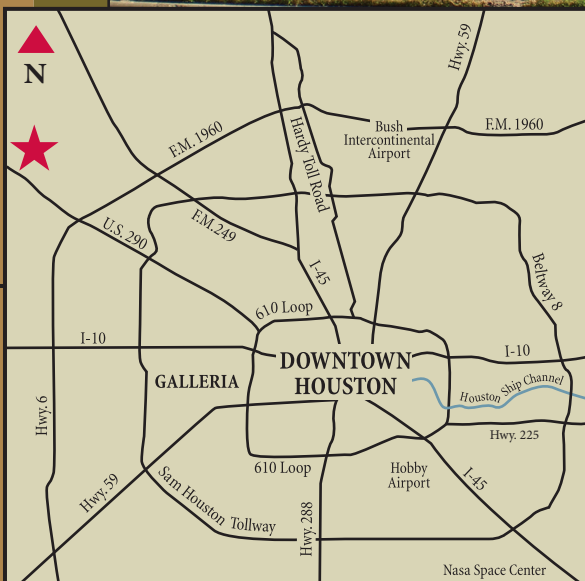


# AVAILABLE NOW

## FAIRFIELD VILLAGE

15050 Fairfield Village Drive  
Cypress, Texas 77433



### TENANTS

Prosperity Bank  
Re/Max  
Annette L. Vidrine, CPA  
Deluxe Cleaners  
Gambino's Pizza

