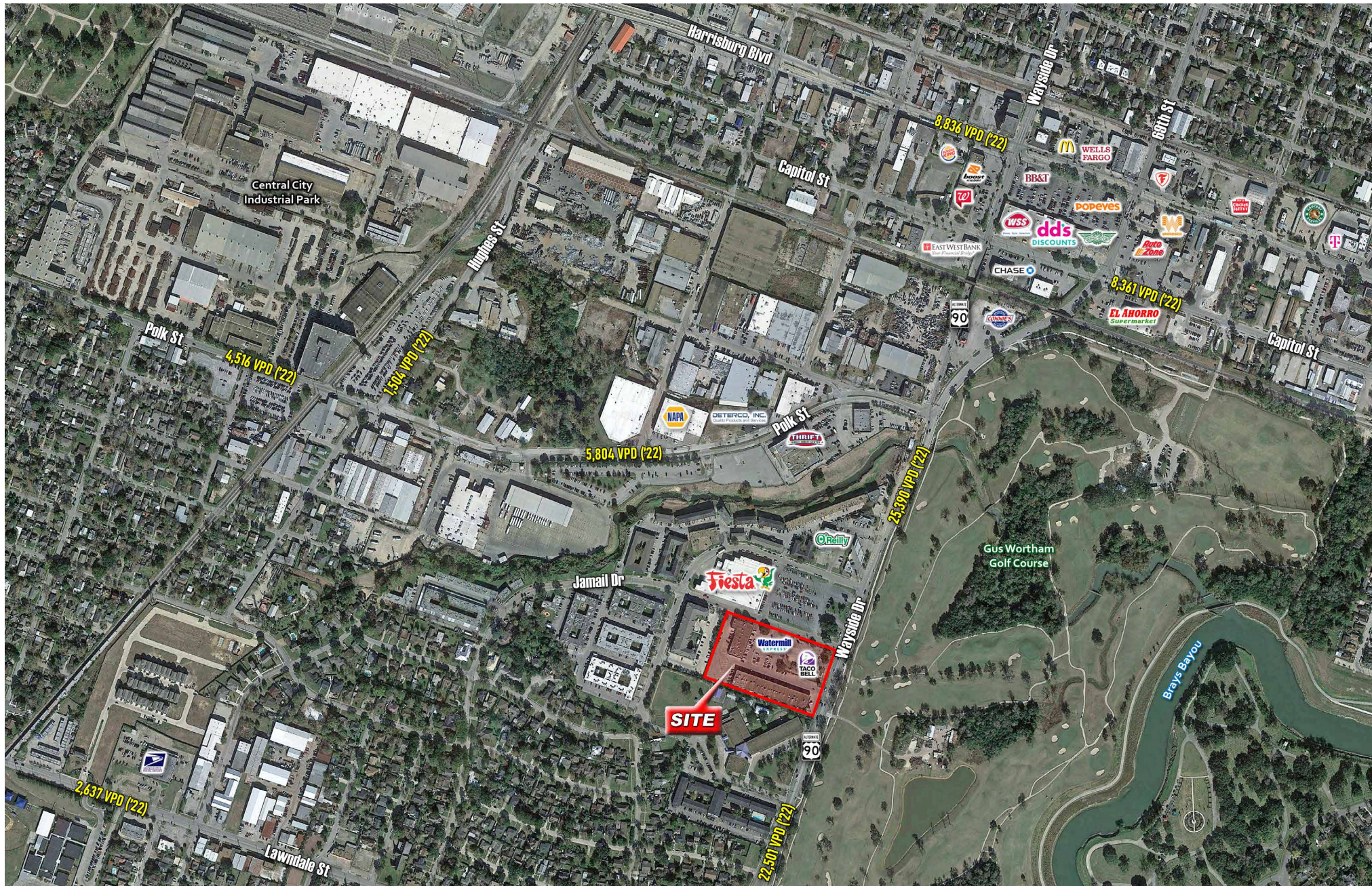
| Suite                    | Tenant                   | Sq. Ft        |
|--------------------------|--------------------------|---------------|
| <b>900 South Wayside</b> |                          |               |
| 100                      | Aquario Dental           | 6,650         |
| 300                      | US Advanced Chiropractic | 1,750         |
| 350                      | Regional Finance         | 1,400         |
| 400                      | AAAA Insurance           | 1,400         |
| <b>400A</b>              | <b>Available</b>         | <b>1,400</b>  |
| 400A-1                   | Metro by T-Mobile        | 1,400         |
| 400B                     | Rafael's                 | 1,400         |
| <b>500</b>               | <b>Available</b>         | <b>1,400</b>  |
| 600                      | Guarantee Loan Service   | 1,050         |
| 700                      | Fantastic Hair           | 1,750         |
| 750                      | Wayside Nails            | 1,400         |
| 800                      | Cambiamos Cheque         | 1,400         |
| 800A                     | El Kiosko                | 1,380         |
| 900                      | Huebsch Laundry          | 4,200         |
| <b>910 South Wayside</b> |                          |               |
| 100                      | Emancipet                | 2,800         |
| 150                      | Dr.Mitzi Jimenez         | 2,200         |
| 200                      | Arch Foot & Ankle        | 1,750         |
| 300                      | Unity Dental             | 1,750         |
| 400                      | Clara Vision             | 1,400         |
| 450                      | \$1.00 'N Gift Store     | 2,800         |
| 500                      | Tortilleria La Reyna     | 1,750         |
| <b>Total Sq Ft</b>       |                          | <b>42,450</b> |
|                          | Watermill Express        | Pad           |
|                          | Taco Bell                | Pad           |
|                          | Wells Fargo ATM          | Pad           |













