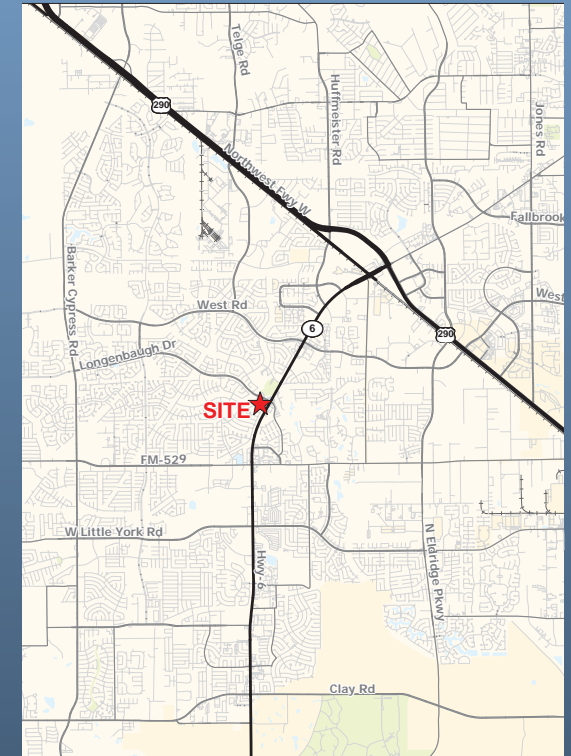


FOR LEASE

The Boardwalk Shopping Center



PROPERTY DATA

- Located on Highway 6 in the heart of the Copperfield master planned community
- Major Tenants include Romero's Las Brazas Mexican Restaurant, and M&M Food Market
- 2,567 SF freestanding bank building with drive thru available
- 1,050 SF available

