

# ▶ MEYERLAND PLAZA

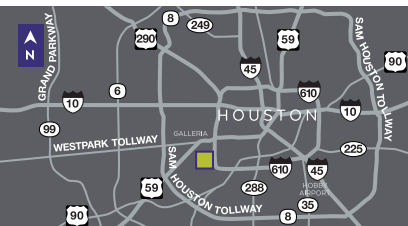
420 Meyerland Plaza in Houston, Texas 77096



ONE OF THE MOST PROMINENT CENTERS IN THE HOUSTON AREA



MEYERLAND PLAZA HONORED WITH NEXTDOOR NEIGHBORHOOD FAVE



	VEHICLES PER DAY	AVERAGE INCOME	POPULATION
Loop 610 north of Beechnut St	238,890	1 Mile \$301,786	1 Mile 15,505
Loop 610 south of Beechnut St	213,606	3 Miles \$159,064	3 Miles 190,140
Beechnut St west of Loop 610	34,503	5 Miles \$137,169	5 Miles 503,134
Beechnut St east of Loop 610	23,256		



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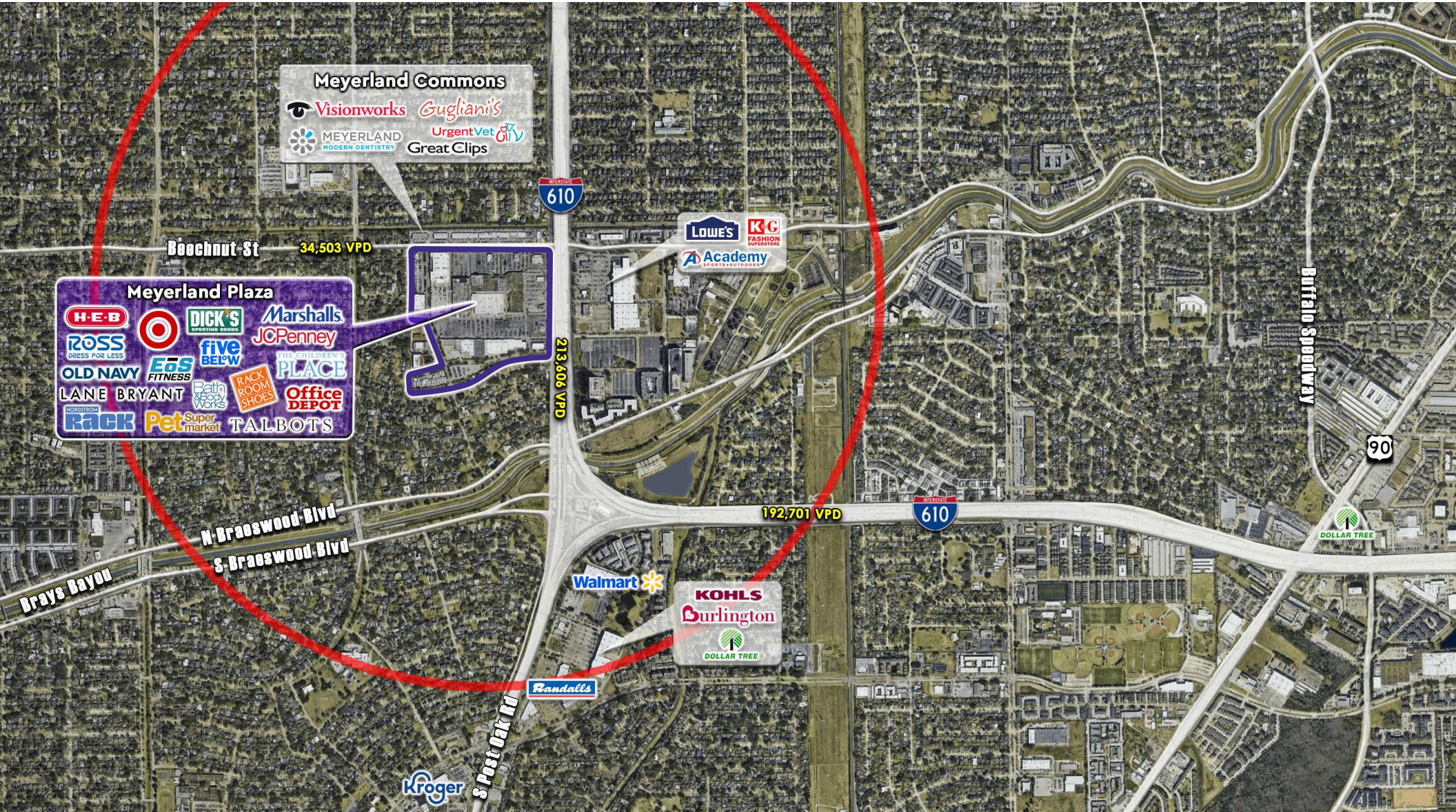


