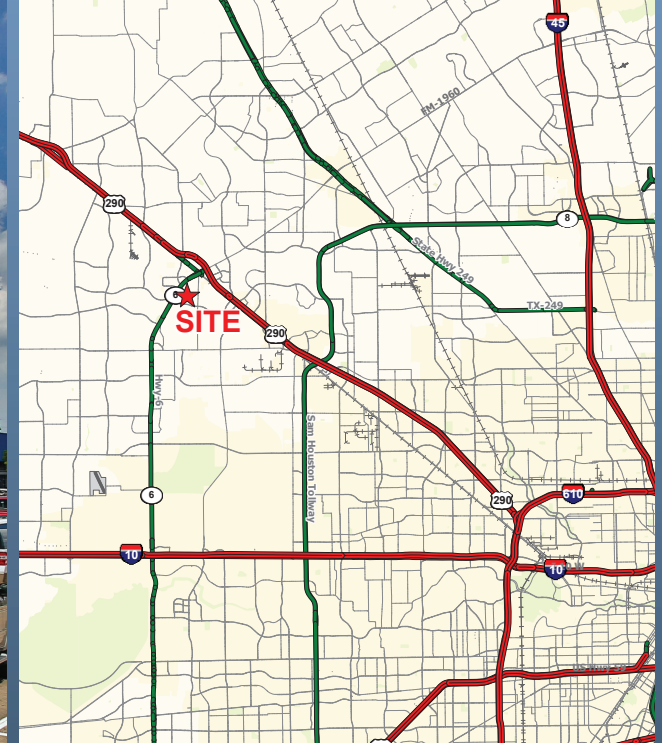


FOR LEASE

Easton Commons Shopping Center

8476 - 8590 Highway 6 N, Houston, TX 77095



PROPERTY DATA

- NEC State Hwy 6 and West Rd in Copperfield trade area
- Kroger anchored center with great tenant mix
- Variety of size opportunities starting as small as 1,246 SF
- Possible second generation restaurant opportunities
- Monument signage available

