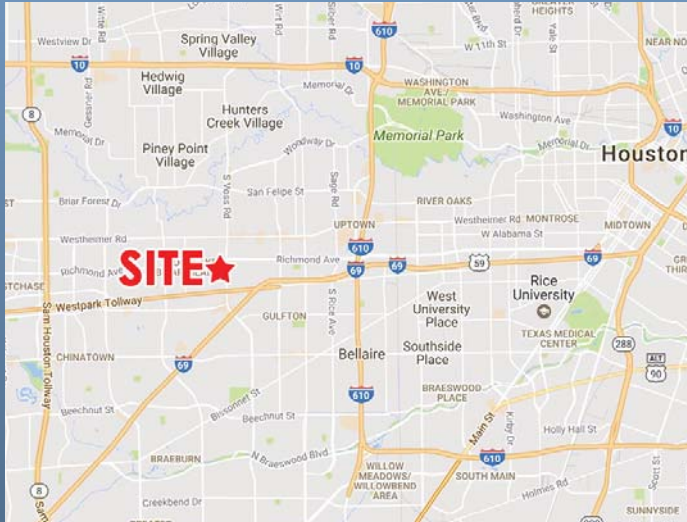


FOR SALE

3226 Hillcroft Ave, Houston, Texas 77057



PROPERTY DATA

- 37,980 sf showroom/warehouse building on 1.478 acres of land available for purchase
- Owner will remain in property on a sale lease back
- Two dock high doors off of Hillcroft lead to two story warehouse area
- New roof installed in 2018 with a 20 year warranty
- 2nd floor access via freight elevator and two stairs
- Pylon sign available
- Building could be subdivided to create smaller lease space
- Located between Richmond and Westpark Drive/Tollway

2018 DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	34,423	242,011	547,997
Avg HH Income	\$64,622	\$94,326	\$115,946
Daytime Pop	30,524	243,030	556,921
Traffic Count	Hillcroft Ave 41,094 cars per day		

