

LAND FOR LEASE

SITE SUMMARY

LOCATION: 12400 block Westheimer Road (South side; 1/3 Mile East of Dairy Ashford)
Houston, Harris County, Texas 77082

HCAD # 119- 612- 001- 0001 Reserve A Block 1, Reserves at Shadowlake

SITE: 35,000 SF

FRONTAGE: 140.00' on the South side of Westheimer (250' depth)

TRAFFIC COUNTS: 64,000+ cars per day on Westheimer (TXDOT 2009)

DEMOGRAPHICS: 2 Mile Population: 72,761 (2008) 79,032 (2013 est.)
3 Mile Population: 160,391 (2008) 173,989 (2013 est.)
5 Mile Population: 388,508 (2008) 417,953 (2013 est.)

2008 Average Household Income: \$ 71,217 (2 mile)
\$ 71,173 (3 mile)
\$ 70,037 (5 mile)

2011 HCAD VALUATION: \$ 700,000 = \$ 20.00 PSF

REAL ESTATE TAXES (2011): \$ 21,087.72

OTHER: Proven high traffic location for restaurants / fast food.
SITE CAN BE EXPANDED BY AN ADDITIONAL 20,000 SF TO 55,000 SF by combining
with the adjacent undeveloped site (80' x 250')

ASKING PRICE = CALL FOR DETAILS
Ground Lease Preferred @ \$ 90,000 / yr. + taxes

FOR INFORMATION CONTACT:

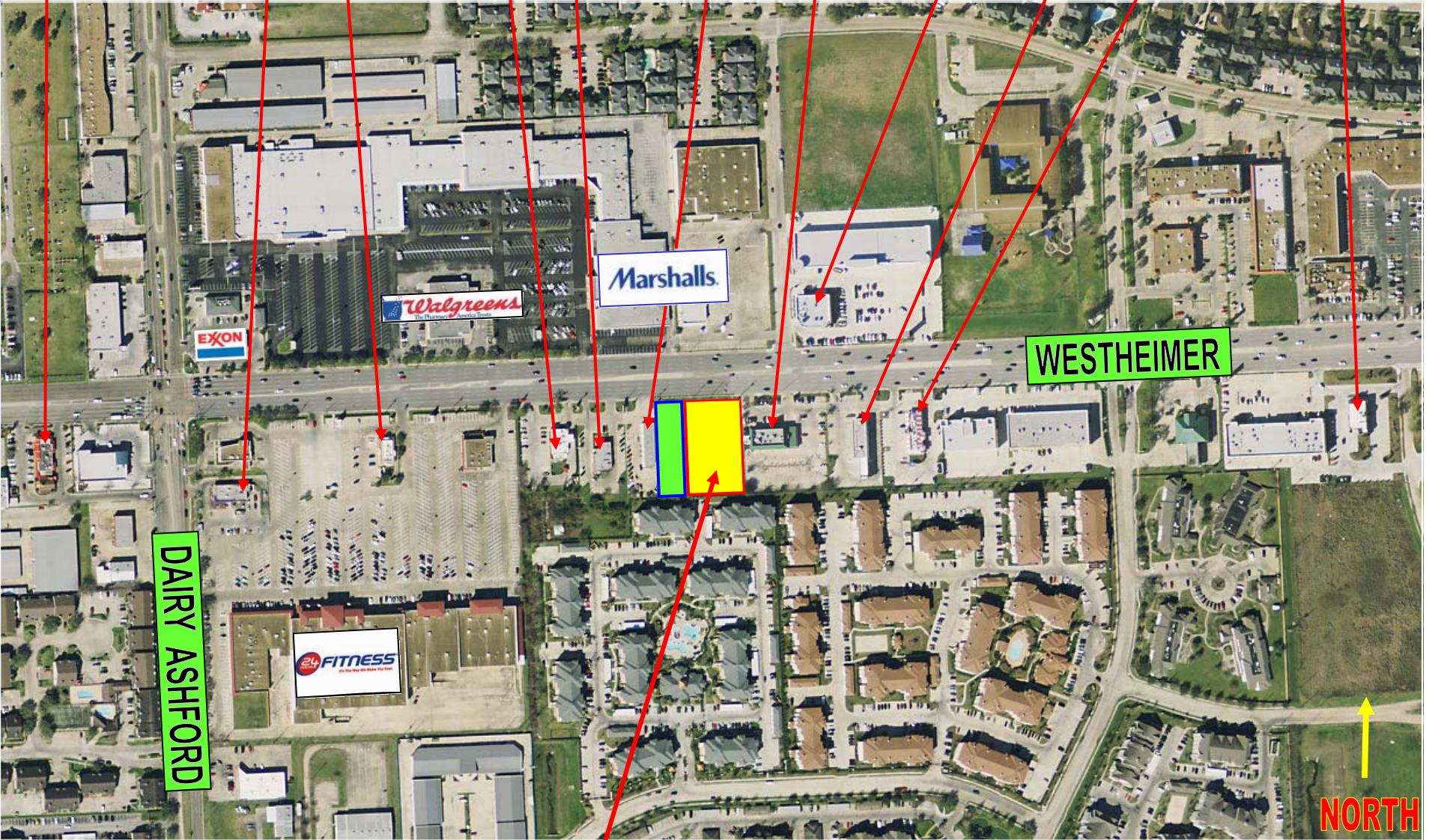
David Littwitz (Exclusive listing Agent)