### 2011 DEMOGRAPHICS

#### POPULATION ESTIMATE

1 mile	6,409
3 miles	28,248
5 miles	60,697

#### AVERAGE HOUSEHOLD INCOME

1 mile	\$115,593
3 miles	\$106,869
5 miles	\$99,622

#### PROJECTED POPULATION GROWTH 2009-2014

1 mile	25%
3 miles	29%
5 miles	29%

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.  
01/16/12

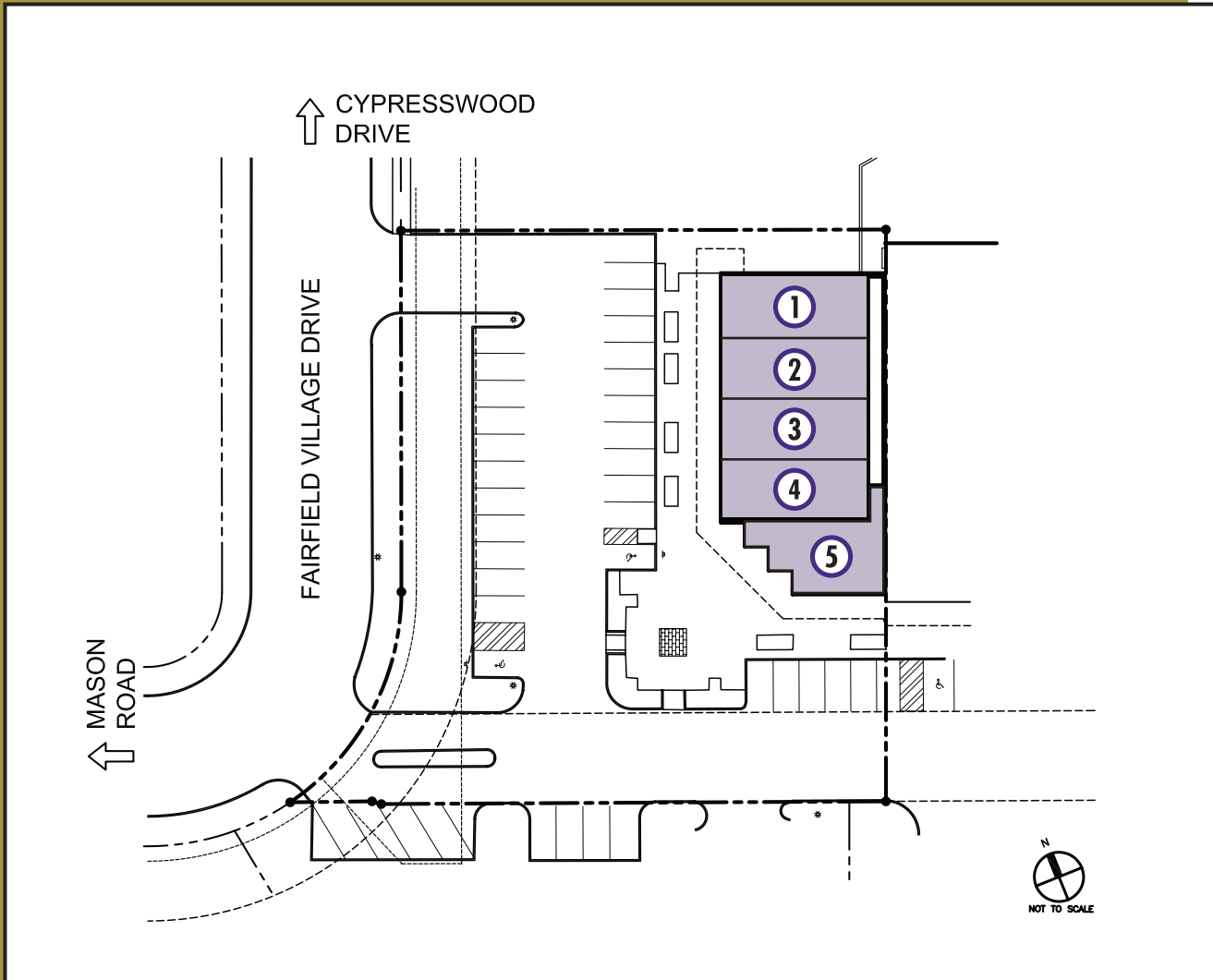


Leasing • Management

For More Information:  
**713.623.6800**

19 Briar Hollow Lane  
Suite 100  
Houston, Texas 77027

# FAIRFIELD VILLAGE



■ **FOR LEASING INFORMATION:**

19 Briar Hollow Lane  
Suite 100  
Houston, Texas 77027  
713.623.6800  
713.623.6804 f.

■ ADDRESS	■ TENANT	■ SIZE
1. 15050 Fairfield Village Dr. Ste. 150	Prosperity Bank	1,075 SF
2. 15050 Fairfield Village Dr. Ste. 140	Re/Max	1,000 SF
3. 15050 Fairfield Village Dr. Ste. 130	Annette L. Vidrine, CPA	1,050 SF
4. 15050 Fairfield Village Dr. Ste. 120	Deluxe Cleaners	1,000 SF
5. 15050 Fairfield Village Dr. Ste. 110	Gambino's Pizza	1,075 SF
<b>TOTAL GLA: 5,200 SF</b>		

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Disclosure: Fidelis Realty Partners represents the landlord.

## Pop-Facts: Demographic Quick Facts 2011 Report

**Radius 1: 15050 FAIRFIELD VILLAGE SQUARE DR, CYPRESS, TX 77433-5739, aggregate**

**Radius 2: 15050 FAIRFIELD VILLAGE SQUARE DR, CYPRESS, TX 77433-5739, aggregate**

**Radius 3: 15050 FAIRFIELD VILLAGE SQUARE DR, CYPRESS, TX 77433-5739, aggregate**

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>Population</b>						
2016 Projection	7,332		32,046		68,398	
2011 Estimate	6,409		28,248		60,697	
2000 Census	2,500		9,755		20,511	
1990 Census	536		2,399		7,811	
Growth 1990 - 2000	366.42%		306.63%		162.59%	
<b>Households</b>						
2016 Projection	2,173		9,755		21,176	
2011 Estimate	1,940		8,736		19,060	
2000 Census	775		3,049		6,483	
1990 Census	169		761		2,491	
Growth 1990 - 2000	358.58%		300.66%		160.26%	
<b>2011 Est. Population by Single Classification Race</b>						
	6,409		28,248		60,697	
White Alone	5,498	85.79	22,878	80.99	45,001	74.14
Black or African American Alone	246	3.84	1,580	5.59	5,009	8.25
American Indian and Alaska Native Alone	35	0.55	159	0.56	343	0.57
Asian Alone	283	4.42	1,106	3.92	2,296	3.78
Native Hawaiian and Other Pacific Islander Alone	0	0.00	0	0.00	27	0.04
Some Other Race Alone	206	3.21	1,772	6.27	6,019	9.92
Two or More Races	141	2.20	753	2.67	2,002	3.30
<b>2011 Est. Population Hispanic or Latino</b>						
	6,409		28,248		60,697	
Hispanic or Latino	609	9.50	4,162	14.73	13,335	21.97
Not Hispanic or Latino	5,800	90.50	24,086	85.27	47,362	78.03
<b>2011 Tenure of Occupied Housing Units</b>						
	1,940		8,736		19,060	
Owner Occupied	1,890	97.42	8,362	95.72	17,377	91.17
Renter Occupied	50	2.58	374	4.28	1,683	8.83
<b>2011 Average Household Size</b>						
	3.30		3.23		3.18	