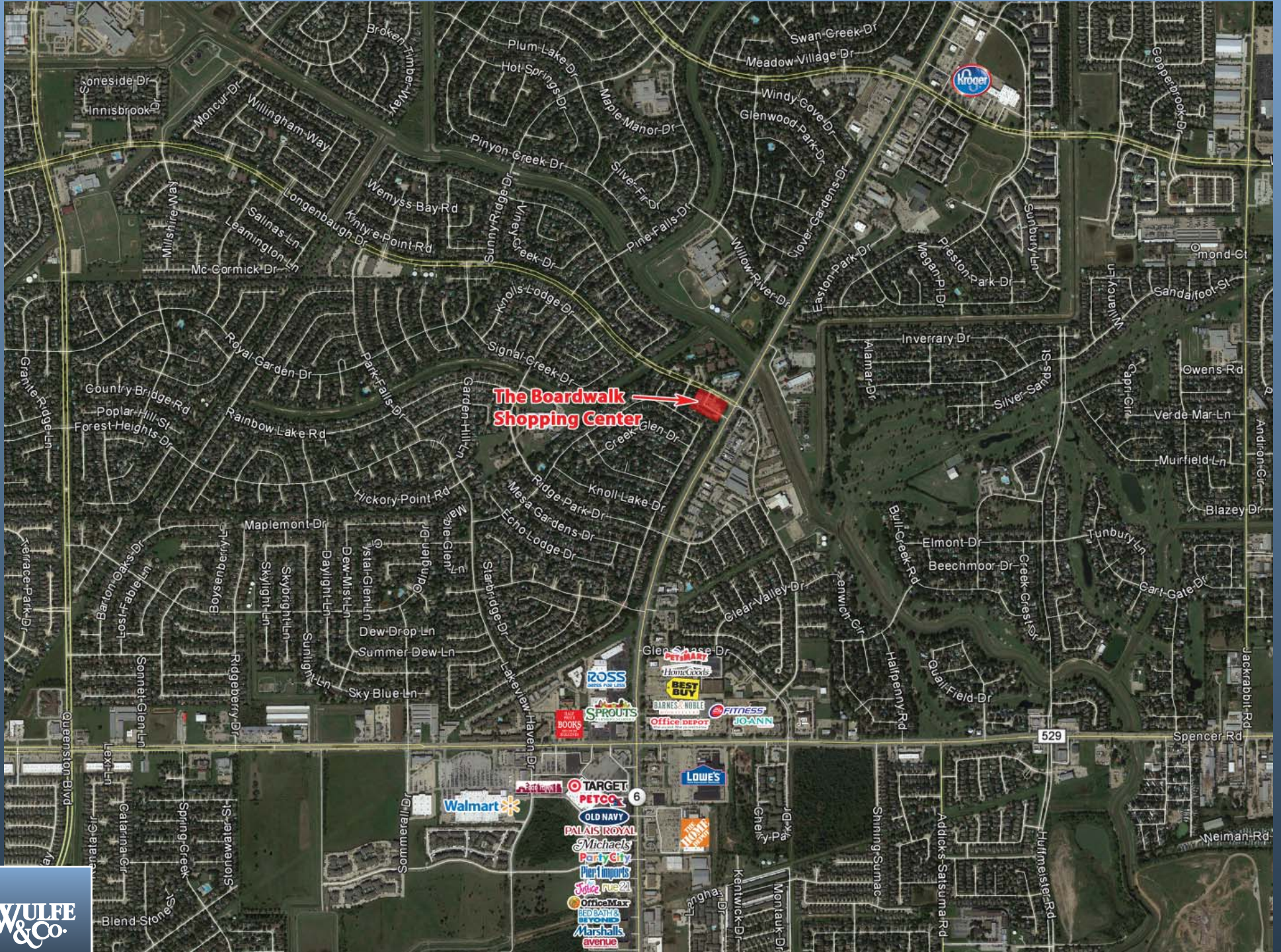
DEMOGRAPHICS

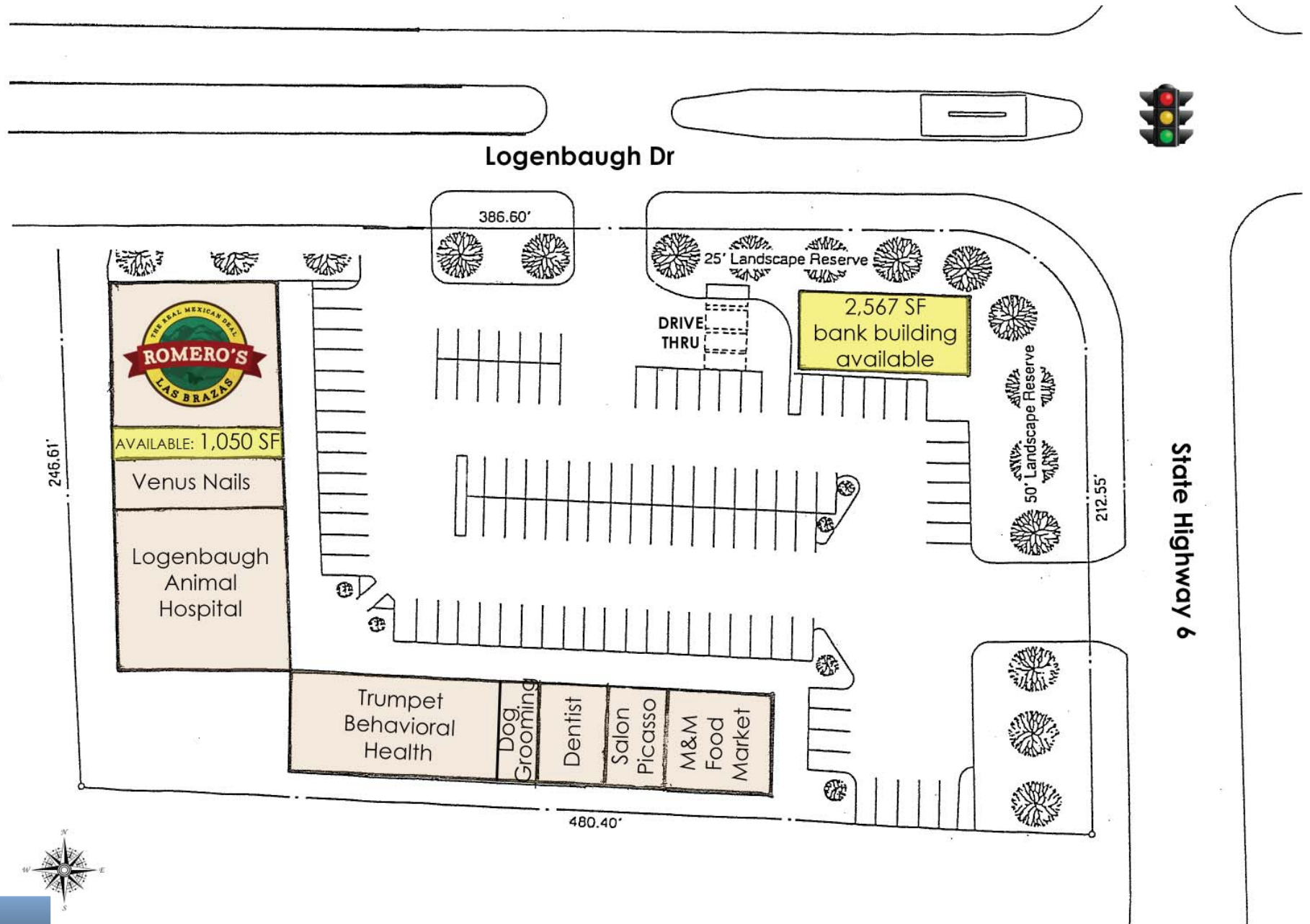
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2017 Estimate	15,896	139,800	326,158
Avg HH Income			
2017 Estimate	\$119,925	\$94,967	\$98,266
Traffic Counts			
Highway 6	49,899 cars per day		
Logenbaugh Dr	18,184 cars per day		

