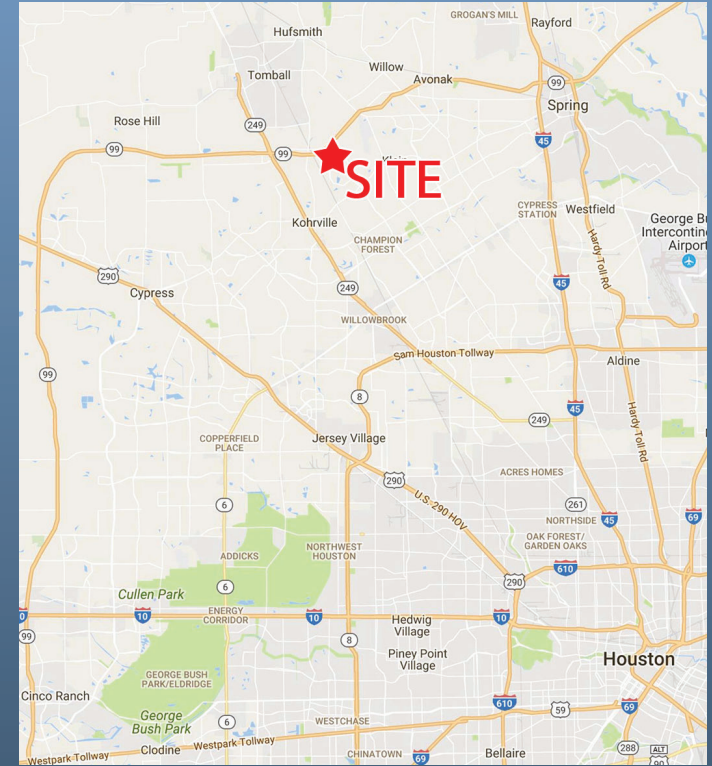


FOR LEASE

42,253 SF HEB Anchored Pad Site



PROPERTY DATA

- 0.97 acre (42,253 SF) pad site for ground lease
- New HEB anchored center at Grand Parkway and Champion Forest Dr, two miles east of Highway 249
- Seeking bank, restaurant, or medical uses

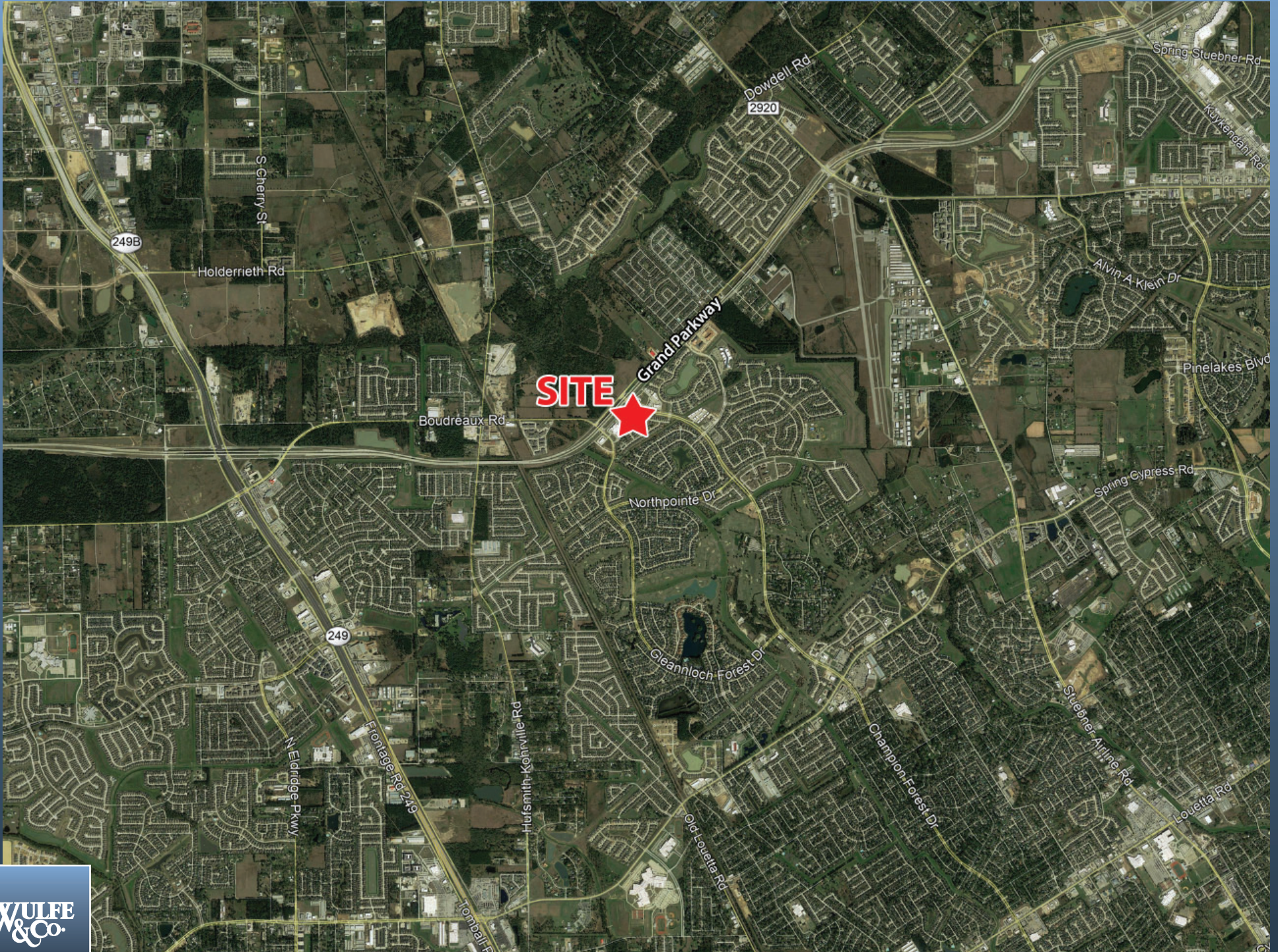
DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2019 Estimate	11,977	75,776	208,145
Ave HH Income 2019 Estimate	\$124,066	\$108,583	\$106,983
Traffic Counts Grand Parkway	43,358 cars per day		
Champion Forest	5,555 cars per day		

