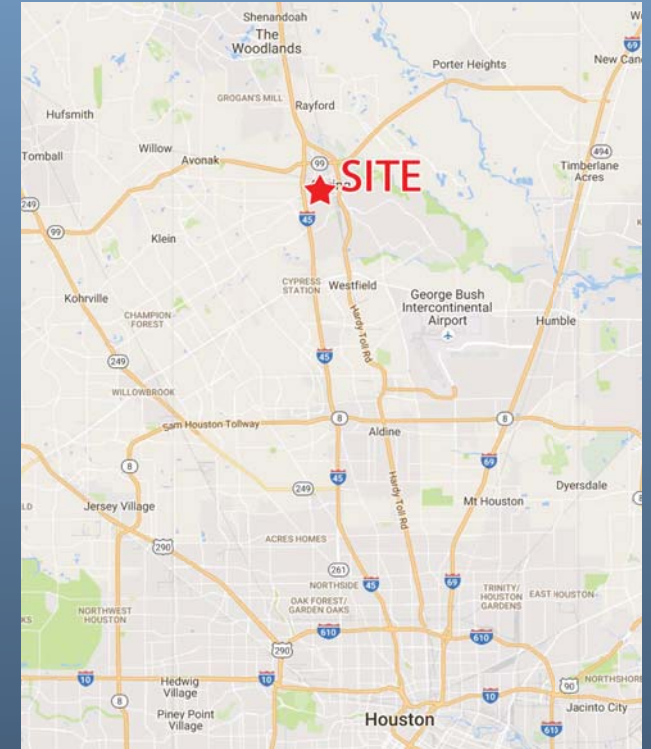


FOR LEASE

Park 45 Shopping Center



PROPERTY DATA

- Located at 913 Spring Cypress Rd at Lexington Rd, Spring, Texas 77373
- Located in dense submarket between I-45 and the Hardy Toll Rd, minutes away from Old Town Spring, a highly visited retail location
- 2,731 SF now available
- Ideal for medical or veterinary clinic

