

2012 Demographics:	1 mile	3 miles	5 miles
Total Population	4,288	17,870	42,307
Total Households	1,591	6,428	14,728
Median Household Income	\$43,475	\$63,049	\$67,203
Average Household Income	\$53,630	\$73,288	\$77,526
Per Capita Income	\$20,105	\$26,454	\$27,086
White Population	73.16%	79.71%	80.57%
Black Population	10.17%	7.24%	5.64%
Hispanic or Latino Population	36.66%	29.09%	29.20%
Asian or Pacific Islander	0.98%	0.98%	1.60%
American Indian/Alaska Native	0.72%	0.79%	0.67%
Some Other Race Alone	11.01%	8.47%	8.75%
Two or More Races	3.92%	2.76%	2.67%



FOR MORE INFORMATION CONTACT:  
 New York Office 516.877.1677  
 Houston Office 713.861.8111  
 www.MalachiteGroup.com

\*The information contained herein was obtained from sources deemed reliable; however, Malachite Group LTD makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The Presentation of this property is subject to errors, omissions, change of price, or conditions, prior sale or lease, or withdrawal without notice.

# Fairmont Center

301 West Fairmont Parkway, La Porte, TX 77571  
 (Corner of South 2<sup>nd</sup> Street)



## Property Highlights:

- GLA: 40,000 Square Feet
- Available:
  - 20,000 Square Feet – Inline Space
  - 1,000 – 3,000 – Proposed pad site
- Parking: 120 Spaces
- Excellent visibility
- ADT (2010): 48,000 Cars Per Day on Highway 146
- Co-tenants include AutoZone and DaVita
- Minutes to Highway 146

