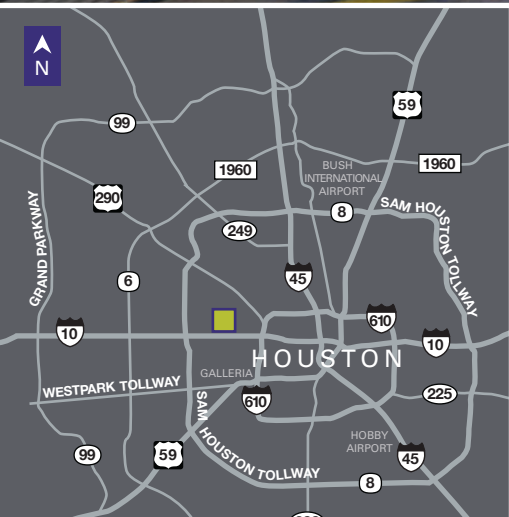


▶ VILLAGE PLAZA AT BUNKER HILL ■ HOUSTON, TX

NW Corner I-10 @ Bunker Hill ■ Houston, Texas 77055

▶ 500,000 SF POWER CENTER ENCOMPASSING 45 ACRES ALONG I-10 ◀



CITY MAP

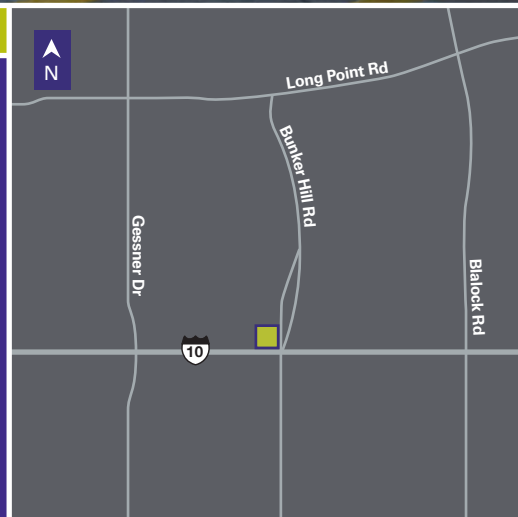
OCCUPANCY DETAILS

SQUARE FOOTAGE AVAILABLE

2,200 SF 1,800 SF
1,500 SF

ANCHOR TENANTS

- HEB
- Academy
- Nordstrom Rack
- PetSmart
- Toys / Babies 'R' Us
- Sam Moon



LOCATION DETAIL



4500 BISSONNET ST ■ SUITE 300
BELLAIRE, TEXAS 77401
713.623.6800 ■ www.frpltd.com



► VILLAGE PLAZA AT BUNKER HILL ■ HOUSTON, TX

NW Corner I-10 @ Bunker Hill ■ Houston, Texas 77055

► ANCHORED BY AN HEB THAT RANKS AMONGST THE BUSIEST GROCERY STORES IN TEXAS ◀



ABOUT VILLAGE PLAZA AT BUNKER HILL

