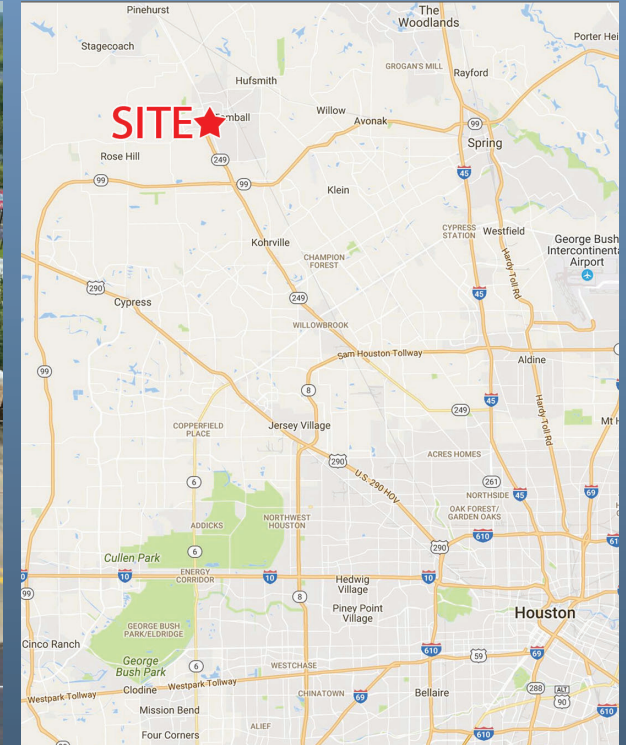


FOR LEASE

Tomball Town Center - Hwy 249 at FM 2920, Tomball, TX 77375



PROPERTY DATA

- Anchored by Kroger Signature Store
- Prime retail intersection of SH 249 and FM 2920
- 1,020 SF and 1,400 SF spaces available inline

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2019 Estimate	3,904	18,811	93,168
Avg HH Income 2019 Estimate	\$61,292	\$85,512	\$92,918
Traffic Counts			
Hwy 249	55,549 cars per day		
FM 2920	28,394 cars per day		
Tomball Pkwy	45,330 cars per day		

CONTACT

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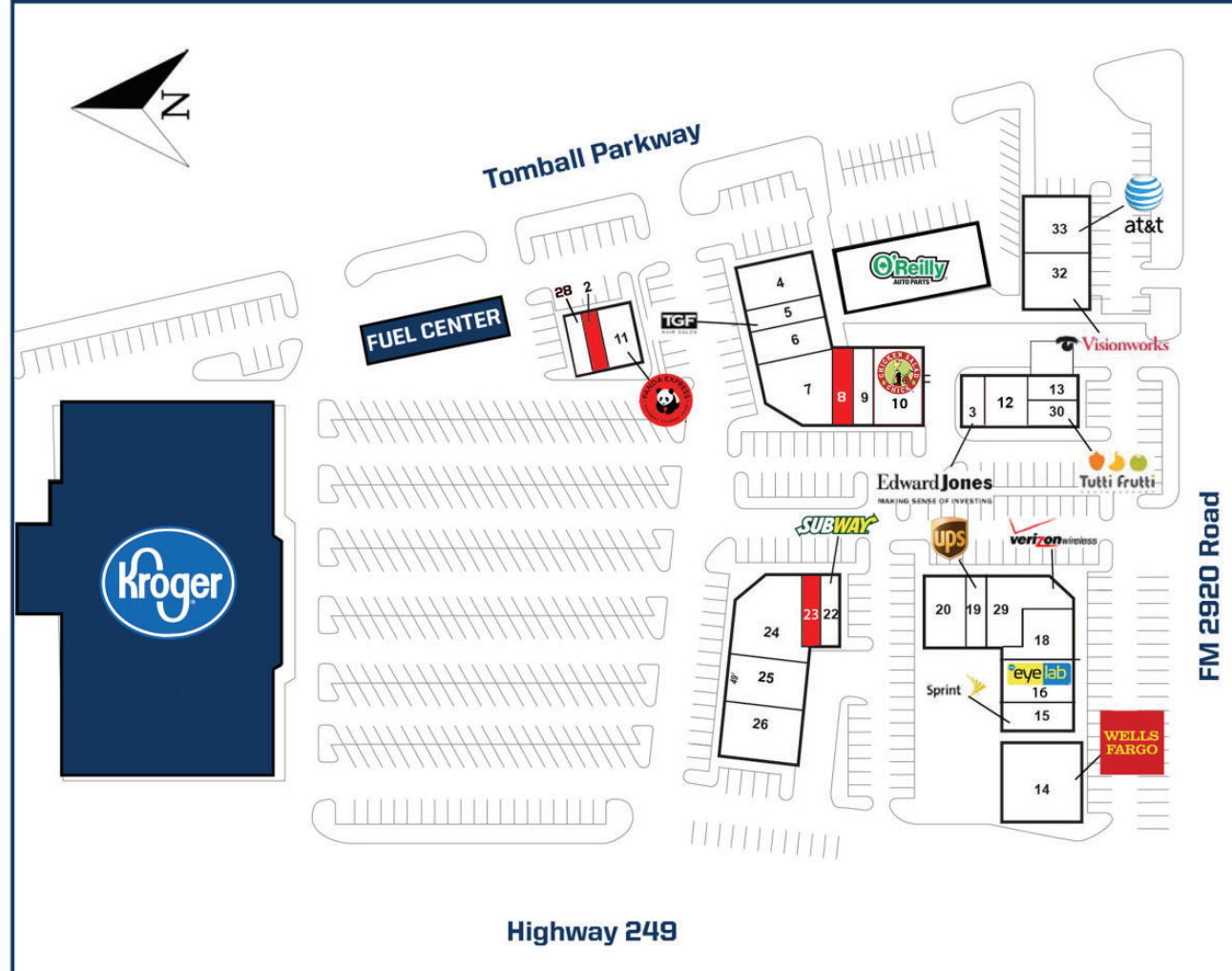








