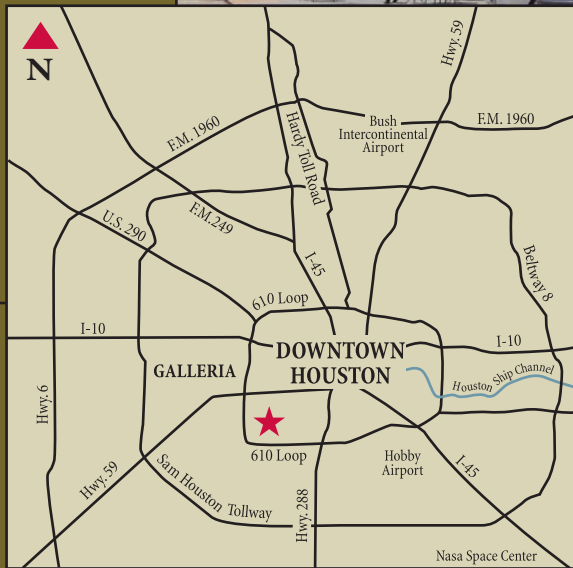
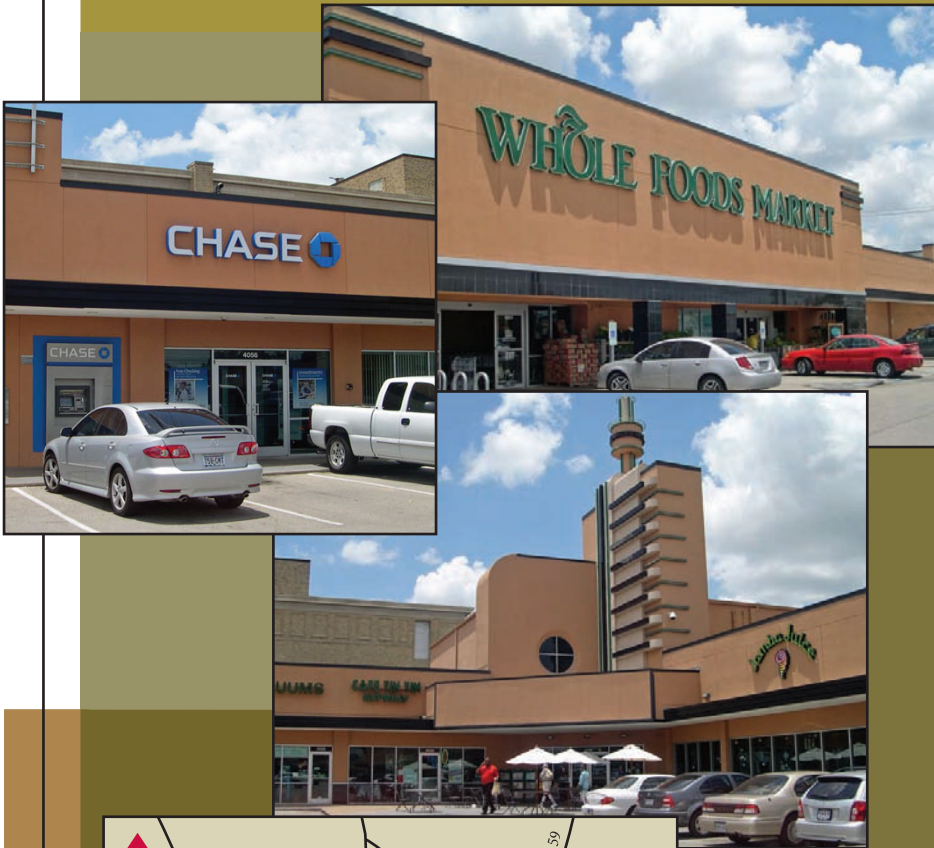


AVAILABLE NOW

- WEST U MARKETPLACE**
Bellaire Boulevard and Wesleyan
Houston, Texas 77025



	University Blvd.	
Wesleyan		Buffalo Speedway
★	Bellaire Blvd.	
Stella Link		

ANCHOR TENANTS

Whole Foods Market
Chase Bank

2010 DEMOGRAPHICS

POPULATION ESTIMATE

1 mile	21,892
3 miles	186,097
5 miles	469,360

AVERAGE HOUSEHOLD INCOME

1 mile	\$167,865
3 miles	\$104,820
5 miles	\$89,122

TRAFFIC COUNTS

Bellaire West of Wesleyan
20,550 vpd (2006)

Bellaire East of Wesleyan
33,280 vpd (2006)

Wesleyan North of Bellaire
13,490 vpd (2006)

Wesleyan South of Bellaire
20,170 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.
01/11/12

