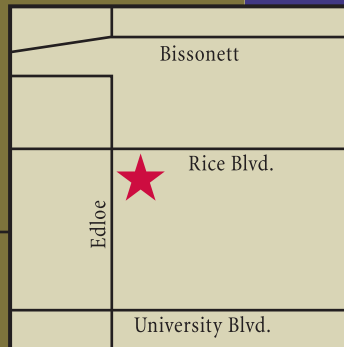
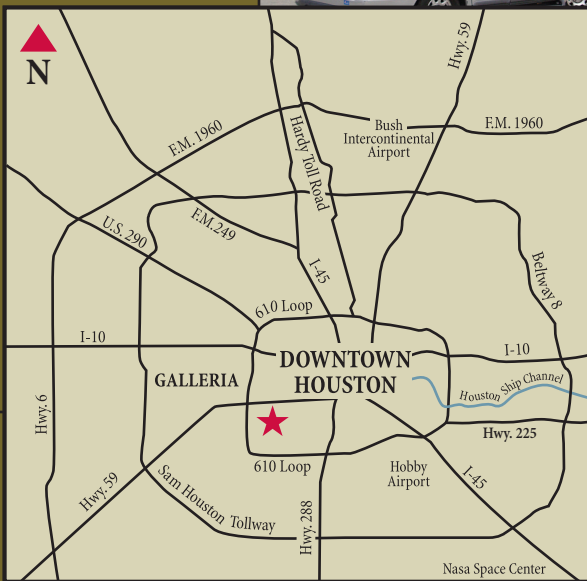


AVAILABLE NOW

■ WEST U TOWNE CENTER

*SEC Edloe Street and Rice Blvd.
Houston, Texas 77005*



■ **MAJOR TENANTS**
Compass Bank
Nationwide Insurance
Roger Martin Properties

■ **2012 DEMOGRAPHICS**
POPULATION ESTIMATE
1 mile 21,531
3 miles 168,341
5 miles 430,829

AVERAGE HOUSEHOLD INCOME
1 mile \$172,672
3 miles \$107,165
5 miles \$86,145

■ **TRAFFIC COUNTS**
Rice East of Edloe
3,190 vpd (2006)
Rice West of Edloe
2,870 vpd (2006)
Edloe North of Rice
3,070 vpd (2006)
Edloe South of Rice
1,890 vpd (2006)

