

Heights Plaza Shopping Center

Houston, TX



Center Highlights

Situated in the heart of the Heights active redevelopment area, this center serves a densely-populated, upwardly-mobile consumer base in a trade area undergoing extensive gentrification.

Center Address: Yale St at West 20th

City/State: Houston, TX

Population: 3 mile radius – 140,991 people

Avg. Household Income: \$67,465

Traffic Counts: Yale St at West 20th - 27,790

Property Size: 71,777 sq. ft.

Latitude/Longitude: 29.804625 N, -95.40086 W

Leasing Executive

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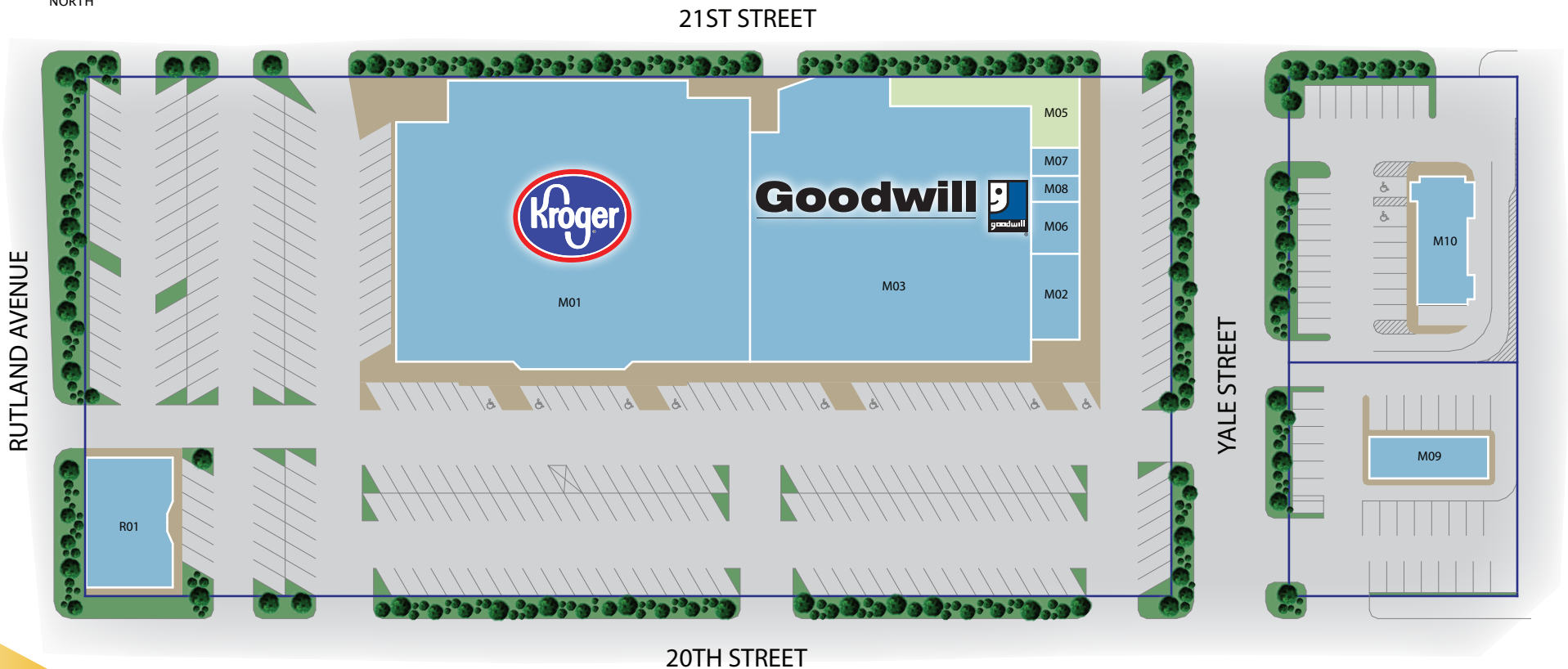
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WEINGARTEN REALTY

People-to-People. Coast-to-Coast.

TENANT LIST

M01	Krogers	M07	Designer's Touch	
M02	TGF Haircutters	M08	Ace Cash Express	
M03	Goodwill Select Store & Donation Center	M09	Quizno's	
M05	Available (23' x 109')	2,531 SF	M10	McDonalds
M06	Subway	R01	Wachovia Bank	



Summary Report

WEINGARTEN REALTY

People-to-People. Coast-to-Coast.

L008 Heights Plaza Shopping Center
Yale St at West 20th - Houston, TX

Longitude: -95.400086

Latitude: 29.804625

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	17,037	61,126	140,991	366,161
Average Household Income	\$68,019	\$65,624	\$67,465	\$73,141

Population				
2016 Population	19,265	66,547	154,287	389,626
2011 Population	17,037	61,126	140,991	366,161
2010 Census Population	16,571	60,247	138,700	362,176
2000 Census Population	17,861	62,805	136,447	347,246
% Growth 2010 to 2011	2.81%	1.46%	1.65%	1.10%
% Forecasted Growth 2011 to 2016	13.08%	8.87%	9.43%	6.41%

Race & Ethnicity				
% White	57.05%	45.65%	38.68%	33.93%
% Black	5.41%	9.53%	9.62%	16.81%
% Asian	1.95%	1.98%	2.28%	2.40%
% Other	1.75%	1.56%	1.40%	1.34%
% Hispanic	33.84%	41.29%	48.01%	45.53%

Income & Education				
Median Household Income	\$50,680	\$48,658	\$49,165	\$47,141
Average Household Income	\$68,019	\$65,624	\$67,465	\$73,141
% College Graduates	32.34%	27.72%	25.95%	27.12%

Age				
Median Age	38.0	36.7	35.4	34.4
% Age < 18	18.84%	20.47%	21.38%	22.09%
% Age 65 +	10.28%	9.84%	10.00%	9.76%

Households & Housing				
Households	8,048	26,891	59,662	146,556
Average Household Size	2.12	2.26	2.34	2.38
Median Housing Value	\$171,894	\$143,112	\$133,842	\$123,170
% Owner Occupied Housing	52.39%	50.48%	47.82%	42.78%
% Renter Occupied Housing	36.84%	38.48%	42.37%	46.04%
% Vacant Housing	10.77%	11.04%	9.81%	11.19%

Workplace & Workers				
Number of Businesses	649	2,103	4,520	15,089
Total Number of Employees (FTE)	12,625	37,696	77,936	328,722
% White Collar	63.92%	60.65%	58.77%	61.22%
% Blue Collar	36.08%	39.35%	41.23%	38.78%