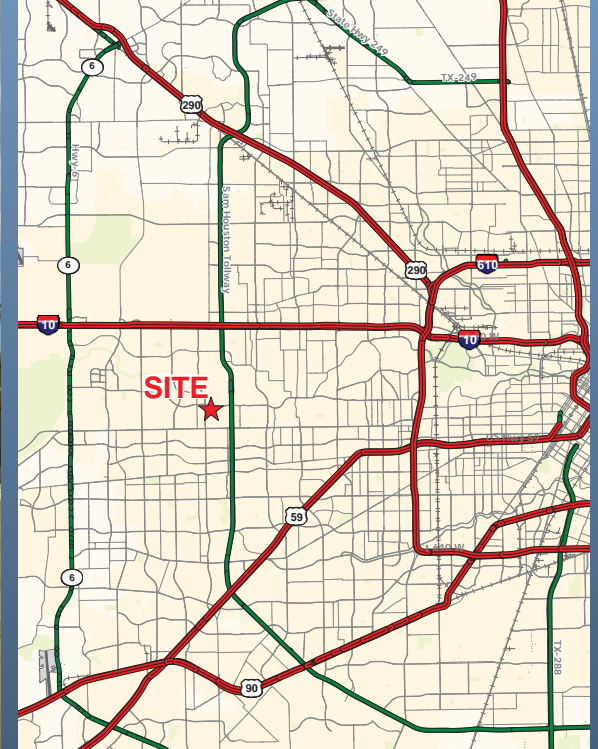


FOR LEASE

Briarcrest Plaza Shopping Center



PROPERTY DATA

- Approximately 5,000 SF available, will divide
- Located on the southeast corner of Wilcrest and Briar Forest Dr
- Excellent access and visibility
- Available for restaurant with small patio, has grease trap

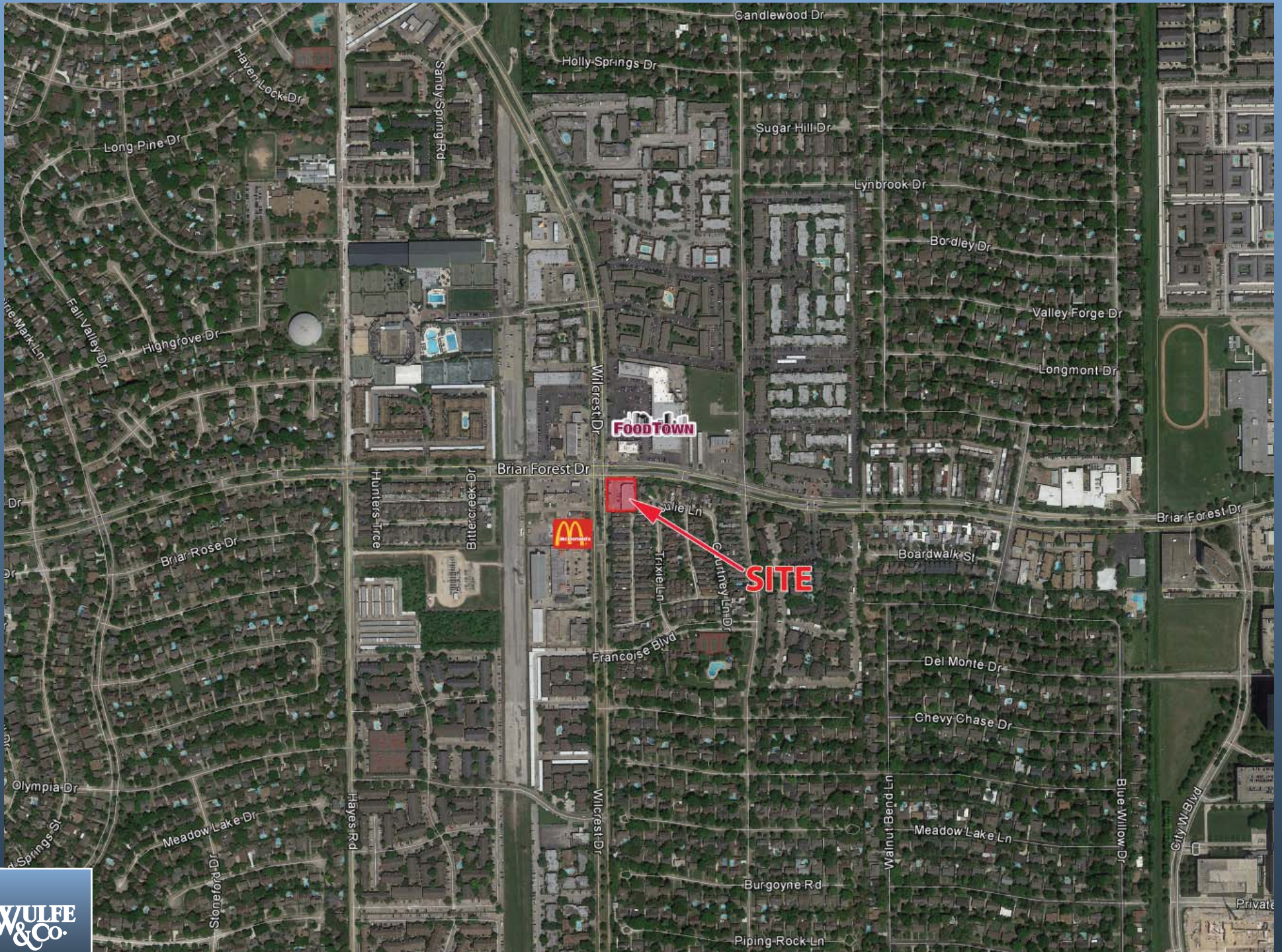
DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2015 Estimate	26,456	178,605	454,270
Avg HH Income			
2015 Estimate	\$80,638	\$88,761	\$77,888
Traffic Counts			
Wilcrest	21,101 cars per day		
Briar Forest	25,779 cars per day		

