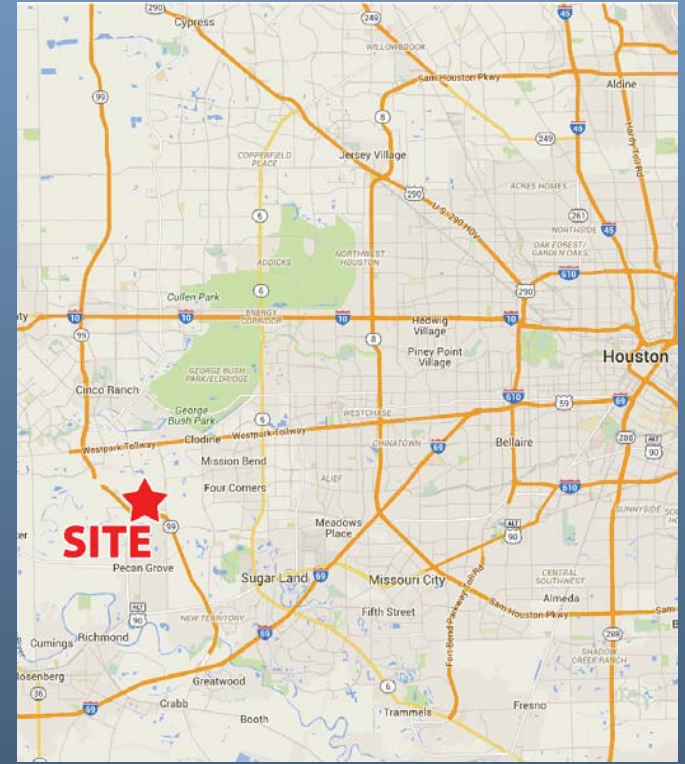


FOR LEASE

Waterside Shopping Center - S Mason Rd at Grand Pkwy



PROPERTY DATA

- Located at the high traffic, signaled intersection of S Mason Rd and Grand Parkway
- 9711 S Mason Rd, Richmond, Texas 77407
- Directly across from Kroger Marketplace
- 1,673 SF available
- Parking ratio of 7.4/1000