## Population

|                        |        |         |         |
|------------------------|--------|---------|---------|
| 2000 Population        | 21,415 | 136,455 | 350,087 |
| 2010 Population        | 18,245 | 125,196 | 340,553 |
| 2020 Population        | 19,191 | 133,369 | 372,847 |
| 2025 Population        | 19,983 | 139,118 | 395,122 |
| 2000-2010 Annual Rate  | -1.59% | -0.86%  | -0.28%  |
| 2010-2020 Annual Rate  | 0.49%  | 0.62%   | 0.89%   |
| 2020-2025 Annual Rate  | 0.81%  | 0.85%   | 1.17%   |
| 2020 Male Population   | 52.0%  | 51.2%   | 52.3%   |
| 2020 Female Population | 48.0%  | 48.8%   | 47.7%   |
| 2020 Median Age        | 32.7   | 30.9    | 32.9    |

In the identified area, the current year population is 372,847. In 2010, the Census count in the area was 340,553. The rate of change since 2010 was 0.89% annually. The five-year projection for the population in the area is 395,122 representing a change of 1.17% annually from 2020 to 2025. Currently, the population is 52.3% male and 47.7% female.

## Median Age

The median age in this area is 32.7, compared to U.S. median age of 38.5.

## Race and Ethnicity

|                                          |       |       |       |
|------------------------------------------|-------|-------|-------|
| 2020 White Alone                         | 62.3% | 51.6% | 44.9% |
| 2020 Black Alone                         | 2.5%  | 16.1% | 28.3% |
| 2020 American Indian/Alaska Native Alone | 0.9%  | 0.7%  | 0.6%  |
| 2020 Asian Alone                         | 0.6%  | 2.1%  | 2.8%  |
| 2020 Pacific Islander Alone              | 0.0%  | 0.0%  | 0.0%  |
| 2020 Other Race                          | 30.2% | 25.9% | 20.2% |
| 2020 Two or More Races                   | 3.6%  | 3.6%  | 3.1%  |
| 2020 Hispanic Origin (Any Race)          | 92.7% | 76.2% | 57.9% |

Persons of Hispanic origin represent 57.9% 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 85.5 in the identified area, compared to 65.1 for the U.S. as a whole.

## Households

|                             |        |        |         |
|-----------------------------|--------|--------|---------|
| 2020 Wealth Index           | 34     | 38     | 50      |
| 2000 Households             | 6,049  | 39,325 | 107,826 |
| 2010 Households             | 5,579  | 38,315 | 112,450 |
| 2020 Total Households       | 5,820  | 41,012 | 127,529 |
| 2025 Total Households       | 6,023  | 42,834 | 137,443 |
| 2000-2010 Annual Rate       | -0.81% | -0.26% | 0.42%   |
| 2010-2020 Annual Rate       | 0.41%  | 0.67%  | 1.24%   |
| 2020-2025 Annual Rate       | 0.69%  | 0.87%  | 1.51%   |
| 2020 Average Household Size | 3.25   | 3.08   | 2.73    |

The household count in this area has changed from 112,450 in 2010 to 127,529 in the current year, a change of 1.24% annually. The five-year projection of households is 137,443, a change of 1.51% annually from the current year total. Average household size is currently 2.73, compared to 2.82 in the year 2010. The number of families in the current year is 74,271 in the specified area.

## Average Household Income

|                               |          |          |          |
|-------------------------------|----------|----------|----------|
| 2020 Average Household Income | \$49,072 | \$52,464 | \$66,387 |
| 2025 Average Household Income | \$52,076 | \$55,693 | \$73,366 |
| 2020-2025 Annual Rate         | 1.20%    | 1.20%    | 2.02%    |

## 2020 Population 25+ by Educational Attainment

|                              |        |        |         |
|------------------------------|--------|--------|---------|
| Total                        | 12,000 | 79,512 | 239,342 |
| Less than 9th Grade          | 24.3%  | 24.1%  | 17.5%   |
| 9th - 12th Grade, No Diploma | 14.0%  | 13.8%  | 12.0%   |
| High School Graduate         | 24.6%  | 21.3%  | 21.0%   |
| GED/Alternative Credential   | 4.6%   | 4.3%   | 4.5%    |
| Some College, No Degree      | 13.5%  | 15.4%  | 16.5%   |
| Associate Degree             | 4.6%   | 4.6%   | 4.2%    |
| Bachelor's Degree            | 10.5%  | 11.0%  | 14.4%   |
| Graduate/Professional Degree | 3.9%   | 5.6%   | 9.8%    |

| Data for all businesses in area                           | 1 mile | 3 miles | 5 miles |
|-----------------------------------------------------------|--------|---------|---------|
| Total Businesses:                                         | 576    | 4,527   | 16,867  |
| Total Employees:                                          | 5,863  | 63,711  | 316,003 |
| Total Residential Population:                             | 19,191 | 133,369 | 372,847 |
| Employee/Residential Population Ratio (per 100 Residents) | 31     | 48      | 85      |



# 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.

|                                                                       |             |                               |                |
|-----------------------------------------------------------------------|-------------|-------------------------------|----------------|
| United Equities, Inc.                                                 | 314335      |                               | (713) 772-6262 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                         | Phone          |
| Edwin Freedman                                                        | 153678      | bfreedman@unitedequities.com  | (713) 772-6262 |
| Designated Broker of Firm                                             | License No. | Email                         | Phone          |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                         | Phone          |
| Kristen Cavanaugh                                                     | 484917      | kcavanaugh@unitedequities.com | (713) 772-6262 |
| Sales Agent/Associate's Name                                          | License No. | Email                         | Phone          |

Buyer/Tenant/Seller/Landlord Initials

Date