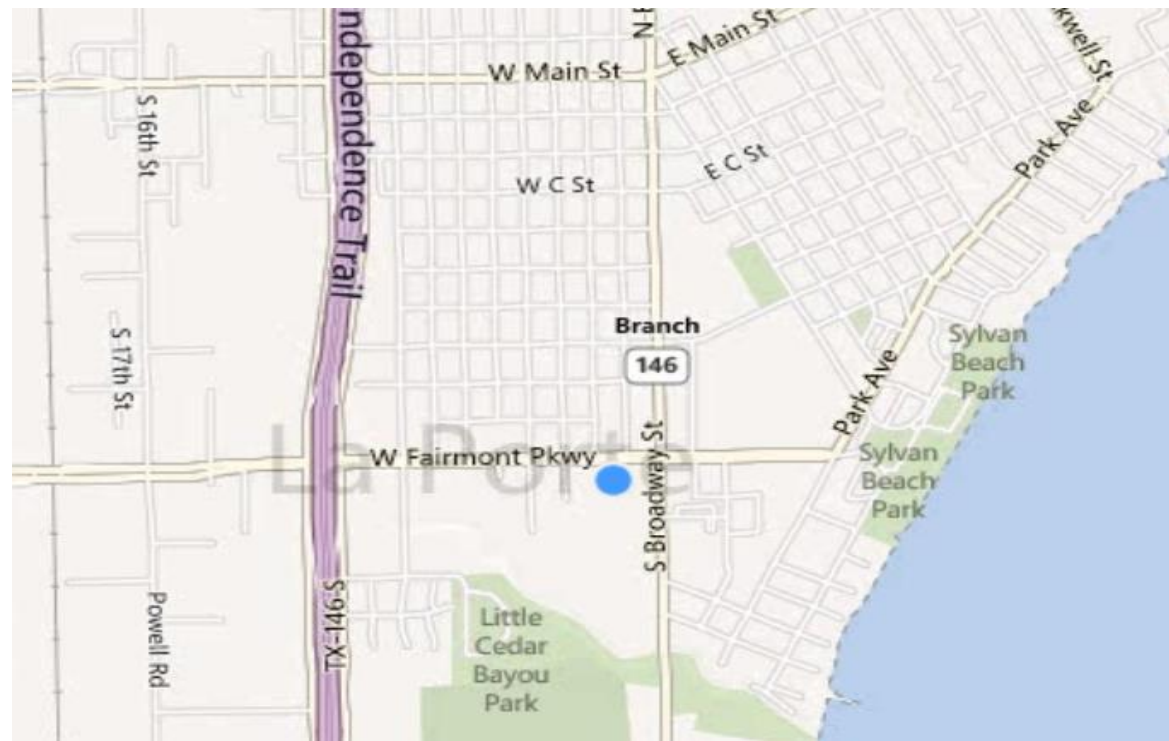


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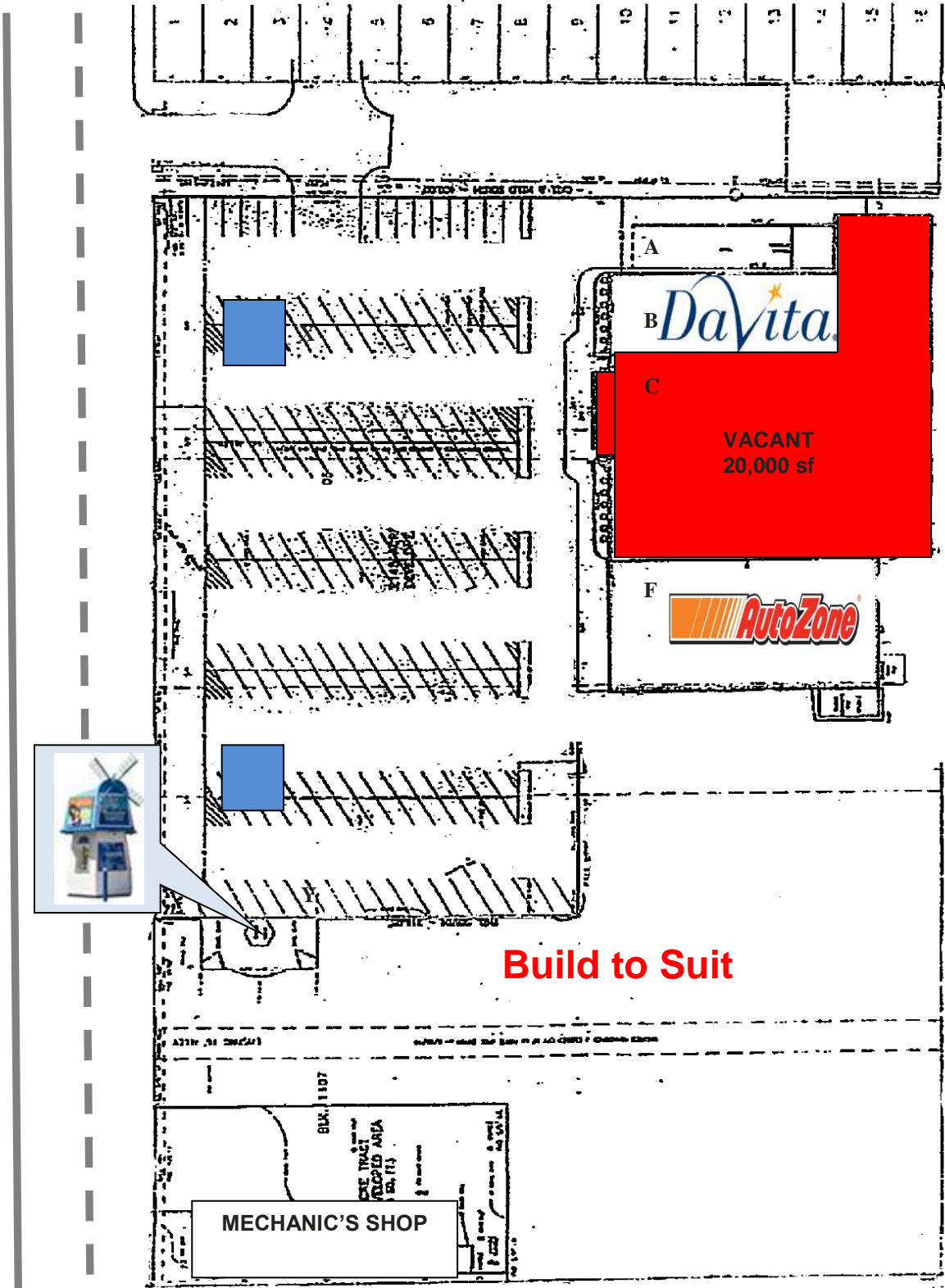
\*See important information on the back.



# FAIRMONT CENTER maps



# FAIRMONT CENTER site plan



■ AVAILABLE
 ■ PROPOSED