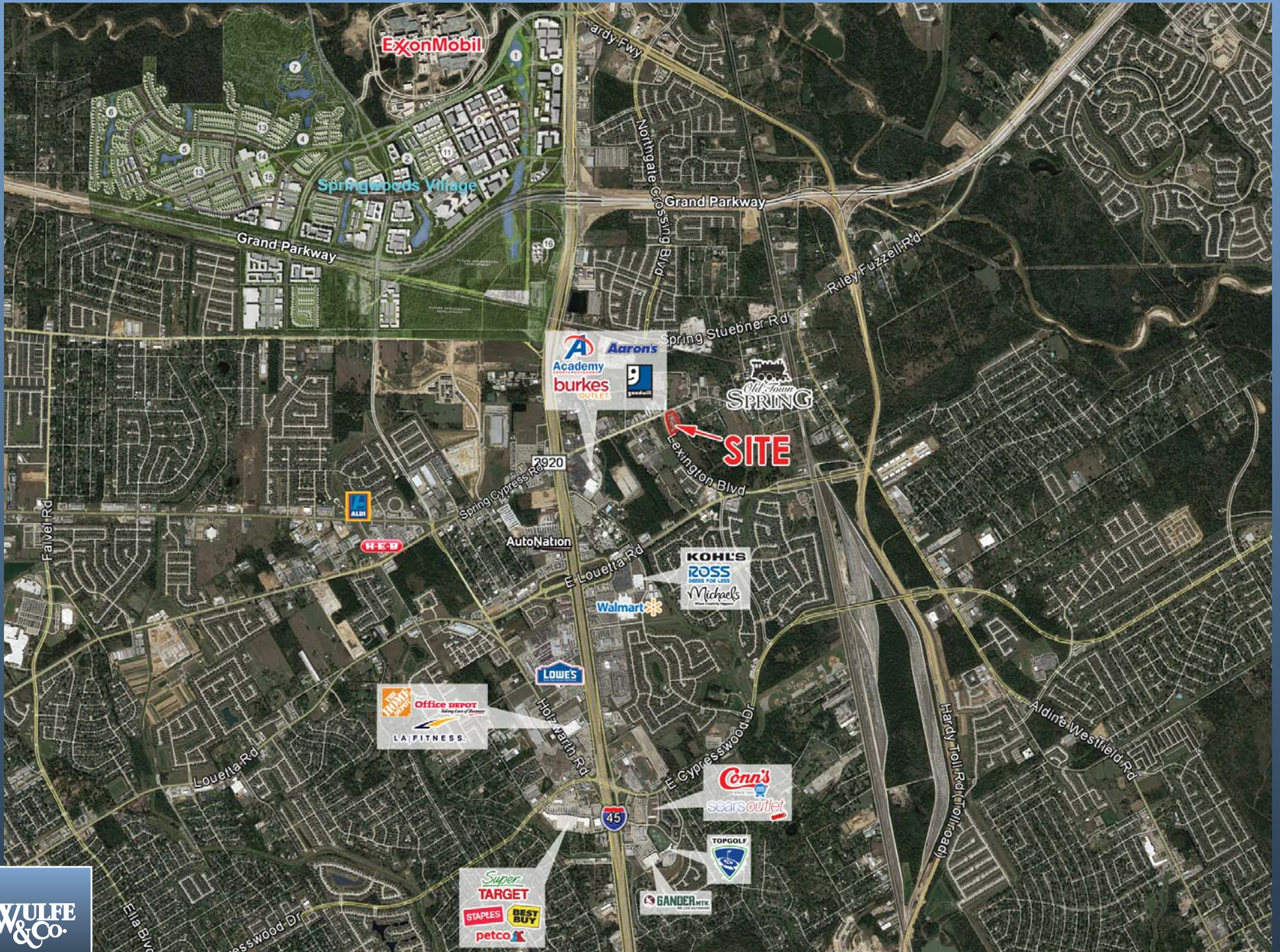
DEMOGRAPHICS

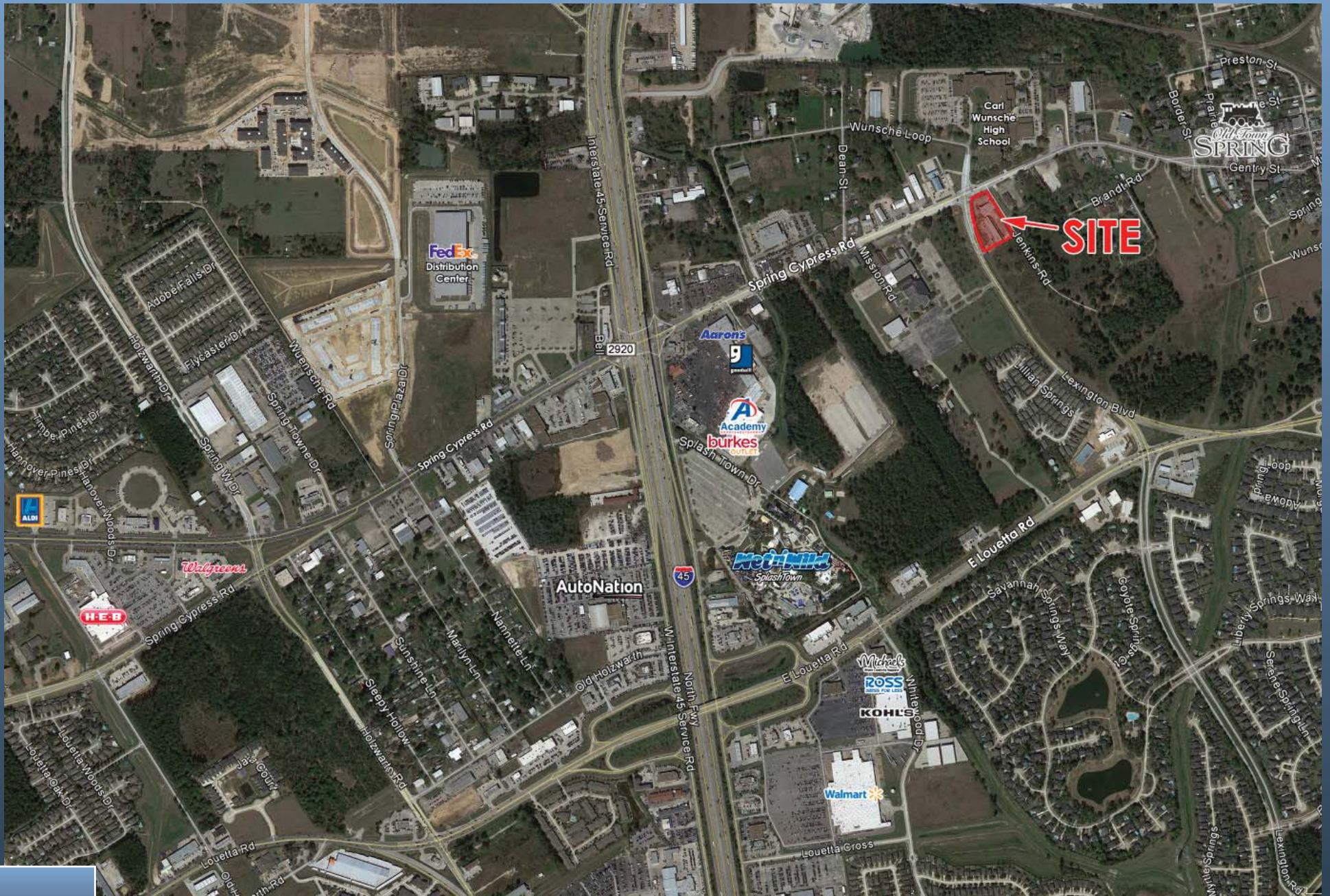
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2017 Estimate	5,206	64,840	223,643
Avg HH Income			
2017 Estimate	\$120,484	\$101,409	\$90,615
Traffic Counts			
Spring Cypress Rd	23,000 cars per day		
Lexington Rd	13,000 cars per day		

