



UPTOWN PLAZA

SHOP COS.

ABOUT



PROJECT SCOPE

SHOP Companies has been retained to lead the remerchandising efforts at Uptown Plaza. Uptown Plaza holds a prime position at the intersection of Westheimer and Interstate 610, convenient to River Oaks District, Tanglewood and Montrose. The site is only a 5-minute walk from Houston’s premier high fashion mixed- use project, River Oaks District. The River Oaks submarket maintains robust retail and less than a 3 percent vacancy rate.

DETAILS

- Suite 120 – available
- Parking ratio: 7.2/1000

TRAFFIC COUNTS

o Westheimer Road	41,000 VPD-23
o Loop 610	200,572 VPD-23

AREA RETAILERS

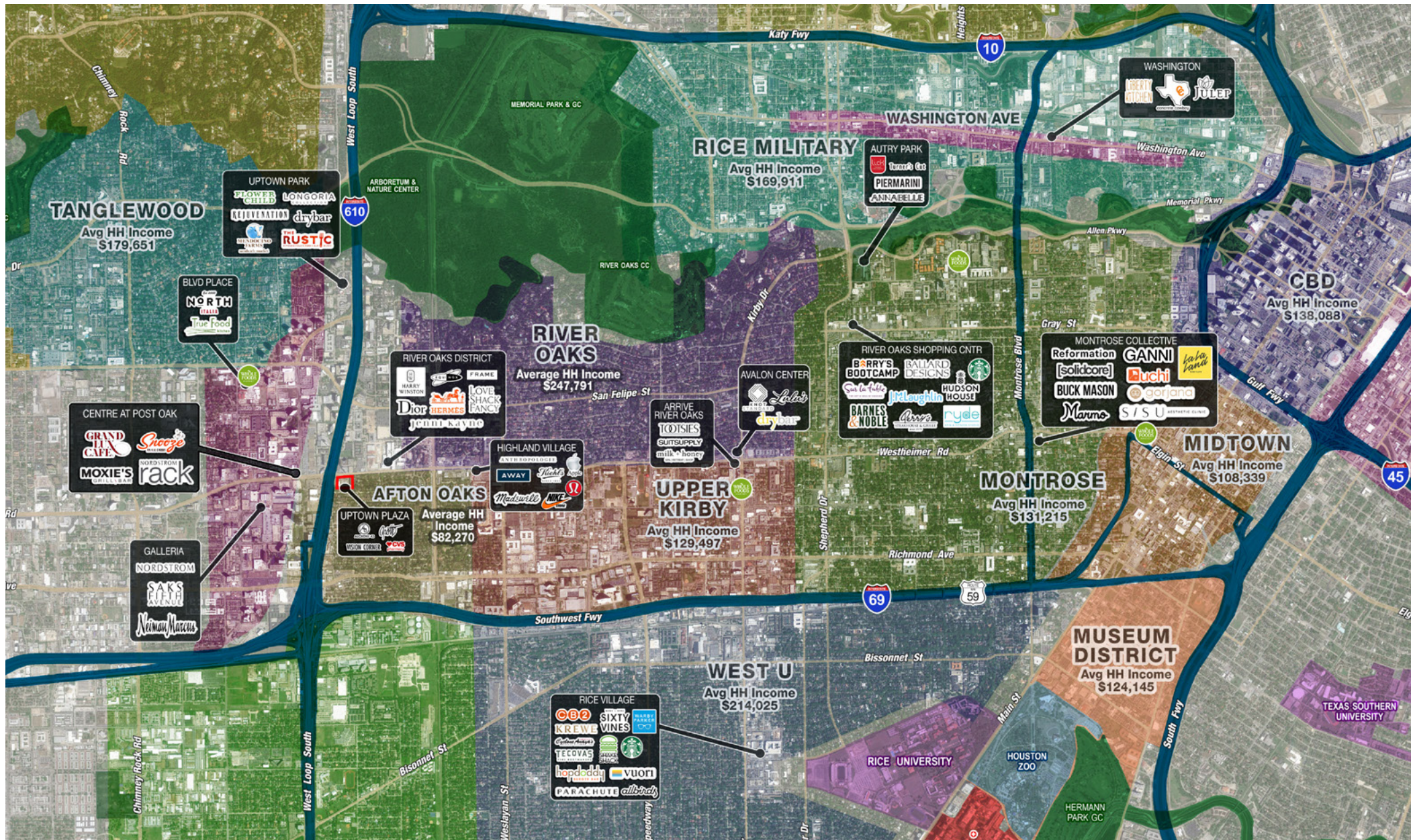


DEMOGRAPHICS

	1 mile radius	3 mile radius	5 mile radius
Est. Population	28,786	204,104	531,263
Average Household Income	\$160,293	\$150,768	\$148,809
Total Households	17,024	98,923	251,281
Daytime Population	99,204	347,990	879,723
Median Home Value	\$719,378	\$738,040	\$592,314