DEMOGRAPHICS

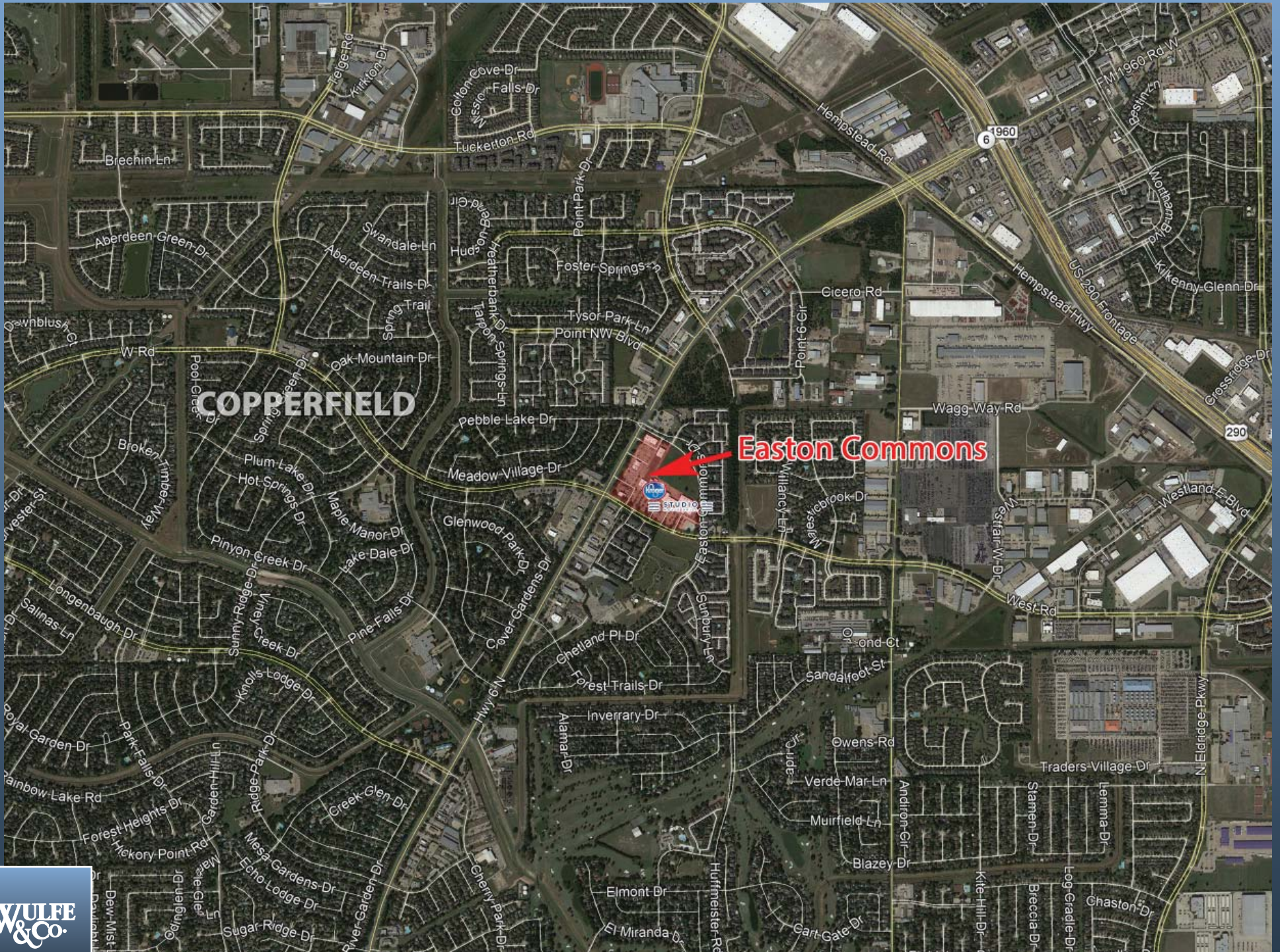
| | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|---------------------------------------|---------------------|---------------|---------------|
| Population 2019 Estimate | 19,359 | 137,331 | 343,336 |
| Avg HH Income 2019 Estimate | \$84,630 | \$91,300 | \$93,290 |
| Traffic Counts Highway 6 | 49,245 cars per day | | |
| West Rd | 19,310 cars per day | | |