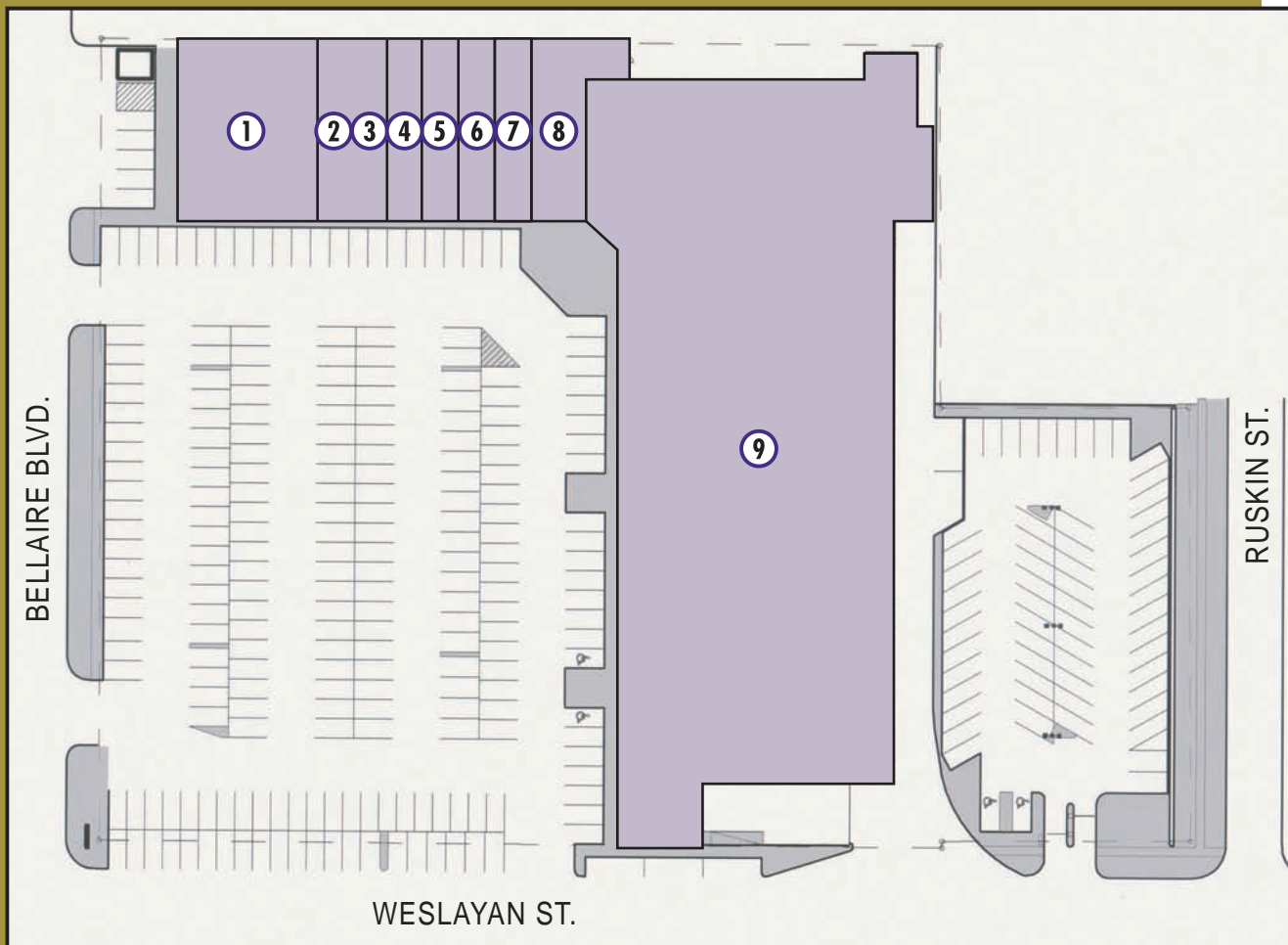


Leasing • Management

For More Information:
713.623.6800

19 Briar Hollow Lane
Suite 100
Houston, Texas 77027

WEST U MARKETPLACE



FOR LEASING INFORMATION:

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

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■ ADDRESS	■ TENANT	■ SQ FT
1. 4060 Bellaire Blvd.	Chase Bank	5,025 SF
2. 4050 Bellaire Blvd.	Fajita Pete's	1,200 SF
3. 4046 Bellaire Blvd.	River Oaks Nails & Spa	1,200 SF
4. 4048 Bellaire Blvd.	French Cuff Boutique	1,200 SF
5. 4036 Bellaire Blvd.	Cartridge World	1,200 SF
6. 4032 Bellaire Blvd.	Natural Pawz	1,200 SF
7. 4028 Bellaire Blvd.	Physicians Weight Loss	1,200 SF
8. 4024 Bellaire Blvd.	Smoothie Island	2,004 SF
9. 4004 Bellaire Blvd.	Whole Foods	45,907 SF
TOTAL GLA:		60,136 SF

Disclosure: Fidelis Realty Partners represents the landlord.