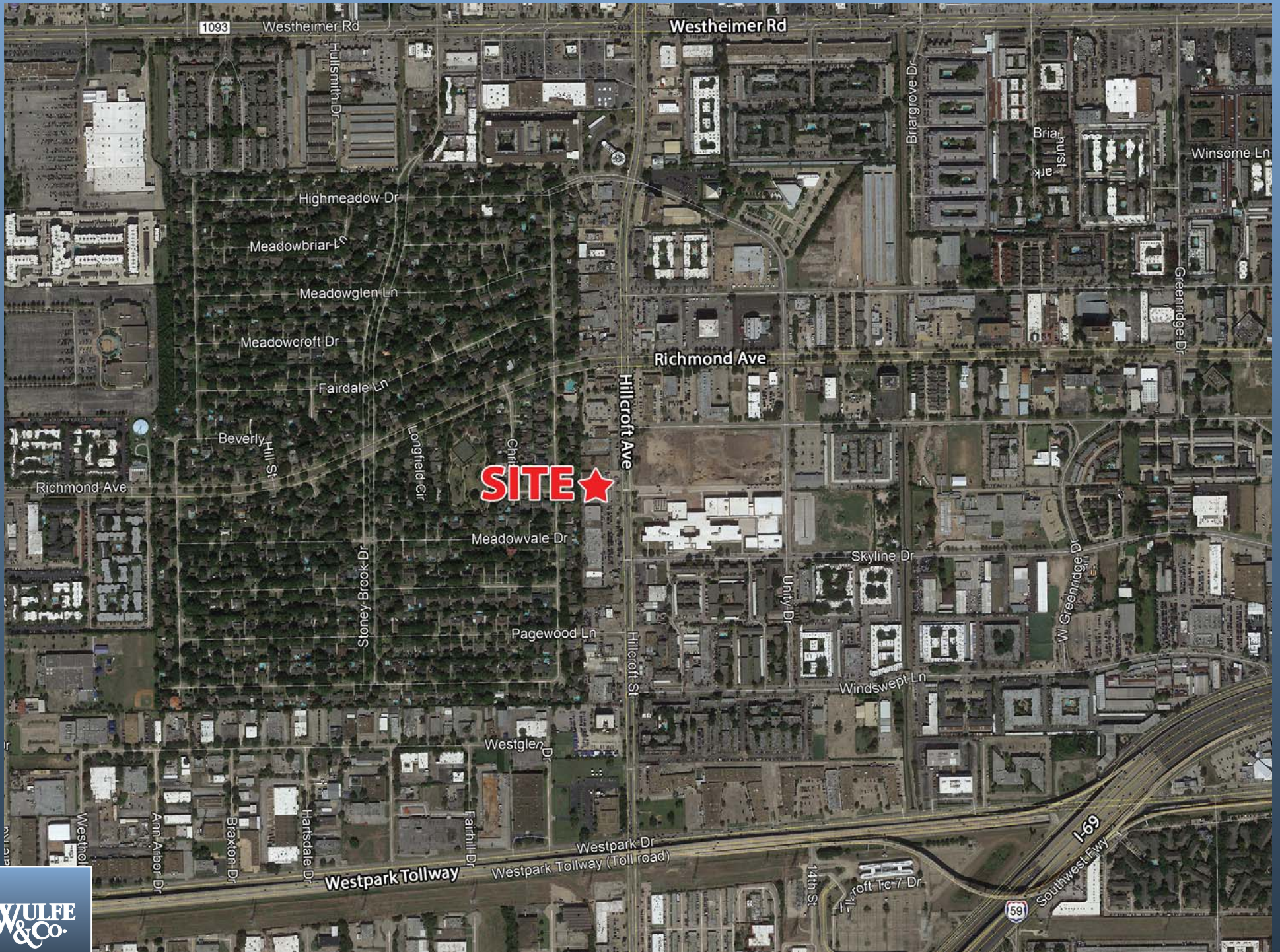
CONTACT

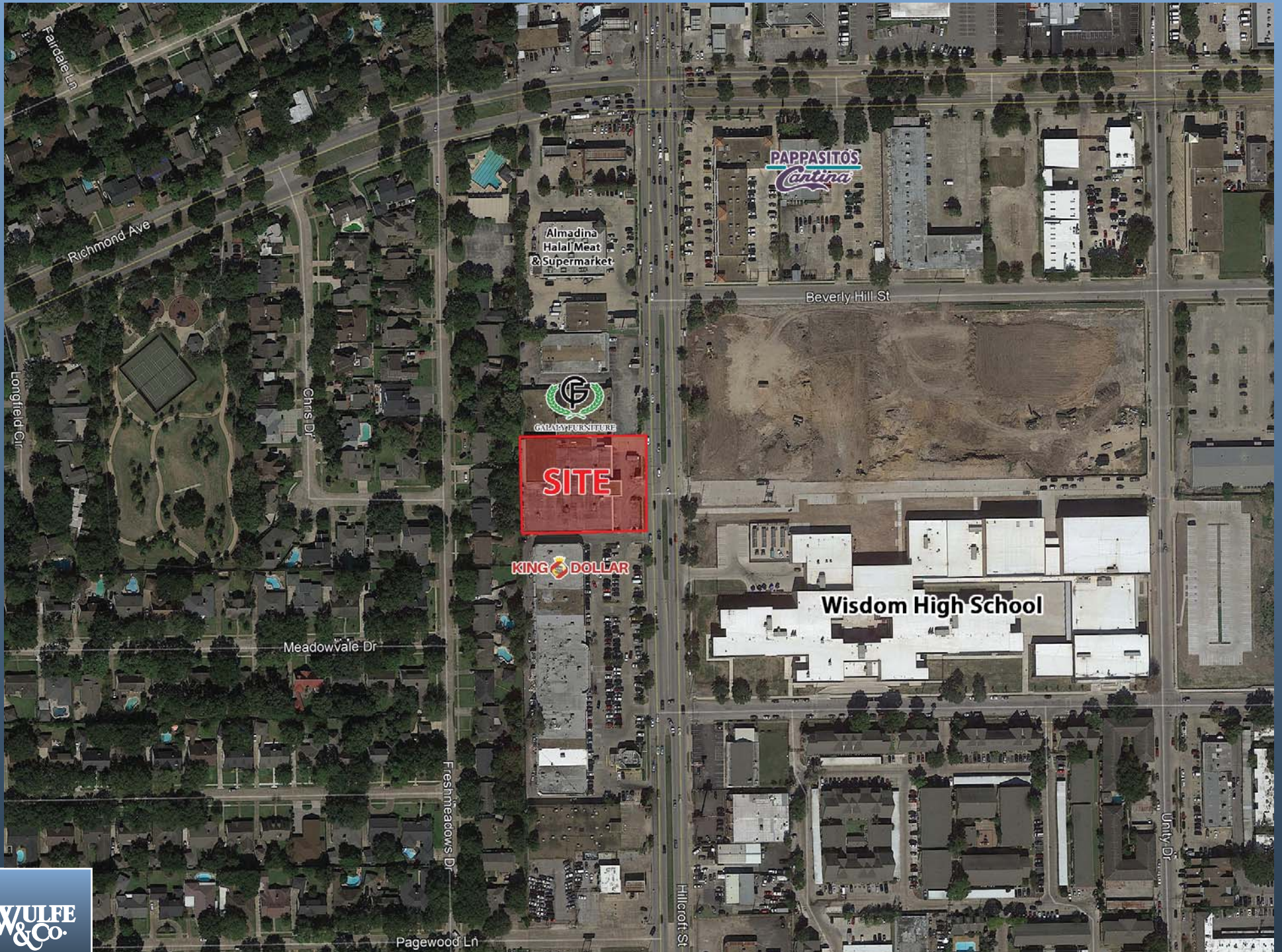
Katherine Wildman
 kwildman@wulfe.com
 (713) 621-1220

