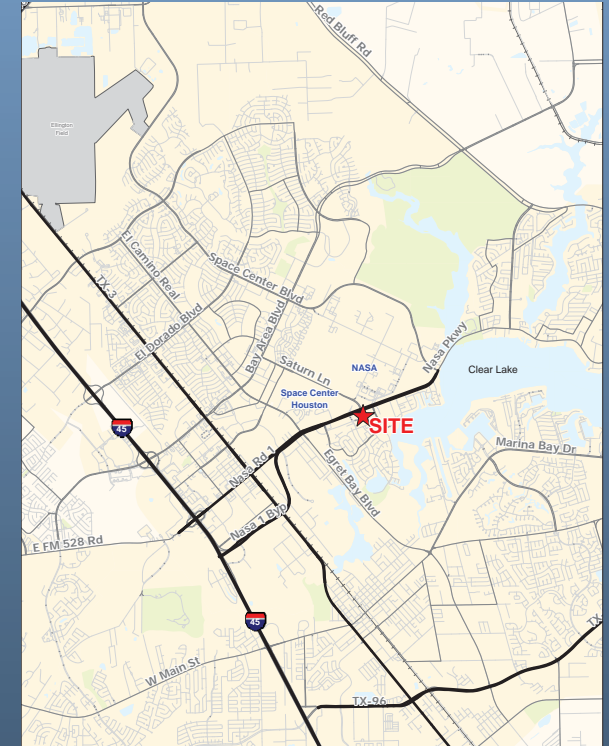


RETAIL & PAD SITE AVAILABLE

Nassau Bay Town Square



PROPERTY DATA

- Mixed-use development located on Nasa Rd 1 and Saturn Lane, across from Space Center Houston
- 2,000 SF second generation jewelry store
- 5,044 SF second generation restaurant space - former BreWingZ
- Strong daytime population from NASA (13,500), UTC Aerospace Systems, Christus St. John Hospital, Lockheed Martin, USAA, and State Farm

