

THE VINTAGE CENTER

10300 LOUETTA ROAD | HOUSTON, TX, 77070



Confidential Offering Memorandum



West Facing Aerial



LONESTAR COLLEGE
 (1.1 MILES FROM PROPERTY)
 Enrolls over 80,000 students each semester,
 and adds nearly \$3 billion annually to the Houston economy.

NOBLE ENERGY CENTER I & II
 1,000,000 SF of Office Space

VINTAGE PARK
 (0.6 MILES FROM PROPERTY)

GNC FedEx Trustmark
verizon Edward Jones Amegy Bank
Tiff & Treats El Tiempo mla bella STARBUCKS
TUMBLE22 salata hopdoddy POTBELLY

MERA VINTAGE PARK APARTMENTS
 179 Units

CAVA **EDWARD JONES** **Raising Cane's**

THE VINTAGE CENTER

Comerica Bank
CHIPOTLE

H-E-B
 #10 ranked in Houston -
 989,433 Annual Visits

BROADSTONE VINTAGE PARK APARTMENTS
 386 Units

DXC TECHNOLOGY

VINTAGE PARK APARTMENTS
 324 Units

AMERANT

Cutten Rd | 4,802 VPD

SAN CIERRA APARTMENTS
 365 Units

WHOLE FOODS MARKET

DUNKIN' **SUGARING NYC**
 Village Medical VIP NAILS

TORCHYS NOTHING HAND CAKES
MOD HAND & STONE Massage and Facial Spa
Jeany Mithras

sleep number. **AMBRIZA**
HHC bellagreen **AMBRIZA**
 SOCIAL MEDICAL SYSTEMS

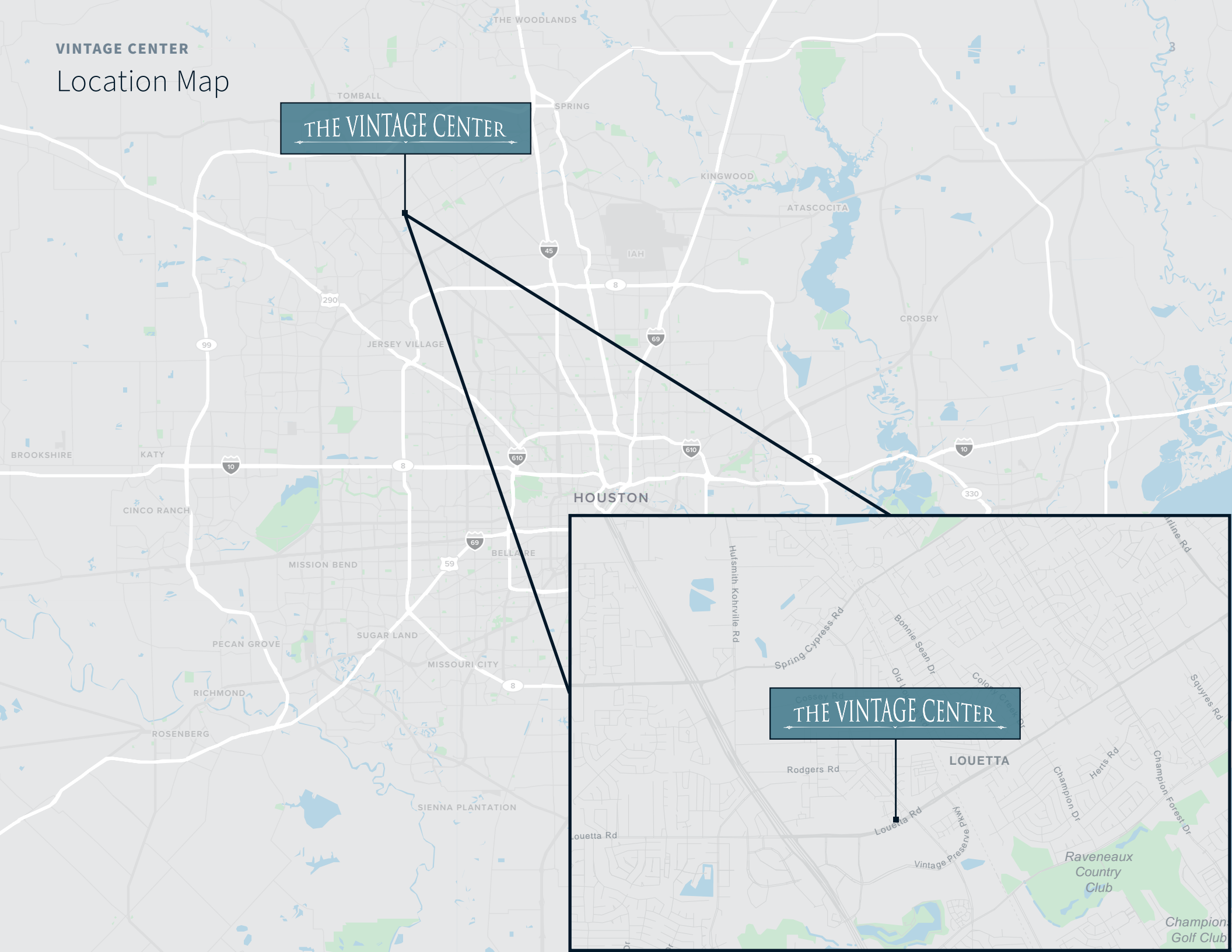
Walgreens

Louetta Rd | 33,375 VPD

TEXAS REGIONAL HOSPITAL

VINTAGE CENTER

Location Map



THE VINTAGE CENTER

HOUSTON

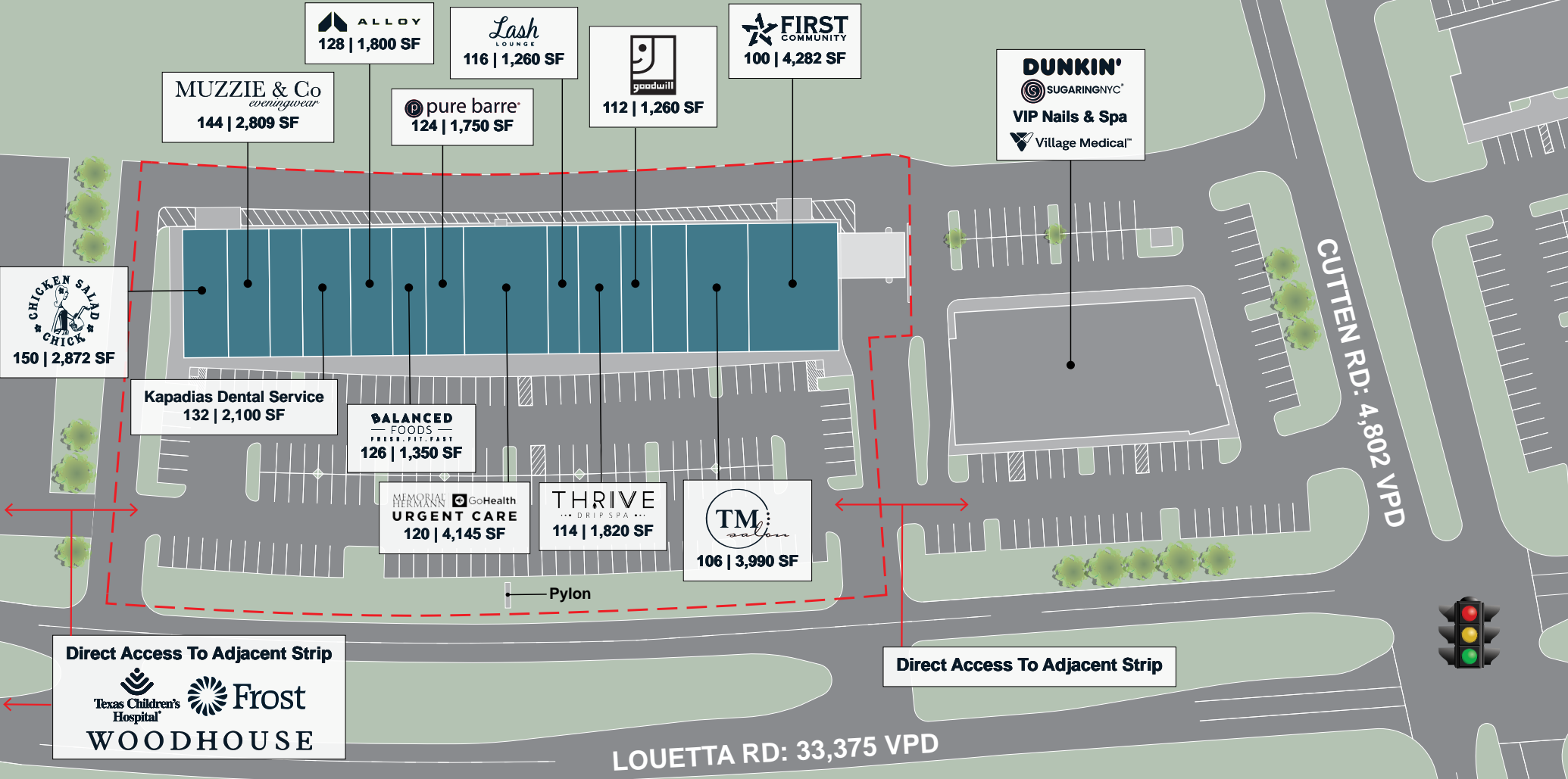
THE VINTAGE CENTER

LOUETTA

Raveneaux
Country
Club

Champion
Golf Club

Site Plan



WHOLE FOODS MARKET | TORCHYS | NOTHING bundt CAKES | AMERANT

