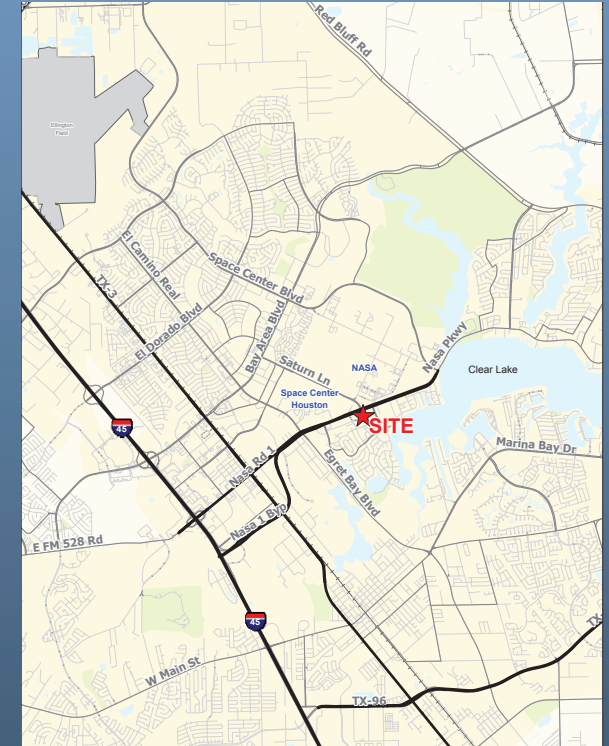


RETAIL & PAD SITE AVAILABLE

Nassau Bay Town Square



PROPERTY DATA

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

2019 DEMOGRAPHICS

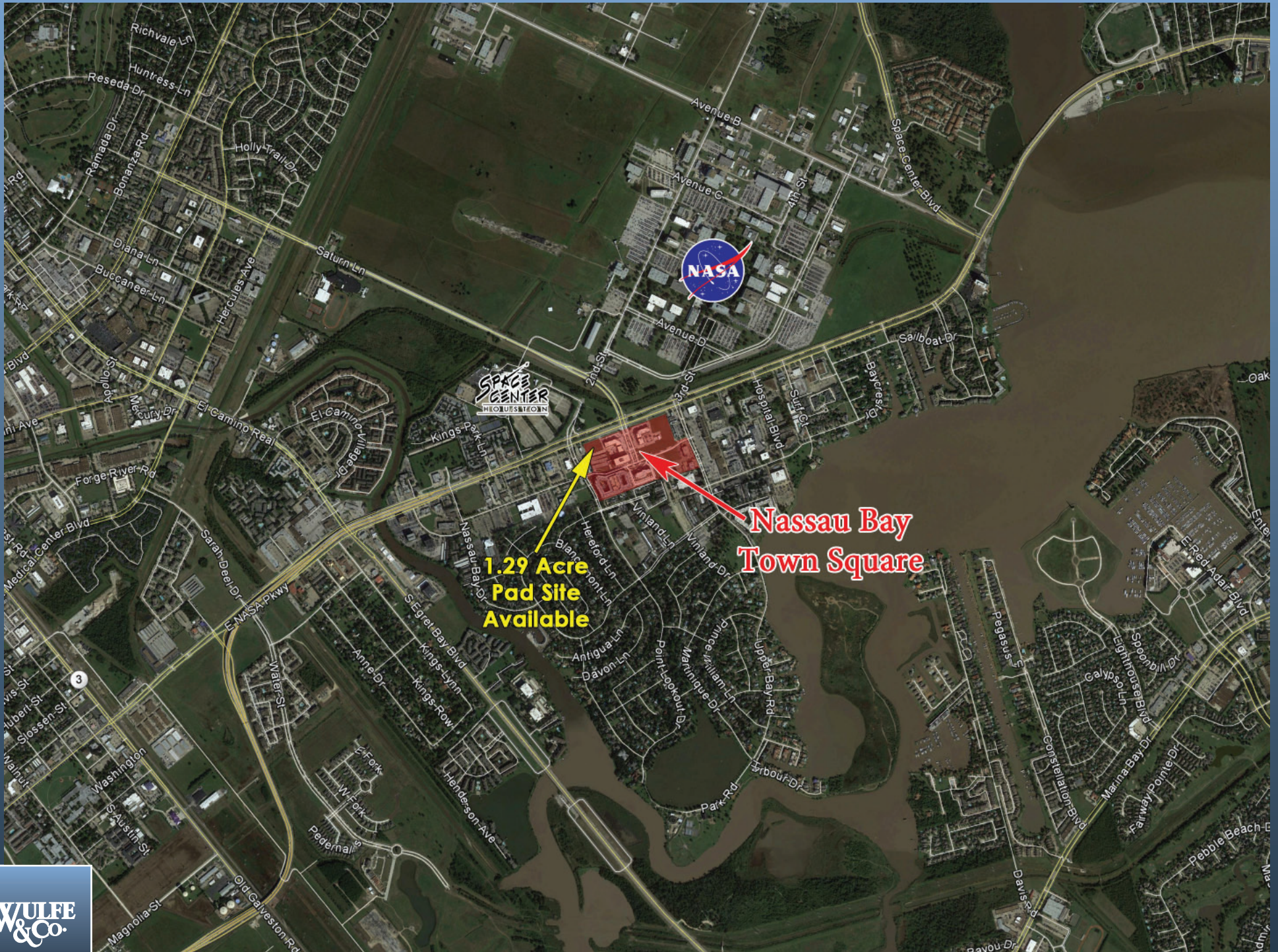
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2019 Estimate	7,808	66,958	188,198
Total Employees	17,491	60,144	98,842
Avg HH Income			
2019 Estimate	\$82,403	\$89,694	\$107,277
Traffic Counts			
Nasa Rd 1	39,896 cars per day		