CONTACT

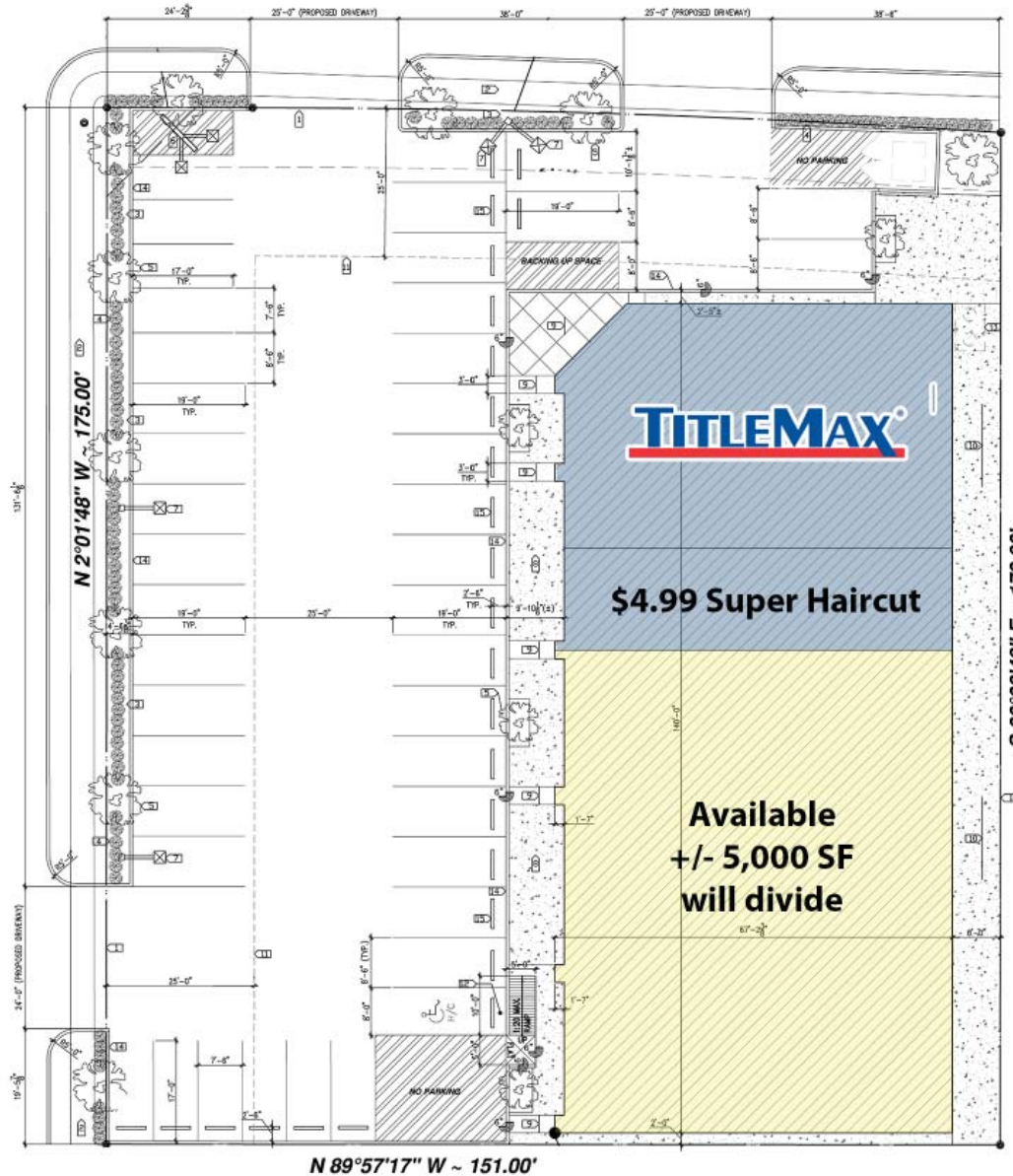
Emil Wulfe
egwulfe@wulfe.com
(713) 600-1733