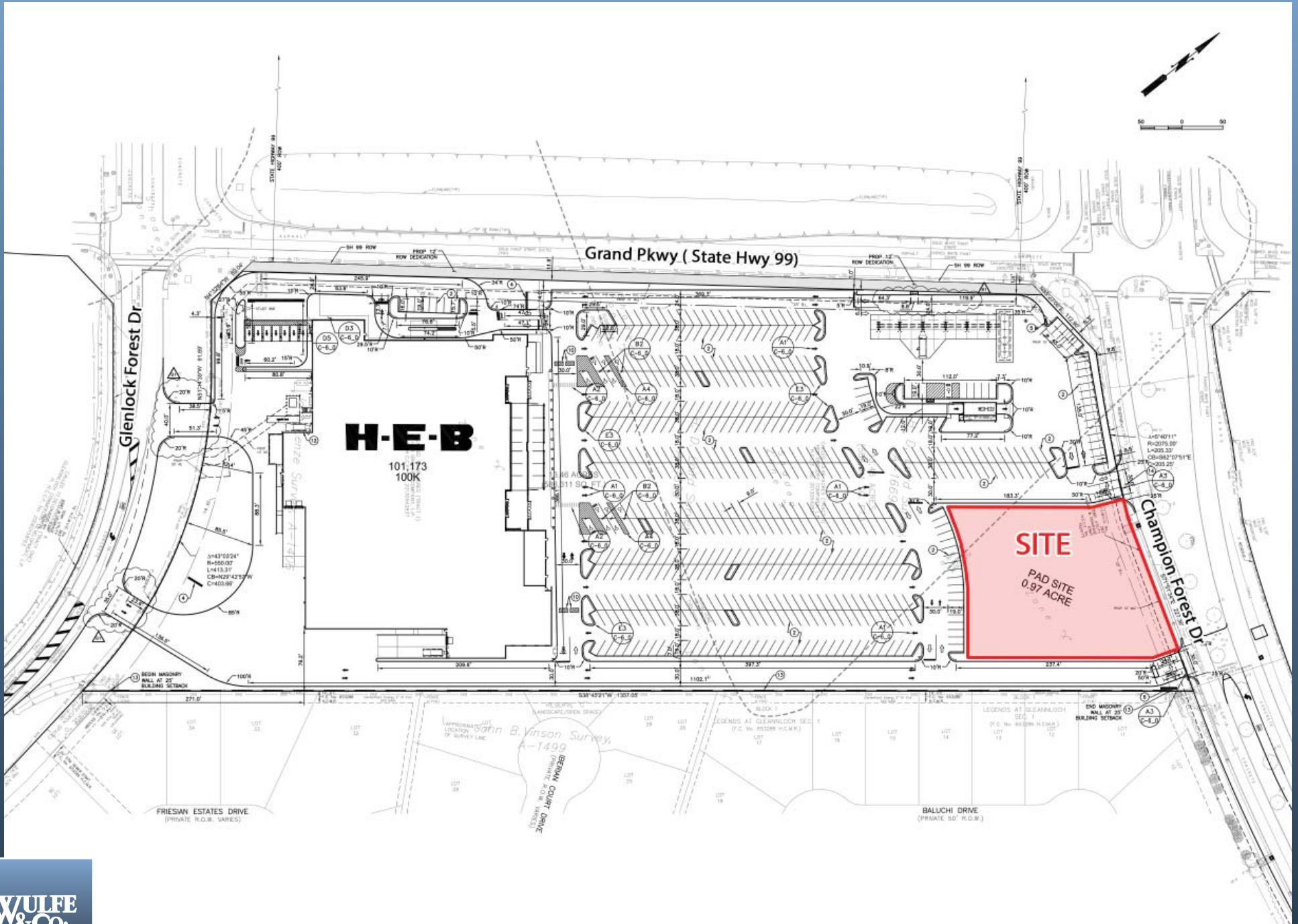
CONTACT

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 Houston, Texas 77056
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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.0544/-95.5764

RS1

20311 Champion Forest Dr			1 mi radius	3 mi radius	5 mi radius
Spring, TX 77379					
POPULATION	2019 Estimated Population		11,977	75,776	208,145
	2024 Projected Population		12,211	77,646	213,530
	2010 Census Population		7,835	55,917	149,097
	2000 Census Population		1,152	19,900	88,521
	Projected Annual Growth 2019 to 2024		0.4%	0.5%	0.5%
	Historical Annual Growth 2000 to 2019		49.5%	14.8%	7.1%
	2019 Median Age		33.2	34.2	36.0
HOUSEHOLDS	2019 Estimated Households		3,978	25,761	74,348
	2024 Projected Households		4,221	27,411	79,163
	2010 Census Households		2,497	18,190	51,245
	2000 Census Households		373	6,421	29,647
	Projected Annual Growth 2019 to 2024		1.2%	1.3%	1.3%
	Historical Annual Growth 2000 to 2019		50.8%	15.9%	7.9%
RACE AND ETHNICITY	2019 Estimated White		69.3%	69.5%	71.4%
	2019 Estimated Black or African American		9.4%	9.7%	9.5%
	2019 Estimated Asian or Pacific Islander		8.6%	8.8%	8.1%
	2019 Estimated American Indian or Native Alaskan		0.6%	0.6%	0.6%