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OVER 500,000 PEOPLE RESIDE WITHIN A 5-MILE RADIUS



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420 Meyerland Plaza in Houston, Texas 77096



42,858 • 37,304 • 22,453 • 3,491 • 2,240 • 1,509 • 1,452 • 1,289 SF • PAD SITES



■ AVAILABLE   
 ■ LEASE PENDING   
 ■ EXECUTED



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## Tenant List

Tenant	Address	SF/Acres
A  H-E-B	4955 Beechnut St	
B  JCPenney	730 Meyerland Plaza	
C  AVAILABLE	726 Meyerland Plaza	37,304
D  Dick's Sporting Goods	700 Meyerland Plaza	
E  Kelsey Seybold	560 Meyerland Plaza	
F  Marshalls	550 Meyerland Plaza	
G  Ross Dress For Less	540-A Meyerland Plaza	
H  Target	300 Meyerland Plaza	
I  EōS Fitness	8650 Endicott Ln	
J  Salons by JC	110 Meyerland Plaza	
K  Nordstrom Rack	100 Meyerland Plaza	
L  AVAILABLE	290 Meyerland Plaza	33,733
M  Office Depot	270 Meyerland Plaza	
N  Pet Supermarket	4700 Beechnut St #265	
O  Old Navy	260 Meyerland Plaza	
P  Five Below	250 Meyerland Plaza	
1  PNC Bank	4955 Beechnut St	
2  Chick-Fil-A	5001 Beechnut St	
3  Starbucks	710 Meyerland Plaza	
4  Sharetea	713 Meyerland Plaza	
5  AVAILABLE	712 Meyerland Plaza	1,509
6  Beck's Prime	4700 Beechnut St #708	
7  Bank of America	630 Meyerland Plaza	
8  la Madeleine	4700 Beechnut St #620	
9  Escalante's	590 Meyerland Plaza	
10  Milano Nail Spa	600 Meyerland Plaza	
11  Akiko Sushi & Bar	728 Meyerland Plaza	
12  MyEyeDr.	724 Meyerland Plaza	

## Tenant List (Continued)

Tenant	Address	SF/Acres
13  AVAILABLE	722 Meyerland Plaza	1,289
14  Bath & Body Works	714 Meyerland Plaza	
15  AVAILABLE	680-A Meyerland Plaza	1,452
16  Navy Federal Credit Union	680 Meyerland Plaza	
17  James Avery	660 Meyerland Plaza	
18  J.Crew Factory	112 Meyerland Plaza	
19  Lovett Dental	665 Meyerland Plaza	
20  Carter's	555 Meyerland Plaza	
21  Mattress Firm	398 Meyerland Plaza	
22  Claire's	394 Meyerland Plaza	
23  Chico's Off The Rack	380 Meyerland Plaza	
24  GNC	370 Meyerland Plaza	
25  The Joint	360 Meyerland Plaza	
26  Massage Envy	190 Meyerland Plaza	
27  European Wax Center	180 Meyerland Plaza	
28  Firehouse Subs	170 Meyerland Plaza	
29  Lane Bryant/Cacique	130 Meyerland Plaza	
30  AVAILABLE	120 Meyerland Plaza	2,240
31  Rack Room Shoes	240 Meyerland Plaza	
32  Eye Trends	238 Meyerland Plaza	
33  AT&T	232 Meyerland Plaza	
34  Nails of America	220 Meyerland Plaza	
35  Café Express	210 Meyerland Plaza	
36  Talbots	500 Meyerland Plaza	
37  Saltgrass Steakhouse	520 Meyerland Plaza	
38  James Coney Island	530 Meyerland Plaza	
39  The Children's Place	565 Meyerland Plaza	
40  Smoothie King	562 Meyerland Plaza	

