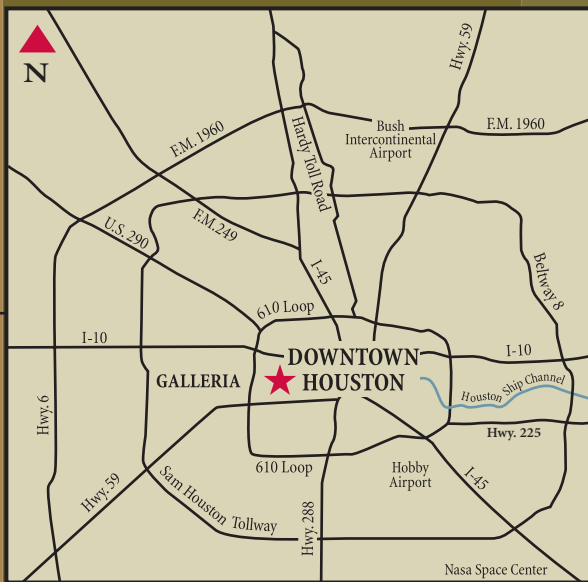


AVAILABLE NOW

■ RIVER OAKS PLAZA

*West Gray and Waugh Drive
Houston, Texas 77019*



2,720 S.F. AVAILABLE

■ ANCHOR TENANTS

Mega Marshalls
TJ Maxx
Office Max
Dollar Tree
Fit Athletic

■ 2009 DEMOGRAPHICS

POPULATION ESTIMATE

1 mile	26,490
3 miles	162,804
5 miles	423,038

AVERAGE HOUSEHOLD INCOME

1 mile	\$92,610
3 miles	\$94,386
5 miles	\$86,743

■ TRAFFIC COUNTS

Waugh North of West Gray
20,850 vpd (2006)

Waugh South of West Gray
6,880 vpd (2006)

West Gray East of Waugh
15,950 vpd (2006)

West Gray West of Waugh
5,750 vpd (2006)

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.
07/13/10

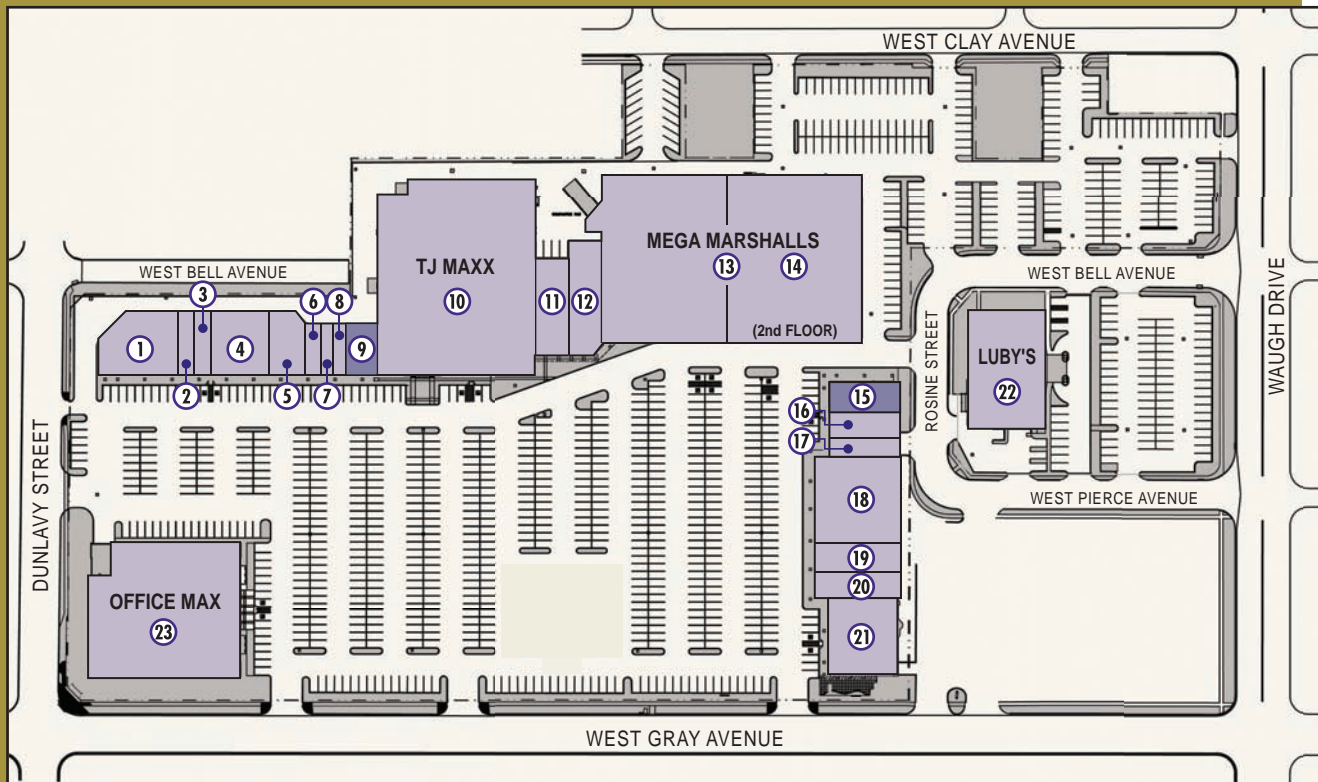


Leasing • Management

■ For More Information:
713.623.6800

19 Briar Hollow Lane
Suite 100
Houston, Texas 77027

RIVER OAKS PLAZA



Located at the intersection of West Gray Street and Waugh Drive between upscale River Oaks and the Central Business District.



FOR LEASING INFORMATION:

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

■ ADDRESS	■ TENANT	■ SQ FT
1. 1574 W. Gray	Souper Salad	5,005 SF
2. 1570 W. Gray	Sally Beauty Supply	1,575 SF
3. 1568 W. Gray	A+ Nails	1,005 SF
4. 1556 W. Gray	Massage Envy	4,138 SF
5. 1556-A W. Gray	Quiznos	1,595 SF
6. 1564 W. Gray	European Wax Center	1,309 SF
7. 1562-A W. Gray	Wexler's Jewelry	795 SF
8. 1562 W. Gray	Carol's Alterations	786 SF
9. 1560 W. Gray	AVAILABLE	2,720 SF
10. 1554 W. Gray	TJ Maxx	35,000 SF
11. 1544 W. Gray	Sizes Unlimited	5,930 SF
12. 1540 W. Gray	Romano's	2,373 SF
13. 1536 W. Gray	Mega Marshalls	48,633 SF
14. 1532 W. Gray	Fit Athletic (Second Level)	25,773 SF
15. 1440 W. Gray	AVAILABLE	2,300 SF
16. 1436 W. Gray	River Oaks Dental Arts	2,070 SF
17. 1432 W. Gray	U.S. Army Recruiting	1,200 SF
18. 1430 W. Gray	Famous Footwear	6,035 SF
19. 1428-A W. Gray	Dollar Tree	4,160 SF
20. 1426 W. Gray	Today's Vision	2,550 SF
21. 1422 W. Gray	Cafe Express	6,440 SF
22. 1414 W. Gray	Luby's	10,500 SF
23. 1576 W. Gray	Office Max	23,500 SF
TOTAL GLA:		195,392 SF

Disclosure: Fidelis Realty Partners represents the landlord.

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.

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

Before 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.

