



SQUARE FOOTAGE AVAILABLE

900—5328 SF
2500 SF
2000 SF

ANCHOR TENANTS

Perry's Steakhouse
Fed Ex Kinko's
Starbucks
Wolfies

2014 DEMOGRAPHICS

POPULATION ESTIMATE

1 mile	13,686
3 miles	75,581
5 miles	184,449

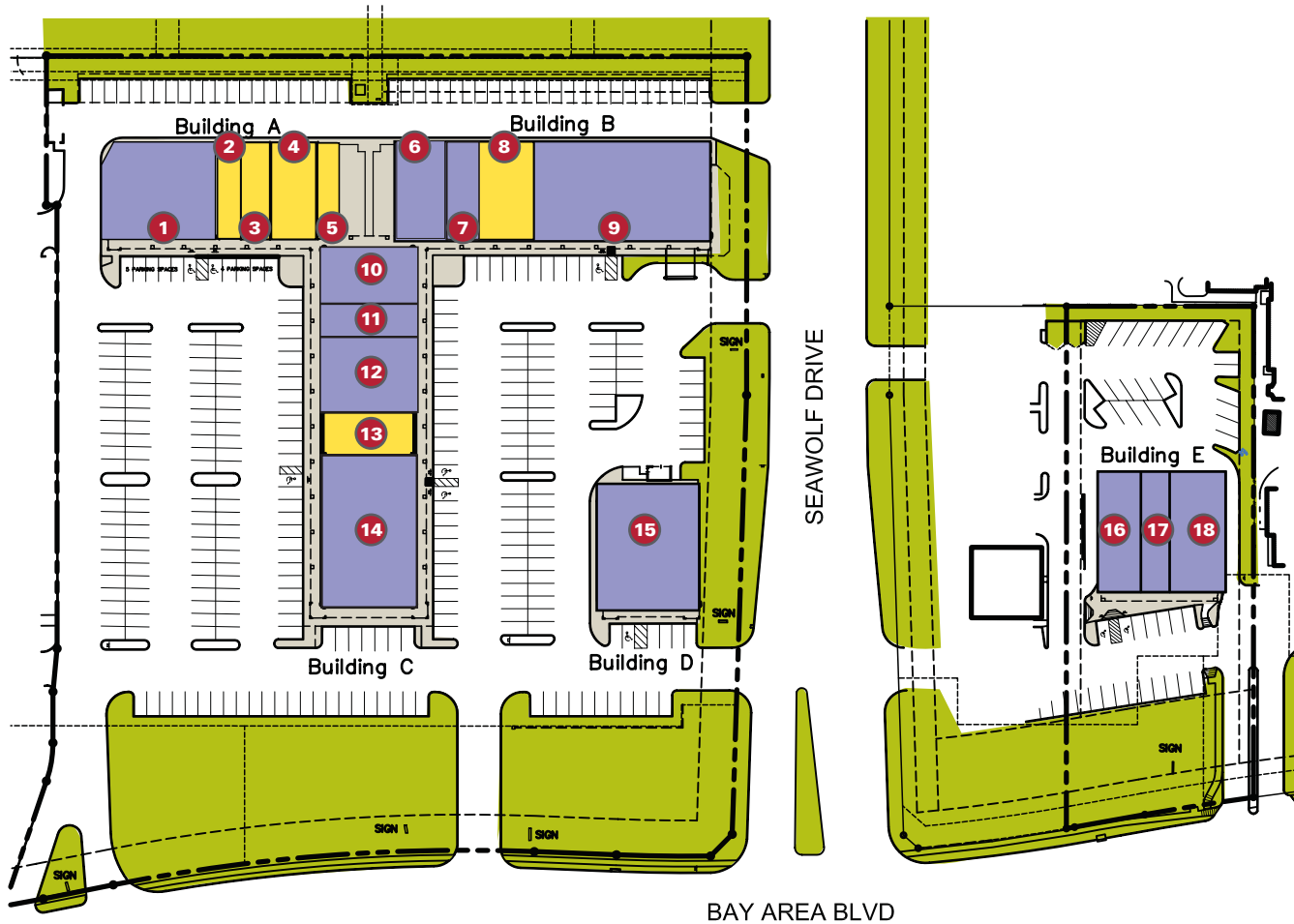
AVERAGE HOUSEHOLD INCOME

1 mile	\$54,422
3 miles	\$82,200
5 miles	\$96,601

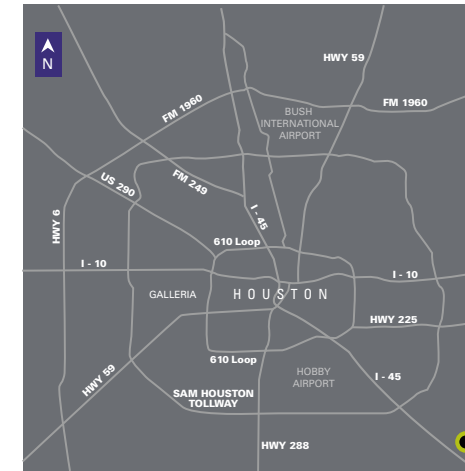
TRAFFIC COUNTS

Hwy 3 north of Bay Area
19,300 VPD (2011)
Hwy 3 south of Bay Area
24,000 VPD (2011)
Bay Area west of Hwy 3
29,750 VPD (2011)
Bay Area east of Hwy 3
38,820 VPD (2011)