david@chodrowrealty.com

CHODROW REALTY ADVISORS

3336 Richmond Avenue, suite 302 Houston, Texas 77098-3022

(713) 244- 4324 mobile



AVAILABLE: 35,000 SF (140' x 250')
 (site can be expanded by 80' width to 55,000 SF)

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Westheimer Market Place

SEC of Westheimer Rd. & Dairy Ashford St. | Houston, Texas

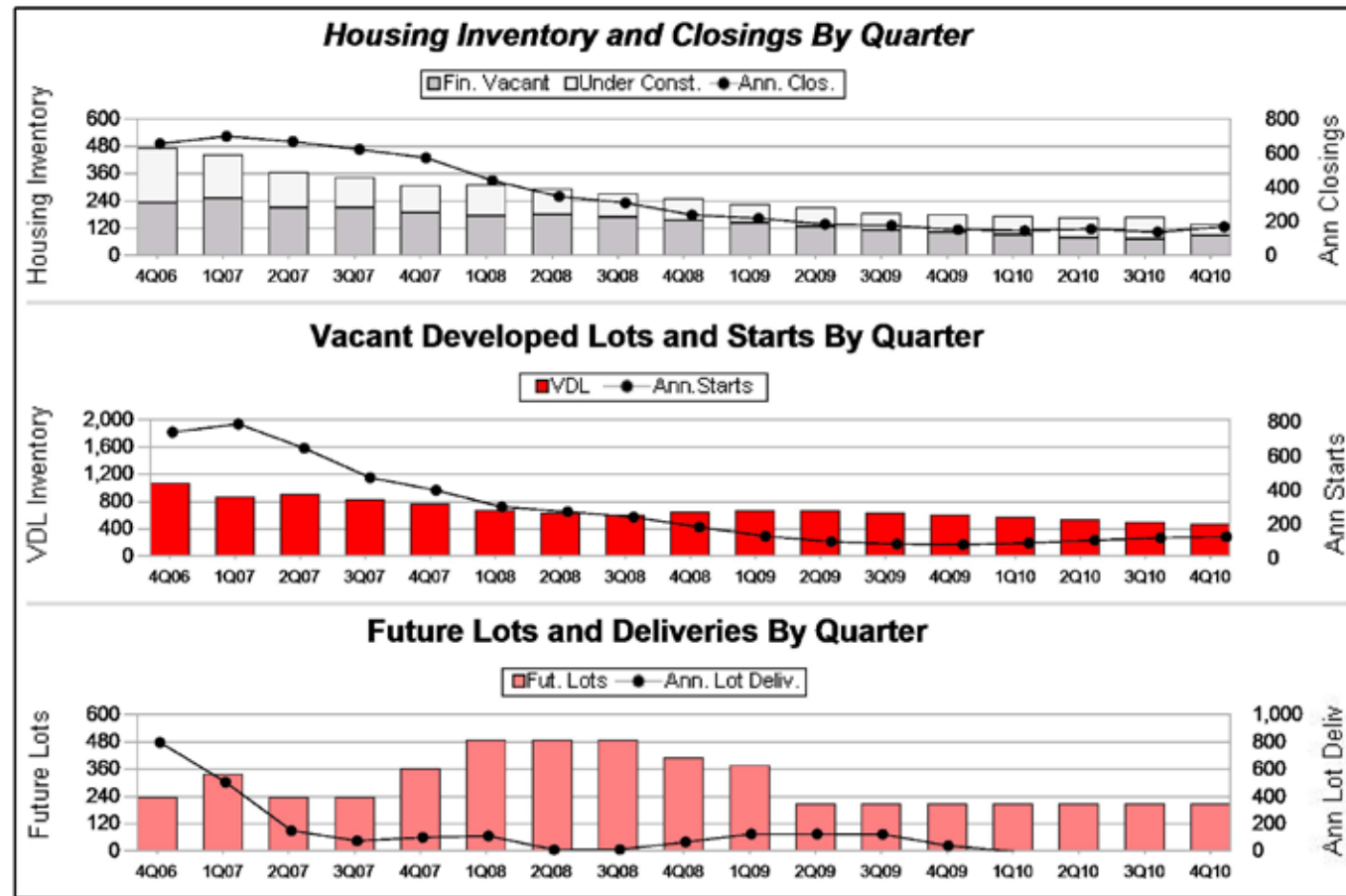
POSTAL COUNT

Delivery Statistics as of 12/10

Historical Housing Activity Summary

Westheimer & Dairy Ashford - 3 Mile

Qtr	Qtr Clos	Ann Clos	Model	FinVac	UC	Total Inv	Total Supply	Qtr Starts	Ann Starts	VDL	VDL Supply	Fut Lots	Ann Lot Deliv
4Q06	173	660	16	233	240	489	8.9	162	744	1,068	17.2	235	800
1Q07	196	703	15	252	192	459	7.8	166	792	867	13.1	337	508
2Q07	157	672	13	211	155	379	6.8	77	650	903	16.7	237	152
