

Crossroads Shopping Center

Vidor, TX



Center Highlights

Crossroads enjoys a premier position as the largest retail destination for this regional trade area, which includes Bridge City and Orange. Located on the busiest intersection east of Beaumont, this center's long-term, stable mix of tenants caters to its well-established, loyal consumer base. Retailers include Market Basket, Bealls, Burke's Outlet, Baskins, Payless Shoe Source, and more.

Center Address: N Main St at I-10

City/State: Vidor, TX

Population: 3 mile radius – 15,222 people

Avg. Household Income: \$48,381

Traffic Counts: N Main St at I-10 - 98,000

Property Size: 114,785 sq. ft.

Latitude/Longitude: 30.133735 N, -94.014546 W

Leasing Executive

Adam Blustein

Phone: (713) 866-6942

Fax: (713) 866-6049

Email: ablustein@weingarten.com

Property Manager

Kari Bean

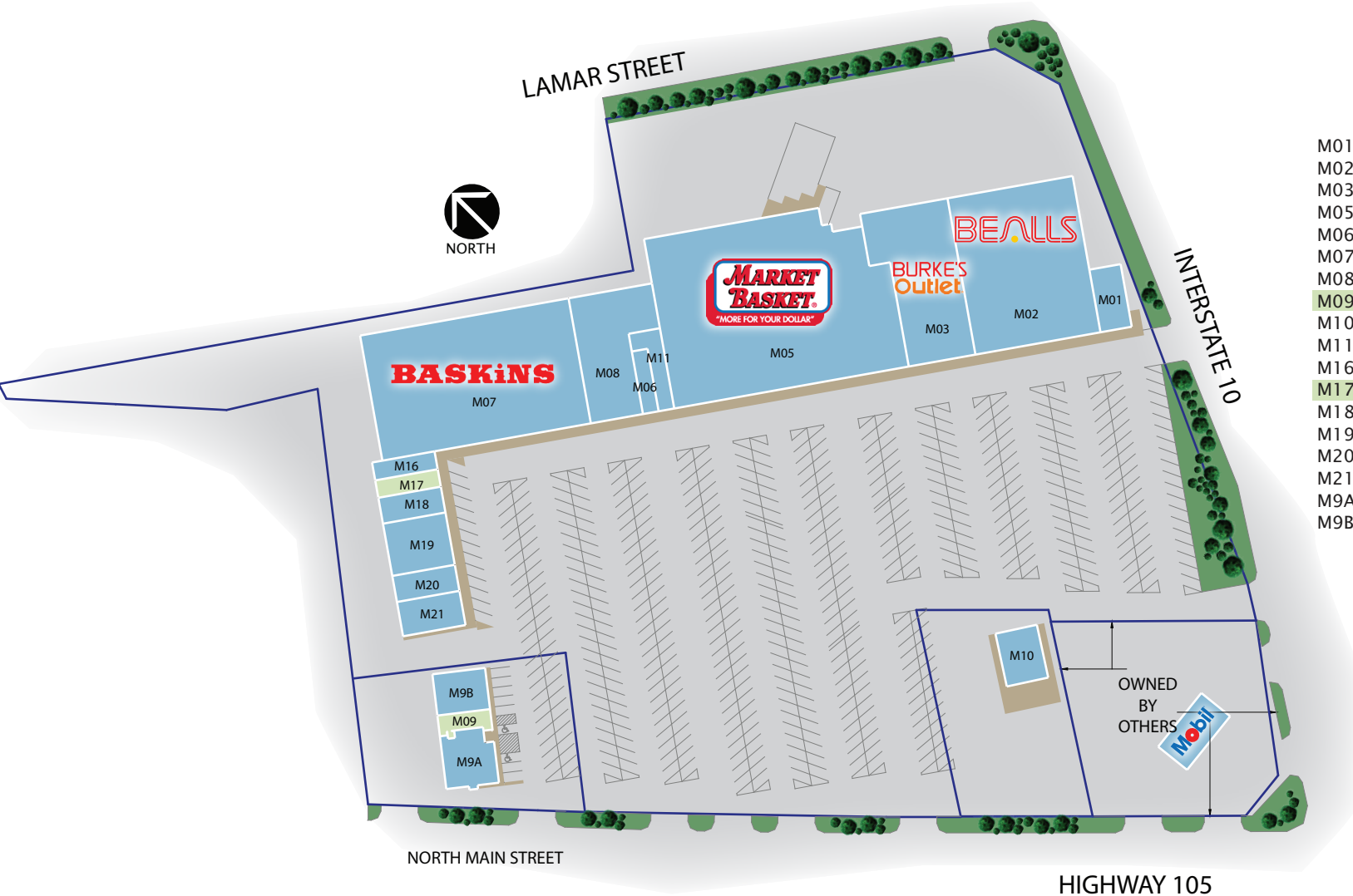
Phone: (713) 880-6194

Fax: (713) 866-6992

Email: kbean@weingarten.com

WEINGARTEN REALTY

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



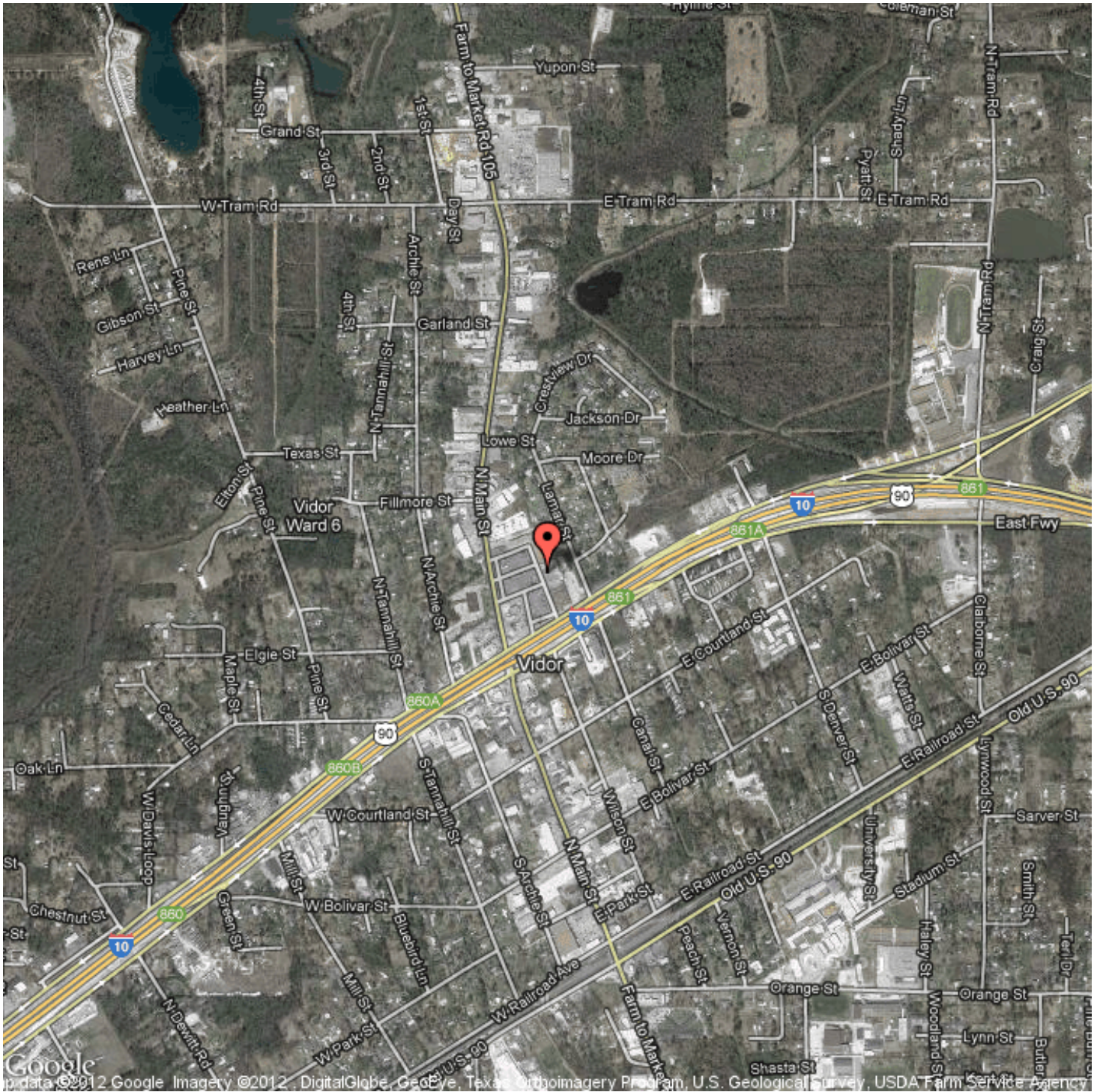
TENANT LIST

- M01 Shipley Donuts
- M02 Beall Brothers
- M03 Burkes's Outlet
- M05 Market Basket
- M06 Ace Cash Express
- M07 Baskins
- M08 Ming's Buffet
- M09 Available (20' x 50') 1,000 SF
- M10 Dairy Queen
- M11 Runs With Scissors
- M16 Robichau Jewelry
- M17 Available (16'8" x 60') 996 SF
- M18 Little Caesar's
- M19 Payless Shoes
