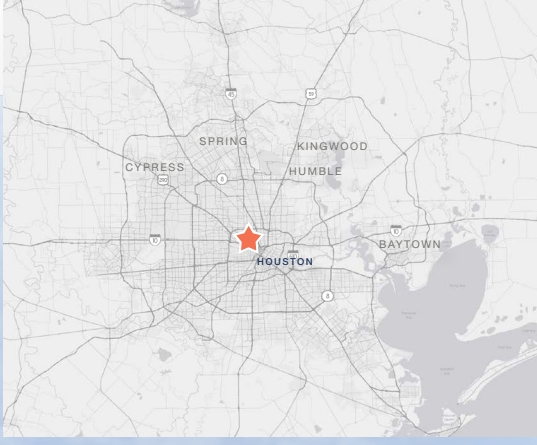
RETAIL FOR LEASE

Heights Marketplace

506 W 19TH ST, HOUSTON, TX 77008





GREG LEE
281 299 5764
glee@jolinkwallace.com

BRUCE WALLACE
713 304 0751
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JOLINK WALLACE

PROPERTY DESCRIPTION

HEIGHTS MARKETPLACE presents an exceptional retail opportunity in one of Houston's most sought-after neighborhoods. As one of the most well-known shopping centers in The Heights, this 25,000 square foot retail destination sits prominently on historic 19th Street, delivering high visibility and consistent foot traffic from an established, affluent customer base in the heart of the neighborhood. This shopping center offers retailers a rare chance to establish their business in one of the busiest shopping nodes in Houston.

PRIME LOCATION ALONG THE HISTORIC W 19TH STREET IN THE HEIGHTS

TIGHT-KNIT, AFFLUENT, AND EXPANDING RESIDENTIAL CATCHMENT

ANCHORED AND RENOWNED LOCAL TENANTS CREATE DRAW AND CREDIBILITY

FEATURED NEARBY RETAILERS

Torchy's Damn Good Tacos
Tarka Indian Kitchen
Squable
Kroger
Snooze An A.M. Eatery
The Burger Joint
The Waffle Bus
La Lucha
Boomtown Coffee

DEMOGRAPHICS

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	24,964	167,558	442,411
AVERAGE HOUSEHOLD INCOME	$233,179	$174,791	$150,018
TOTAL HOUSEHOLDS	13,180	88,616	226,112
DAYTIME POPULATION	25,221	189,359	657,854
MEDIAN HOME VALUE	$562,758	$492,734	$452,340

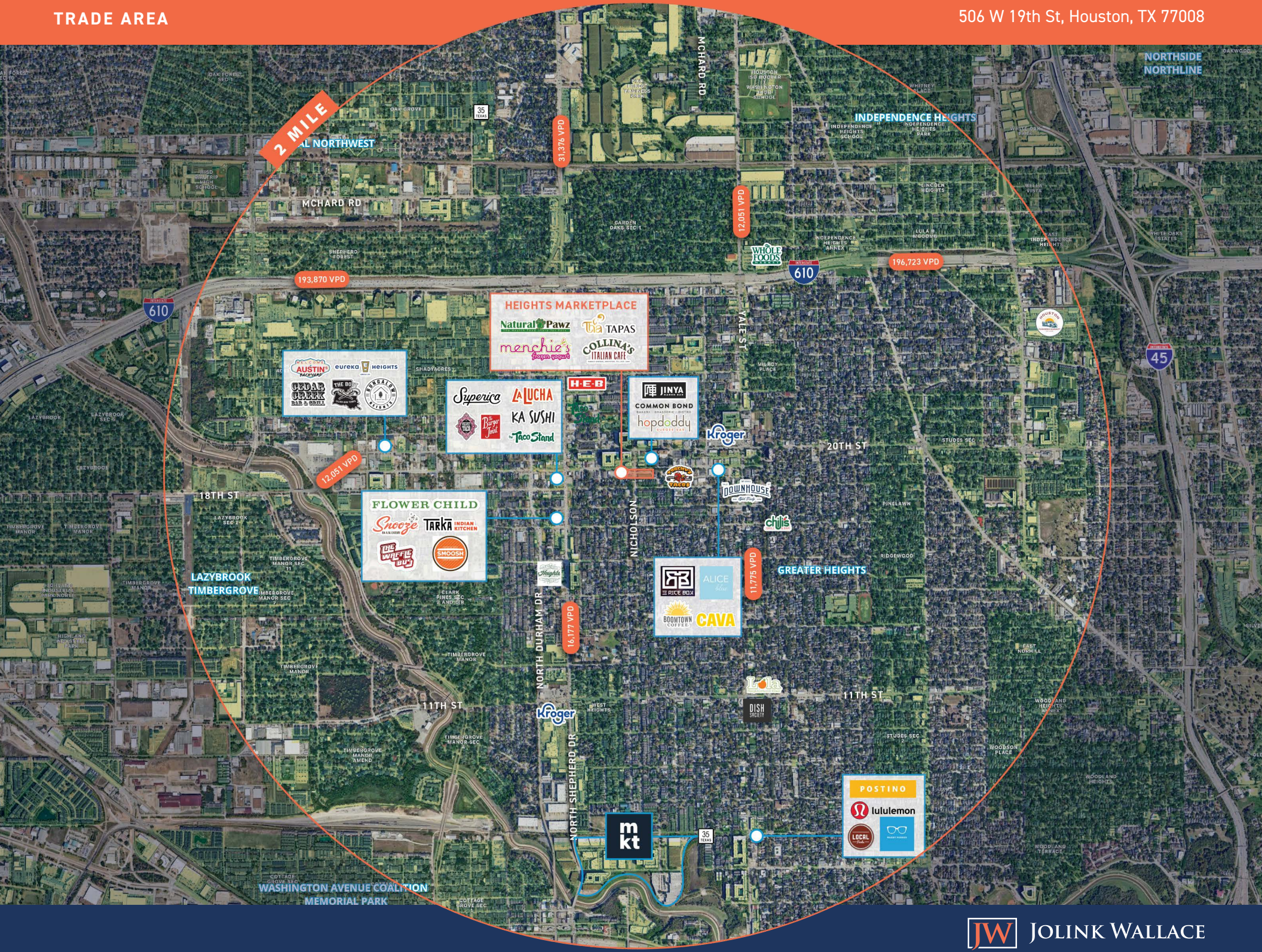
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TRADE AREA

506 W 19th St, Houston, TX 77008



TENANTS

Unit(s)	Lease	Area (sf)
E100-428	TDECU	2,115
E105-432	Eye to Eye	2,000
E110-436	Jersey Mikes	1,250
E115-440	Corner Vet	1,700
E120-444	Sports Clips	1,250
E125-446	uBreakiFix	750
E130-448	UPS	1,500
E135-460	Thai Tapas	2,500
E140-502	Collina's Italian Cafe	3,700
E145-508	Insomnia Cookies	800
E150-506	Grain & Berry	1,200
E155-512	Menchie's	1,937
E160-514	Mateo Jewelry	1,188
E165-516	Penzeys Spice Co.	2,751

20TH STREET

COMMON BOND CAFE & BAKERY

JINYA RAMEN BAR

HEIGHTS WATERWORKS

hopdoddy BURGER BAR

CHASE

19TH STREET

6,238 VPD

Penzeys Spices | MATEO | menchie's | GRAIN & BERRY | insomnia cookies | COLLINA'S ITALIAN CAFE

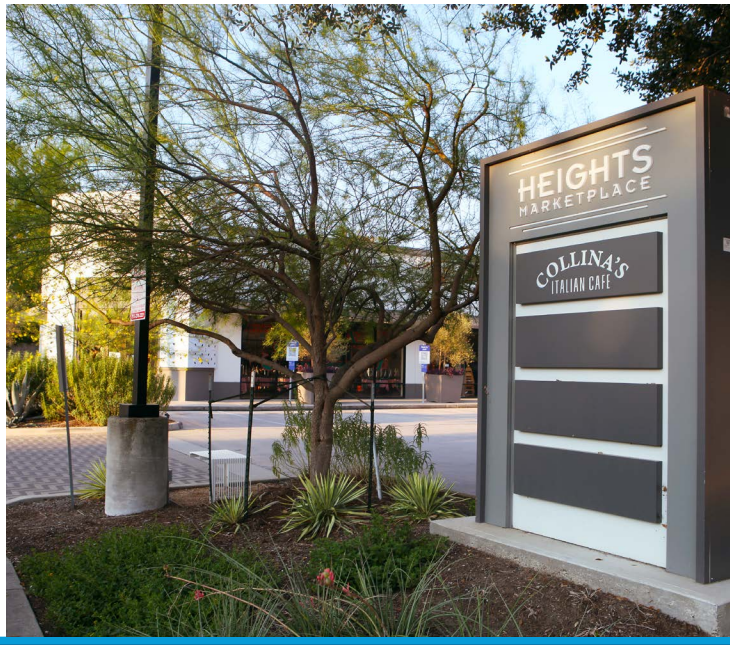
NICHOLSON ST

TAPAS | ups | UBREAKIFIX | Sports Clips | The Corner Vet | eye to eye heights | TDECU YOUR CREDIT UNION

1,623 VPD







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11-2-2015

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.

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.

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.

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.

Jolink Wallace Interests, LLC	9004428	bwallace@jolinkwallace.com	713-878-3400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Radkey Jolink	653873	rjolink@jolinkwallace.com	713-878-3400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

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