3Q07	100	626	8	210	133	351	6.7	72	477	830	20.9	237	77
4Q07	124	577	8	189	118	315	6.6	88	403	767	22.8	364	102
1Q08	62	443	11	176	134	321	8.7	68	305	675	26.6	487	113
2Q08	64	350	12	180	114	306	10.5	49	277	638	27.6	487	12
3Q08	62	312	13	169	102	284	10.9	40	245	598	29.3	487	13
4Q08	53	241	10	157	93	260	12.9	29	186	649	41.9	410	68
1Q09	42	221	8	144	81	233	12.7	15	133	669	60.4	377	127
2Q09	30	187	8	127	85	220	14.1	17	101	664	78.9	208	127
3Q09	54	179	7	113	72	192	12.9	26	87	636	87.7	208	125
4Q09	29	155	7	103	79	189	14.6	26	84	606	86.6	208	41
1Q10	36	149	5	92	80	177	14.3	24	93	574	74.1	208	-2
2Q10	40	159	5	79	87	171	12.9	34	110	542	59.1	208	-12
3Q10	36	141	5	74	95	174	14.8	39	123	503	49.1	208	-10
4Q10	60	172	6	90	50	146	10.2	32	129	472	43.9	208	-5



Houston Residential Survey (4Q10)
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Westheimer & Dairy Ashford

