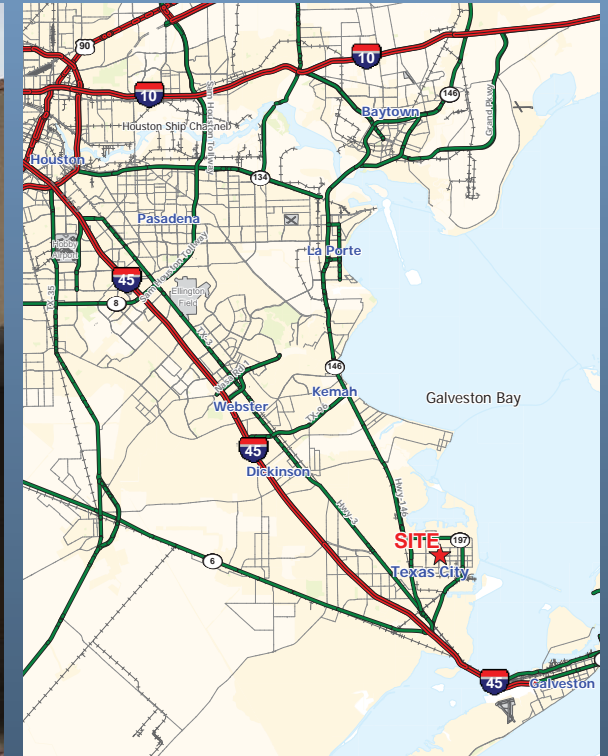




FOR LEASE

Former Grocery Store Space in Texas City, Texas



PROPERTY DATA

- 27,416 SF available for lease
- Located at 918 21st St at FM 1764 in Texas City, Texas
- Former HEB grocery location across from Texas City City Hall and next to Texas City High School
- Cotenants include Family Dollar, Citi Trends, and Rent A Center

