



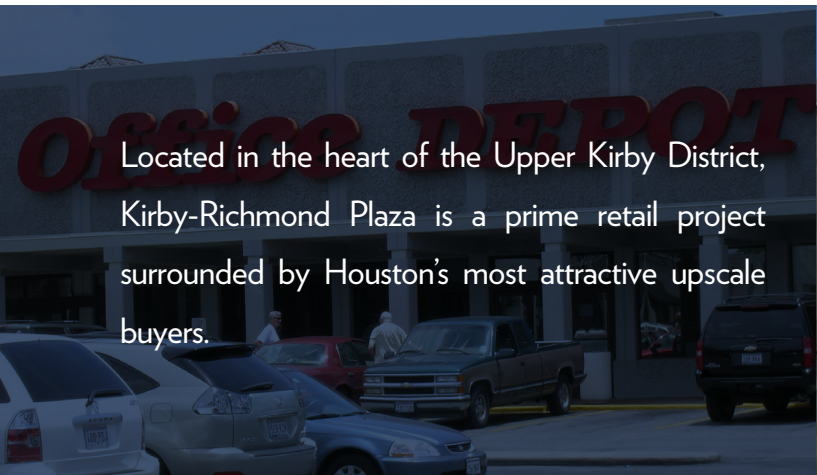
Kirby-Richmond

HOUSTON, TEXAS

Located in the heart of the Upper Kirby District, Kirby-Richmond Plaza is a prime retail project surrounded by Houston's most attractive upscale buyers. Thriving growth, new residential construction, outstanding consumer income levels, and easy access to two major thoroughfares combine to make this location superior in the Houston River Oaks retail market and ample parking makes it a rare commodity indeed!



KIRBY RICHMOND PLAZA



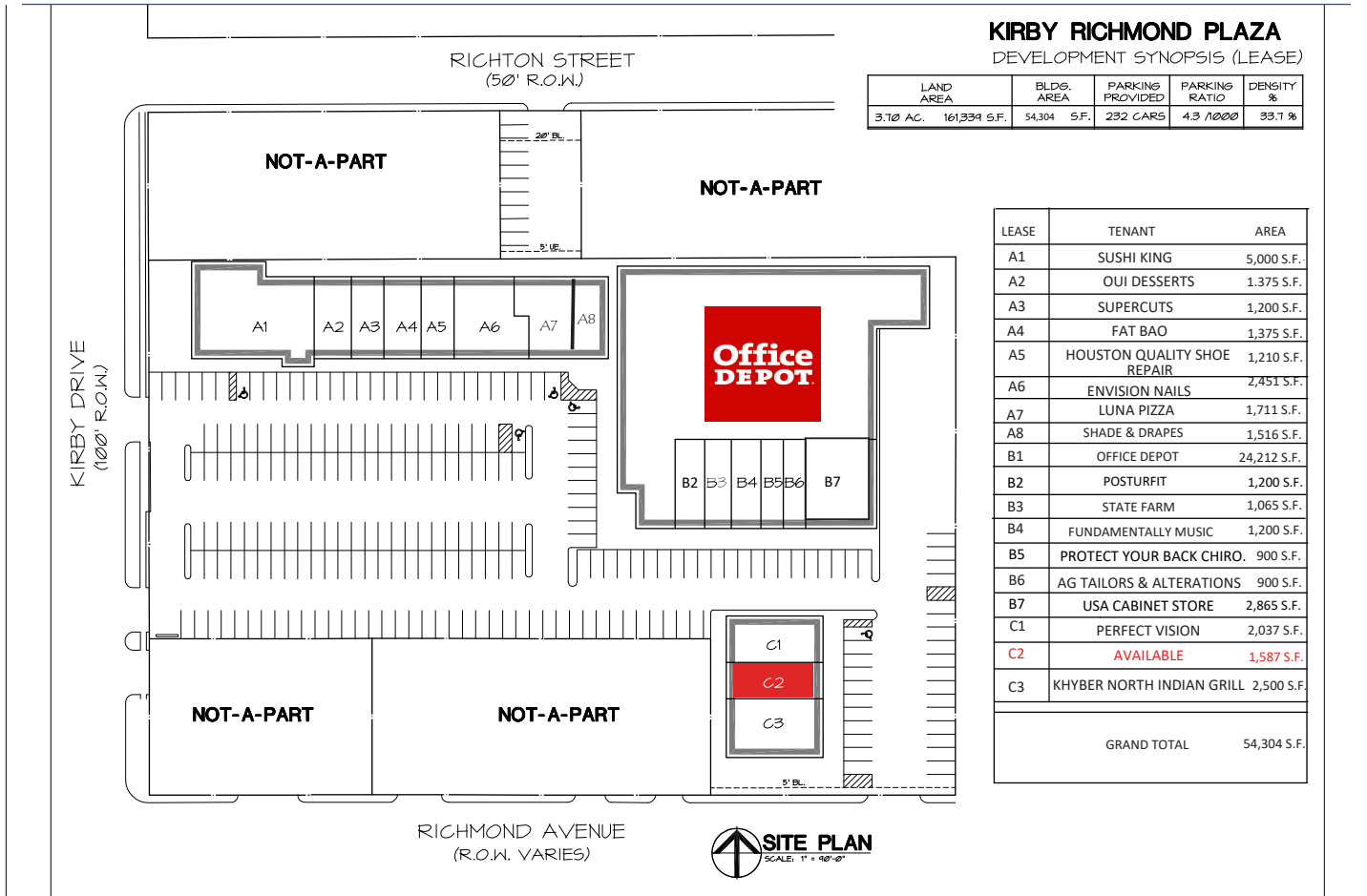
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Kirby-Richmond

3401 Kirby Drive • Houston, TX, 77098

SITE PLAN



AREA DEMOGRAPHICS

Population	1 mile	3 miles	5 miles	10 miles
2019 Estimate	24,361	191,099	508,312	1,61 M
2024 Projection	25,084	196,841	526,764	1.68 M
2010 Census	21,631	161,820	437,893	1.46 M
Projected Annual Growth 2019-2024	0.6%	0.6%	0.7%	0.8%

Household	1 mile	3 miles	5 miles	10 miles
2019 Estimate	14,944	106,918	243,666	649,238
2024 Projection	15,912	114,101	261,862	701,400
2010 Census	12,457	85,131	198,643	557,870
Projected Annual Growth 2019-2024	1.3%	1.3%	1.5%	1.6%

Estimated Household Income	1 mile	3 miles	5 miles	10 miles
2019 Average HH Income	\$153,460	\$157,756	\$130,031	\$93,396
2019 Median HH Income	\$94,454	\$95,923	\$83,143	\$65,052

Traffic Counts	Cars per day
Kirby Drive	31,000
Richmond Avenue	15,000