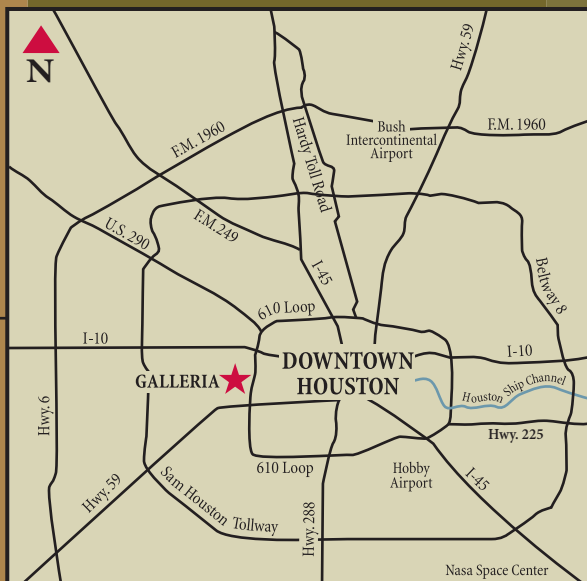


AVAILABLE NOW

UPTOWN COLLECTION

*Westheimer and Yorktown
Houston, Texas 77056*



1,400 SF SPACE AVAILABLE

MAJOR TENANTS

Edwin Watts Golf Superstore
Rochester Big & Tall
Capital Grille
Massage Envy
Smashburger
T-Mobile

2010 DEMOGRAPHICS

POPULATION ESTIMATE

1 mile	21,093
3 miles	193,765
5 miles	499,061

AVERAGE HOUSEHOLD INCOME

1 mile	\$111,173
3 miles	\$101,470
5 miles	\$94,299

TRAFFIC COUNTS

Westheimer W. of Yorktown
76,000 vpd (2007)

Westheimer E. Yorktown
46,440 vpd (2007)