## Pop-Facts: Demographic Quick Facts 2011 Report

**Radius 1: 15050 FAIRFIELD VILLAGE SQUARE DR, CYPRESS, TX 77433-5739, aggregate**

**Radius 2: 15050 FAIRFIELD VILLAGE SQUARE DR, CYPRESS, TX 77433-5739, aggregate**

**Radius 3: 15050 FAIRFIELD VILLAGE SQUARE DR, CYPRESS, TX 77433-5739, aggregate**

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>2011 Est. Households by Household Income</b>	1,940		8,736		19,060	
Income Less than \$15,000	30	1.55	170	1.95	614	3.22
Income \$15,000 - \$24,999	11	0.57	134	1.53	526	2.76
Income \$25,000 - \$34,999	65	3.35	445	5.09	1,221	6.41
Income \$35,000 - \$49,999	86	4.43	573	6.56	1,735	9.10
Income \$50,000 - \$74,999	311	16.03	1,538	17.61	3,635	19.07
Income \$75,000 - \$99,999	425	21.91	1,929	22.08	3,956	20.76
Income \$100,000 - \$124,999	399	20.57	1,605	18.37	2,885	15.14
Income \$125,000 - \$149,999	300	15.46	1,145	13.11	2,069	10.86
Income \$150,000 - \$199,999	171	8.81	665	7.61	1,323	6.94
Income \$200,000 - \$499,999	127	6.55	481	5.51	970	5.09
Income \$500,000 and over	13	0.67	51	0.58	126	0.66

<b>2011 Est. Average Household Income</b>	\$115,593	\$106,869	\$99,622
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<b>2011 Est. Median Household Income</b>	\$102,542	\$94,541	\$86,366
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<b>2011 Est. Per Capita Income</b>	\$35,000	\$33,115	\$31,357
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<b>2011 Median HH Inc by Single Race Class or Ethn</b>			
White Alone	103,377	95,836	89,313
Black or African American Alone	109,204	97,535	68,699
American Indian and Alaska Native Alone	55,161	52,380	56,864
Asian Alone	114,534	105,663	96,769
Native Hawaiian and Other Pacific Islander Alone	0	0	45,168
Some Other Race Alone	71,629	73,992	69,828
Two or More Races	90,571	85,315	81,583
Hispanic or Latino	85,825	80,175	70,833
Not Hispanic or Latino	104,720	97,018	90,008

# Pop-Facts: Demographic Quick Facts 2011 Report

## Appendix: Area Listing

### Area Name:

Type: Radius 1                                      Reporting Detail: Aggregate                                      Reporting Level: Block Group

#### Radius Definition:

15050 FAIRFIELD VILLAGE SQUARE DR CYPRESS, TX 77433-5739	Latitude/Longitude	29.991005	-95.738172
	Radius	0.00	- 1.00

### Area Name:

Type: Radius 2                                      Reporting Detail: Aggregate                                      Reporting Level: Block Group

#### Radius Definition:

15050 FAIRFIELD VILLAGE SQUARE DR CYPRESS, TX 77433-5739	Latitude/Longitude	29.991005	-95.738172
	Radius	0.00	- 3.00

### Area Name:

Type: Radius 3                                      Reporting Detail: Aggregate                                      Reporting Level: Block Group

#### Radius Definition:

15050 FAIRFIELD VILLAGE SQUARE DR CYPRESS, TX 77433-5739	Latitude/Longitude	29.991005	-95.738172
	Radius	0.00	- 5.00

### Project Information:

Site: 1

Order Number: 970724793

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

## **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

