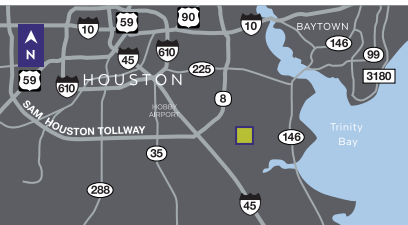


# ► CLEAR LAKE MARKETPLACE

Clear Lake City Blvd @ El Dorado Blvd in Houston, Texas 77059



ON CLEAR LAKE CITY BLVD IN POPULAR CLEAR LAKE COMMUNITY



## VEHICLES PER DAY

Clear Lake City Blvd west of El Dorado Blvd  
El Dorado Blvd south of Clear Lake City Blvd

**17,208**  
**6,482**

## AVERAGE INCOME

1 Mile  
3 Miles  
5 Miles

**\$228,485**  
**\$171,235**  
**\$129,253**

## POPULATION

1 Mile  
3 Miles  
5 Miles

**9,881**  
**53,857**  
**163,348**



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AVERAGE HOUSEHOLD INCOME OVER \$200,000 WITHIN ONE MILE RADIUS



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Clear Lake City Blvd @ El Dorado Blvd in Houston, Texas 77059



6,148 SF • 6,077 SF • 3,300 SF • 3,000 SF



■ AVAILABLE   
 ■ LEASE PENDING   
 ■ EXECUTED



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6,148 SF • 6,077 SF • 3,300 SF • 3,000 SF

## Clear Lake Marketplace

Tenant	Address	SF/Acres
A <input type="checkbox"/> H-E-B	3501 Clear Lake City Blvd	
B <input type="checkbox"/> AVAILABLE	3361 Clear Lake City Blvd	6,077
C <input type="checkbox"/> Ross Dress for Less	3359 Clear Lake City Blvd	
D <input type="checkbox"/> T.J.Maxx	3355 Clear Lake City Blvd	
1 <input type="checkbox"/> Claw Master	3457 Clear Lake City Blvd #400	
2 <input type="checkbox"/> TSO	3457 Clear Lake City Blvd #500	
3 <input type="checkbox"/> AVAILABLE	3457 Clear Lake City Blvd	3,300
4 <input type="checkbox"/> SH Salon	3457 Clear Lake City Blvd #700	
5 <input type="checkbox"/> Nails of America	3457 Clear Lake City Blvd #800	
6 <input type="checkbox"/> Bath & Body Works	3457 Clear Lake City Blvd	
7 <input type="checkbox"/> Physicians PremiER	3351 Clear Lake City Blvd #100	
8 <input type="checkbox"/> Verizon Wireless	3351 Clear Lake City Blvd #600	
9 <input type="checkbox"/> Bahama Mama	3351 Clear Lake City Blvd #700	
10 <input type="checkbox"/> Sport Clips	3351 Clear Lake City Blvd #800	
11 <input type="checkbox"/> Master X Ramen	3351 Clear Lake City Blvd #900	
12 <input type="checkbox"/> MOD Pizza	3351 Clear Lake City Blvd #1000	
13 <input type="checkbox"/> Chase Bank	3451 Clear Lake City Blvd	
14 <input type="checkbox"/> T-Mobile	3535 Clear Lake City Blvd #100	
15 <input type="checkbox"/> Stonefield Liquor	3535 Clear Lake City Blvd #200	
16 <input type="checkbox"/> Ideal Dental	3535 Clear Lake City Blvd #400	
17 <input type="checkbox"/> AT&T	3535 Clear Lake City Blvd #450	
18 <input type="checkbox"/> Subway	3535 Clear Lake City Blvd #600	
19 <input type="checkbox"/> Thrive Drip Spa	3535 Clear Lake City Blvd #700	