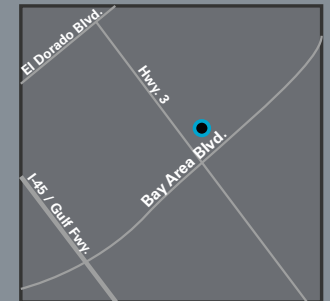
FOLLOW US ON



- AVAILABLE
- LEASE PENDING
- EXECUTED



LOCATION DETAIL



TENANT (ADDRESS)	SQUARE FEET	TENANT (ADDRESS)	SQUARE FEET	TENANT (ADDRESS)	SQUARE FEET
1. Women's Place (411 Bay Area Blvd)	5,000	8. AVAILABLE (479 BAY AREA BLVD)	2,500	15. Fed EX/Kinkos (495 Bay Area Blvd)	5,500
2. AVAILABLE (421 BAY AREA BLVD)	1,000	9. Perry's Steak House (487 Bay Area Blvd)	8,007	16. Starbucks (515 Bay Area Blvd #100)	2,000
3. AVAILABLE (427 BAY AREA BLVD)	1,328	10. Cosmetic Vein Center (445 Bay Area Blvd)	2,300	17. Radiance Nails (515 Bay Area Blvd #200)	1,525
4. AVAILABLE (429 BAY AREA BLVD)	2,100	11. Natural Medicine (449 Bay Area Blvd)	1,567	18. EyeTrends (515 Bay Area Blvd #300)	2,400
5. AVAILABLE (433 BAY AREA BLVD)	900	12. Suzanne Anderson Properties (457 Bay Area Blvd)	3,400		
6. Apnix Sleep Diagnostics (475 Bay Area Blvd)	2,000	13. AVAILABLE (461 BAY AREA BLVD)	2,000		
7. Haute Mommies-Bella Babies (477 Bay Area Blvd)	1,500	14. Wolfies (463 Bay Area Blvd)	6,800		
				TOTAL GLA:	51,827

Bay Area Center:
Site located at 29.55072, 95.12669

Category	1 mi ring		3 mi ring		5 mi ring	
		%		%		%
Population 2014	13,686		75,581		184,449	
Male	6,749	49.31	37,633	49.79	91,337	49.52
Female	6,936	50.68	37,947	50.21	93,114	50.48
Age						
Under 18	3,046	22.26	16,932	22.40	45,166	24.49
18-24 years	1,550	11.33	7,995	10.58	16,913	9.17
25-34 years	2,716	19.85	12,385	16.39	25,349	13.74
35-54 years	3,512	25.66	20,891	27.64	54,032	29.29
55-74 years	2,055	15.02	14,126	18.69	35,337	19.16
75 years and over	802	5.86	3,246	4.29	7,572	4.11
Median Age	37.5		39.0		39.2	
Race						
White	9,027	65.96	53,138	70.31	138,529	75.10
Black	1,355	9.90	6,506	8.61	13,162	7.14
American Indian	89	0.65	398	0.53	846	0.46
Asian, Pacific Islander	1,455	10.63	7,632	10.10	16,530	8.96
Other	1,763	12.88	7,903	10.46	15,343	8.32
Hispanic	3,930	28.72	16,763	22.18	35,157	19.06
Education						
No High School Diploma	1,283	15.37	4,468	9.52	8,706	7.74
High School Graduate	1,816	21.76	8,224	17.52	19,626	17.45
Some College	1,970	23.60	11,170	23.80	26,796	23.82
Associate Degree	549	6.58	3,518	7.50	8,801	7.82
Bachelors Degree	1,862	22.31	12,474	26.58	30,892	27.46
Professional- Post Graduate Degree	867	10.39	7,076	15.08	17,658	15.70
Projected Population 2019	14,559		80,436		197,343	
Households 2014	6,054		32,168		72,161	
Household Size	2.2		2.3		2.5	
Average Household Income	54,422		82,100		96,601	
Median Household Income	50,321		70,629		83,010	
Projected Households 2019	6,471		34,414		77,496	
Household Size	2.2		2.3		2.5	
Average Household Income	56,861		87,988		104,017	
Median Household Income	53,821		77,382		91,250	
Housing Units 2014	6,732		34,138		76,005	
Owner-Occupied	1,940	28.82	16,088	47.13	45,964	60.47
Renter-Occupied	4,114	61.11	16,080	47.10	26,197	34.47
Vacant Units	678	10.07	1,964	5.75	3,823	5.03
Projected Housing Units 2019	7,210		36,550		81,679	
Owner-Occupied	2,066	28.65	17,216	47.10	49,388	60.47
Renter-Occupied	4,405	61.10	17,198	47.05	28,108	34.41
Vacant Units	738	10.24	2,129	5.82	4,171	5.11

Source: Scan/US, Inc. Estimates "g" © "&YEAR(TODAY())&" Scan/US, Inc. All rights reserved. "

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

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08/21/12