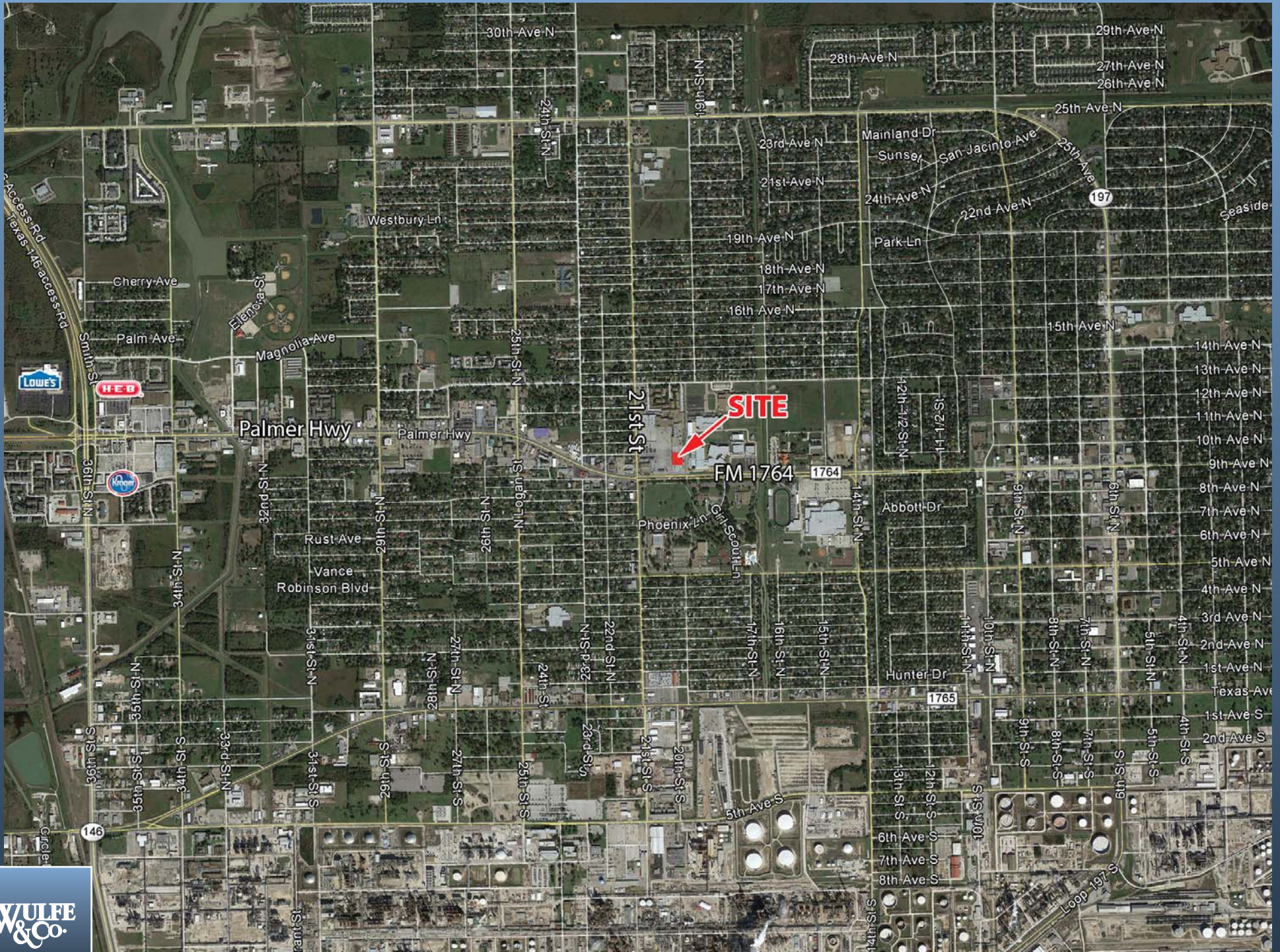
DEMOGRAPHICS

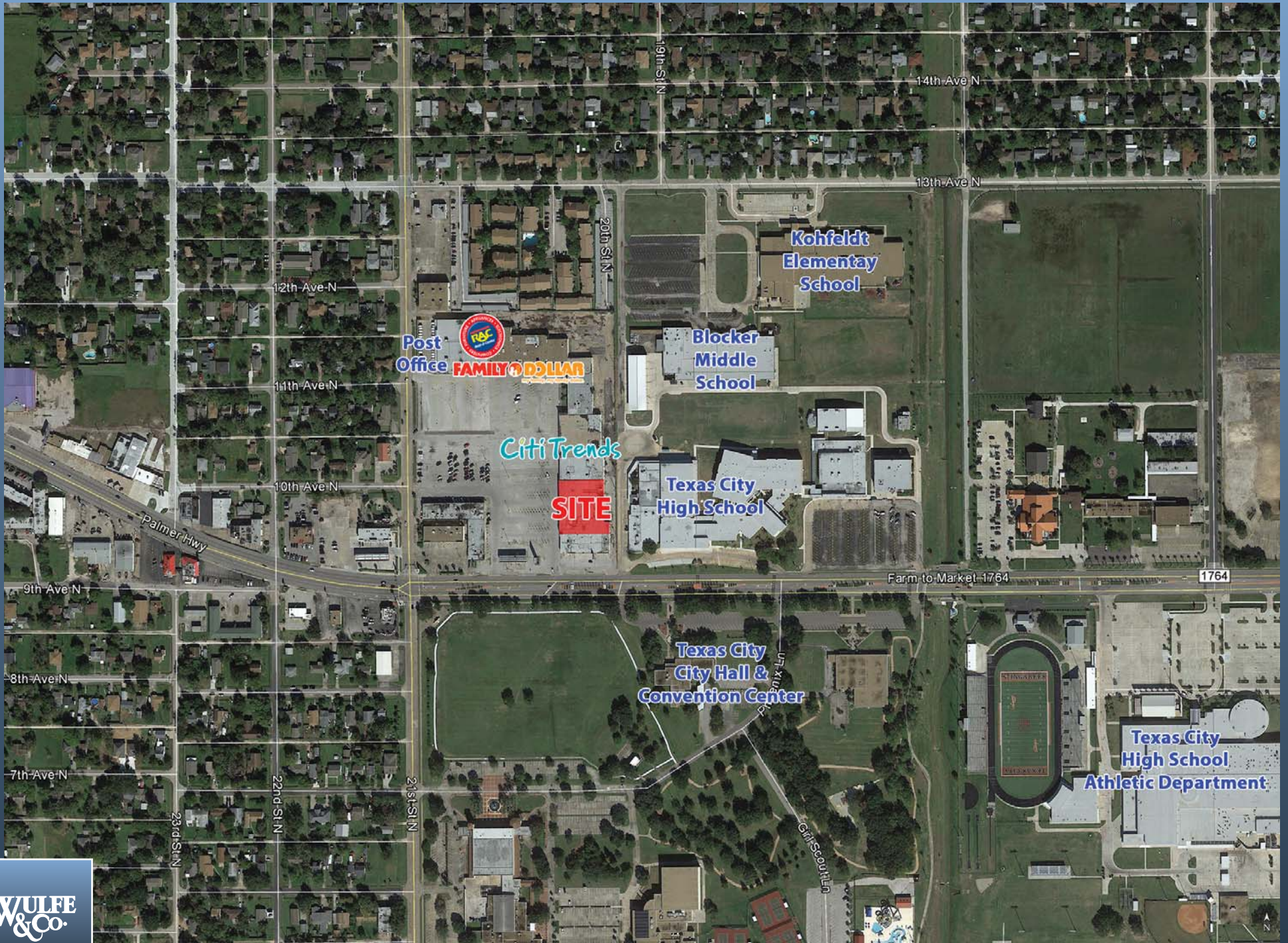
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2017 Estimate	13,639	36,272	58,131
Avg HH Income 2017 Estimate	\$63,146	\$62,138	\$64,207
Traffic Count FM 1764	24,983 cars per day		

