



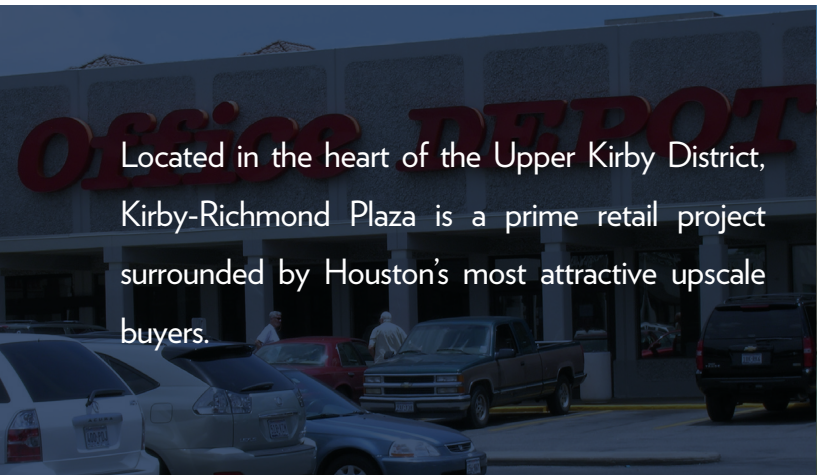
Kirby-Richmond

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



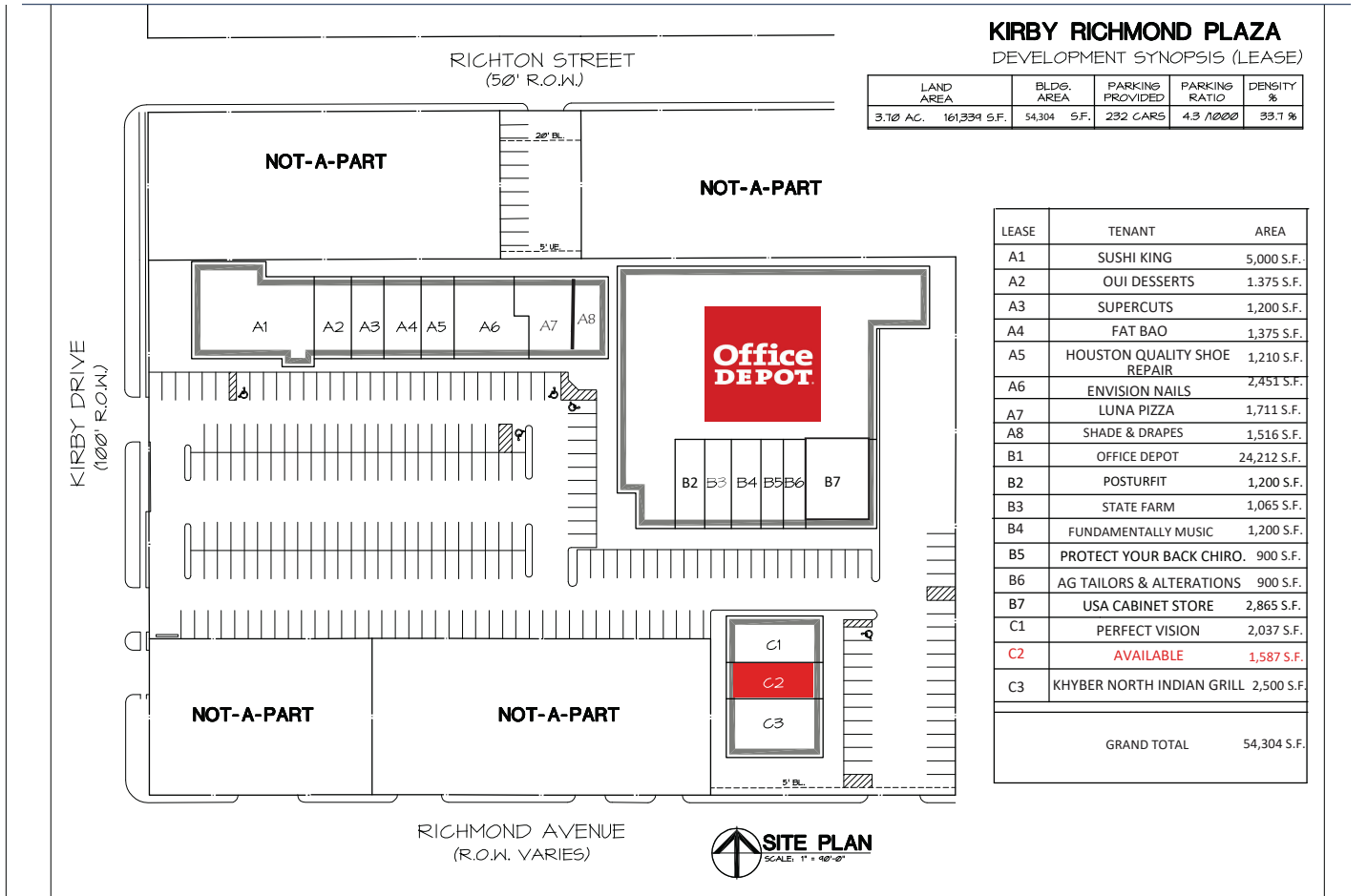
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Kirby-Richmond

3401 Kirby Drive • Houston, TX, 77098

SITE PLAN



AREA DEMOGRAPHICS

Population	1 mile	3 miles	5 miles	10 miles
2018 Estimate	24,375	188,164	502,713	1,610,375
2023 Projection	25,739	198,701	534,800	1,725,277
2010 Census	21,631	161,820	437,893	1,464,800
Projected Annual Growth 2018-2023	1.1%	1.1%	1.3%	1.4%

Household	1 mile	3 miles	5 miles	10 miles
2018 Estimate	14,798	104,298	238,450	641,068
2023 Projection	15,935	112,647	259,740	702,869
2010 Census	12,457	85,131	198,643	557,843
Projected Annual Growth 2018-2023	1.5%	1.6%	1.8%	1.9%

Estimated Household Income	1 mile	3 miles	5 miles	10 miles
2018 Average HH Income	\$156,407	\$162,370	\$132,530	\$94,481
2018 Median HH Income	\$105,074	\$113,680	\$93,767	\$67,387

Traffic Counts	Cars per day
Kirby Drive	37,000
Richmond Avenue	16,000