

Beltway 8 & Wallisville Rd · Houston, Texas

Shops at Wallisville



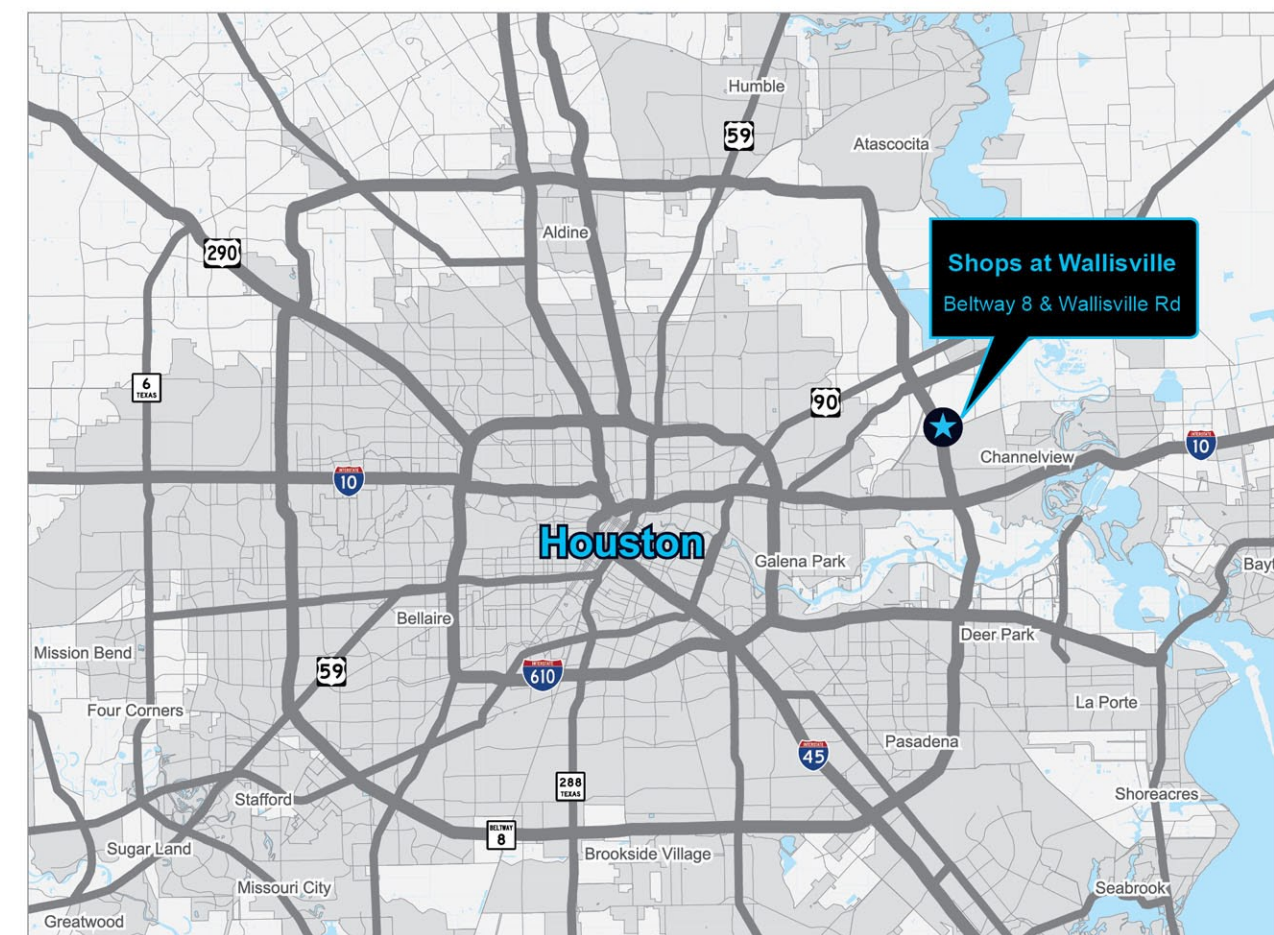
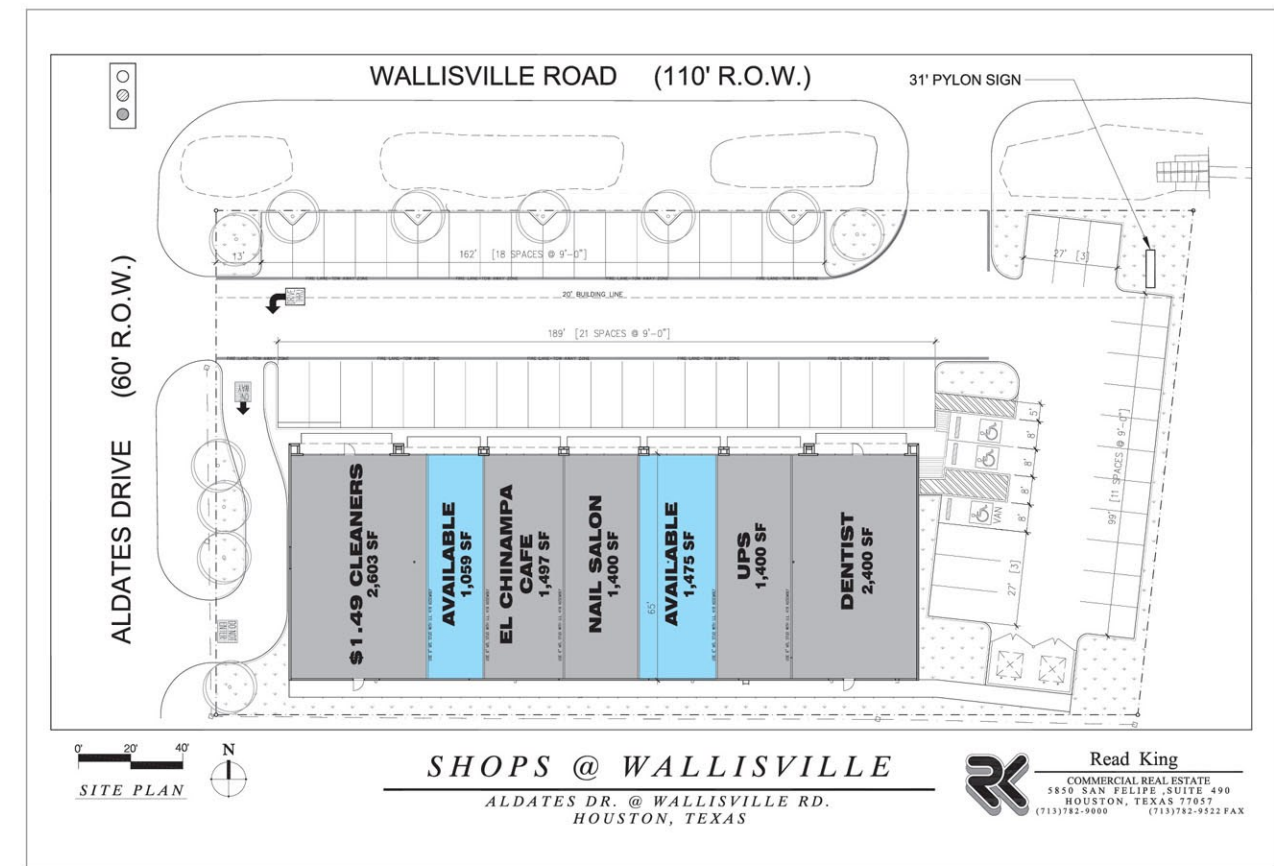
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COMMERCIAL REAL ESTATE



LEASING HIGHLIGHTS

±11,833 SF retail building for lease at southeast quadrant of Beltway 8 and Wallisville Rd. The Shops at Wallisville is located directly across the street from a newly constructed ±250,000 SF JC Penney anchored development opened fall 2009.

DEMOGRAPHICS (2009)

	1 mile	3 mile	5 mile
Active Population	11,831	95,924	154,986
Estimated Households	2,966	26,752	41,422
Est. Avg. HH Income	\$74,948	\$61,567	\$58,006
Total No. of Employees	2,802	20,969	50,732

TRAFFIC COUNTS

Intersection	CPD
BW8 north of Wallisville Rd	65,000 CPD
BW8 south of Wallisville Rd	91,000 CPD
Wallisville Rd west of BW8	28,110* CPD
Wallisville Rd east of BW8	9,310* CPD

2007 Average Daily Traffic Counts except () that are 2006 24-Hour Traffic Counts.