	2.00 Mi	3.00 Mi	5.00 Mi	
Demographic Adjustment	Summary Data			
	Census 2000 Households	29,750	60,134	136,687
	Route Active Residential Count	37,769	75,448	165,657
	Census 2000 Average Persons per Household	2.19	2.36	2.57
	Census 2000 Population	65,327	142,488	353,069
	Recalculated Route Lower range	82,661	178,046	426,064
	Active Population Upper range	82,937	178,775	427,901
Census Households vs Route Residential Count	26.96%	25.47%	21.19%	
Residential Demographics	Origination Data			
	Active Residential Delivery	36,726	72,604	160,764
	Active Residential Box	1,043	2,842	4,890
	Active Residential Count	37,769	75,447	165,656
	Additional Active General Delivery Count	0	1	1
	Total Active Residential Count	37,769	75,448	165,657
	Additional Possible General Delivery Count	0	1	1
	Total Possible Residential Count	39,938	80,132	174,349
	Census 2000 Households	29,750	60,134	136,687
	Population in households	65,110	141,907	351,553
	1-person household	37.65%	33.86%	29.51%
	2-person household	31.74%	30.95%	29.39%
	3-person household	14.37%	14.96%	15.95%
4-person household	10.10%	11.61%	13.36%	
5-person household	3.91%	5.21%	6.86%	
6-or-more person household	2.24%	3.40%	4.92%	
Population in Group Quarters	217	581	1,516	
Business Demos	Total Housing Units			
	Occupied housing units	32,488	66,009	147,806
	Owner-occupied housing units	91.57%	91.10%	92.48%
	Renter-occupied housing units	38.01%	40.22%	44.20%
Drop Site Business or Family Served Count	2,128	4,377	7,962	
Active Business Deliveries	2,532	6,276	15,828	
Possible Business Deliveries	3,043	7,287	18,477	
Active Versus Possible Business Deliveries	20.15%	16.12%	16.74%	

2000 Census Block Group Data and Custom Sites USA Geography. (Census 2000 numbers may deviate from Block Group geography based reports).

Westheimer Market Place

SEC of Westheimer Rd. & Dairy Ashford St. | Houston, Texas

SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2010 Estimates & 2015 Projections

	Westheimer & Dairy Ashford	2.00 Mi	3.00 Mi	5.00 Mi
Population	2008 Estimated Population	72,761	160,391	388,508
	2013 Projected Population	79,032	173,989	417,953
	2000 Census Population	65,317	142,504	353,039
	1990 Census Population	51,087	111,355	286,187
	Historical Annual Growth 1990 to 2008	2.4%	2.4%	2.0%
	Projected Annual Growth 2008 to 2013	1.7%	1.7%	1.5%
2008 Median Age	34.1	34.0	33.4	
Households	2008 Estimated Households	31,782	64,942	143,242
	2013 Projected Households	33,747	68,896	150,305
	2000 Census Households	29,748	60,140	136,677
	1990 Census Households	22,924	47,440	116,850
	Historical Annual Growth 1990 to 2008	2.1%	2.0%	1.3%
Projected Annual Growth 2008 to 2013	1.2%	1.2%	1.0%	
Population By Race	2008 Estimated White	62.1%	57.5%	51.1%
	2008 Estimated Black or African American	14.9%	16.5%	18.9%
	2008 Estimated Asian & Pacific Islander	11.9%	13.7%	15.6%
	2008 Estimated American Indian & Native Alaskan	0.2%	0.2%	0.3%
	2008 Estimated Other Races	10.9%	12.0%	14.2%
	2008 Estimated Hispanic	27.5%	29.9%	34.0%
Income	2008 Estimated Average Household Income	\$71,217	\$71,173	\$70,037
	2008 Estimated Median Household Income	\$66,877	\$65,204	\$62,828
	2008 Estimated Per Capita Income	\$31,492	\$29,115	\$26,215
Education (Age 25+)	2008 Elementary	4.1%	5.6%	8.4%
	2008 Some High School	4.9%	6.2%	7.7%
	2008 High School Graduate	19.1%	19.9%	21.8%
	2008 Some College	20.5%	19.8%	18.8%
	2008 Associates Degree Only	7.4%	7.0%	6.5%
	2008 Bachelors Degree Only	29.8%	28.3%	24.7%
	2008 Graduate Degree	14.2%	13.3%	12.2%
Business	Number of Businesses	2,978	6,740	18,208
	Total Number of Employees	39,107	80,932	209,784
	Employee Population per Business	13.1	12.0	11.5
	Residential Population per Business	24.4	23.8	21.3

2000 Census Block Group Data and Custom Sites USA Geography, (Census 2000 numbers may deviate from Block Group geography based reports) .

Approved by the Texas Real Estate Commission for Voluntary Use

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.