- M20 H&R Block
- M21 Radio Shack
- M9A Popeye's
- M9B Q Nails

Crossroads Shopping Center

Vidor, TX

Google Map



WEINGARTEN REALTY

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

Summary Report

WEINGARTEN REALTY

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

L083 Crossroads Shopping Center
N Main St at I-10 - Vidor, TX

Longitude: -94.014546

Latitude: 30.133735

| Key Variables | 1.00 Mile Radius | 2.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--------------------------|------------------|------------------|------------------|------------------|
| Population | 4,005 | 10,258 | 15,223 | 22,198 |
| Average Household Income | \$42,442 | \$46,843 | \$48,382 | \$51,239 |

| Population | | | | |
|----------------------------------|---------|---------|---------|---------|
| 2016 Population | 3,441 | 8,787 | 13,010 | 18,925 |
| 2011 Population | 4,005 | 10,258 | 15,223 | 22,198 |
| 2010 Census Population | 4,124 | 10,380 | 15,346 | 22,308 |
| 2000 Census Population | 4,441 | 10,816 | 15,872 | 22,735 |
| % Growth 2010 to 2011 | -2.90% | -1.17% | -0.80% | -0.49% |
| % Forecasted Growth 2011 to 2016 | -14.09% | -14.34% | -14.54% | -14.74% |

| Race & Ethnicity | | | | |
|------------------|--------|--------|--------|--------|
| % White | 92.32% | 92.40% | 92.53% | 92.70% |
| % Black | 0.14% | 0.11% | 0.10% | 0.21% |
| % Asian | 0.50% | 0.54% | 0.49% | 0.44% |