DEMOGRAPHICS

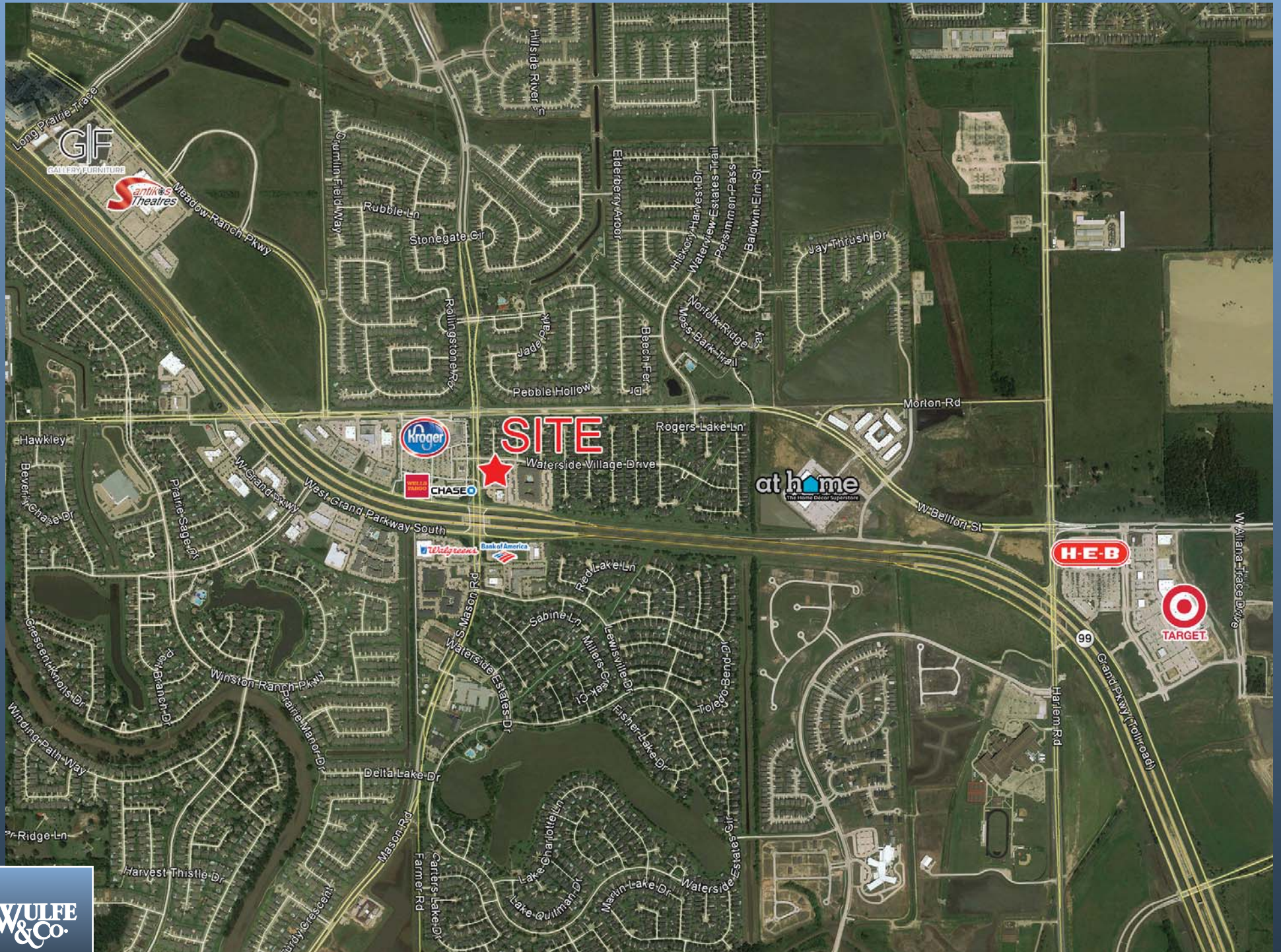
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2018 Estimate	14,673	62,462	178,461
Avg HH Income 2018 Estimate	\$115,164	\$113,138	\$113,953
Traffic Counts Grand Pkwy	32,700 cars per day		
Mason Rd	13,312 cars per day		