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



BRIAR FOREST DRIVE
(100' R.O.W.)

WILCREST DRIVE
(100' R.O.W.)





Demographic Report
Wilcrest at Briar Forest, Houston, TX

Pop Facts: Demographic Quick Facts

Pop Facts: Demographic Quick Facts	Wilcrest @ Briar Forest 1 mile ring		Wilcrest @ Briar Forest 3 mile ring		Wilcrest @ Briar Forest 5 mile ring	
Population						
2020 Projection	28,012		188,925		480,190	
2015 Estimate	26,456		178,605		454,270	
2010 Census	24,874		168,659		429,227	
2000 Census	25,656		154,678		398,077	
Growth 2015-2020	5.88%		5.78%		5.71%	
Growth 2010-2015	6.36%		5.90%		5.83%	
Growth 2000-2010	-3.05%		9.04%		7.83%	
Households						
2020 Projection	12,975		82,978		189,455	
2015 Estimate	12,247		78,295		178,850	
2010 Census	11,483		73,778		168,551	
2000 Census	11,451		69,217		160,619	
Growth 2015-2020	5.95%		5.98%		5.93%	
Growth 2010-2015	6.65%		6.12%		6.11%	
Growth 2000-2010	0.28%		6.59%		4.94%	
2015 Estimated Population by Single-Classification Race	26,456		178,605		454,270	
White Alone	13,273	50.17%	93,029	52.09%	222,754	49.04%
Black or African American Alone	7,409	28.01%	38,360	21.48%	83,922	18.47%
American Indian and Alaska Native Alone	113	0.43%	982	0.55%	4,028	0.89%
Asian Alone	1,751	6.62%	21,079	11.80%	57,796	12.72%
Native Hawaiian and Other Pacific Islander Alone	6	0.02%	150	0.08%	390	0.09%
Some Other Race Alone	3,036	11.48%	18,601	10.41%	67,226	14.80%
Two or More Races	869	3.28%	6,404	3.59%	18,155	4.00%
2015 Estimated Population by Ethnicity (Hispanic or Latino)	26,456		178,605		454,270	
Hispanic or Latino	7,233	27.34%	48,176	26.97%	176,320	38.81%
Not Hispanic or Latino	19,223	72.66%	130,429	73.03%	277,950	61.19%
2015 Occupied Housing Units by Tenure	12,247		78,295		178,850	
Owner-Occupied	4,136	33.77%	32,071	40.96%	70,975	39.68%
Renter-Occupied	8,111	66.23%	46,224	59.04%	107,875	60.32%