DEMOGRAPHICS

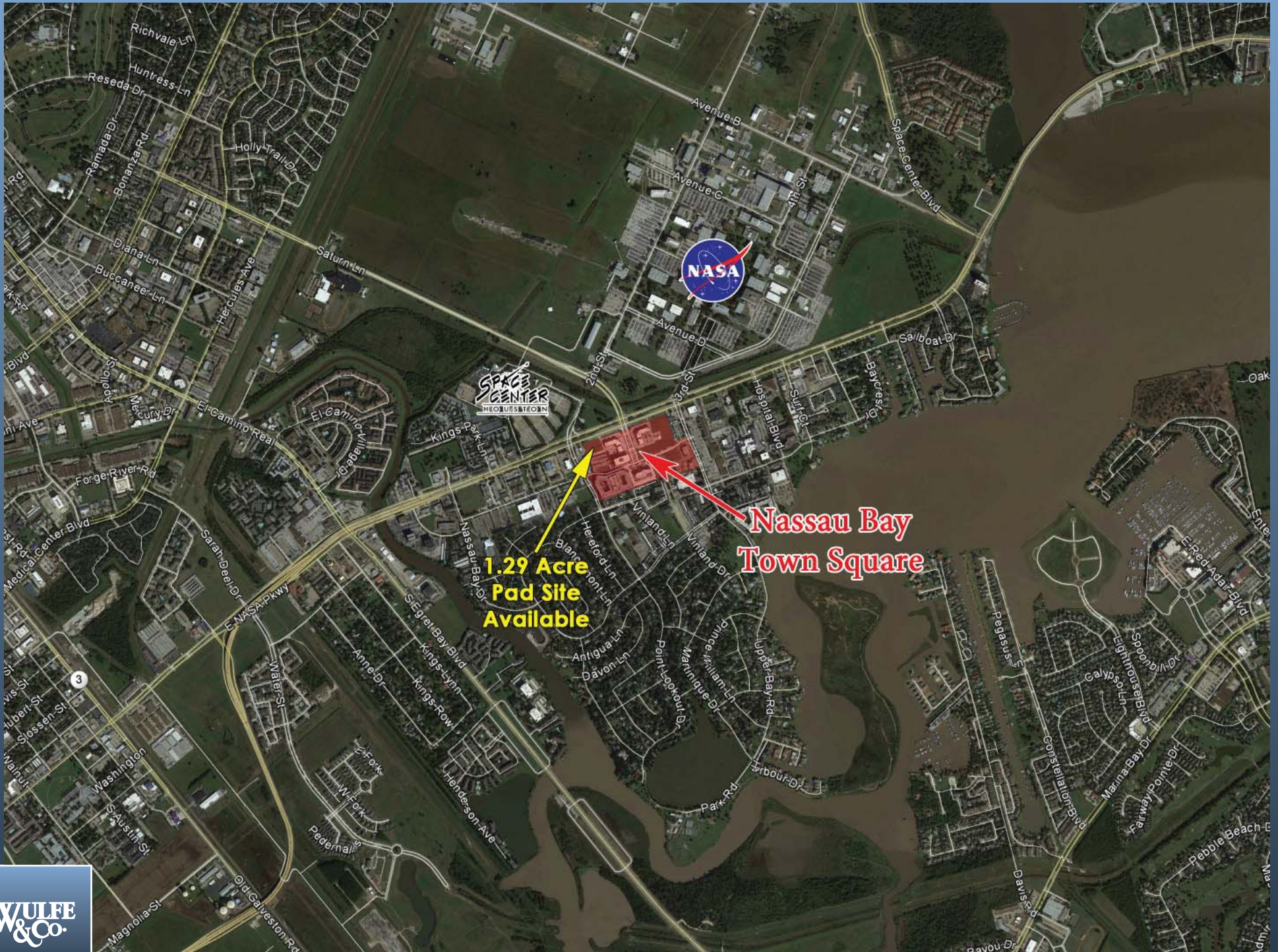
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2017 Estimate	7,904	67,182	184,737
Daytime Population	19,172	78,536	144,534
Avg HH Income			
2017 Estimate	\$80,475	\$91,572	\$106,723
Traffic Counts			
Nasa Rd 1	47,000 cars per day		

CONTACT

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Kristen Barker, CCIM
Senior Vice President
kbarker@wulfe.com

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



GALVESTON BAY

Norris CONFERENCE CENTERS
Conference Center
Start Pending
www.norriscenters.com

Hilton

NASA
Lyndon B Johnson Space Center

Office One
Open 9/1/2011

CLEAR LAKE

HOSPITAL

ARTS ALLIANCE

Hotel
Start Pending

2ND ST

AVENUE E

NASA PARKWAY

SATURN LANE

SPACE CENTER HOUSTON

Retail Phase I
Open 11/1/2010

NASA BYPASS

Multi-Family
Open 3/1/2010

Retail Phase II
Open 10/1/2012

- Retail
- Office
- Parking Garage
- Residential
- Marriott / Conference Center







POINT LOOKOUT ROAD (R.O.W. VARIES)

NASA PARKWAY (200' R.O.W.)

RESIDUAL TRACT
CITY OF NASSAU BAY
H.C.C.F. E628095

CALLED 0.5166 ACRE
B&B PRATT FAMILY
LIMITED PARTNERSHIP
H.C.C.F. T468154

CALLED 1.83 ACRES
"TRACT II"
GRIFFIN PARTNERS
NASSAU BAY, L.P.
H.C.C.F. 20070228728

P.O.B.

N 68°03'28" E 292.62'

ZONE "X" (SHADED)
ZONE "X" (UNSHADED)

25' B.L.

**PAD SITE FOR SALE
OR GROUND LEASE**

UNRESTRICTED RESERVE "K"
1.29 ACRES
56,171 SQ. FT.

S 21°56'32" E 194.00'

N 21°56'32" W 184.51'

15' B.L.

15' B.L.

13'X16' H.L.&P. EASEMENT
VOL. 5590, PG. 284 H.C.D.R.