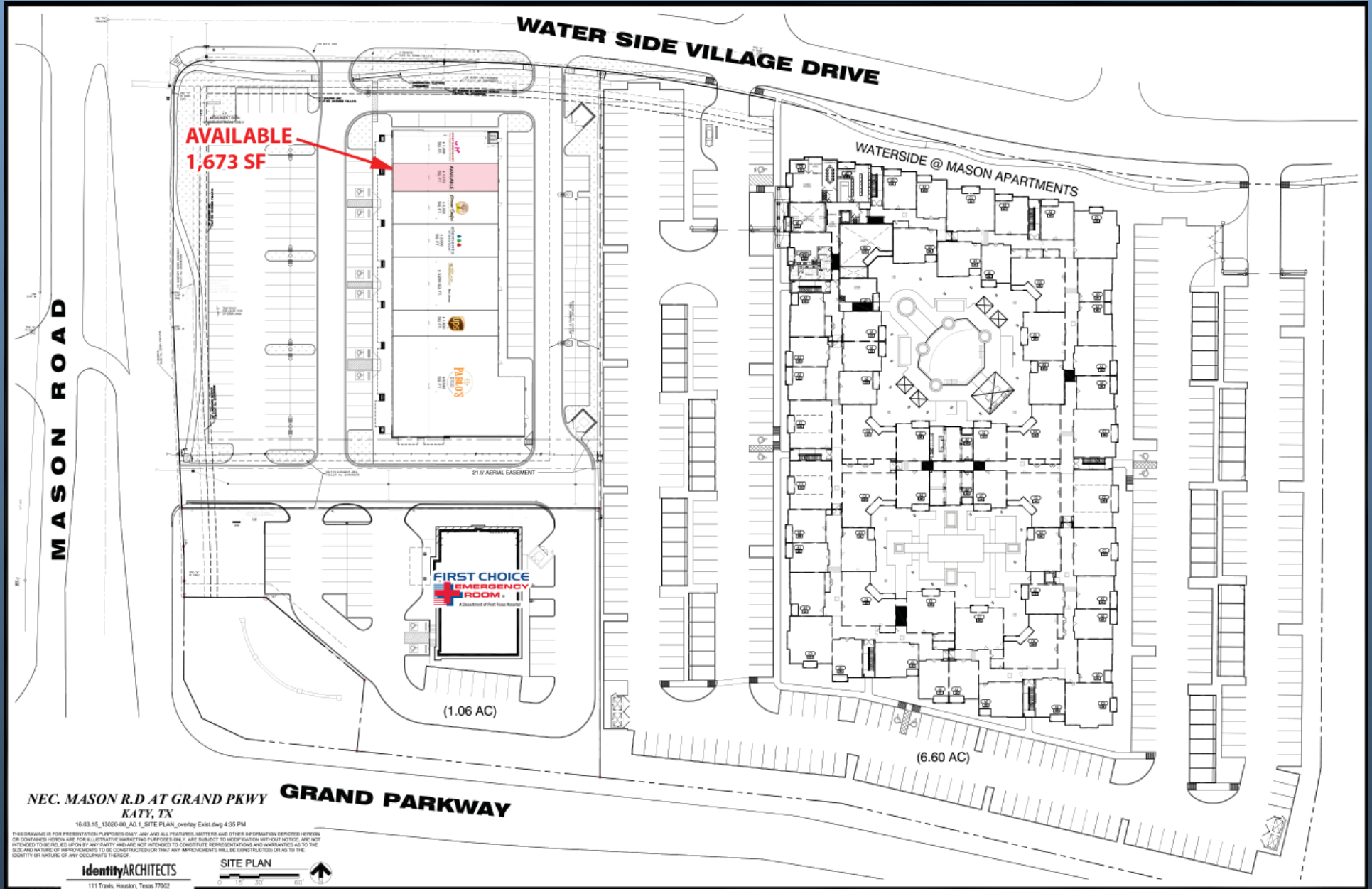
CONTACT

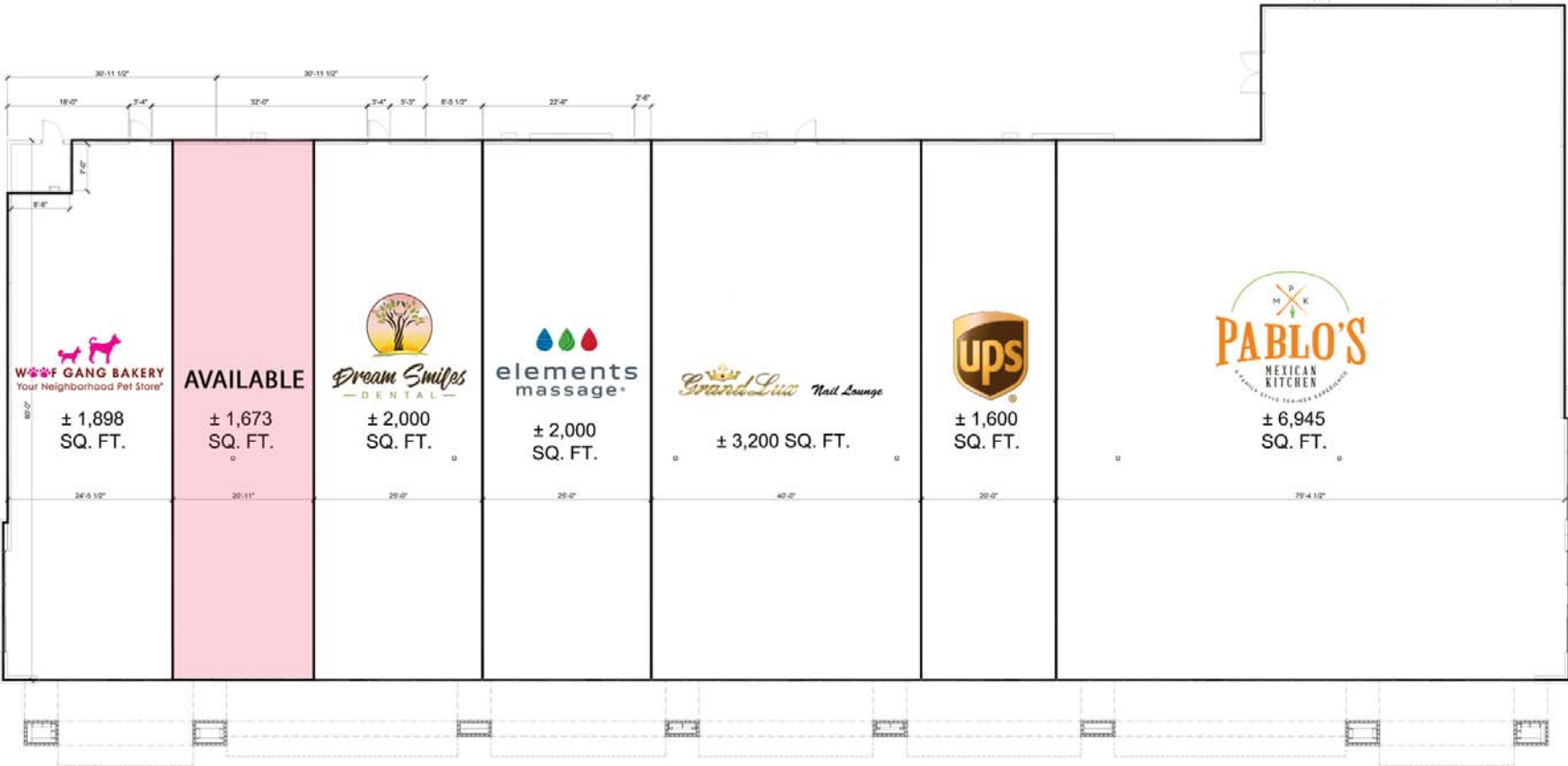
Paula Hohl
phohl@wulfe.com
(713) 621-1705

