

CR

CAPITAL RETAIL  
PROPERTIES

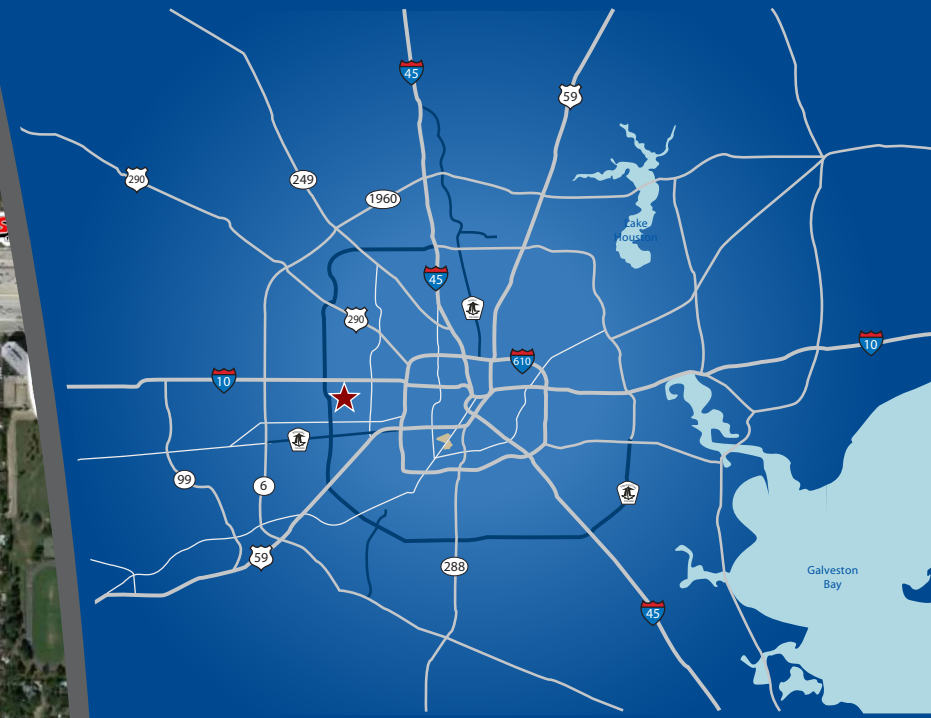
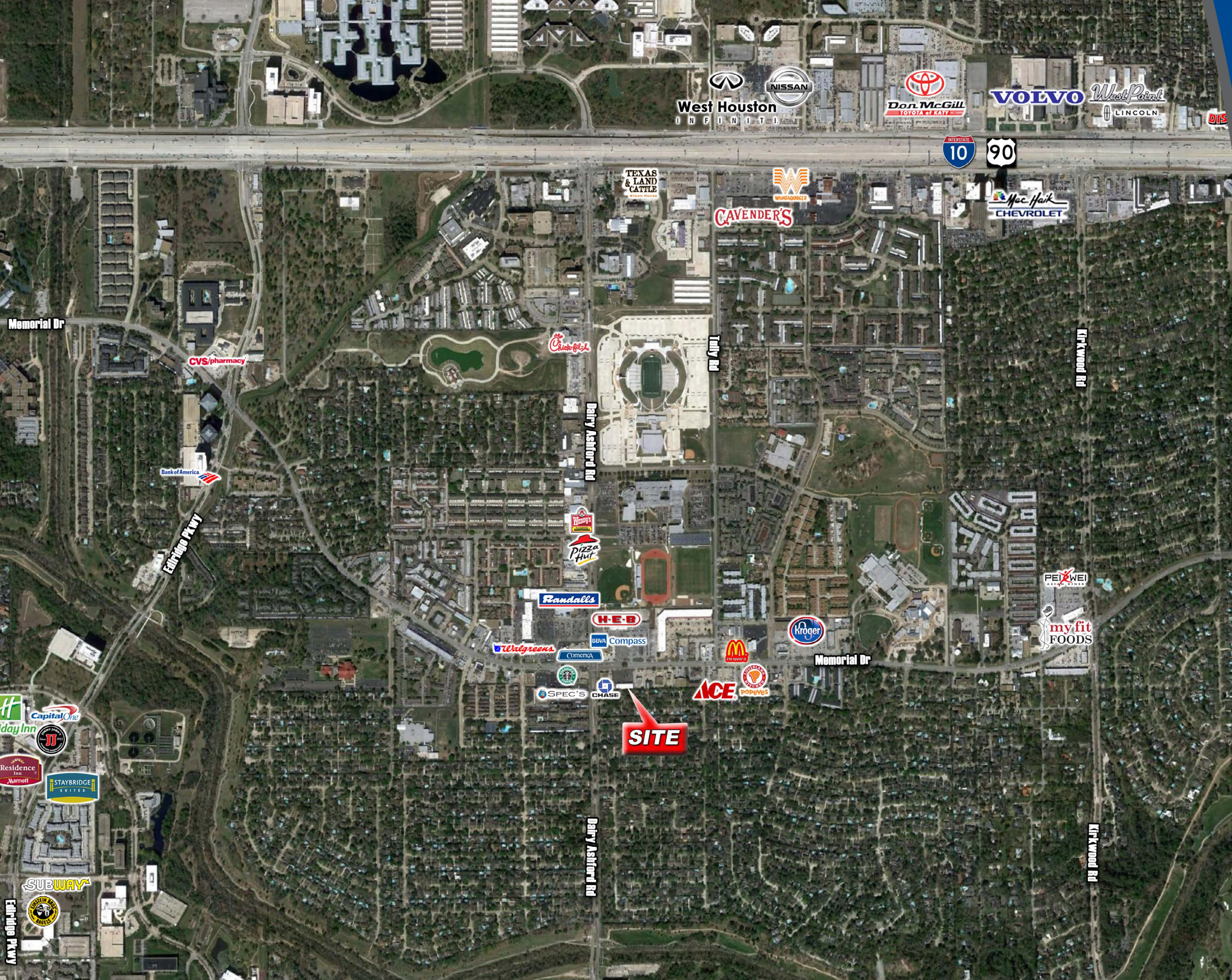