10' H.L.&P. EASEMENT
VOL. 5637, PG. 68 H.C.D.R.

20' B.L.

S 72°22'17" W 126.21'

S 68°03'28" W 166.76'

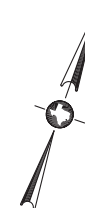
CALLED 36,156 SQ. FT.
NASA TOWNSQUARE, INC.
H.C.C.F. V692461

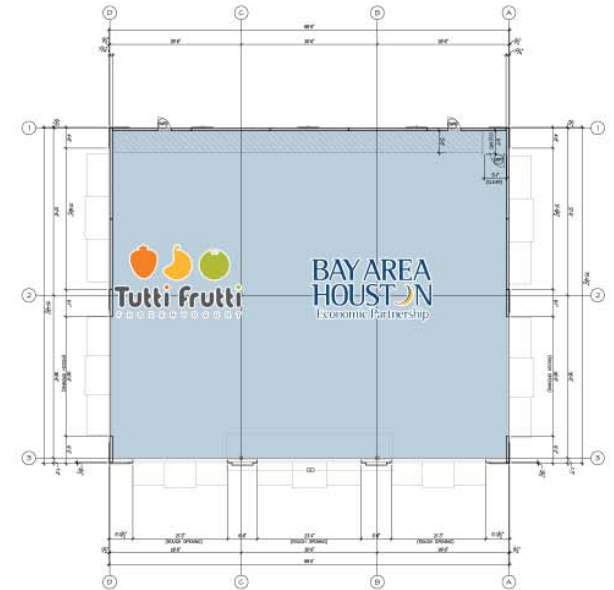
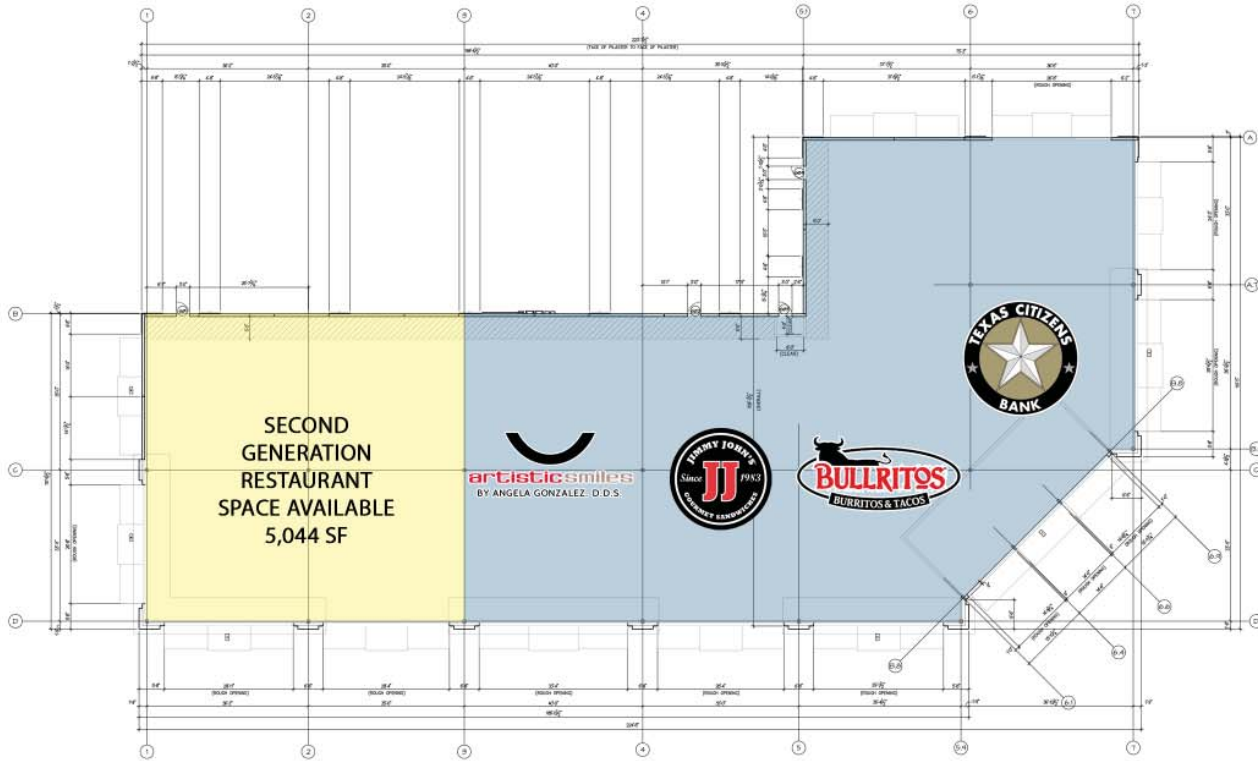
10' H.L.&P. EASEMENT
VOL. 5590, PG. 284 H.C.D.R.