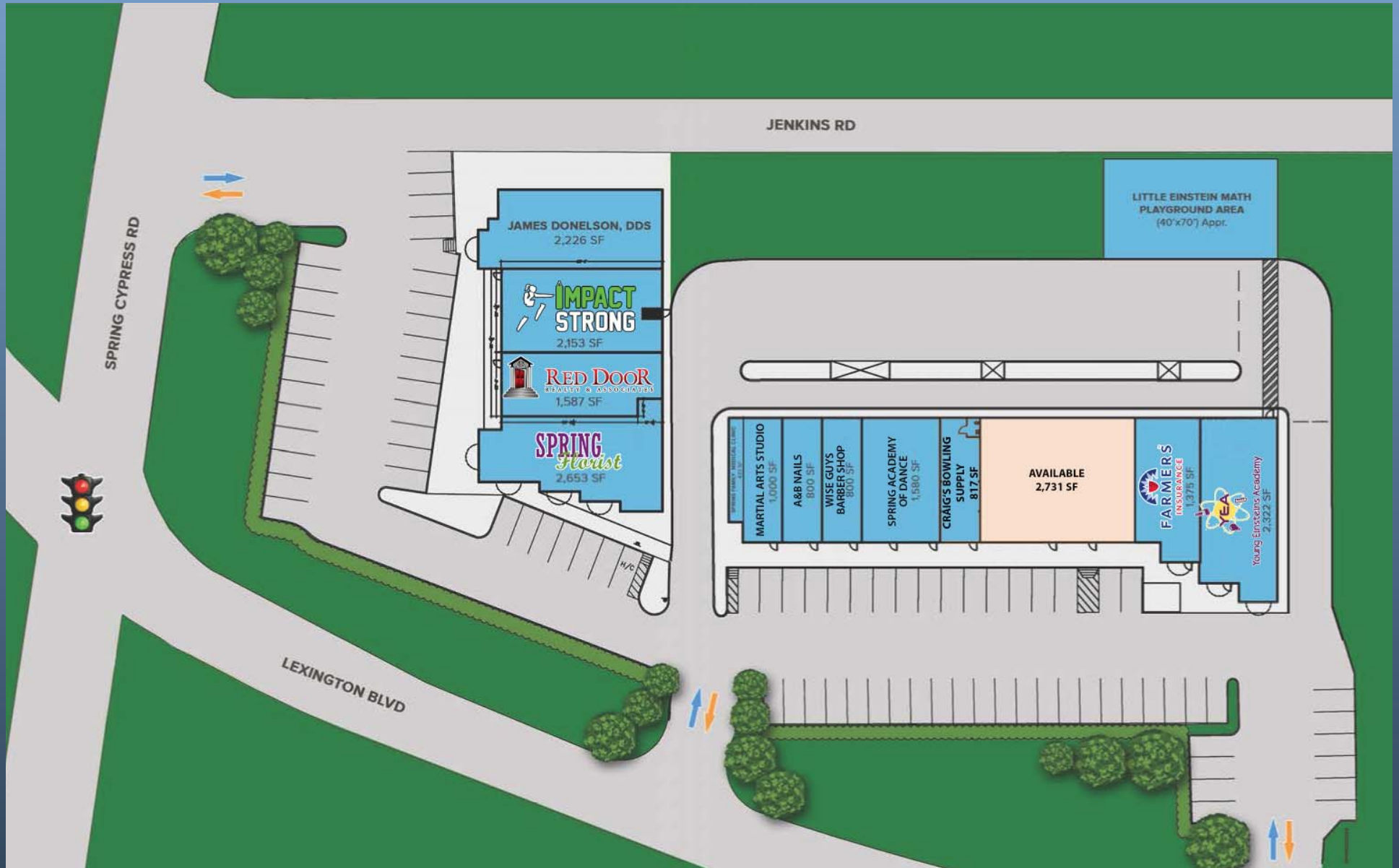
CONTACT

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 Houston, Texas 77056
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SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.0778/-95.4270

RS1

913 Spring Cypress Rd		1 mi radius	3 mi radius	5 mi radius
Spring, TX 77373-2549				
POPULATION	2017 Estimated Population	5,206	64,840	223,643
	2022 Projected Population	5,661	71,690	250,143
	2010 Census Population	4,517	55,593	185,300
	2000 Census Population	1,229	31,706	116,691
	Projected Annual Growth 2017 to 2022	1.7%	2.1%	2.4%
	Historical Annual Growth 2000 to 2017	19.0%	6.1%	5.4%
	2017 Median Age	33.9	33.8	32.5
HOUSEHOLDS	2017 Estimated Households	1,743	22,614	81,061
	2022 Projected Households	1,892	24,747	89,965
	2010 Census Households	1,468	18,899	65,394
	2000 Census Households	438	10,811	42,708
	Projected Annual Growth 2017 to 2022	1.7%	1.9%	2.2%
	Historical Annual Growth 2000 to 2017	17.5%	6.4%	5.3%
RACE AND ETHNICITY	2017 Estimated White	55.3%	66.7%	64.2%
	2017 Estimated Black or African American	25.3%	14.3%	17.0%
	2017 Estimated Asian or Pacific Islander	8.3%	6.9%	5.7%
	2017 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
	2017 Estimated Other Races	10.6%	11.6%	12.6%
	2017 Estimated Hispanic	26.8%	26.6%	28.2%
INCOME	2017 Estimated Average Household Income	\$120,484	\$101,409	\$90,615
	2017 Estimated Median Household Income	\$101,786	\$85,073	\$76,829
	2017 Estimated Per Capita Income	\$40,338	\$35,371	\$32,856
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	4.3%	3.8%	4.1%
	2017 Estimated Some High School (Grade Level 9 to 11)	5.3%	4.5%	5.4%
	2017 Estimated High School Graduate	28.0%	24.8%	23.0%
	2017 Estimated Some College	23.0%	25.6%	26.3%
	2017 Estimated Associates Degree Only	6.6%	8.7%	9.1%
	2017 Estimated Bachelors Degree Only	22.5%	20.9%	21.4%
	2017 Estimated Graduate Degree	10.4%	11.8%	10.7%
BUSINESS	2017 Estimated Total Businesses	294	1,962	7,616
	2017 Estimated Total Employees	3,270	23,450	68,482
	2017 Estimated Employee Population per Business	11.1	12.0	9.0
	2017 Estimated Residential Population per Business	17.7	33.0	29.4

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