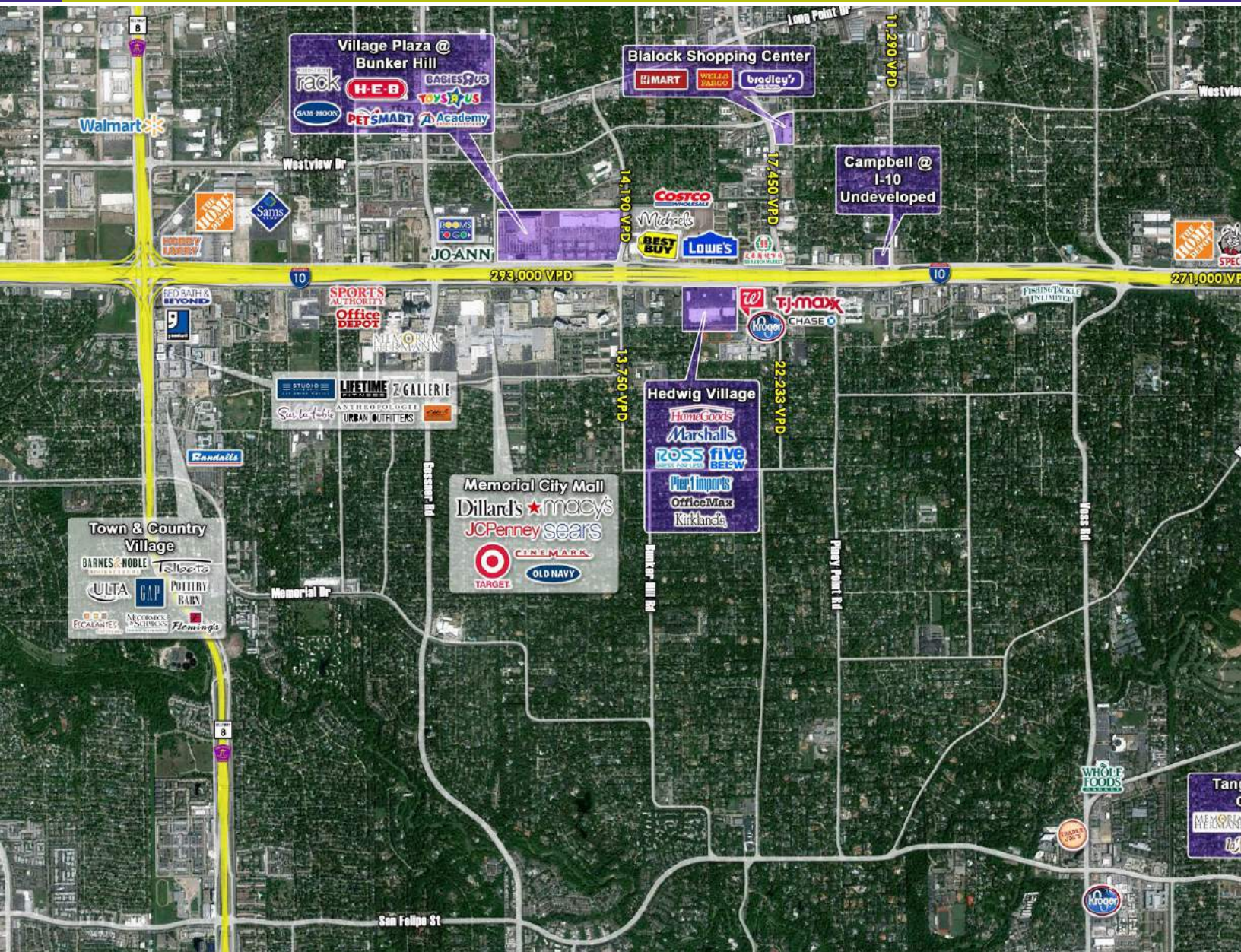
This 45 acre power center is located along the Katy Freeway at the northwest corner of Bunker Hill, immediately across the freeway from Memorial City Mall. With the high income and number of homes nearby, Village Plaza at Bunker Hill is anchored by an impressive 126,000 SF HEB that ranks amongst the busiest grocery stores in the entire state of Texas.



VILLAGE PLAZA AT BUNKER HILL ■ AERIAL MAP

NW Corner I-10 @ Bunker Hill ■ Houston, Texas 77055

STRATEGICALLY LOCATED ACROSS THE FREEWAY FROM THE BUSY MEMORIAL CITY MALL



POPULATION ESTIMATE

Interstate 10 east of Bunker Hill
356,599 vpd

Interstate 10 west of Bunker Hill
382,285 vpd

Bunker Hill north of Interstate 10
17,080 vpd (2011)

