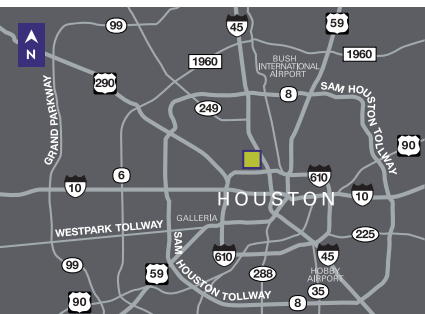


▶ YALE MARKETPLACE

NE Corner of Loop 610 @ Yale St in Houston, Texas 77018



ANCHORED BY WHOLE FOODS MARKET WITHIN HISTORIC COMMUNITY



VEHICLES PER DAY	
Loop 610 east of Yale St	208,574
Loop 610 west of Yale St	204,780
Yale St south of Loop 610	19,818
Yale St north of Loop 610	14,461

MEDIAN INCOME	
1 Mile	\$134,520
3 Miles	\$120,365
5 Miles	\$102,102

POPULATION	
1 Mile	21,652
3 Miles	172,676
5 Miles	434,141



Anna Grace Mako

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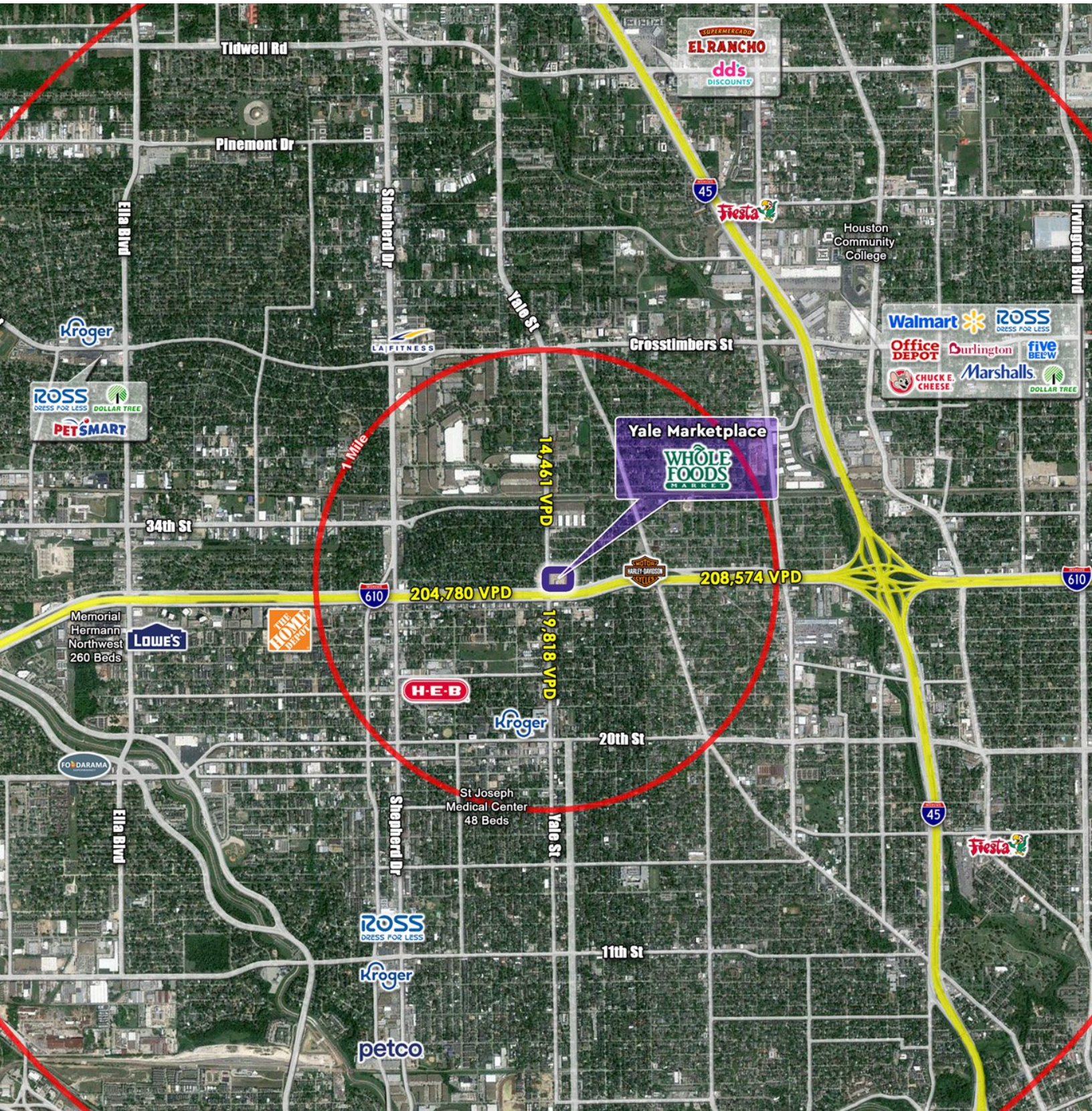
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CERTIFIED VAPS APPROVED – VISIBILITY, ACCESS, PARKING, SIGNAGE