	2019 Estimated Other Races		12.1%	11.3%	10.4%
	2019 Estimated Hispanic		26.2%	25.4%	24.3%
INCOME	2019 Estimated Average Household Income		\$124,066	\$108,583	\$106,983
	2019 Estimated Median Household Income		\$102,591	\$92,095	\$90,544
	2019 Estimated Per Capita Income		\$41,225	\$36,929	\$38,231
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)		2.8%	3.5%	3.4%
	2019 Estimated Some High School (Grade Level 9 to 11)		4.0%	3.8%	3.4%
	2019 Estimated High School Graduate		18.3%	20.0%	19.1%
	2019 Estimated Some College		19.1%	22.3%	22.3%
	2019 Estimated Associates Degree Only		9.1%	8.2%	8.3%
	2019 Estimated Bachelors Degree Only		32.0%	29.4%	30.0%
	2019 Estimated Graduate Degree		14.7%	12.7%	13.6%
BUSINESS	2019 Estimated Total Businesses		58	1,523	7,290
	2019 Estimated Total Employees		552	12,022	59,596
	2019 Estimated Employee Population per Business		9.5	7.9	8.2
	2019 Estimated Residential Population per Business		205.5	49.7	28.6

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.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kristen Barker	445518	kbarker@wulfe.com	(713) 621-1704
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date