CALLED 1.62 ACRES
"TRACT VI"
GRIFFIN PARTNERS
NASSAU BAY, L.P.
H.C.C.F. 20070228728

ZONE "X" (UNSHADED)
ZONE "X" (SHADED)

CALLED 1.83 ACRES
"TRACT II"
GRIFFIN PARTNERS
NASSAU BAY, L.P.
H.C.C.F. 20070228728

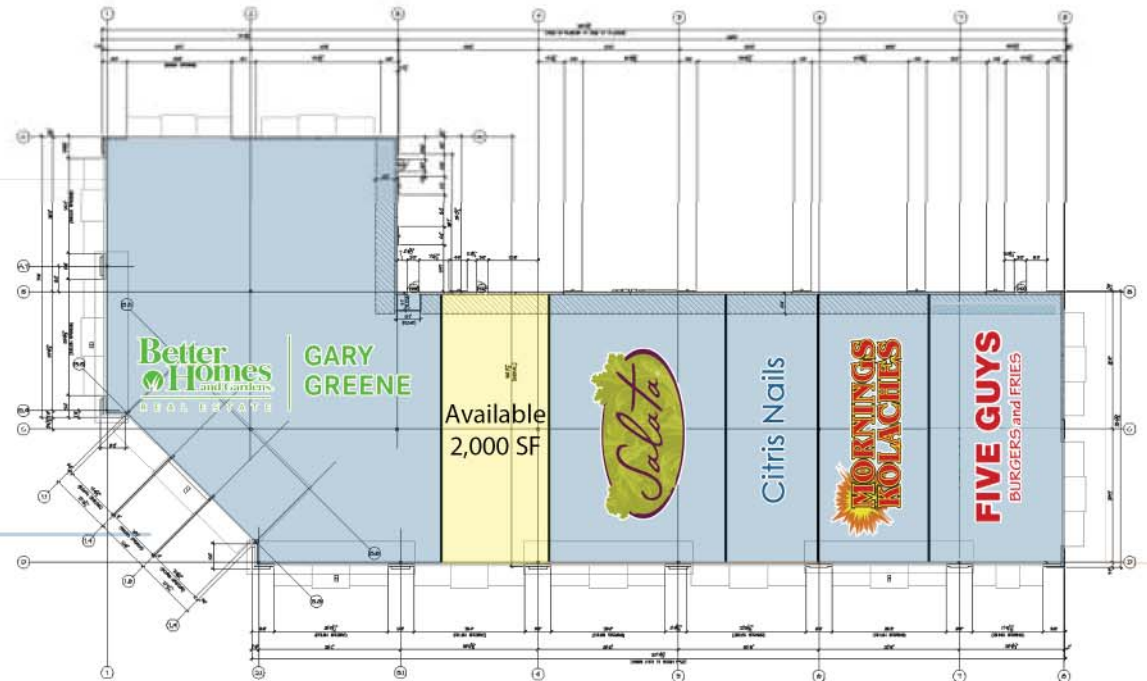
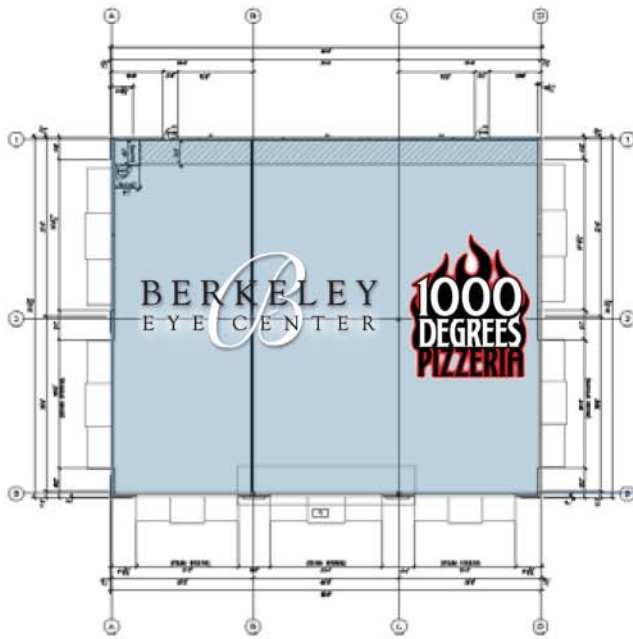