Bunker Hill south of Interstate 10
18,325 vpd

AVERAGE HOUSEHOLD INCOME

1 mile \$92,738

3 miles \$131,961

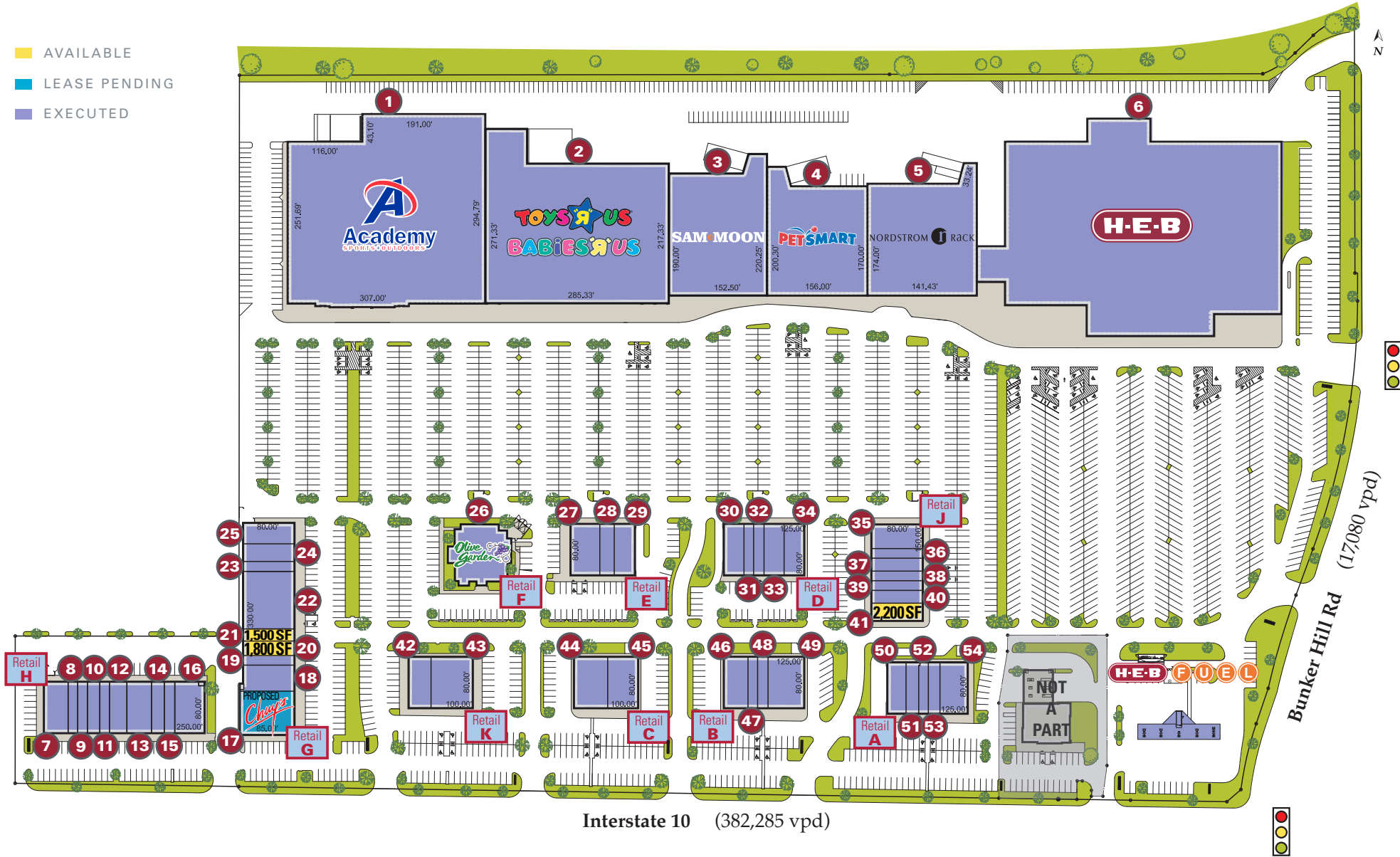
5 miles \$102,131

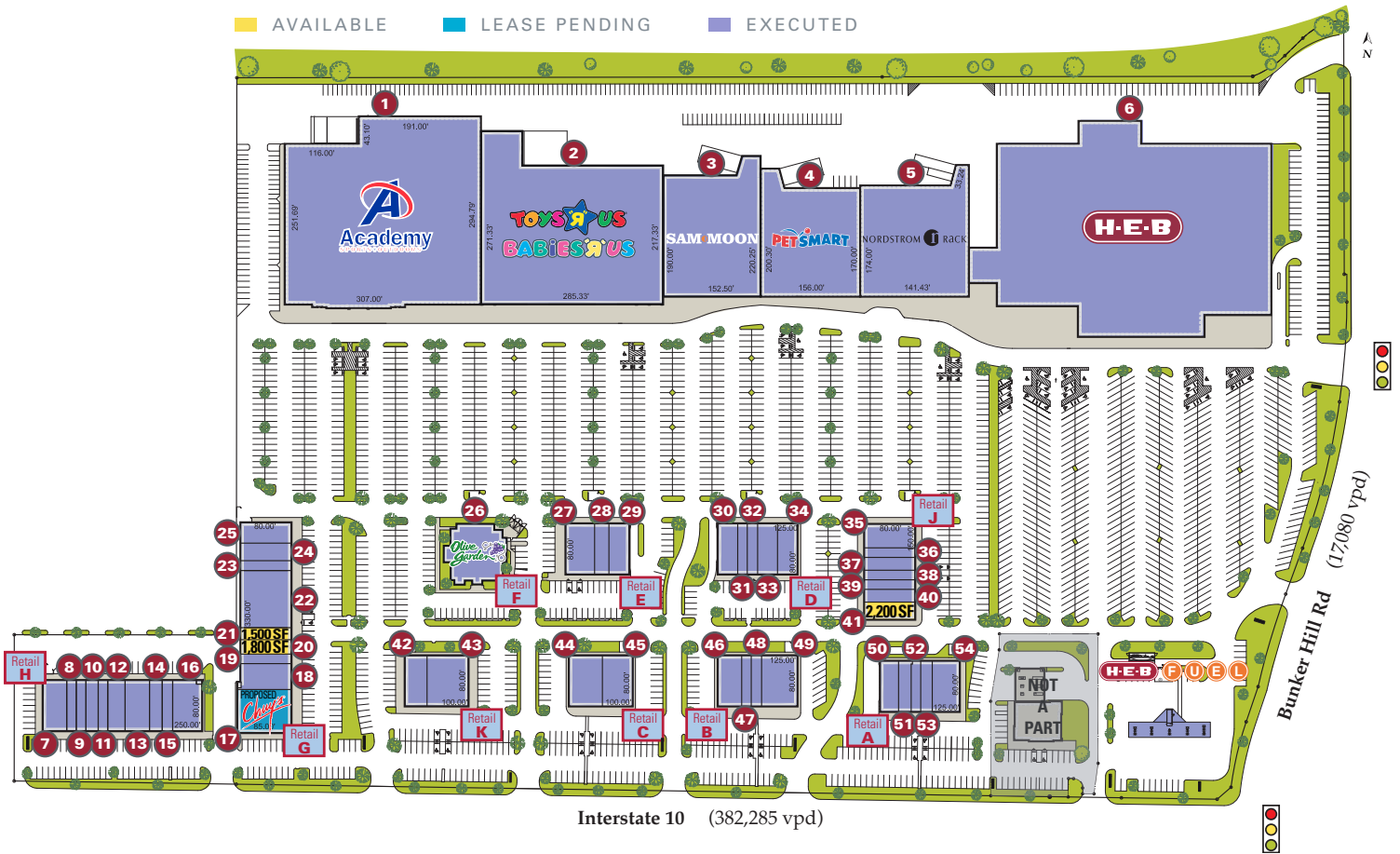


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- AVAILABLE
- LEASE PENDING
- EXECUTED





#	TENANT (ADDRESS)	SQUARE FEET
1.	Academy (9734 Katy Freeway)	86,120
2.	Toys/Babies 'R' Us (9730 Katy Freeway)	65,522
3.	Sam Moon Trading Co. (9726 Katy Freeway)	30,000
4.	PetSmart (9718 Katy Freeway)	27,489
5.	Nordstrom Rack (9714 Katy Freeway)	30,357
6.	HEB (9710 Katy Freeway)	130,843
7.	Entrust Immediate Care (9778 Katy Freeway #100)	3,003
8.	TN Nails-Beautiful Spa (9778 Katy Freeway #200)	1,200
9.	Glissen Sunless Spa (9778 Katy Freeway #250)	1,204
10.	Jimmy John's (9778 Katy Freeway #300)	1,533
11.	The Joint (9778 Katy Freeway #325)	1,200
12.	Amazing Lash (9778 Katy Freeway #350)	2,179