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.
1/5/12

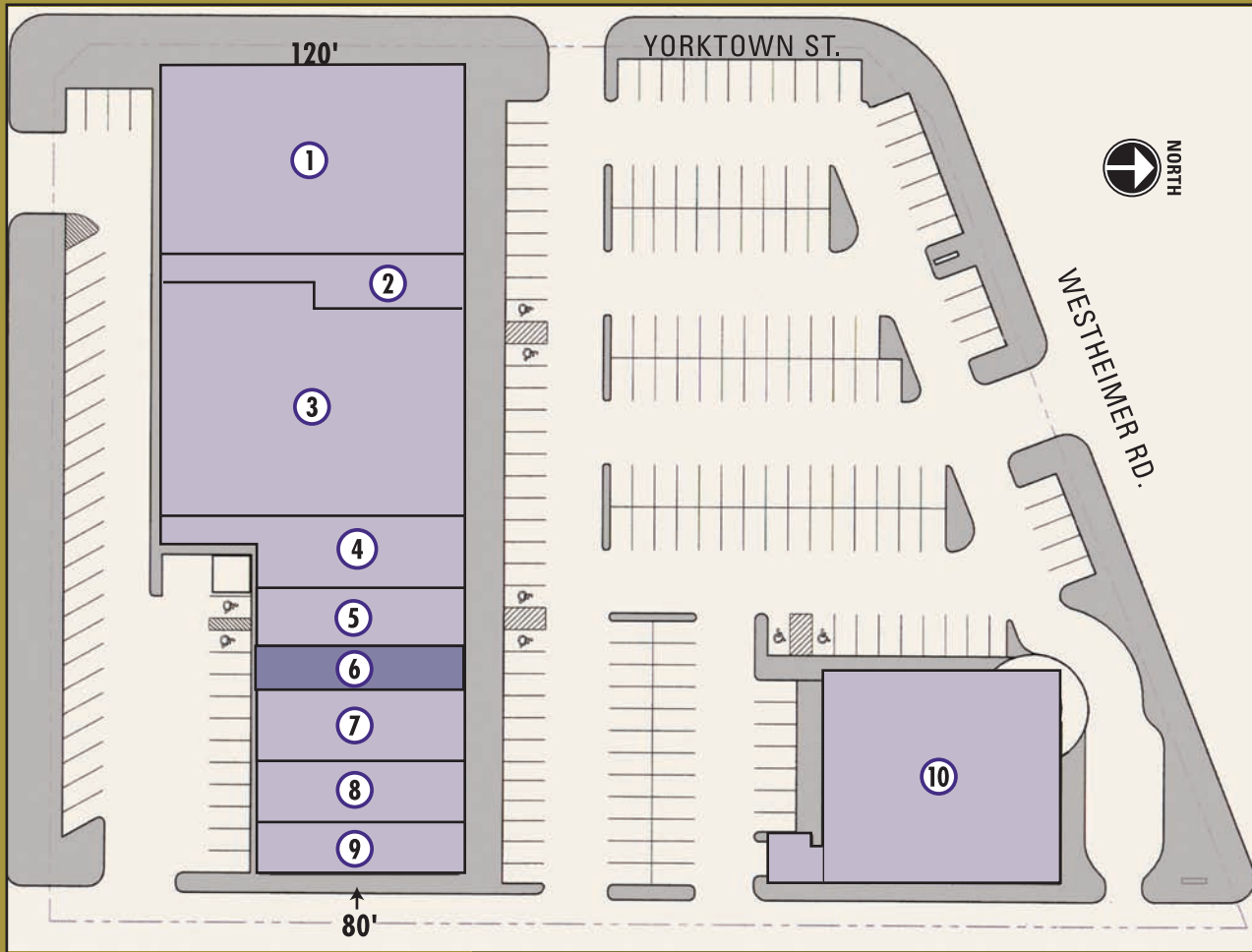


Leasing • Management

For More Information:
713.623.6800

19 Briar Hollow Lane
Suite 100
Houston, Texas 77027

UPTOWN COLLECTION



■ Located 1 block west of The Galleria on Westheimer



■ **FOR LEASING INFORMATION:**

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

■ ADDRESS	■ TENANT	■ SIZE
1. 5395 Westheimer	Edwin Watts Golf Superstore	9,000 SF
2. 5394 Westheimer	Jersey Mike's	1,924 SF
3. 5393 Westheimer	Rochester Big & Tall	11,034SF
4. 5387 Westheimer	Massage Envy	3,031 SF
5. 5385 Westheimer	Dr. Tattoff	2,400 SF
6. 5383 Westheimer	AVAILABLE	1,400 SF
7. 5381 Westheimer	Smashburger	2,200 SF
8. 5375 Westheimer	T-Mobile	2,000 SF
9. 5371 Westheimer	Therapy Hair Studio	1,840 SF
10. 5365 Westheimer	Capital Grille	8,000 SF
TOTAL GLA: 42,829 SF		

Disclosure: Fidelis Realty Partners represents the landlord.

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Pop-Facts: Demographic Quick Facts 2010 Report

