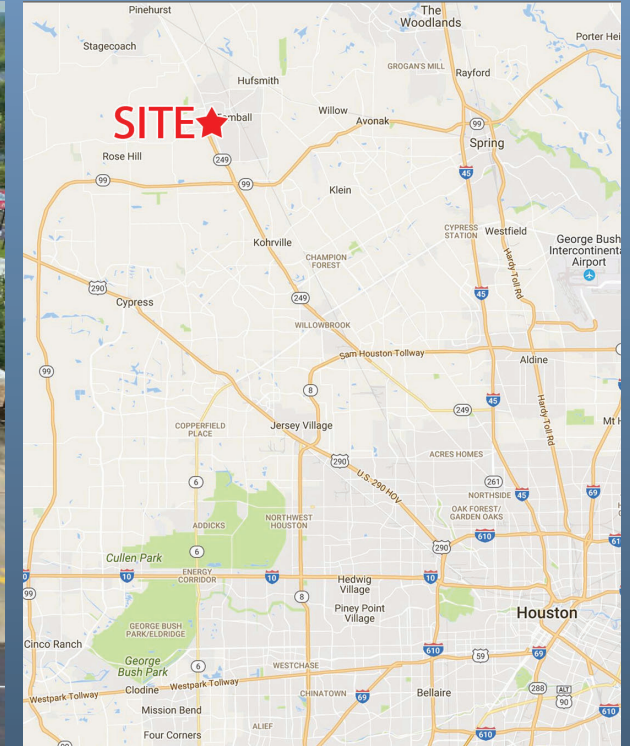


FOR LEASE

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
- 3,282 SF interior end cap with pick up window (will divide)
- 1,500 SF and 2,800 SF spaces available inline

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2018 Estimate	3,709	18,600	80,923
Avg HH Income 2018 Estimate	\$66,326	\$93,460	\$99,242
Traffic Counts			
Hwy 249	55,549 cars per day		
FM 2920	34,398 cars per day		
Tomball Pkwy	45,330 cars per day		

CONTACT

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(713) 621-1700











UNIT #	SQFT	TENANT
2	1,020	Cell Phone Repair
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	Available
9	1,500	Image Nails
10	3,262	Available
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	Available
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	Express Staffing Professionals
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, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.0902/-95.6341

RS1

14020 Farm to Market 2920		1 mi radius	3 mi radius	5 mi radius
Tomball, TX 77375				
POPULATION	2018 Estimated Population	3,709	18,600	80,923
	2023 Projected Population	3,841	19,739	86,014
	2010 Census Population	3,359	16,547	58,008
	2000 Census Population	3,316	13,783	27,859
	Projected Annual Growth 2018 to 2023	0.7%	1.2%	1.3%
	Historical Annual Growth 2000 to 2018	0.7%	1.9%	10.6%
	2018 Median Age	38.6	38.4	35.2
HOUSEHOLDS	2018 Estimated Households	1,692	7,350	28,378
	2023 Projected Households	1,788	7,896	30,639
	2010 Census Households	1,493	6,325	19,918
	2000 Census Households	1,378	5,116	9,811
	Projected Annual Growth 2018 to 2023	1.1%	1.5%	1.6%
	Historical Annual Growth 2000 to 2018	1.3%	2.4%	10.5%
RACE AND ETHNICITY	2018 Estimated White	74.4%	77.1%	75.6%
	2018 Estimated Black or African American	7.6%	7.5%	7.7%
	2018 Estimated Asian or Pacific Islander	2.9%	2.5%	5.0%
	2018 Estimated American Indian or Native Alaskan	1.0%	0.8%	0.7%
	2018 Estimated Other Races	14.1%	12.1%	11.1%
	2018 Estimated Hispanic	26.5%	23.6%	23.5%
INCOME	2018 Estimated Average Household Income	\$66,326	\$93,460	\$99,242
	2018 Estimated Median Household Income	\$49,417	\$65,939	\$90,623
	2018 Estimated Per Capita Income	\$30,490	\$37,073	\$34,844
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	7.4%	5.3%	4.0%
	2018 Estimated Some High School (Grade Level 9 to 11)	7.3%	6.2%	4.3%
	2018 Estimated High School Graduate	34.6%	31.0%	23.5%
	2018 Estimated Some College	18.2%	20.1%	22.0%
	2018 Estimated Associates Degree Only	6.3%	7.3%	7.8%
	2018 Estimated Bachelors Degree Only	18.6%	21.0%	27.2%
	2018 Estimated Graduate Degree	7.6%	9.1%	11.3%
BUSINESS	2018 Estimated Total Businesses	992	1,815	2,786
	2018 Estimated Total Employees	8,729	15,935	23,617
	2018 Estimated Employee Population per Business	8.8	8.8	8.5
	2018 Estimated Residential Population per Business	3.7	10.2	29.0

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.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paula Hohl	301718	phohl@wulfe.com	(713) 621-1705
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date