13.	Sinada Dental (9778 Katy Freeway #450)	3,046
14.	Mathnasium (9778 Katy Freeway #500)	1,604
15.	GNC (9778 Katy Freeway #550)	1,300
16.	The Egg & I (9778 Katy Freeway #600)	3,696
17.	Chuy's (9774 Katy Freeway #100)	5,800
18.	Skin 101 (9774 Katy Freeway #250)	3,243
19.	Great Clips (9774 Katy Freeway #300)	1,200
20.	AVAILABLE (9774 Katy Freeway #350)	1,800
21.	AVAILABLE (9774 Katy Freeway #400)	1,500
22.	Sacred Heart (9774 Katy Freeway #500)	7,159
23.	Memorial Tailors (9774 Katy Freeway #600)	1,241
24.	Bora Bora Nails (9774 Katy Freeway #650)	2,200
25.	Freebirds (9774 Katy Freeway #700)	2,600
26.	Olive Garden (9750 Katy Freeway)	7,803
27.	Arthur Murray Dance (9746 Katy Freeway #100)	3,640
28.	Sprint (9746 Katy Freeway #600)	1,800
29.	Schlotzsky's (9746 Katy Freeway #700)	2,503
30.	El Rey (9742 Katy Freeway #100)	2,500
31.	Any Lab Test Now (9742 Katy Freeway #200)	1,200