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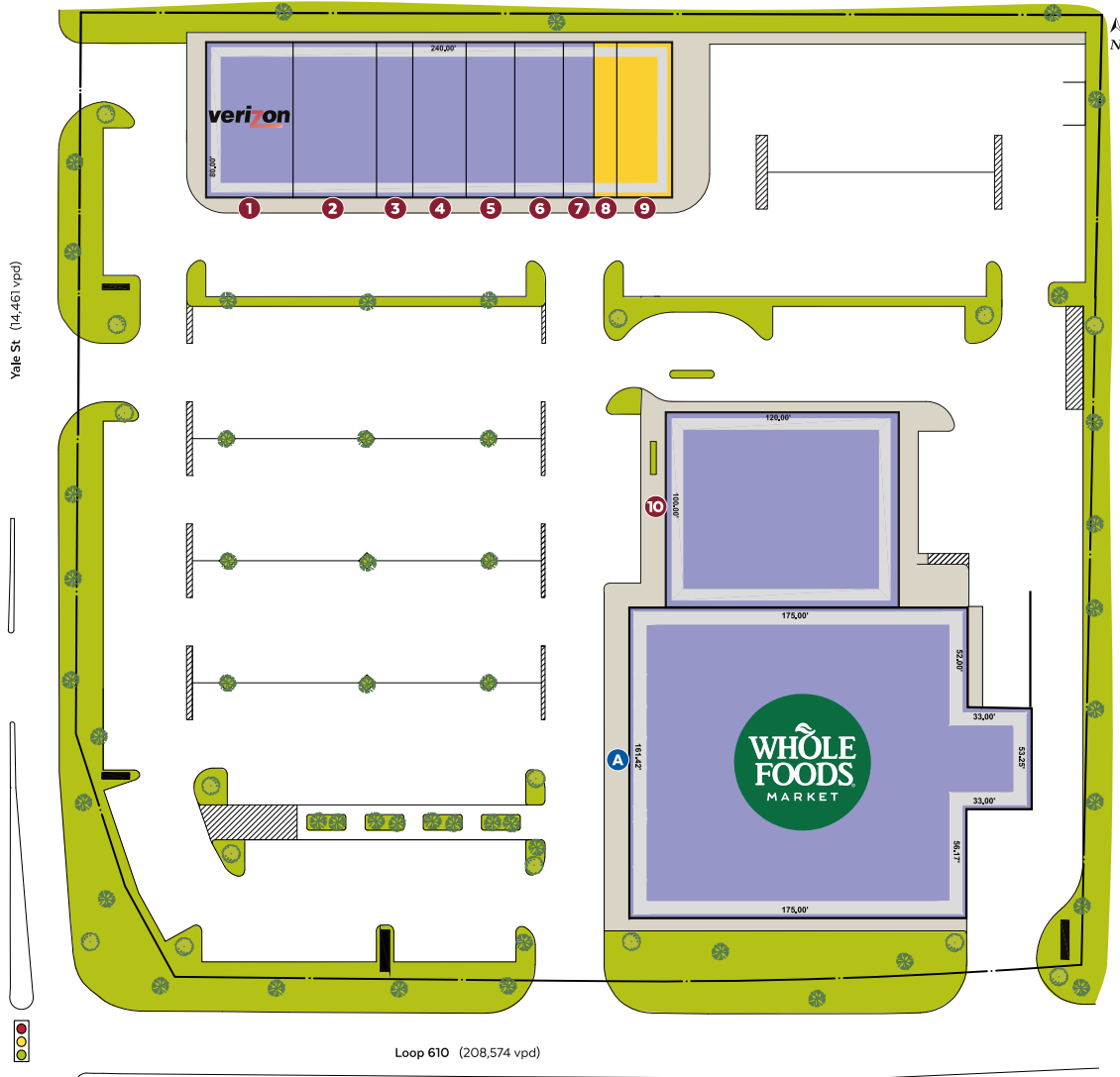
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▶ YALE MARKETPLACE