**Demographic Report
Wilcrest at Briar Forest, Houston, TX**

Pop Facts: Demographic Quick Facts	Wilcrest @ Briar Forest 1 mile ring		Wilcrest @ Briar Forest 3 mile ring		Wilcrest @ Briar Forest 5 mile ring	
2015 Average Household Size	2.16		2.28		2.53	
2015 Est. Households by Household Income	12,247		78,295		178,850	
Income Less than \$15,000	1,346	10.99%	8,662	11.06%	24,085	13.47%
Income \$15,000 to \$24,999	1,492	12.18%	8,434	10.77%	22,824	12.76%
Income \$25,000 to \$34,999	1,347	11.00%	8,976	11.46%	21,999	12.30%
Income \$35,000 to \$49,999	1,607	13.13%	11,103	14.18%	26,205	14.65%
Income \$50,000 to \$74,999	2,128	17.38%	12,713	16.24%	27,993	15.65%
Income \$75,000 to \$99,999	1,272	10.39%	7,709	9.85%	16,417	9.18%
Income \$100,000 to \$124,999	726	5.93%	5,336	6.81%	10,981	6.14%
Income \$125,000 to \$149,999	614	5.01%	3,643	4.65%	7,068	3.95%
Income \$150,000 to \$199,999	795	6.49%	4,136	5.28%	7,701	4.31%
Income \$200,000 to \$249,999	325	2.66%	1,907	2.44%	3,530	1.97%
Income \$250,000 to \$499,999	466	3.81%	3,585	4.58%	6,338	3.54%
Income \$500,000 or more	128	1.04%	2,090	2.67%	3,709	2.07%
2015 Est. Average Household Income	\$80,638		\$88,761		\$77,888	
2015 Est. Median Household Income	\$53,890		\$53,878		\$46,744	
2015 Median HH Inc. by Single-Classification Race						
White Alone	\$72,908		\$73,177		\$61,433	
Black or African American Alone	\$36,623		\$35,960		\$33,680	
American Indian and Alaska Native Alone	\$47,211		\$43,482		\$39,930	
Asian Alone	\$63,809		\$59,006		\$53,881	
Native Hawaiian and Other Pacific Islander Alone	\$38,876		\$39,210		\$37,251	
Some Other Race Alone	\$47,363		\$34,182		\$30,032	
Two or More Races	\$66,046		\$45,474		\$44,943	
Hispanic or Latino	\$46,234		\$41,045		\$33,930	
Not Hispanic or Latino	\$56,111		\$59,313		\$55,769	



**Demographic Report
Wilcrest at Briar Forest, Houston, TX**

2015 Business Summary - Occupation

2015 Business Summary - Occupation	Wilcrest @ Briar Forest 1 mile ring			Wilcrest @ Briar Forest 3 mile ring			Wilcrest @ Briar Forest 5 mile ring		
	SOC Code	Employment	%	SOC Code	Employment	%	SOC Code	Employment	%
Total Employment by Occupation	All	17,317		All	128,631		All	276,192	
Management Occupations	11	1,725	10%	11	11,842	9%	11	25,332	9%
Business and Financial Operations Occupations	13	1,308	8%	13	8,617	7%	13	17,064	6%
Computer and Mathematical Occupations	15	719	4%	15	3,700	3%	15	6,637	2%
Architecture and Engineering Occupations	17	591	3%	17	4,532	4%	17	7,647	3%
Life, Physical, and Social Science Occupations	19	160	1%	19	1,213	1%	19	2,301	1%
Community and Social Service Occupations	21	129	1%	21	1,284	1%	21	3,021	1%
Legal Occupations	23	98	1%	23	734	1%	23	1,627	1%
Education, Training, and Library Occupations	25	250	1%	25	4,670	4%	25	11,733	4%
Arts, Design, Entertainment, Sports, and Media Occupations	27	171	1%	27	1,587	1%	27	3,533	1%
Healthcare Practitioners and Technical Occupations	29	485	3%	29	6,973	5%	29	14,506	5%
Healthcare Support Occupations	31	96	1%	31	1,310	1%	31	2,891	1%
Protective Service Occupations	33	148	1%	33	1,299	1%	33	2,459	1%
Food Preparation and Serving Related Occupations	35	178	1%	35	2,389	2%	35	5,427	2%
Building and Grounds Cleaning and Maintenance Occupations	37	696	4%	37	7,022	5%	37	14,146	5%
Personal Care and Service Occupations	39	347	2%	39	3,458	3%	39	7,529	3%
Sales and Related Occupations	41	1,476	9%	41	12,501	10%	41	29,972	11%
Office and Administrative Support Occupations	43	2,156	12%	43	16,690	13%	43	35,652	13%
Farming, Fishing, and Forestry Occupations	45	11	0%	45	154	0%	45	390	0%
Construction and Extraction Occupations	47	3,688	21%	47	13,619	11%	47	29,806	11%
Installation, Maintenance, and Repair Occupations	49	691	4%	49	4,418	3%	49	10,050	4%
Production Occupations	51	368	2%	51	2,836	2%	51	7,079	3%
Transportation and Material Moving Occupations	53	861	5%	53	6,713	5%	53	15,908	6%
Other Occupations	99	964	6%	99	11,068	9%	99	21,484	8%
<i>Prepared from Nielsen Business-Facts, this includes data from InfoGroup and Federal Standard Occupancy Classifications.</i>									



Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K