## Shoppes at the Reserve

Tenant	Address	SF/Acres
3 <input type="checkbox"/> Wells Fargo Bank	5440 El Dorado Blvd #300	
4 <input type="checkbox"/> StretchLab	5440 El Dorado Blvd #800	
5 <input type="checkbox"/> Emler Swim School	5440 El Dorado Blvd #900	
6 <input type="checkbox"/> Milano Nail Spa	5440 El Dorado Blvd #1000	
7 <input type="checkbox"/> American Modern Dental	5440 El Dorado Blvd #1600	
8 <input type="checkbox"/> Jersey Mike's	5440 El Dorado Blvd #1700	
9 <input type="checkbox"/> Akashi Asian Bistro & Sushi Bar	5440 El Dorado Blvd #1800	
10 <input type="checkbox"/> Wild Birds Unlimited	5440 El Dorado Blvd #1900	
11 <input type="checkbox"/> AVAILABLE	5440 El Dorado Blvd #200	3,000

## Shoppes at the Reserve

Tenant	Address	SF/Acres
A <input type="checkbox"/> AVAILABLE	5440 El Dorado Blvd	6,148
B <input type="checkbox"/> Ulta	5440 El Dorado Blvd #1400	
C <input type="checkbox"/> PetSmart	5440 El Dorado Blvd #1500	
1 <input type="checkbox"/> Marco's Pizza	5440 El Dorado Blvd #100	
2 <input type="checkbox"/> YogaSix	5440 El Dorado Blvd #200	

AVAILABLE     LEASE PENDING     EXECUTED



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FOR MORE INFORMATION VISIT [FRPLTD.COM](http://FRPLTD.COM)



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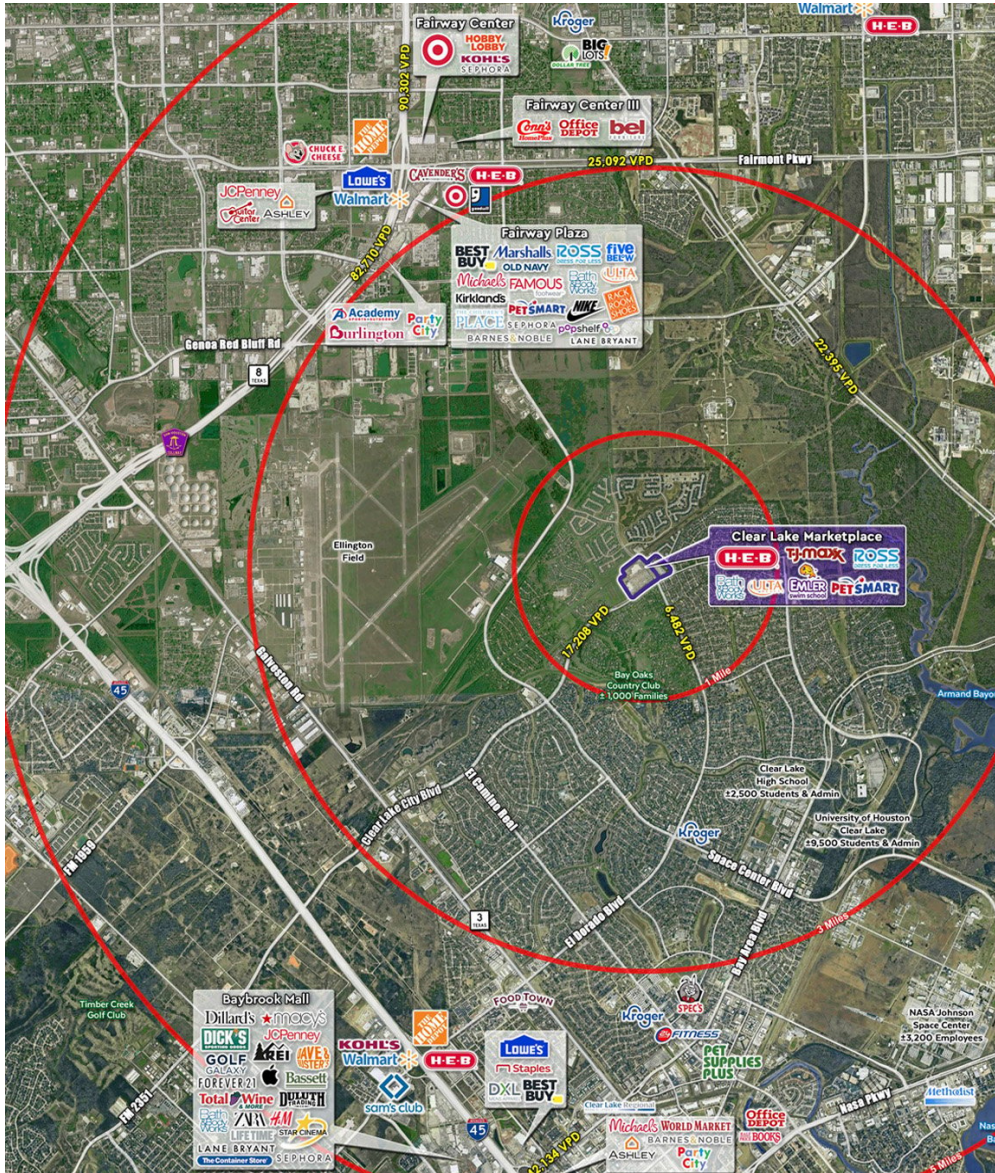
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FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/clear-lake-marketplace](http://frpltd.com/properties/clear-lake-marketplace)