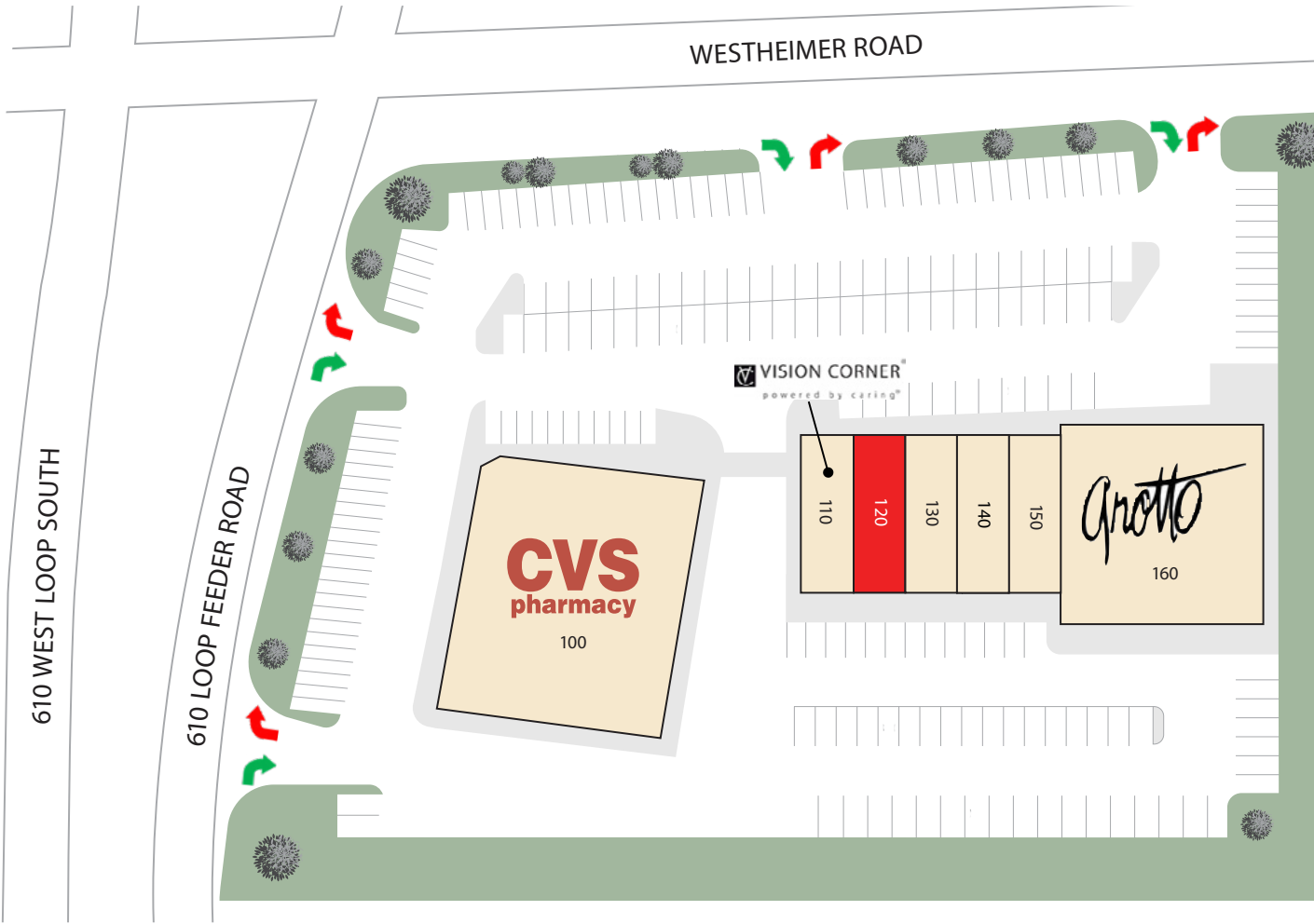
OVERVIEW AERIAL



CLOSEUP AERIAL



SITE PLAN



NO.	RETAILER	SF
100	CVS Pharmacy	12,000
110	Vision Center	1,600
120	EG Geller Shoes	1,600
130	Houston Gold & Silver	1,600
140	Alchemy 43	1,600
150	Odyssey Now	1,600
160	Grotto	8,000

VACANCIES
• SUITE 120

EXECUTED/OPEN

AVAILABLE

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



SHOP ^{COS.}

Brittney Austin

4809 COLE AVE STE 300, DALLAS, TX 75201

BRITTNEY@SHOPCOMPANIES.COM

214-242-5443 (DIRECT)

214-649-2634 (MOBILE)

Linda Rubiola

4809 COLE AVE STE 300, DALLAS, TX 75201

LINDA@SHOPCOMPANIES.COM

214-607-4044 (DIRECT)

214-643-4455 (MOBILE)



INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT
BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone