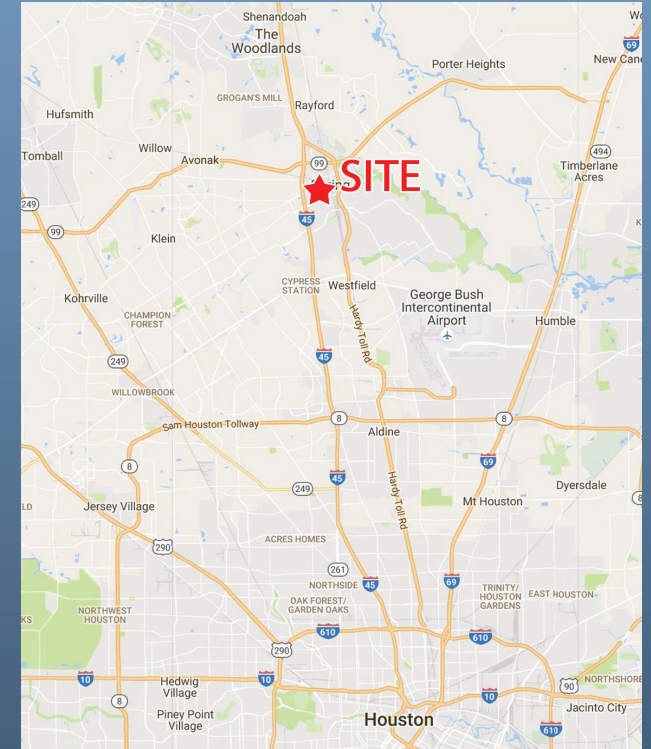


FOR LEASE

Park 45 Shopping Center



PROPERTY DATA

- Located at 913 Spring Cypress Rd at Lexington Rd, Spring, Texas 77373
- Located in dense submarket between I-45 and the Hardy Toll Rd, minutes away from Old Town Spring, a highly visited retail location
- 2,322 SF former day care center space
- 2,153 SF available with frontage on Spring Cypress

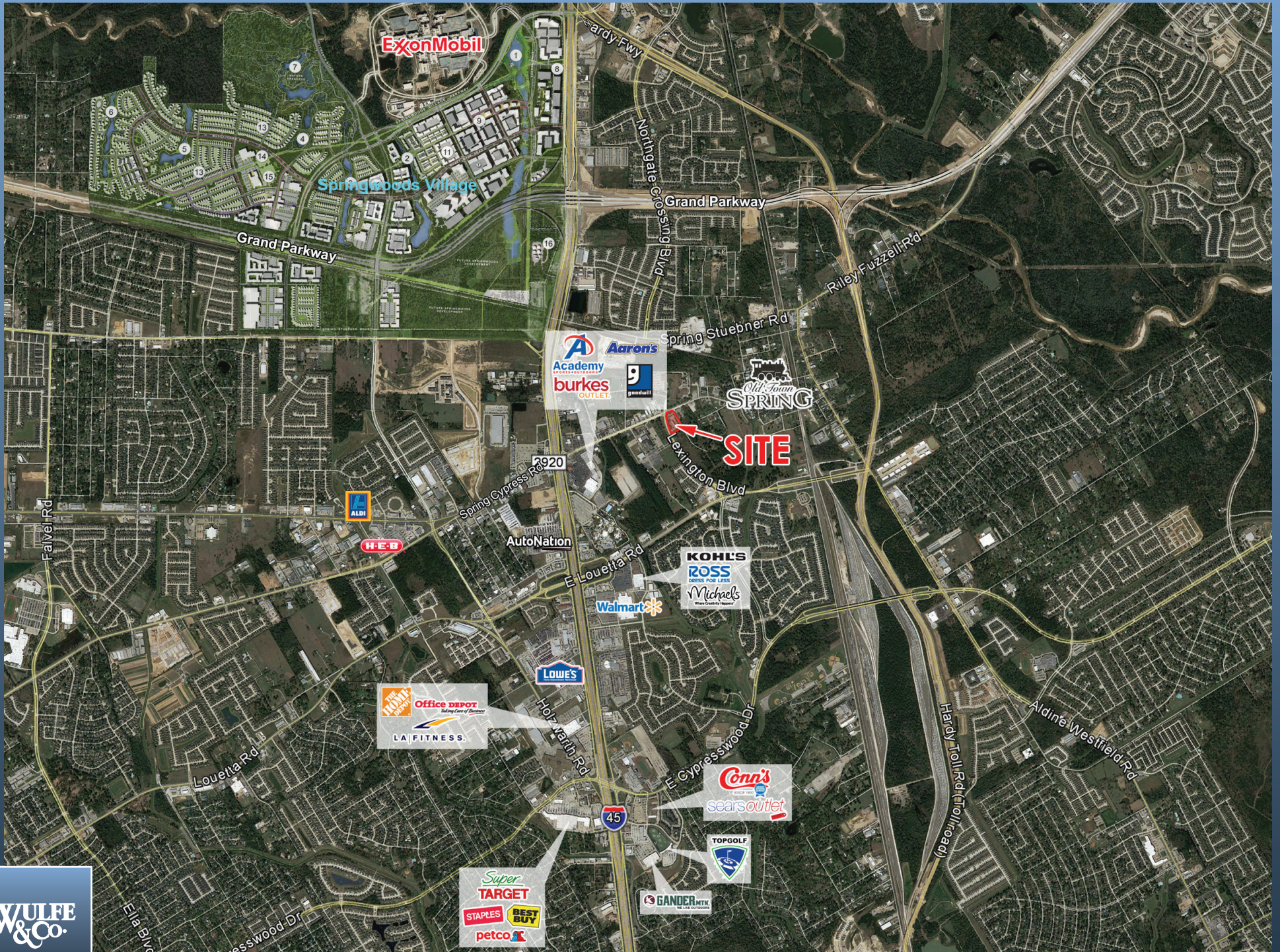
DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2018 Estimate	5,286	66,371	229,637
Avg HH Income 2018 Estimate	\$125,593	\$103,051	\$91,981
Traffic Counts Spring Cypress Rd	23,000 cars per day		
Lexington Rd		13,000 cars per day	

CONTACT

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SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.0778/-95.4270

RS1

913 Spring Cypress Rd		1 mi radius	3 mi radius	5 mi radius
Spring, TX 77373				
POPULATION	2018 Estimated Population	5,286	66,371	229,637
	2023 Projected Population	5,537	70,964	249,599
	2010 Census Population	4,517	55,593	185,300
	2000 Census Population	1,229	31,706	116,691
	Projected Annual Growth 2018 to 2023	1.0%	1.4%	1.7%
	Historical Annual Growth 2000 to 2018	18.3%	6.1%	5.4%
	2018 Median Age	34	34	32.5
HOUSEHOLDS	2018 Estimated Households	1,781	23,230	83,250
	2023 Projected Households	1,909	25,119	91,110
	2010 Census Households	1,468	18,899	65,394
	2000 Census Households	438	10,811	42,708
	Projected Annual Growth 2018 to 2023	1.4%	1.6%	1.9%
	Historical Annual Growth 2000 to 2018	17.0%	6.4%	5.3%
RACE AND ETHNICITY	2018 Estimated White	54.8%	66.6%	63.5%
	2018 Estimated Black or African American	25.5%	14.3%	17.4%
	2018 Estimated Asian or Pacific Islander	8.6%	6.9%	5.7%
	2018 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
	2018 Estimated Other Races	10.7%	11.7%	12.9%
	2018 Estimated Hispanic	26.9%	26.5%	28.6%
INCOME	2018 Estimated Average Household Income	\$125,593	\$103,051	\$91,981
	2018 Estimated Median Household Income	\$102,413	\$85,257	\$76,678
	2018 Estimated Per Capita Income	\$42,314	\$36,072	\$33,358
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.8%	3.7%	4.3%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.2%	3.7%	4.7%
	2018 Estimated High School Graduate	23.8%	24.0%	22.5%
	2018 Estimated Some College	22.4%	25.2%	25.8%
	2018 Estimated Associates Degree Only	7.1%	9.8%	9.9%
	2018 Estimated Bachelors Degree Only	26.9%	21.8%	22.1%
	2018 Estimated Graduate Degree	11.7%	11.9%	10.7%
BUSINESS	2018 Estimated Total Businesses	326	1,997	7,708
	2018 Estimated Total Employees	3,278	23,192	67,885
	2018 Estimated Employee Population per Business	10.1	11.6	8.8
	2018 Estimated Residential Population per Business	16.2	33.2	29.8

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paula Hohl	301718	phohl@wulfe.com	(713) 621-1705
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date