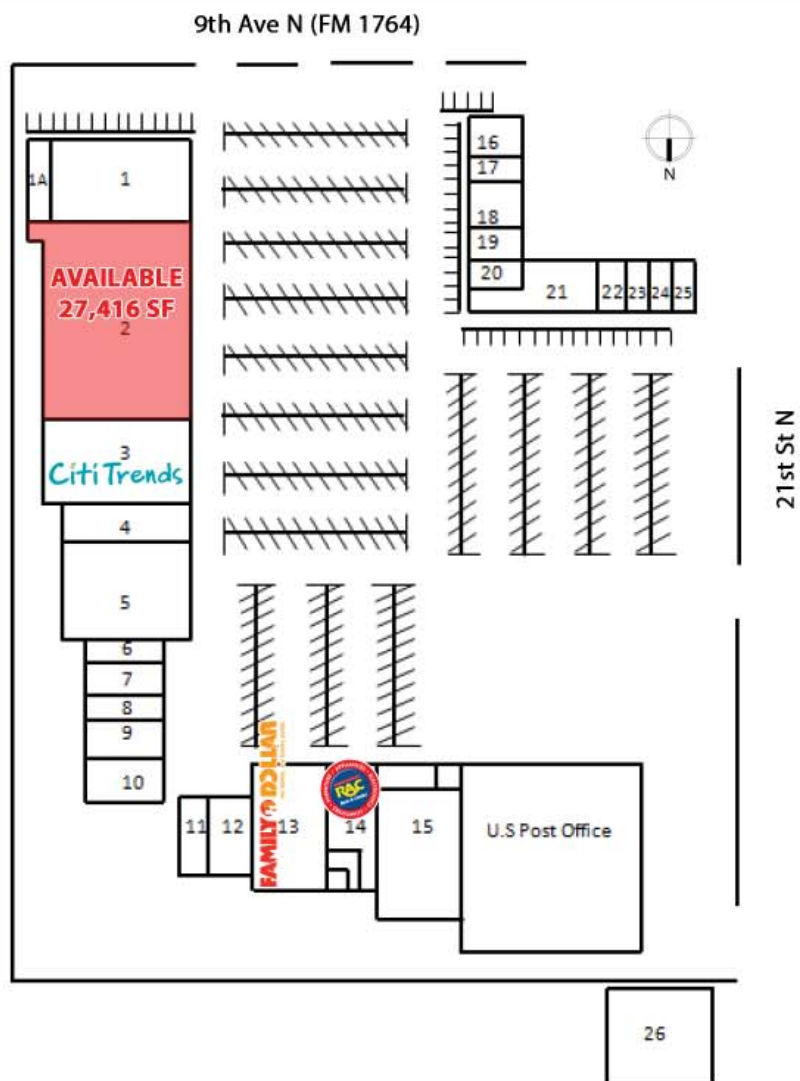
CONTACT

Kristen Barker, CCIM
kbarker@wulfe.com
(713) 621-1704

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







SITE PLAN #	UNIT #	SQUARE FOOTAGE	TENANT NAME	% GLA	LEASE DATE	
					COMMENCEMENT	EXPIRATION
2	918	27,416	AVAILABLE	19.22%	1/16/1989	5/31/2019
3	1038	11,360	Citi Trends, Inc.	7.96%	10/3/2006	3/31/2017
4	2009	6,500	Kool Smiles	4.56%	10/1/2011	9/30/2017
13	1913	9,667	Family Dollar	6.78%	4/27/1998	12/31/2018
14	1920	4,540	Rent-a-Center	3.18%	11/7/2007	11/30/2017
15	1930	10,004	Solid Gold Beauty Supply	7.01%	10/15/2008	10/31/2019
16	905	2,000	Advance America	1.40%	5/1/2009	4/30/2015
17	907	1,000	World Finance	0.70%	7/1/2005	6/30/2017
20	917	1,365	Little Caesar's	0.96%	9/1/2009	8/31/2014
21	2018	4,610	Taqueria El Jaliciense	3.23%	8/1/1990	
22	2017	1,500	Wireless Invention	1.05%	4/1/2011	3/31/2014
23	2021	700	Lynn Nails	0.49%	3/14/2002	1/31/2017
24	2027	900	Guarantee Loan Service	0.63%	6/1/2007	5/31/2012
	PAD		Texas First Bank		1/1/2000	12/31/2014
1	908	11,350	Vacant	7.96%		
1A	1902B	1,100	Vacant	0.77%		
5	1020	13,450	Vacant	9.43%		
6	1102	1,070	Vacant	0.75%		
7	1104	3,076	Vacant	2.16%		
8	1112	1,875	Vacant	1.31%		
9	1118	3,600	Vacant	2.52%		
10	1124	6,033	Vacant	4.23%		
11	1902	2,380	Vacant	1.67%		
12	1906	3,412	Vacant	2.39%		
18	915	1,800	Vacant	1.26%		
19	916	1,500	Vacant	1.05%		
25	2029	900	Vacant	0.63%		
26	1204	9,525	Vacant	6.68%		

TOTAL SQUARE FOOTAGE:

142,633



SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.3940/-94.9232

RS1

918 21st St N		1 mi radius	3 mi radius	5 mi radius
Texas City, TX 77590				
POPULATION	2017 Estimated Population	13,639	36,272	58,131
	2022 Projected Population	15,139	40,350	64,612
	2010 Census Population	13,131	34,282	53,103
	2000 Census Population	13,354	34,354	52,307
	Projected Annual Growth 2017 to 2022	2.2%	2.2%	2.2%
	Historical Annual Growth 2000 to 2017	0.1%	0.3%	0.7%
	2017 Median Age	35.7	36.1	37.6
HOUSEHOLDS	2017 Estimated Households	4,930	13,723	22,292
	2022 Projected Households	5,312	14,822	24,059
	2010 Census Households	4,631	12,586	19,928
	2000 Census Households	4,832	12,682	19,717
	Projected Annual Growth 2017 to 2022	1.6%	1.6%	1.6%
	Historical Annual Growth 2000 to 2017	0.1%	0.5%	0.8%
RACE AND ETHNICITY	2017 Estimated White	65.3%	60.3%	54.9%
	2017 Estimated Black or African American	15.5%	22.5%	30.7%
	2017 Estimated Asian or Pacific Islander	0.7%	1.1%	1.1%
	2017 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%
	2017 Estimated Other Races	17.7%	15.3%	12.6%
	2017 Estimated Hispanic	39.0%	33.4%	27.8%
INCOME	2017 Estimated Average Household Income	\$63,146	\$62,138	\$64,207
	2017 Estimated Median Household Income	\$49,486	\$48,566	\$47,647
	2017 Estimated Per Capita Income	\$22,899	\$23,580	\$24,764
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	10.2%	7.5%	6.2%
	2017 Estimated Some High School (Grade Level 9 to 11)	11.6%	10.8%	10.3%
	2017 Estimated High School Graduate	31.2%	33.4%	33.0%
	2017 Estimated Some College	27.6%	27.6%	28.0%
	2017 Estimated Associates Degree Only	7.9%	8.4%	8.8%
	2017 Estimated Bachelors Degree Only	7.4%	8.0%	9.2%
	2017 Estimated Graduate Degree	4.0%	4.3%	4.5%
BUSINESS	2017 Estimated Total Businesses	437	1,173	1,714
	2017 Estimated Total Employees	5,242	12,128	17,169
	2017 Estimated Employee Population per Business	12.0	10.3	10.0
	2017 Estimated Residential Population per Business	31.2	30.9	33.9

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