CONTACT

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SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.8908/-95.6426

RS1

15703 Longenbaugh Dr		1 mi radius	3 mi radius	5 mi radius
Houston, TX 77095				
POPULATION	2017 Estimated Population	15,896	139,800	326,158
	2022 Projected Population	17,428	153,511	357,350
	2010 Census Population	14,935	128,038	276,821
	2000 Census Population	15,354	82,963	167,681
	Projected Annual Growth 2017 to 2022	1.9%	2.0%	1.9%
	Historical Annual Growth 2000 to 2017	0.2%	4.0%	5.6%
	2017 Median Age	37.7	32.8	33.1
HOUSEHOLDS	2017 Estimated Households	6,143	48,585	111,220
	2022 Projected Households	6,705	53,120	121,416
	2010 Census Households	5,609	43,148	92,137
	2000 Census Households	5,228	27,887	57,152
	Projected Annual Growth 2017 to 2022	1.8%	1.9%	1.8%
	Historical Annual Growth 2000 to 2017	1.0%	4.4%	5.6%
RACE AND ETHNICITY	2017 Estimated White	69.6%	56.6%	57.8%
	2017 Estimated Black or African American	11.9%	15.2%	15.0%
	2017 Estimated Asian or Pacific Islander	7.6%	12.3%	11.4%
	2017 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
	2017 Estimated Other Races	10.4%	15.3%	15.2%
	2017 Estimated Hispanic	27.8%	36.6%	35.5%
INCOME	2017 Estimated Average Household Income	\$119,925	\$94,967	\$98,266
	2017 Estimated Median Household Income	\$87,356	\$77,792	\$82,330
	2017 Estimated Per Capita Income	\$46,358	\$33,010	\$33,516
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	3.9%	6.2%	6.1%
	2017 Estimated Some High School (Grade Level 9 to 11)	5.0%	7.3%	6.2%
	2017 Estimated High School Graduate	20.9%	22.7%	23.3%
	2017 Estimated Some College	22.5%	22.5%	21.6%
	2017 Estimated Associates Degree Only	8.4%	7.6%	7.8%
	2017 Estimated Bachelors Degree Only	27.8%	23.3%	23.7%
	2017 Estimated Graduate Degree	11.5%	10.5%	11.2%
BUSINESS	2017 Estimated Total Businesses	715	3,528	8,409
	2017 Estimated Total Employees	6,307	40,644	93,627
	2017 Estimated Employee Population per Business	8.8	11.5	11.1
	2017 Estimated Residential Population per Business	22.2	39.6	38.8

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.

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