| % Other | 1.90% | 1.80% | 1.80% | 1.76% |
| % Hispanic | 5.15% | 5.15% | 5.07% | 4.89% |

| Income & Education | | | | |
|--------------------------|----------|----------|----------|----------|
| Median Household Income | \$35,005 | \$37,498 | \$38,684 | \$41,001 |
| Average Household Income | \$42,442 | \$46,843 | \$48,382 | \$51,239 |
| % College Graduates | 8.27% | 9.79% | 9.72% | 10.28% |

| Age | | | | |
|------------|--------|--------|--------|--------|
| Median Age | 35.7 | 36.4 | 36.8 | 37.4 |
| % Age < 18 | 25.09% | 25.34% | 25.27% | 25.41% |
| % Age 65 + | 14.19% | 13.99% | 13.80% | 13.81% |

| Households & Housing | | | | |
|---------------------------|----------|----------|----------|----------|
| Households | 1,485 | 3,814 | 5,674 | 8,220 |
| Average Household Size | 2.63 | 2.65 | 2.66 | 2.68 |
| Median Housing Value | \$53,955 | \$63,083 | \$66,336 | \$68,736 |
| % Owner Occupied Housing | 57.91% | 65.92% | 68.46% | 71.74% |
| % Renter Occupied Housing | 30.82% | 24.63% | 22.54% | 19.79% |
| % Vacant Housing | 11.27% | 9.45% | 9.00% | 8.47% |

| Workplace & Workers | | | | |
|---------------------------------|--------|--------|--------|--------|
| Number of Businesses | 158 | 237 | 287 | 334 |
| Total Number of Employees (FTE) | 1,818 | 2,760 | 3,364 | 3,932 |
| % White Collar | 46.04% | 47.32% | 47.16% | 47.27% |
| % Blue Collar | 53.96% | 52.68% | 52.84% | 52.73% |