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## Tenant List (Continued)

Tenant	Address	SF/Acres
41 <input type="checkbox"/> Amazing Lash Studio	564 Meyerland Plaza	
42 <input type="checkbox"/> AVAILABLE	726-B Meyerland Plaza	42,858
43 <input type="checkbox"/> AVAILABLE	726-C Meyerland Plaza	22,453
44 <input type="checkbox"/> AVAILABLE	700-WH Meyerland Plaza	3,491
45 <input type="checkbox"/> Kelsey Seybold Warehouse	560-A Meyerland Plaza	
46 <input type="checkbox"/> Kelsey Seybold	400 Meyerland Plaza	
47 <input type="checkbox"/> URBN Dental	430 Meyerland Plaza	
48 <input type="checkbox"/> AVAILABLE	Pad Site	1,9842 Acres
49 <input type="checkbox"/> AVAILABLE	Pad Site	2,067 Acres



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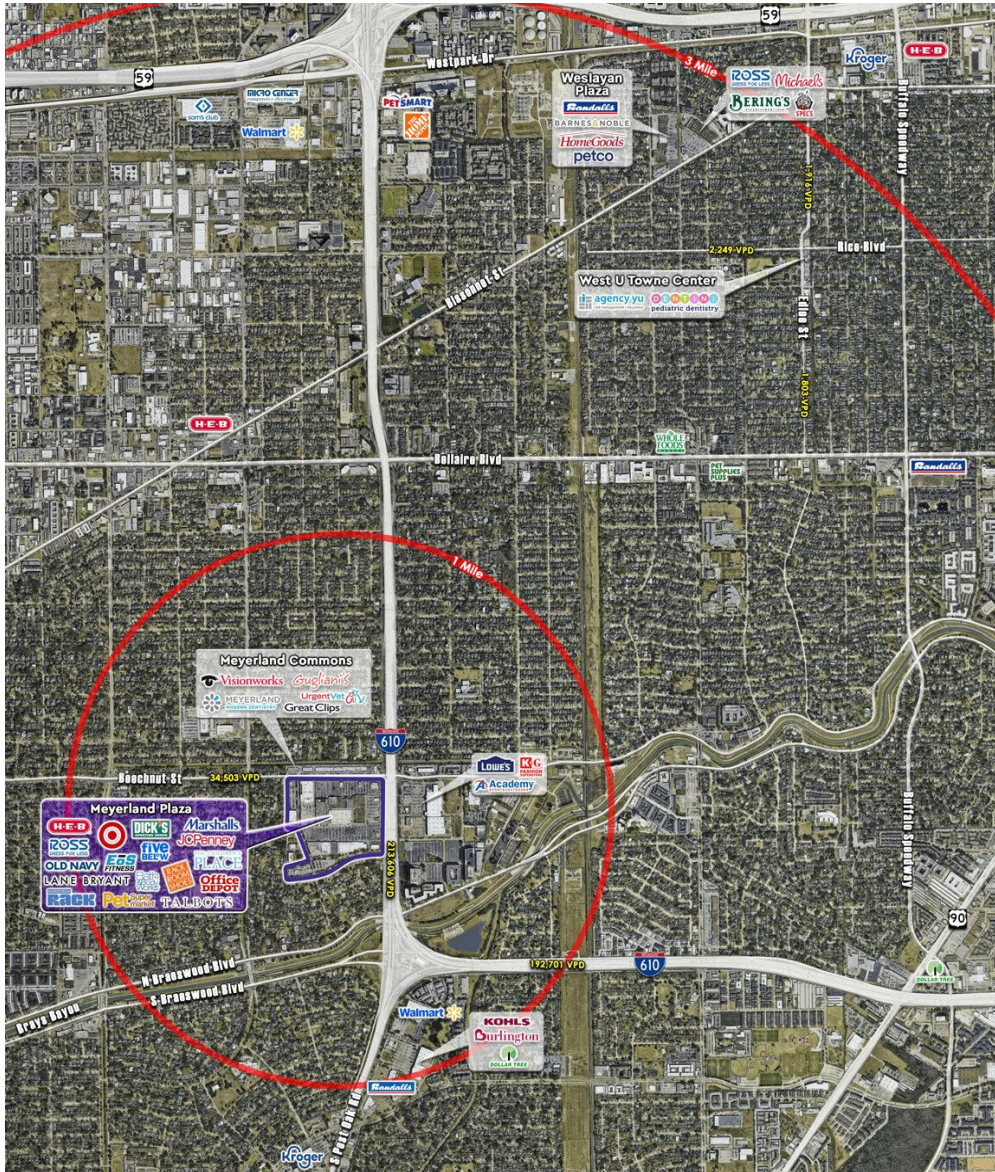