## 2nd Gen Restaurant End Cap

SEC Memorial Dr & N Dairy Ashford Rd | Houston, Texas 77024

Brad Ryan

281-816-6550 | [www.capitalretailproperties.com](http://www.capitalretailproperties.com)



**Available:**  
 2,000 SF End Cap  
 2nd Generation Restaurant

**Traffic Counts:**  
 Memorial Dr: 29,630 VPD  
 Dairy Ashford Rd: 36,530 VPD  
 (TXDOT 2006)

**Area Retailers:**



**2nd Gen Restaurant End Cap**  
 SEC Memorial Dr & N Dairy Ashford Rd | Houston, Texas 77024

**Brad Ryan**  
 281-816-6550  
 bryan@capitalretailproperties.com



# 2nd Gen Restaurant End Cap

SEC Memorial Dr & N Dairy Ashford Rd | Houston, Texas 77024

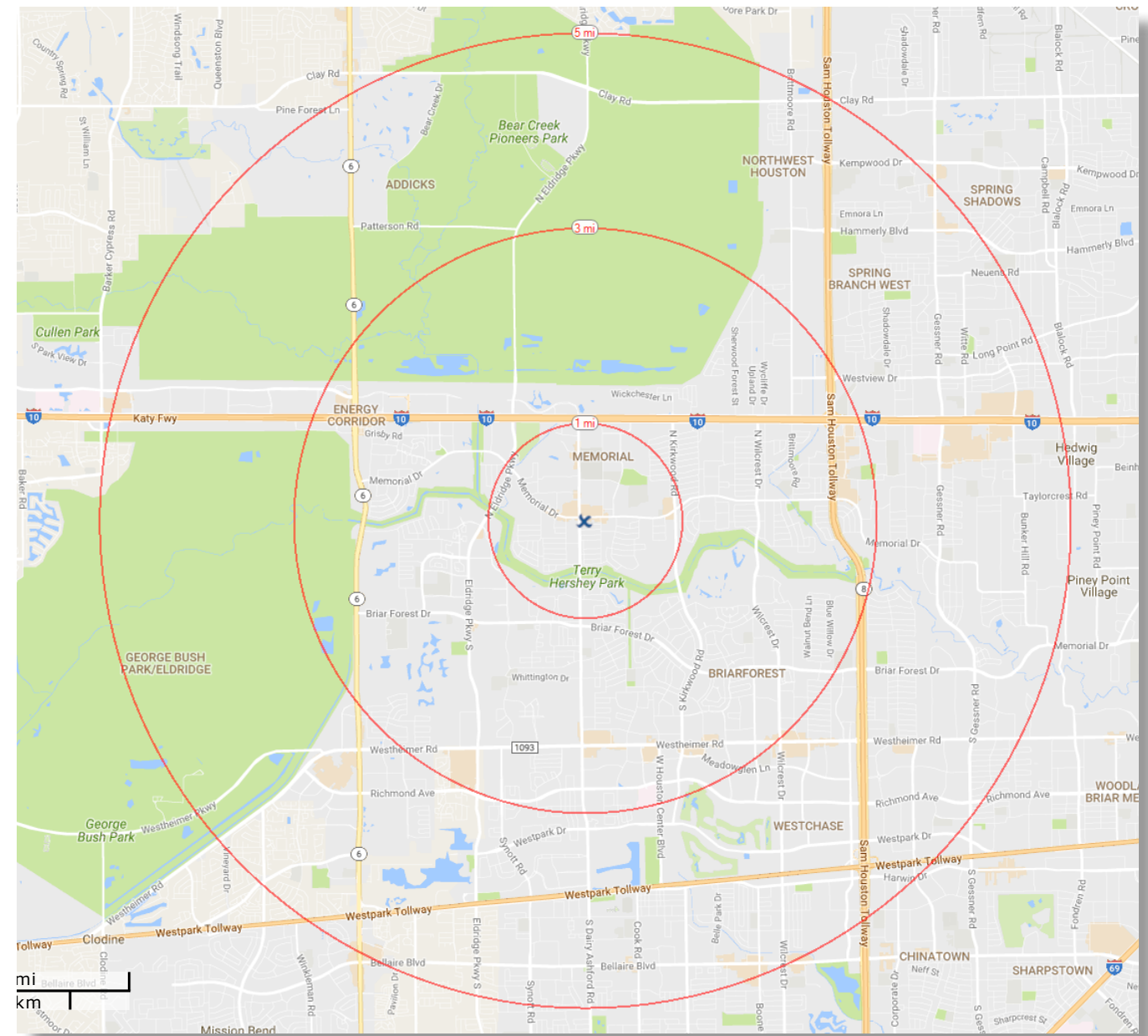
**Brad Ryan**

281-816-6550

bryan@capitalretailproperties.com

# SUMMARY PROFILE

	1 mi Ring	3 mi Ring	5 mi Ring
<b>Population Trend</b>			
2000 Total Population	18,763	105,190	233,863
2010 Total Population	19,375	116,569	263,663
2015 Total Population	20,632	129,582	288,075
2020 Total Population	21,879	141,257	313,711
<b>Households Trend</b>			
2000 Total Households	7,492	46,081	97,572
2010 Total Households	7,766	51,357	109,025
2015 Total Households	7,864	53,692	112,872
2020 Total Households	8,013	56,073	118,099
<b>Population Change Trend</b>			
2000 to 2010 Population Change	3.3%	10.8%	12.7%
2000 to 2015 Population Change	10.0%	23.2%	23.2%
2010 to 2020 Population Change	12.9%	21.2%	19.0%