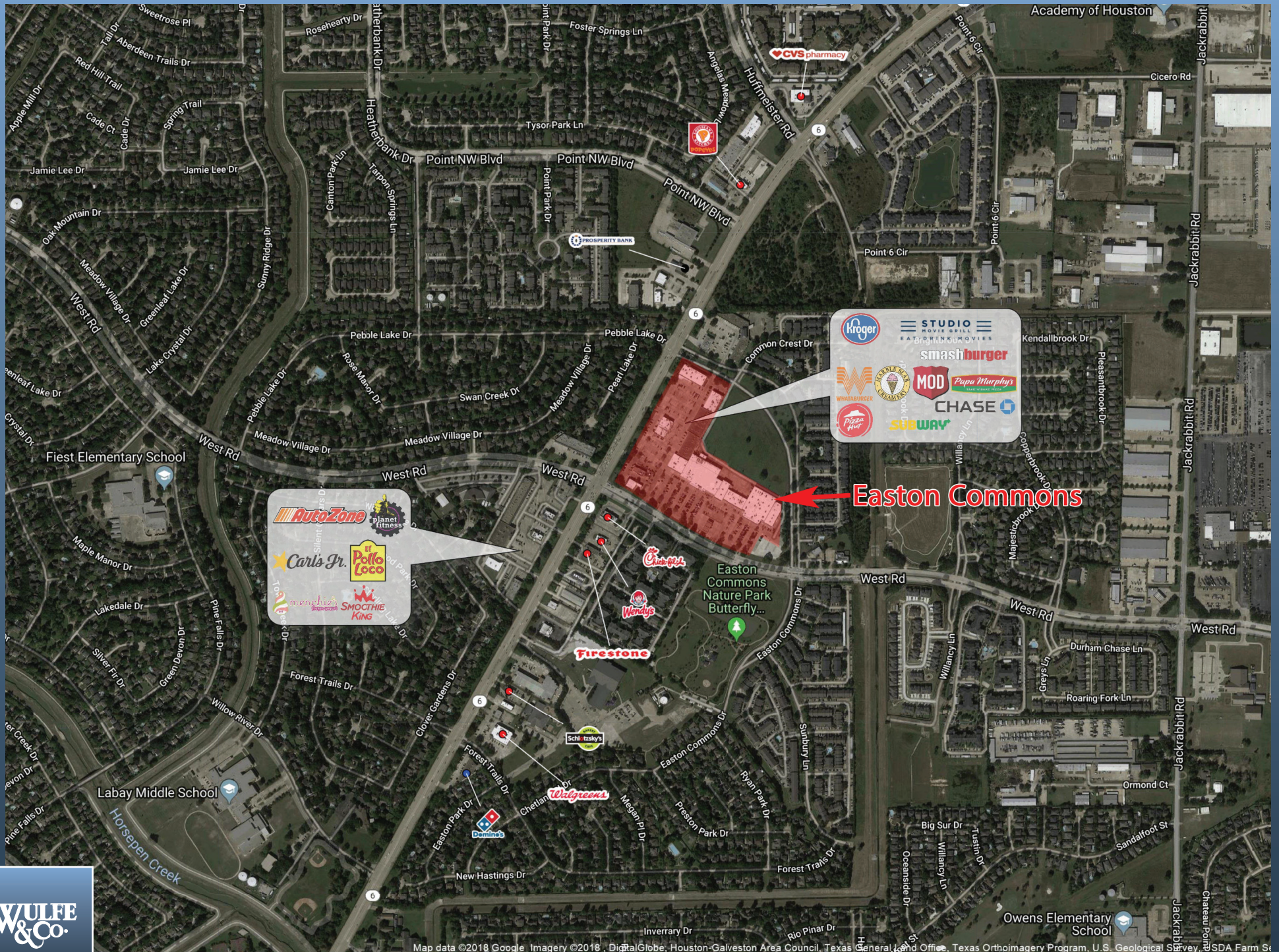
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| RETAIL BUILDING 1A | | |
|--------------------|-----------------------------|---------------|
| Suite | Tenant | SF |
| 1 | Bonsai Japanese | 3,622 |
| 2 | The Little Gym | 3,129 |
| 3 | Marble Slab Creamery | 1,600 |
| 4 | Available | 3,166 |
| 5 | Available | 3,946 |
| 6 | West Oaks Music Studio | 2,362 |
| 7 | Copperfield TSO | 2,659 |
| 8 | Dentures and Dental Service | 5,906 |
| 9 | AAA of Texas | 5,000 |
| 10 | La Placita Mexican Rest. | 2,430 |
| 11 | Kumon | 1,449 |
| 12 | The UPS Store | 1,553 |
| 13 | Available | 2,414 |
| 14 | Subway | 1,421 |
| 14A | 9 Round Fitness | 1,367 |
| 15 | Escape Nails | 2,982 |
| 15A | WingStop | 1,707 |
| 16 | Available | 1,246 |
| 17 | Liberty Tax | 1,289 |
| 18 | Available | 5,173 |
| 19 | FJ Liquor | 3,159 |
| Total | | 57,611 |

| RETAIL BUILDING 1B | | |
|--------------------|-------------------------|---------------|
| Suite | Tenant | SF |
| 1 | Beauty Empire | 5,835 |
| 2 | Courtyard Salons | 11,416 |
| 3 | Aura Dental | 1,600 |
| 4 | Available | 1,194 |
| 5 | Midwestern Financial | 1,760 |
| 6 | Bao Bros. (coming soon) | 1,778 |
| 7 | Pizza Hut | 1,600 |
| 8 | Available | 1,200 |
| Total | | 26,383 |

| RETAIL BUILDING 1C | | |
|--------------------|------------------------|--------------|
| Suite | Tenant | SF |
| 1 | Available | 3,357 |
| 2 | Cypress Driving School | 1,484 |
| 3 | Available | 3,236 |
| Total | | 8,077 |

| RETAIL BUILDING 2 | | |
|-------------------|------------------|--------------|
| Suite | Tenant | SF |
| 1 | Smashburger | 2,782 |
| 2 | Andersen Windows | 1,085 |
| 3 | Pho | 2,021 |
| 4 | Fajita Pete's | 1,468 |
| 5 | Mod Pizza | 2,545 |
| Total | | 9,901 |

SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.9027/-95.6324

RS1

| 8546 Hwy 6 N | | | 1 mi radius | 3 mi radius | 5 mi radius |
|---------------------|---|--|-------------|-------------|-------------|
| Houston, TX 77095 | | | | | |
| POPULATION | 2019 Estimated Population | | 19,359 | 137,331 | 343,336 |
| | 2024 Projected Population | | 20,024 | 141,690 | 353,199 |
| | 2010 Census Population | | 17,012 | 122,864 | 286,966 |
| | 2000 Census Population | | 12,579 | 83,060 | 183,223 |
| | Projected Annual Growth 2019 to 2024 | | 0.7% | 0.6% | 0.6% |
| | Historical Annual Growth 2000 to 2019 | | 2.8% | 3.4% | 4.6% |
| | 2019 Median Age | | 33.1 | 33.4 | 33.6 |
| HOUSEHOLDS | 2019 Estimated Households | | 8,090 | 50,966 | 121,071 |
| | 2024 Projected Households | | 8,633 | 54,430 | 129,090 |
| | 2010 Census Households | | 6,745 | 43,609 | 97,146 |
| | 2000 Census Households | | 4,666 | 29,064 | 62,853 |
| | Projected Annual Growth 2019 to 2024 | | 1.3% | 1.4% | 1.3% |
| | Historical Annual Growth 2000 to 2019 | | 3.9% | 4.0% | 4.9% |
| RACE AND ETHNICITY | 2019 Estimated White | | 56.0% | 55.9% | 57.7% |
| | 2019 Estimated Black or African American | | 18.4% | 16.2% | 14.5% |
| | 2019 Estimated Asian or Pacific Islander | | 13.0% | 13.1% | 12.3% |
| | 2019 Estimated American Indian or Native Alaskan | | 0.6% | 0.5% | 0.6% |
| | 2019 Estimated Other Races | | 12.0% | 14.3% | 15.0% |
| | 2019 Estimated Hispanic | | 28.1% | 33.0% | 34.9% |
| INCOME | 2019 Estimated Average Household Income | | \$84,630 | \$91,300 | \$93,290 |
| | 2019 Estimated Median Household Income | | \$72,699 | \$76,117 | \$79,167 |
| | 2019 Estimated Per Capita Income | | \$35,365 | \$33,888 | \$32,905 |
| EDUCATION (AGE 25+) | 2019 Estimated Elementary (Grade Level 0 to 8) | | 3.2% | 5.3% | 5.9% |
| | 2019 Estimated Some High School (Grade Level 9 to 11) | | 4.0% | 6.5% | 6.1% |
| | 2019 Estimated High School Graduate | | 20.7% | 22.6% | 22.2% |
| | 2019 Estimated Some College | | 24.5% | 23.2% | 22.3% |
| | 2019 Estimated Associates Degree Only | | 8.4% | 7.6% | 7.9% |
| | 2019 Estimated Bachelors Degree Only | | 26.6% | 23.1% | 24.1% |
| | 2019 Estimated Graduate Degree | | 12.6% | 11.6% | 11.6% |
| BUSINESS | 2019 Estimated Total Businesses | | 643 | 4,664 | 11,180 |
| | 2019 Estimated Total Employees | | 5,595 | 49,044 | 113,639 |
| | 2019 Estimated Employee Population per Business | | 8.7 | 10.5 | 10.2 |
| | 2019 Estimated Residential Population per Business | | 30.1 | 29.4 | 30.7 |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|--|-------------|------------------------|----------------|
| Wulfe & Co. | 478511 | info@wulfe.com | (713) 621-1700 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Robert Sellingsloh | 291801 | bsellingsloh@wulfe.com | (713) 621-1700 |
| Designated Broker of Firm | License No. | Email | Phone |
| Robert Sellingsloh | 291801 | bsellingsloh@wulfe.com | (713) 621-1700 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Katherine Wildman | 326662 | kwildman@wulfe.com | (713) 621-1700 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date