

Sheldon Forest Shopping Center

Channelview, TX



Center Highlights

Sheldon Forest offers several advantages: It's the first major shopping center for Baytown consumers traveling west and is the only center anchored by a leading supermarket on this north/south thoroughfare north of the Houston Ship Channel. The shopping center enjoys a captive trade area since the nearest retail option is over 2 miles away. Retailers include Food Fair, Burke's Outlet, Family Dollar and more.

Center Address: Sheldon Rd at I-10

City/State: Channelview, TX

Population: 3 mile radius – 51,070 people

Avg. Household Income: \$57,915

Traffic Counts: Sheldon Rd at I-10 - 179,620

Property Size: 99,562 sq. ft.

Latitude/Longitude: 29.778653 N, -95.125315 W

Leasing Executive

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



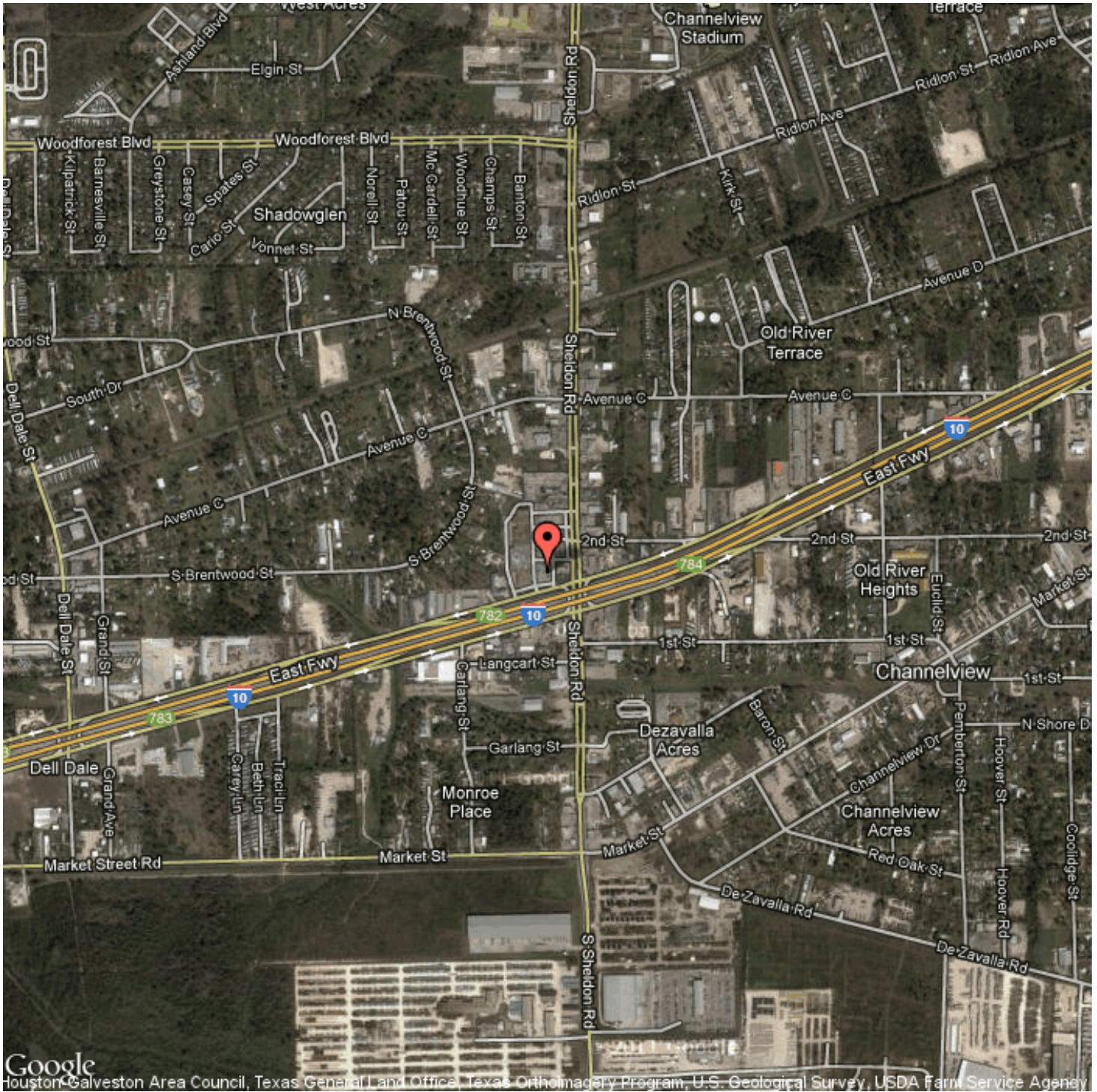
TENANT LIST

- A0A Subway
- A0C Smile Rite Dental
- A0D Channelview Pharmacy
- A0E Sheldon Nails
- M01 A Sound Discount Warehouse
- M03 Moin International
- M04 Gerland's
- M05 Burke's Outlet
- M06 AZ Wireless
- M07 Taqueria El Regio
- M08 Churches Chicken
- M10 A-1 Cleaners
- M11 Available (19'8" x 59') 1,178 SF**
- M12 Advance America
- M13 Family Dollar
- M14 Pizza Hut
- M15 \$1.00 Store
- M16 Gold and Silver Buyers
- M18 Taco Bell

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Google Map



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Summary Report

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

L011 Sheldon Forest Shopping Center
Sheldon Rd at I-10 - Houston, TX

Longitude: -95.125315

Latitude: 29.778653

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	6,017	23,071	51,070	102,080
Average Household Income	\$55,112	\$54,952	\$57,915	\$59,089

Population				
2016 Population	5,940	23,122	51,588	105,275
2011 Population	6,017	23,071	51,070	102,080
2010 Census Population	6,079	23,138	51,014	101,659
2000 Census Population	5,837	19,548	40,188	86,961
% Growth 2010 to 2011	-1.03%	-0.29%	0.11%	0.41%
% Forecasted Growth 2011 to 2016	-1.26%	0.22%	1.01%	3.13%

Race & Ethnicity				
% White	32.29%	25.44%	20.93%	21.40%
% Black	1.88%	10.86%	12.90%	17.65%
% Asian	0.35%	1.15%	1.39%	1.88%
% Other	1.28%	1.18%	1.08%	1.17%
% Hispanic	64.20%	61.36%	63.71%	57.90%

Income & Education				
Median Household Income	\$47,039	\$47,694	\$48,381	\$48,369
Average Household Income	\$55,112	\$54,952	\$57,915	\$59,089
% College Graduates	7.35%	11.75%	13.44%	16.42%

Age				
Median Age	29.0	28.5	28.4	29.6
% Age < 18	32.57%	33.97%	34.10%	32.01%
% Age 65 +	7.54%	6.30%	5.81%	6.68%

Households & Housing				
Households	1,808	6,724	14,618	31,230
Average Household Size	3.32	3.42	3.49	3.26
Median Housing Value	\$74,202	\$84,631	\$89,448	\$93,573
% Owner Occupied Housing	53.26%	59.71%	62.53%	57.05%
% Renter Occupied Housing	36.09%	31.52%	29.82%	33.91%
% Vacant Housing	10.65%	8.78%	7.65%	9.03%

Workplace & Workers				
Number of Businesses	168	376	591	1,423
Total Number of Employees (FTE)	3,841	8,616	13,503	31,979
% White Collar	43.15%	50.10%	50.54%	53.23%
% Blue Collar	56.85%	49.90%	49.46%	46.77%