Lat/Lon: 29.6055/-95.1262

Clear Lake Marketplace Houston, TX 77059	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	9,881	53,857	163,348
2028 Projected Population	9,925	55,127	165,911
2020 Census Population	10,354	57,058	169,232
2010 Census Population	8,263	52,802	156,927
Projected Annual Growth 2023 to 2028	-	0.5%	0.3%
Historical Annual Growth 2010 to 2023	1.5%	0.2%	0.3%
2023 Median Age	43.1	41.3	37.0
<b>Households</b>			
2023 Estimated Households	3,253	20,532	64,288
2028 Projected Households	3,268	21,096	65,277
2020 Census Households	3,447	21,807	66,516
2010 Census Households	2,705	19,763	60,431
Projected Annual Growth 2023 to 2028	-	0.5%	0.3%
Historical Annual Growth 2010 to 2023	1.6%	0.3%	0.5%
<b>Race and Ethnicity</b>			
2023 Estimated White	54.8%	58.6%	53.4%
2023 Estimated Black or African American	5.7%	7.0%	9.1%
2023 Estimated Asian or Pacific Islander	23.3%	15.2%	9.8%
2023 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.8%
2023 Estimated Other Races	15.8%	18.7%	26.9%
2023 Estimated Hispanic	17.7%	23.1%	35.6%
<b>Income</b>			
2023 Estimated Average Household Income	\$228,485	\$171,235	\$129,253
2023 Estimated Median Household Income	\$168,408	\$120,807	\$91,198
2023 Estimated Per Capita Income	\$75,221	\$65,288	\$50,926
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.0%	3.8%	6.6%
2023 Estimated Some High School (Grade Level 9 to 11)	4.2%	3.2%	5.0%
2023 Estimated High School Graduate	11.3%	16.5%	23.5%
2023 Estimated Some College	11.2%	16.9%	19.4%
2023 Estimated Associates Degree Only	6.8%	8.5%	9.1%
2023 Estimated Bachelors Degree Only	36.1%	29.6%	22.1%
2023 Estimated Graduate Degree	27.3%	21.5%	14.2%
<b>Business</b>			
2023 Estimated Total Businesses	380	2,231	9,020
2023 Estimated Total Employees	1,996	27,182	102,230
2023 Estimated Employee Population per Business	5.3	12.2	11.3
2023 Estimated Residential Population per Business	26.0	24.1	18.1



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## INFORMATION ABOUT BROKERAGE SERVICES

### 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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords. The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20



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