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property.
02/22/12

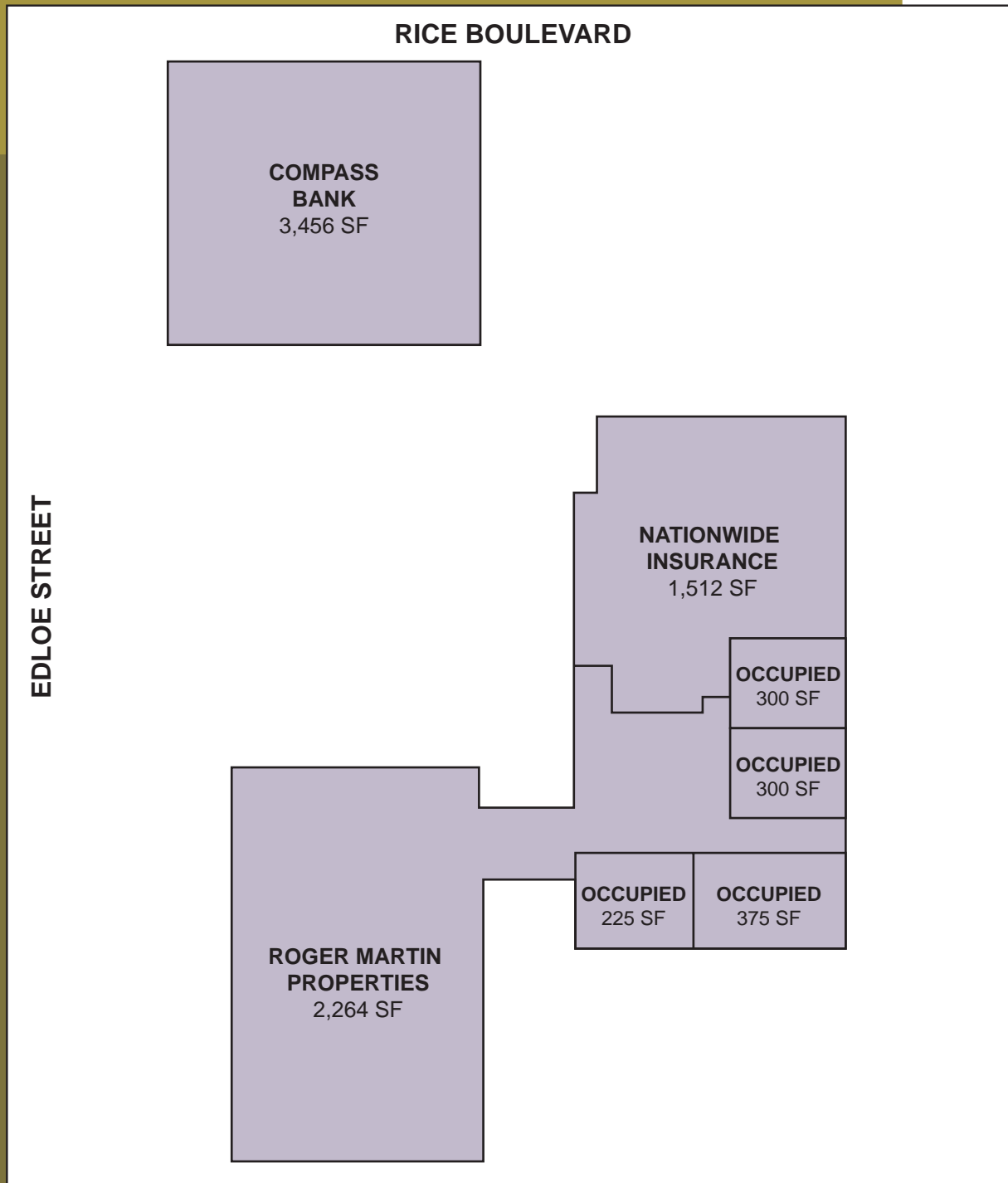


Leasing • Management

■ For More Information:
713.623.6800

19 Briar Hollow Lane
Suite 100
Houston, Texas 77027

WEST U TOWNE CENTER



■ FOR LEASING INFORMATION:

19 Briar Hollow Lane
Suite 100
Houston, Texas 77027
713.623.6800
713.623.6804 f.

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Pop-Facts: Demographic Quick Facts 2012 Report