Phase II – Bldg H-2



Phase II – Bldg H-1



NASSAU BAY TOWN SQUARE – PHASE II RETAIL



SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.5496/-95.0925

RS1

18040 Saturn Ln		1 mi radius	3 mi radius	5 mi radius
Houston, TX 77058				
POPULATION	2017 Estimated Population	7,904	67,182	184,737
	2022 Projected Population	8,751	73,624	203,481
	2010 Census Population	7,664	62,935	168,333
	2000 Census Population	7,842	57,106	141,097
	Projected Annual Growth 2017 to 2022	2.1%	1.9%	2.0%
	Historical Annual Growth 2000 to 2017	-	1.0%	1.8%
	2017 Median Age	38.2	37.4	36.5
HOUSEHOLDS	2017 Estimated Households	4,074	30,521	75,884
	2022 Projected Households	4,496	33,335	82,707
	2010 Census Households	3,820	27,662	66,839
	2000 Census Households	3,981	24,787	55,459
	Projected Annual Growth 2017 to 2022	2.1%	1.8%	1.8%
	Historical Annual Growth 2000 to 2017	0.1%	1.4%	2.2%
RACE AND ETHNICITY	2017 Estimated White	70.5%	70.7%	72.4%
	2017 Estimated Black or African American	9.4%	8.8%	8.4%
	2017 Estimated Asian or Pacific Islander	9.5%	9.2%	10.0%
	2017 Estimated American Indian or Native Alaskan	0.8%	0.5%	0.5%
	2017 Estimated Other Races	9.7%	10.8%	8.8%
	2017 Estimated Hispanic	23.9%	23.5%	21.1%
INCOME	2017 Estimated Average Household Income	\$80,475	\$91,572	\$106,723
	2017 Estimated Median Household Income	\$67,352	\$74,828	\$91,390
	2017 Estimated Per Capita Income	\$41,482	\$41,676	\$43,881
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	6.1%	4.1%	2.8%
	2017 Estimated Some High School (Grade Level 9 to 11)	2.4%	4.3%	3.7%
	2017 Estimated High School Graduate	11.2%	17.6%	17.3%
	2017 Estimated Some College	28.4%	23.9%	22.3%
	2017 Estimated Associates Degree Only	10.1%	9.5%	10.0%
	2017 Estimated Bachelors Degree Only	23.9%	25.8%	28.1%
	2017 Estimated Graduate Degree	18.0%	14.9%	15.7%
BUSINESS	2017 Estimated Total Businesses	908	4,733	8,455
	2017 Estimated Total Employees	17,135	60,713	97,344
	2017 Estimated Employee Population per Business	18.9	12.8	11.5
	2017 Estimated Residential Population per Business	8.7	14.2	21.9

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