#	TENANT (ADDRESS)	SQUARE FEET
32.	H & R Block (9742 Katy Freeway #400)	1,300
33.	Pediatric Dentistry (9742 Katy Freeway #500)	2,500
34.	Today's Vision (9742 Katy Freeway #600)	2,500
35.	T-Mobile (9738 Katy Freeway #700)	3,079
36.	Vogue Cleaners (9738 Katy Freeway #600)	1,200
37.	Pearle Vision (9738 Katy Freeway #500)	1,600
38.	Spring Branch Dental (9738 Katy Freeway #400)	1,120
39.	SH Salon (9738 Katy Freeway #300)	1,200
40.	SoHo Nail Lounge (9738 Katy Freeway #200)	1,600
41.	AVAILABLE (9738 Katy Freeway #100)	2,200
42.	Sushi Pop (9770 Katy Freeway #100)	2,800
43.	Warehouse Pool Supply (9770 Katy Freeway #600)	5,200
44.	Denny's (9766 Katy Freeway #100)	4,200
45.	Genghis Grill (9766 Katy Freeway #200)	3,750
46.	Five Guys (9762 Katy Freeway #100)	3,000
47.	Tony Luke's (9762 Katy Freeway #200)	1,200
48.	Marble Slab (9762 Katy Freeway #300)	1,300
49.	Mattress Firm (9762 Katy Freeway #600)	4,500
50.	Panda Express (9758 Katy Freeway #100)	2,320
51.	Which Wich (9758 Katy Freeway #200)	1,580
52.	Ready Fit Go (9758 Katy Freeway #250)	1,200
53.	European Wax (9758 Katy Freeway #650)	1,440
54.	Massage Envy (9758 Katy Freeway #700)	3,460
TOTAL GLA		490,734



VILLAGE PLAZA AT BUNKER HILL ■ DEMOGRAPHICS

FOR MORE DETAILED DEMOGRAPHICS VISIT frpltd.com/Properties/VillagePlazaatBunkerHill

	Lat/Lon: 29.7857/-95.5327	1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	17,448	134,681	391,496
	2022 Projected Population	19,226	148,012	431,860
	2010 Census Population	16,072	123,894	358,077
	2000 Census Population	16,827	126,062	341,742
	Projected Annual Growth 2017 to 2022	2.0%	2.0%	2.1%
	Historical Annual Growth 2000 to 2017	0.2%	0.4%	0.9%
	2017 Median Age	34.3	36.9	34.9
HOUSEHOLDS	2017 Estimated Households	6,566	50,621	166,541
	2022 Projected Households	7,224	55,654	183,418
	2010 Census Households	5,847	45,134	147,498
	2000 Census Households	5,921	45,987	143,592
	Projected Annual Growth 2017 to 2022	2.0%	2.0%	2.0%
	Historical Annual Growth 2000 to 2017	0.6%	0.6%	0.9%
RACE AND ETHNICITY	2017 Estimated White	59.8%	65.9%	59.1%
	2017 Estimated Black or African American	6.1%	6.4%	12.6%
	2017 Estimated Asian or Pacific Islander	9.3%	8.3%	8.8%
	2017 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.9%
	2017 Estimated Other Races	24.0%	18.8%	18.6%
	2017 Estimated Hispanic	54.3%	42.9%	42.4%
INCOME	2017 Estimated Average Household Income	\$92,738	\$131,961	\$102,131
	2017 Estimated Median Household Income	\$66,715	\$100,026	\$77,704
	2017 Estimated Per Capita Income	\$34,931	\$49,627	\$43,474
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	15.2%	10.9%	11.1%
	2017 Estimated Some High School (Grade Level 9 to 11)	8.3%	6.6%	6.3%
	2017 Estimated High School Graduate	19.9%	17.9%	18.0%
	2017 Estimated Some College	17.4%	15.3%	16.9%
	2017 Estimated Associates Degree Only	5.7%	4.7%	5.1%
	2017 Estimated Bachelors Degree Only	19.3%	26.5%	26.3%
	2017 Estimated Graduate Degree	14.2%	18.0%	16.2%
BUSINESS	2017 Estimated Total Businesses	2,332	7,889	29,045
	2017 Estimated Total Employees	29,189	75,081	315,473
	2017 Estimated Employee Population per Business	12.5	9.5	10.9
	2017 Estimated Residential Population per Business	7.5	17.1	13.5

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



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