Pop-Facts: Demographic Quick Facts 2010 Report

Radius 1: 4000 BELLAIRE BLVD, HOUSTON, TX 77025-1122, aggregate

Radius 2: 4000 BELLAIRE BLVD, HOUSTON, TX 77025-1122, aggregate

Radius 3: 4000 BELLAIRE BLVD, HOUSTON, TX 77025-1122, 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	23,786		201,299		507,797	
2010 Estimate	21,892		186,097		469,360	
2000 Census	19,011		161,037		403,470	
1990 Census	16,770		139,099		347,015	
Growth 1990 - 2000	13.36%		15.77%		16.27%	
Households						
2015 Projection	9,198		89,438		223,256	
2010 Estimate	8,571		83,190		207,568	
2000 Census	7,656		73,229		181,619	
1990 Census	7,246		63,613		159,402	
Growth 1990 - 2000	5.66%		15.12%		13.94%	
2010 Est. Population by Single Classification Race						
	21,892		186,097		469,360	
White Alone	18,586	84.90	129,079	69.36	280,853	59.84
Black or African American Alone	344	1.57	15,748	8.46	72,689	15.49
American Indian and Alaska Native Alone	41	0.19	709	0.38	2,031	0.43
Asian Alone	1,988	9.08	16,563	8.90	33,159	7.06
Native Hawaiian and Other Pacific Islander Alone	24	0.11	235	0.13	530	0.11
Some Other Race Alone	397	1.81	16,762	9.01	61,341	13.07
Two or More Races	512	2.34	7,002	3.76	18,756	4.00
2010 Est. Population Hispanic or Latino						
	21,892		186,097		469,360	
Hispanic or Latino	1,740	7.95	49,326	26.51	149,634	31.88
Not Hispanic or Latino	20,151	92.05	136,771	73.49	319,726	68.12
2010 Tenure of Occupied Housing Units						
	8,571		83,190		207,568	
Owner Occupied	6,200	72.34	33,672	40.48	82,759	39.87
Renter Occupied	2,371	27.66	49,518	59.52	124,809	60.13
2010 Average Household Size						
	2.52		2.20		2.21	

Pop-Facts: Demographic Quick Facts 2010 Report

Radius 1: 4000 BELLAIRE BLVD, HOUSTON, TX 77025-1122, aggregate

Radius 2: 4000 BELLAIRE BLVD, HOUSTON, TX 77025-1122, aggregate

Radius 3: 4000 BELLAIRE BLVD, HOUSTON, TX 77025-1122, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
2010 Est. Households by Household Income	8,571		83,190		207,568	
Income Less than \$15,000	449	5.24	9,097	10.94	26,967	12.99
Income \$15,000 - \$24,999	397	4.63	7,402	8.90	20,600	9.92
Income \$25,000 - \$34,999	394	4.60	8,096	9.73	21,602	10.41
Income \$35,000 - \$49,999	546	6.37	10,706	12.87	29,435	14.18
Income \$50,000 - \$74,999	1,099	12.82	12,394	14.90	33,507	16.14
Income \$75,000 - \$99,999	879	10.26	8,198	9.85	20,207	9.74
Income \$100,000 - \$124,999	717	8.37	6,010	7.22	14,073	6.78
Income \$125,000 - \$149,999	650	7.58	4,677	5.62	9,991	4.81
Income \$150,000 - \$199,999	858	10.01	5,140	6.18	10,512	5.06
Income \$200,000 - \$499,999	1,904	22.21	8,516	10.24	15,532	7.48
Income \$500,000 and over	678	7.91	2,954	3.55	5,143	2.48
2010 Est. Average Household Income	\$167,865		\$104,820		\$89,122	
2010 Est. Median Household Income	\$118,175		\$62,696		\$53,865	
2010 Est. Per Capita Income	\$65,885		\$47,089		\$39,722	
2010 Median HH Inc by Single Race Class or Ethn						
White Alone	127,703		77,512		68,262	
Black or African American Alone	69,444		36,827		34,863	
American Indian and Alaska Native Alone	83,333		51,096		51,357	
Asian Alone	81,034		54,243		49,470	
Native Hawaiian and Other Pacific Islander Alone	65,625		61,694		59,470	
Some Other Race Alone	50,581		30,816		32,879	
Two or More Races	95,588		39,133		39,214	
Hispanic or Latino	65,205		32,807		34,098	
Not Hispanic or Latino	123,754		72,926		63,289	

Pop-Facts: Demographic Quick Facts 2010 Report

Appendix: Area Listing

Area Name:

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

Radius Definition:

4000 BELLAIRE BLVD	Latitude/Longitude	29.706188	-95.440832
HOUSTON, TX 77025-1122	Radius	0.00	- 1.00

Area Name:

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

Radius Definition:

4000 BELLAIRE BLVD	Latitude/Longitude	29.706188	-95.440832
HOUSTON, TX 77025-1122	Radius	0.00	- 3.00

Area Name:

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

Radius Definition:

4000 BELLAIRE BLVD	Latitude/Longitude	29.706188	-95.440832
HOUSTON, TX 77025-1122	Radius	0.00	- 5.00

Project Information:

Site: 1

Order Number: 969188622

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.