2015 to 2020 Population Change	6.0%	9.0%	8.9%
<b>Household Change Trend</b>			
2000 to 2010 Household Change	3.7%	11.4%	11.7%
2000 to 2015 Household Change	5.0%	16.5%	15.7%
2010 to 2020 Household Change	3.2%	9.2%	8.3%
2015 to 2020 Household Change	1.9%	4.4%	4.6%
<b>2015 Race</b>			
White alone	65.4%	60.7%	53.2%
Black or African American alone	13.4%	16.5%	19.0%
American Indian and Alaska Native alone	.4%	.4%	.5%
Asian alone	9.5%	11.8%	13.2%
Native Hawaiian and OPI alone	.0%	.0%	.1%
Some Other Race alone	7.2%	6.9%	10.3%
Two or More Races	4.1%	3.6%	3.7%
<b>2015 Income</b>			
Per Capita Income	\$42,616	\$41,911	\$35,551
Household Income: Median	\$72,944	\$64,551	\$56,217
Household Income: Average	\$109,509	\$101,426	\$90,583
<b>Average household size</b>			
	2.6	2.4	2.5
<b>Total Daytime Population</b>			
Total Daytime Population	22,713	151,510	364,994
Total Employee Population	11,943	87,948	221,077
Total Daytime at Home Population	10,770	63,562	143,917
Total Employee Population (% of Daytime Population)	52.6%	58.0%	60.6%
Total Daytime at Home Population (% of Daytime Population)	47.4%	42.0%	39.4%



DEMOGRAPHICS

**2nd Gen Restaurant End Cap**  
 SEC Memorial Dr & N Dairy Ashford Rd | Houston, Texas 77024

**Brad Ryan**  
 281-816-6550  
 bryan@capitalretailproperties.com



# 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ 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