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FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/meyerland-plaza](http://frpltd.com/properties/meyerland-plaza)



Lat/Lon: 29.6894/-95.4596

Meyerland Plaza Houston, TX 77096	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	15,505	190,140	503,134
2028 Projected Population	15,627	194,551	528,834
2020 Census Population	15,267	192,459	493,303
2010 Census Population	15,085	179,728	458,021
Projected Annual Growth 2023 to 2028	0.2%	0.5%	1.0%
Historical Annual Growth 2010 to 2023	0.2%	0.4%	0.8%
2023 Median Age	41.1	35.2	34.9
<b>Households</b>			
2023 Estimated Households	5,852	79,422	221,108
2028 Projected Households	5,885	81,469	233,832
2020 Census Households	5,940	79,779	215,140
2010 Census Households	5,999	71,787	191,407
Projected Annual Growth 2023 to 2028	0.1%	0.5%	1.2%
Historical Annual Growth 2010 to 2023	-0.2%	0.8%	1.2%
<b>Race and Ethnicity</b>			
2023 Estimated White	58.4%	42.2%	38.7%
2023 Estimated Black or African American	8.6%	14.4%	19.4%
2023 Estimated Asian or Pacific Islander	18.8%	12.0%	11.2%
2023 Estimated American Indian or Native Alaskan	0.4%	1.0%	1.0%
2023 Estimated Other Races	13.8%	30.4%	29.7%
2023 Estimated Hispanic	16.4%	39.1%	38.2%
<b>Income</b>			
2023 Estimated Average Household Income	\$301,786	\$159,064	\$137,169
2023 Estimated Median Household Income	\$190,244	\$99,055	\$90,592
2023 Estimated Per Capita Income	\$114,019	\$66,504	\$60,373
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.9%	12.0%	11.3%
2023 Estimated Some High School (Grade Level 9 to 11)	1.4%	4.5%	4.8%
2023 Estimated High School Graduate	7.6%	13.9%	15.7%
2023 Estimated Some College	8.5%	11.3%	12.7%
2023 Estimated Associates Degree Only	3.5%	4.7%	4.9%
2023 Estimated Bachelors Degree Only	34.3%	26.0%	26.2%
2023 Estimated Graduate Degree	41.7%	27.6%	24.3%
<b>Business</b>			
2023 Estimated Total Businesses	972	12,294	47,258
2023 Estimated Total Employees	5,868	85,889	409,210
2023 Estimated Employee Population per Business	6.0	7.0	8.7
2023 Estimated Residential Population per Business	15.9	15.5	10.6



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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	



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