MOD | HAND & STONE MASSAGE AND FACIAL SPA | Jersey Mike's SUBS



Bookended between HEB and Whole Foods: Two Top Ranked National Grocers



H-E-B

\$100M Annually

**WHOLE
FOODS
MARKET**
\$20M Annually

Demographics: In the Heart of Northwest Houston

Nestled in Northwest Houston, in close proximity to numerous retailers, this property enjoys a highly desirable location. Over the period from 2010 to 2023, the surrounding area has experienced impressive population growth, with a notable increase of 29.8% within a one-mile radius, 13.29% within a three-mile radius, and 17.87% within a five-mile radius. The average household income within a one-mile radius of the property is \$112,054, and it is projected to grow by 2.6% by 2028. Furthermore, the daytime population in the vicinity consists of 118,561 people.

POPULATION	1-MILE	3-MILE	5-MILE
2010 Census	8,185	93,315	227,662
2023 Census	11,660	107,619	277,198
2028 Projection	11,639	108,850	280,998

POPULATION GROWTH			
Percent Change: 2010 to 2023	29.80%	13.29%	17.87%

HOUSEHOLDS			
Total Household	4,818	40,808	99,117

AVERAGE HH INCOME			
2023	\$112,054.00	\$122,821.00	\$120,771.00
2028	\$127,416.00	\$137,918.00	\$136,196.00
2019-2024 annual rate	2.60%	2.35%	2.43%

DAYTIME POPULATION			
Daytime Population: Workers	9,696	54,866	118,561
Daytime Population: Residents	5,175	53,781	136,951



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