Radius 1: 5365 WESTHEIMER RD, HOUSTON, TX 77056-5402, aggregate

Radius 2: 5365 WESTHEIMER RD, HOUSTON, TX 77056-5402, aggregate

Radius 3: 5365 WESTHEIMER RD, HOUSTON, TX 77056-5402, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2015 Projection	23,374		210,439		540,036	
2010 Estimate	21,093		193,765		499,061	
2000 Census	16,708		166,373		430,316	
1990 Census	15,480		133,317		372,689	
Growth 1990 - 2000	7.93%		24.80%		15.46%	
Households						
2015 Projection	13,388		96,436		235,055	
2010 Estimate	12,184		89,303		218,717	
2000 Census	9,888		77,780		192,451	
1990 Census	8,787		65,742		172,121	
Growth 1990 - 2000	12.53%		18.31%		11.81%	
2010 Est. Population by Single Classification Race						
	21,093		193,765		499,061	
White Alone	16,676	79.06	133,943	69.13	329,713	66.07
Black or African American Alone	863	4.09	10,821	5.58	38,590	7.73
American Indian and Alaska Native Alone	83	0.39	992	0.51	2,365	0.47
Asian Alone	1,349	6.40	12,291	6.34	36,048	7.22
Native Hawaiian and Other Pacific Islander Alone	89	0.42	306	0.16	537	0.11
Some Other Race Alone	1,150	5.45	26,800	13.83	70,364	14.10
Two or More Races	882	4.18	8,611	4.44	21,445	4.30
2010 Est. Population Hispanic or Latino						
	21,093		193,765		499,061	
Hispanic or Latino	3,529	16.73	67,794	34.99	177,595	35.59
Not Hispanic or Latino	17,564	83.27	125,970	65.01	321,466	64.41
2010 Tenure of Occupied Housing Units						
	12,184		89,303		218,717	
Owner Occupied	4,149	34.05	31,208	34.95	88,871	40.63
Renter Occupied	8,035	65.95	58,094	65.05	129,846	59.37
2010 Average Household Size						
	1.70		2.15		2.25	

Pop-Facts: Demographic Quick Facts 2010 Report

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Radius 2: 5365 WESTHEIMER RD, HOUSTON, TX 77056-5402, aggregate

Radius 3: 5365 WESTHEIMER RD, HOUSTON, TX 77056-5402, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2010 Est. Households by Household Income	12,184		89,303		218,717	
Income Less than \$15,000	838	6.88	9,813	10.99	24,252	11.09
Income \$15,000 - \$24,999	615	5.05	8,258	9.25	21,617	9.88
Income \$25,000 - \$34,999	718	5.89	9,003	10.08	23,332	10.67
Income \$35,000 - \$49,999	1,472	12.08	12,282	13.75	31,624	14.46
Income \$50,000 - \$74,999	2,332	19.14	14,367	16.09	35,487	16.23
Income \$75,000 - \$99,999	1,761	14.45	8,626	9.66	21,254	9.72
Income \$100,000 - \$124,999	1,138	9.34	5,855	6.56	14,549	6.65
Income \$125,000 - \$149,999	796	6.53	4,365	4.89	10,574	4.83
Income \$150,000 - \$199,999	909	7.46	4,957	5.55	11,480	5.25
Income \$200,000 - \$499,999	1,282	10.52	8,534	9.56	18,087	8.27
Income \$500,000 and over	324	2.66	3,244	3.63	6,462	2.95
2010 Est. Average Household Income	\$111,173		\$101,470		\$94,299	
2010 Est. Median Household Income	\$76,674		\$59,216		\$56,012	
2010 Est. Per Capita Income	\$64,402		\$46,938		\$41,580	
2010 Median HH Inc by Single Race Class or Ethn						
White Alone	81,459		70,353		67,922	
Black or African American Alone	53,342		38,092		36,294	
American Indian and Alaska Native Alone	44,000		46,727		47,917	
Asian Alone	80,312		57,273		54,222	
Native Hawaiian and Other Pacific Islander Alone	64,583		60,598		60,145	
Some Other Race Alone	60,213		31,286		32,216	
Two or More Races	59,906		40,214		37,763	
Hispanic or Latino	63,479		31,950		33,722	
Not Hispanic or Latino	80,473		72,805		68,130	

Pop-Facts: Demographic Quick Facts 2010 Report

Appendix: Area Listing

Area Name:

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

Radius Definition:

5365 WESTHEIMER RD	Latitude/Longitude	29.739235	-95.469864
HOUSTON, TX 77056-5402	Radius	0.00	- 1.00

Area Name:

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

Radius Definition:

5365 WESTHEIMER RD	Latitude/Longitude	29.739235	-95.469864
HOUSTON, TX 77056-5402	Radius	0.00	- 3.00

Area Name:

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

Radius Definition:

5365 WESTHEIMER RD	Latitude/Longitude	29.739235	-95.469864
HOUSTON, TX 77056-5402	Radius	0.00	- 5.00

Project Information:

Site: 1

Order Number: 969188381

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.