UNIT #	SQFT	TENANT
2	1,020	Available
3	1,100	Edward Jones
4	2,800	Mod Pizza
5	1,400	TGF Haircutters
6	2,442	H&R Block
7	3,613	Berkeley Eye Center
8	1,500	Lease Pending
9	1,500	Image Nails
10	3,262	Chicken Salad Chick
11	2,100	Panda Express
12	2,000	Malibu Tan
13	1,200	MW Cleaners
14	5,474	Wells Fargo
15	2,100	Sprint
16	2,800	My EyeLab
18	2,650	Five Guys Burgers & Fries
19	1,400	The UPS Store
20	2,800	Tomball Family Dental
22	1,400	Subway
23	1,400	Available
24	4,349	Stewart Title Company
25	3,132	Better Homes and Gardens Real Estate
26	3,531	Texan Urgent Care
28	1,080	Teahouse Beverage
29	3,450	Verizon Wireless
30	1,200	Tutti Frutti
32	3,041	Visionworks of America
33	3,500	AT&T Mobility



SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.0899/-95.6338

RS1

14020 Farm to Market 2920			1 mi radius	3 mi radius	5 mi radius
Tomball, TX 77375					
POPULATION	2019 Estimated Population		3,904	18,811	93,168
	2024 Projected Population		3,962	19,432	96,497
	2010 Census Population		3,588	16,550	60,028
	2000 Census Population		3,538	13,785	28,667
	Projected Annual Growth 2019 to 2024		0.3%	0.7%	0.7%
	Historical Annual Growth 2000 to 2019		0.5%	1.9%	11.8%
	2019 Median Age		38.4	38.5	35.3
HOUSEHOLDS	2019 Estimated Households		1,773	7,491	32,940
	2024 Projected Households		1,862	7,948	35,195
	2010 Census Households		1,573	6,326	20,611
	2000 Census Households		1,453	5,116	10,066
	Projected Annual Growth 2019 to 2024		1.0%	1.2%	1.4%
	Historical Annual Growth 2000 to 2019		1.2%	2.4%	12.0%
RACE AND ETHNICITY	2019 Estimated White		73.3%	75.9%	73.9%
	2019 Estimated Black or African American		7.9%	8.0%	8.2%
	2019 Estimated Asian or Pacific Islander		3.2%	2.8%	5.5%
	2019 Estimated American Indian or Native Alaskan		1.0%	0.8%	0.7%
	2019 Estimated Other Races		14.7%	12.4%	11.7%
	2019 Estimated Hispanic		27.5%	24.3%	25.4%
INCOME	2019 Estimated Average Household Income		\$61,292	\$85,512	\$92,918
	2019 Estimated Median Household Income		\$52,897	\$65,202	\$85,063
	2019 Estimated Per Capita Income		\$28,056	\$34,195	\$32,889
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)		6.7%	4.8%	3.9%
	2019 Estimated Some High School (Grade Level 9 to 11)		7.0%	6.4%	4.1%
	2019 Estimated High School Graduate		31.6%	29.6%	22.8%
	2019 Estimated Some College		21.6%	21.2%	21.5%
	2019 Estimated Associates Degree Only		7.2%	8.6%	8.3%
	2019 Estimated Bachelors Degree Only		17.7%	20.8%	28.4%
	2019 Estimated Graduate Degree		8.2%	8.6%	11.1%
BUSINESS	2019 Estimated Total Businesses		1,032	1,910	2,984
	2019 Estimated Total Employees		8,878	16,350	24,579
	2019 Estimated Employee Population per Business		8.6	8.6	8.2
	2019 Estimated Residential Population per Business		3.8	9.8	31.2

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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date