CONTACT

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

Wulfe & Co.
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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

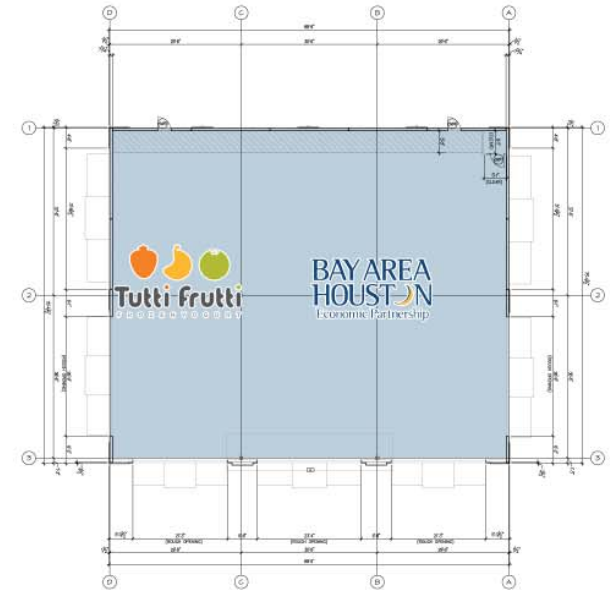
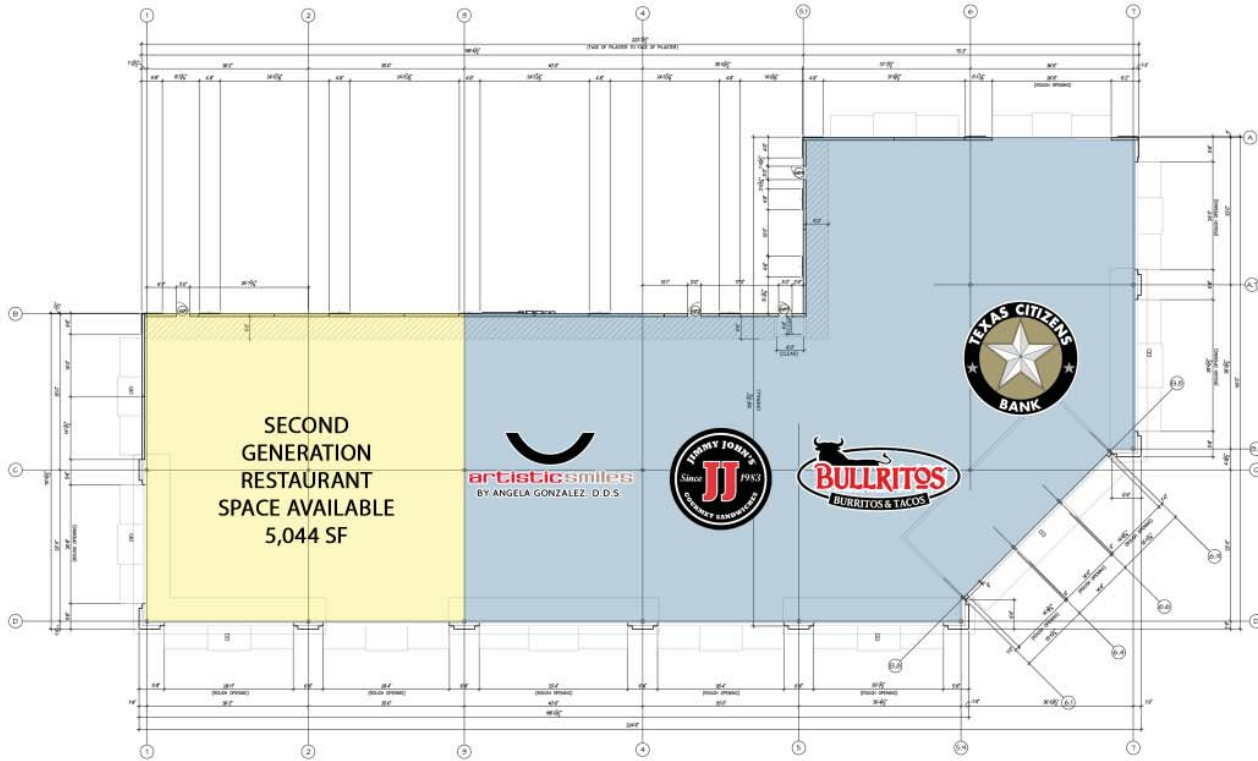
CALLED 1.62 ACRES
"TRACT VI"
GRIFFIN PARTNERS
NASSAU BAY, L.P.
H.C.C.F. 20070228728