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: 29.6627/-95.7357

RS1

9711 S Mason Rd		1 mi radius	3 mi radius	5 mi radius
Richmond, TX 77407				
POPULATION	2018 Estimated Population	14,673	62,462	178,461
	2023 Projected Population	17,395	73,941	210,781
	2010 Census Population	7,187	35,758	127,238
	2000 Census Population	1,236	11,375	55,135
	Projected Annual Growth 2018 to 2023	3.7%	3.7%	3.6%
	Historical Annual Growth 2000 to 2018	60.4%	25.0%	12.4%
	2018 Median Age	33.4	34	34.2
HOUSEHOLDS	2018 Estimated Households	4,661	20,080	54,460
	2023 Projected Households	5,425	23,368	63,330
	2010 Census Households	2,319	11,782	38,618
	2000 Census Households	388	3,710	16,360
	Projected Annual Growth 2018 to 2023	3.3%	3.3%	3.3%
	Historical Annual Growth 2000 to 2018	61.2%	24.5%	12.9%
RACE AND ETHNICITY	2018 Estimated White	55.3%	57.0%	51.9%
	2018 Estimated Black or African American	19.0%	18.5%	18.9%
	2018 Estimated Asian or Pacific Islander	16.2%	15.1%	18.9%
	2018 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
	2018 Estimated Other Races	9.1%	9.1%	9.8%
	2018 Estimated Hispanic	22.8%	22.7%	24.2%
INCOME	2018 Estimated Average Household Income	\$115,164	\$113,138	\$113,953
	2018 Estimated Median Household Income	\$108,009	\$108,838	\$107,365
	2018 Estimated Per Capita Income	\$36,582	\$36,434	\$34,987
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.8%	2.7%	4.0%
	2018 Estimated Some High School (Grade Level 9 to 11)	2.6%	2.9%	3.7%
	2018 Estimated High School Graduate	13.7%	14.2%	16.7%
	2018 Estimated Some College	20.2%	21.1%	21.2%
	2018 Estimated Associates Degree Only	9.8%	9.9%	8.2%
	2018 Estimated Bachelors Degree Only	31.9%	30.9%	29.2%
	2018 Estimated Graduate Degree	19.0%	18.3%	16.8%
BUSINESS	2018 Estimated Total Businesses	198	753	2,179
	2018 Estimated Total Employees	1,591	5,781	18,225
	2018 Estimated Employee Population per Business	8.0	7.7	8.4
	2018 Estimated Residential Population per Business	74.1	83.0	81.9

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
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date