Wulfe & Co.
 1800 Post Oak Blvd., Suite 400
 Houston, Texas 77056
 (713) 621-1700









SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.7294/-95.5019

RS1

3226 Hillcroft St		1 mi radius	3 mi radius	5 mi radius
Houston, TX 77057				
POPULATION	2018 Estimated Population	34,423	242,011	547,997
	2023 Projected Population	36,984	257,588	582,063
	2010 Census Population	29,759	217,235	497,051
	2000 Census Population	25,478	205,905	479,874
	Projected Annual Growth 2018 to 2023	1.5%	1.3%	1.2%
	Historical Annual Growth 2000 to 2018	2.0%	1.0%	0.8%
	2018 Median Age	29.2	32.9	34.5
HOUSEHOLDS	2018 Estimated Households	15,487	105,930	236,705
	2023 Projected Households	16,978	115,392	257,222
	2010 Census Households	12,978	91,799	206,716
	2000 Census Households	12,588	90,304	203,897
	Projected Annual Growth 2018 to 2023	1.9%	1.8%	1.7%
	Historical Annual Growth 2000 to 2018	1.3%	1.0%	0.9%
RACE AND ETHNICITY	2018 Estimated White	50.2%	53.7%	55.0%
	2018 Estimated Black or African American	15.1%	13.2%	14.8%
	2018 Estimated Asian or Pacific Islander	8.4%	11.1%	11.7%
	2018 Estimated American Indian or Native Alaskan	3.1%	1.1%	0.8%
	2018 Estimated Other Races	23.2%	20.9%	17.7%
	2018 Estimated Hispanic	54.6%	48.2%	40.5%
INCOME	2018 Estimated Average Household Income	\$64,622	\$94,326	\$115,946
	2018 Estimated Median Household Income	\$48,499	\$66,027	\$79,888
	2018 Estimated Per Capita Income	\$29,092	\$41,330	\$50,117
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	17.7%	14.5%	11.6%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.5%	5.4%	5.3%
	2018 Estimated High School Graduate	20.5%	19.8%	17.8%
	2018 Estimated Some College	14.8%	15.9%	15.3%
	2018 Estimated Associates Degree Only	4.9%	4.2%	4.3%
	2018 Estimated Bachelors Degree Only	24.3%	24.6%	26.3%
	2018 Estimated Graduate Degree	13.2%	15.6%	19.4%
BUSINESS	2018 Estimated Total Businesses	2,722	18,043	38,497
	2018 Estimated Total Employees	22,806	183,682	416,436
	2018 Estimated Employee Population per Business	8.4	10.2	10.8
	2018 Estimated Residential Population per Business	12.6	13.4	14.2

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.

11-2-2015



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
Ed Wulfe	100714	ewulfe@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.	Email	Phone
Ed Wulfe	100714	ewulfe@wulfe.com	(713) 621-1700
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Katherine Wildman	326662	kwildman@wulfe.com	(713) 621-1220
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date