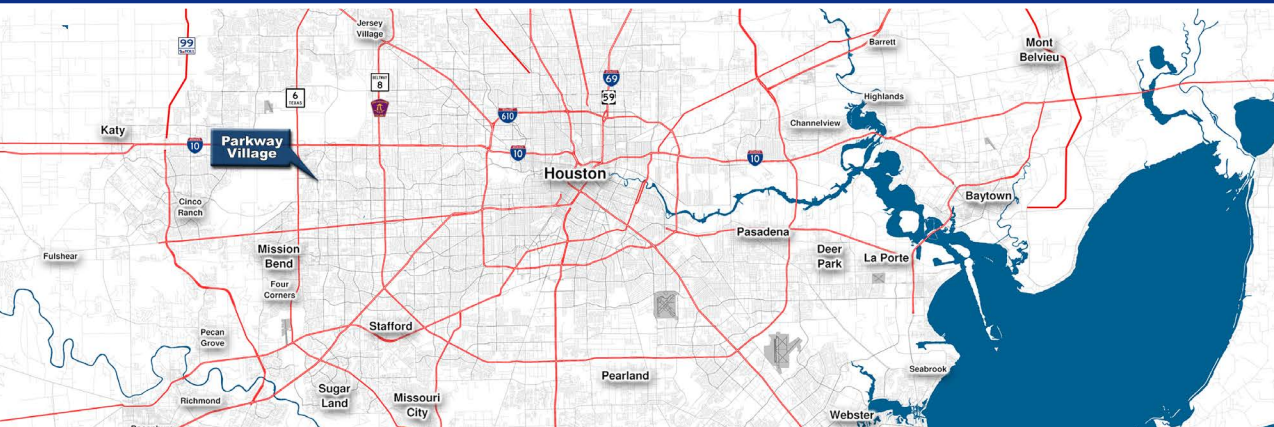


PARKWAY VILLAGE

Houston, Texas



Kroger Anchored Shopping Center at the Intersection of the Eldridge Pkwy. & Briar Forest Dr.



Professionally leased by:



For leasing information, contact:

Court Richardson,
Partner

crichardson@ironbridgerealty.com
346.701.5702

TRADE AREA



POPULATION

2021

1 mile	23,273
3 mile	121,492
5 mile	300,865



ANNUAL GROWTH

2021-2026

1 mile	1.98%
3 mile	1.45%
5 mile	1.29%



HOUSEHOLDS

2021

1 mile	10,924
3 mile	53,184
5 mile	117,326

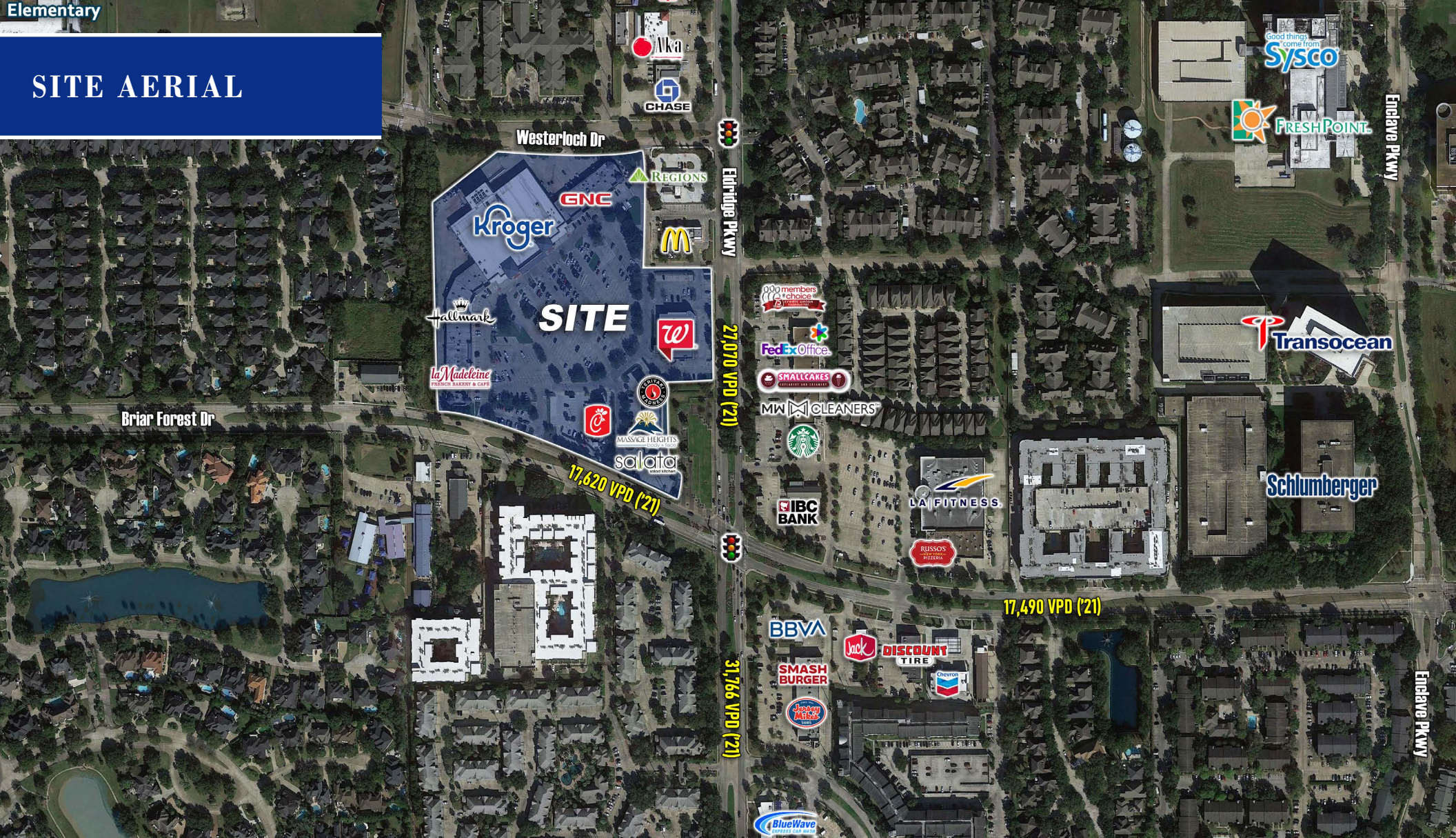


HOUSEHOLD INCOME

2021

1 mile	\$110,342
3 mile	\$105,381
5 mile	\$99,351

SITE AERIAL



SPACE AVAILABLE

- Up to 2,848 SF Contiguous Space
- 4,209 SF End Cap - 2nd Gen Restaurant
- 4,309 SF Space Potentially Available



TRAFFIC COUNTS

KALIBRATE 2021

Eldridge Pkwy (north)	27,070 VPD
Eldridge Pkwy (south)	31,766 VPD
Briar Forest Dr	17,620 VPD

The information contained herein has been obtained from sources that are deemed reliable and accurate. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.

SITE PLAN

SUITE	TENANT	SF
A156	NAILS OF AMERICA	1,400
A160	NAILS OF AMERICA	3,246
A162	BUBBLE TEA HOUSE	1,400
A166	MANGALA CLEANERS	1,400
A170	SMILE IMAGE DENTISTS	1,575
A174	V'S BARBERSHOP	1,387
A180	POTENTIALLY AVAILABLE	4,309
A190	LA MADELEINE	4,286
B130	WOOF GANG BAKERY	1,400
B132	COOKIE CUTTERS	1,189
B136	WESTSIDE EYE CARE	1,768
B140	VILLAGE LIQUOR AND WINE	2,245
B144	PARKWAY FAMILY CHIRO.	2,220
B148	AVAILABLE	1,448
B152	AVAILABLE	1,400
C100	KROGER	63,373
D100	AVAILABLE (2ND GEN RESTAURANT)	4,209
D108	STATE FARM INSURANCE	1,400
D110	PARCEL PLUS	1,306
D112	JADE BAMBOO	1,993
D114	SOUTHERN ORTHODONTIC	1,682
D120	VENETIAN NAIL DESIGN	1,400
D126	GNC	1,400
D128	STYLE AMERICA	4,390
E100	WALGREENS	13,905
F190	LIFELINE URGENT CARE	2,114
F192	TERIYAKI MADNESS	1,375
F194	MATHNASIUM	1,200
F198	MASSAGE HEIGHTS	2,925
F200	SALATA	2,664
OP	CHICK-FIL-A	4,390





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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 sale's 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.

Ironbridge Realty Partners, LLC

LICENSED BROKER / BROKER FIRM NAME OR
PRIMARY ASSUMED BUSINESS NAME

Ralph E. Tullier, Jr.

DESIGNATED BROKER OF FIRM

9007044

LICENSE NO.

447126

LICENSE NO.

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PHONE

(346) 701-5707

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