Radius 1: 6115 EDLOE ST, HOUSTON, TX 77005-2808, aggregate

Radius 2: 6115 EDLOE ST, HOUSTON, TX 77005-2808, aggregate

Radius 3: 6115 EDLOE ST, HOUSTON, TX 77005-2808, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2017 Projection	22,301		175,725		451,406	
2012 Estimate	21,531		168,341		430,829	
2000 Census	19,687		149,455		382,230	
1990 Census	17,826		133,449		334,482	
Growth 1990 - 2000	10.44%		11.99%		14.28%	
Households						
2017 Projection	9,231		85,636		212,145	
2012 Estimate	8,805		81,340		200,090	
2000 Census	8,265		73,359		174,764	
1990 Census	7,936		64,766		153,800	
Growth 1990 - 2000	4.15%		13.27%		13.63%	
2012 Est. Population by Single Classification Race						
	21,531		168,341		430,829	
White Alone	18,025	83.72	117,559	69.83	267,027	61.98
Black or African American Alone	352	1.63	14,200	8.44	68,322	15.86
American Indian and Alaska Native Alone	52	0.24	561	0.33	3,051	0.71
Asian Alone	2,312	10.74	22,921	13.62	42,094	9.77
Native Hawaiian and Other Pacific Islander Alone	2	0.01	79	0.05	185	0.04
Some Other Race Alone	282	1.31	8,557	5.08	36,425	8.45
Two or More Races	507	2.35	4,464	2.65	13,724	3.19
2012 Est. Population Hispanic or Latino						
	21,531		168,341		430,829	
Hispanic or Latino	1,809	8.40	30,025	17.84	115,908	26.90
Not Hispanic or Latino	19,722	91.60	138,316	82.16	314,920	73.10
2012 Tenure of Occupied Housing Units						
	8,805		81,340		200,090	
Owner Occupied	5,174	58.76	30,838	37.91	73,277	36.62
Renter Occupied	3,631	41.24	50,503	62.09	126,812	63.38
2012 Average Household Size						
	2.44		2.01		2.10	

Pop-Facts: Demographic Quick Facts 2012 Report

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Radius 2: 6115 EDLOE ST, HOUSTON, TX 77005-2808, aggregate

Radius 3: 6115 EDLOE ST, HOUSTON, TX 77005-2808, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2012 Est. Households by Household Income	8,805		81,340		200,090	
Income Less than \$15,000	431	4.89	8,901	10.94	29,028	14.51
Income \$15,000 - \$24,999	422	4.79	6,796	8.36	20,884	10.44
Income \$25,000 - \$34,999	607	6.89	7,680	9.44	21,291	10.64
Income \$35,000 - \$49,999	574	6.52	10,725	13.19	28,552	14.27
Income \$50,000 - \$74,999	863	9.80	12,154	14.94	30,817	15.40
Income \$75,000 - \$99,999	794	9.02	8,026	9.87	18,403	9.20
Income \$100,000 - \$124,999	720	8.18	5,717	7.03	12,888	6.44
Income \$125,000 - \$149,999	775	8.80	4,623	5.68	9,502	4.75
Income \$150,000 - \$199,999	873	9.91	4,951	6.09	9,517	4.76
Income \$200,000 - \$499,999	1,950	22.15	8,648	10.63	14,485	7.24
Income \$500,000 and over	797	9.05	3,119	3.83	4,724	2.36
2012 Est. Average Household Income	\$172,672		\$107,165		\$86,145	
2012 Est. Median Household Income	\$124,717		\$63,510		\$50,235	
2012 Est. Per Capita Income	\$70,623		\$52,208		\$40,786	
2012 Median HH Inc by Single Race Class or Ethn						
White Alone	134,577		76,305		64,212	
Black or African American Alone	54,425		34,395		29,442	
American Indian and Alaska Native Alone	60,155		46,248		36,750	
Asian Alone	92,268		49,815		48,759	
Native Hawaiian and Other Pacific Islander Alone	200,001		69,336		45,038	
Some Other Race Alone	40,739		30,931		29,828	
Two or More Races	61,213		45,337		38,663	
Hispanic or Latino	71,840		39,364		33,485	
Not Hispanic or Latino	129,247		68,773		57,968	

Pop-Facts: Demographic Quick Facts 2012 Report

Appendix: Area Listing

Area Name:

Type: Radius 1 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

6115 EDLOE ST	Latitude/Longitude	29.716731	-95.433693
HOUSTON, TX 77005-2808	Radius	0.00	- 1.00

Area Name:

Type: Radius 2 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

6115 EDLOE ST	Latitude/Longitude	29.716731	-95.433693
HOUSTON, TX 77005-2808	Radius	0.00	- 3.00

Area Name:

Type: Radius 3 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

6115 EDLOE ST	Latitude/Longitude	29.716731	-95.433693
HOUSTON, TX 77005-2808	Radius	0.00	- 5.00

Project Information:

Site: 1

Order Number: 970834485

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