NE Corner of Loop 610 @ Yale St in Houston, Texas 77018



2,000 SF • 1,260 SF (CAN BE COMBINED)



Tenant List

Tenant	Address	SF/Acres
A Whole Foods Market	101 N Loop W	
1 Verizon Wireless	3004 Yale St #100	
2 Orange Theory	3004 Yale St #200	
3 The Hive Salon & Beauty Bar	3004 Yale St #300	
4 Glo Nail Lounge	3004 Yale St #400	

Tenant List (continued)

Tenant	Address	SF/Acres
5 Houston Dental Oasis	3004 Yale St #500	
6 Pearle Vision	3004 Yale St #600	
7 The Lash Lounge	3004 Yale St #700	
8 AVAILABLE	3004 Yale St #800	1,260
9 AVAILABLE	3004 Yale St #900	2,000
10 Houston Heights ER	101 N Loop W #300	

■ Available
 ■ Lease Pending
 ■ Executed



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► YALE MARKETPLACE

NE Corner of Loop 610 @ Yale St in Houston, Texas 77018



FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/yale-marketplace

Lat/Lon: 29.8136/-95.3998

Yale St Houston, TX 77018	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	21,652	172,676	434,141
2030 Projected Population	24,986	181,019	453,021
2020 Census Population	15,196	155,180	387,583
2010 Census Population	12,678	137,528	350,902
Projected Annual Growth 2025 to 2030	3.1%	1.0%	0.9%
Historical Annual Growth 2010 to 2025	4.7%	1.7%	1.6%
2025 Median Age	36.9	35.2	34.9
Households			
2025 Estimated Households	9,507	72,989	182,995
2030 Projected Households	11,186	78,517	197,760
2020 Census Households	6,813	64,890	158,816
2010 Census Households	5,507	54,880	133,957
Projected Annual Growth 2025 to 2030	3.5%	1.5%	1.6%
Historical Annual Growth 2010 to 2025	4.8%	2.2%	2.4%
Race and Ethnicity			
2025 Estimated White	55.0%	48.7%	42.9%
2025 Estimated Black or African American	12.6%	12.1%	17.8%
2025 Estimated Asian or Pacific Islander	6.6%	4.9%	5.1%
2025 Estimated American Indian or Native Alaskan	0.8%	1.1%	1.0%
2025 Estimated Other Races	25.0%	33.2%	33.1%
2025 Estimated Hispanic	33.0%	44.5%	44.2%
Income			
2025 Estimated Average Household Income	\$216,398	\$171,450	\$146,690
2025 Estimated Median Household Income	\$134,520	\$120,365	\$102,102
2025 Estimated Per Capita Income	\$95,028	\$72,505	\$61,913
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.4%	8.3%	9.5%
2025 Estimated Some High School (Grade Level 9 to 11)	3.9%	6.1%	7.4%
2025 Estimated High School Graduate	12.6%	15.7%	18.9%
2025 Estimated Some College	11.7%	12.4%	13.6%
2025 Estimated Associates Degree Only	3.6%	4.9%	5.3%
2025 Estimated Bachelors Degree Only	31.7%	28.9%	25.2%
2025 Estimated Graduate Degree	32.0%	23.7%	20.2%
Business			
2025 Estimated Total Businesses	1,872	10,761	32,039
2025 Estimated Total Employees	11,730	79,787	337,545
2025 Estimated Employee Population per Business	6.3	7.4	10.5
2025 Estimated Residential Population per Business	11.6	16.0	13.6



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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

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