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

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

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

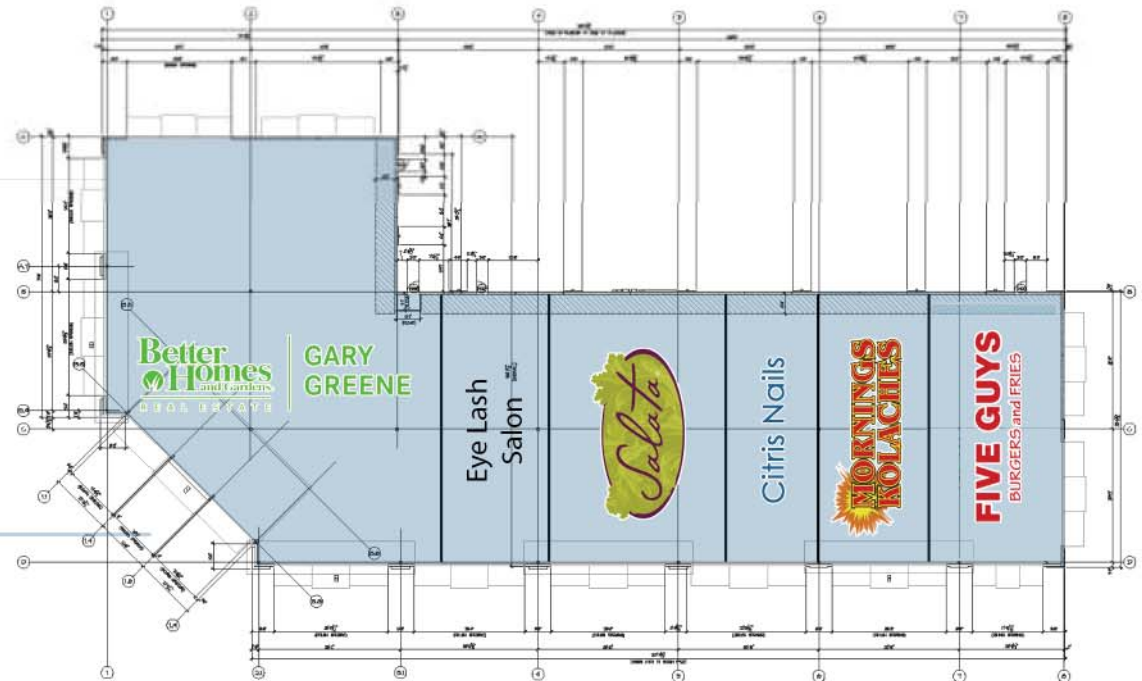
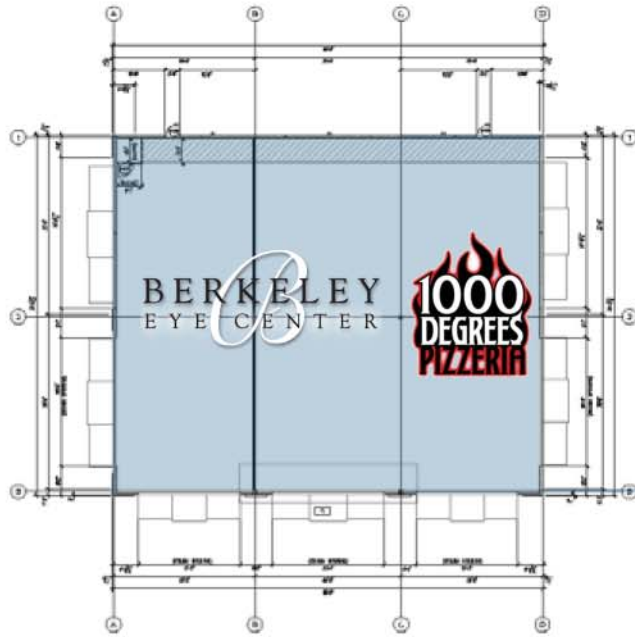




Phase II – Bldg H-2



Phase II – Bldg H-1



NASSAU BAY TOWN SQUARE – PHASE II RETAIL

SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.5498/-95.0927

RS1

1780 E NASA Pkwy			1 mi radius	3 mi radius	5 mi radius
Houston, TX 77058					
POPULATION	2019 Estimated Population		7,808	66,958	188,198
	2024 Projected Population		8,103	69,125	195,338
	2010 Census Population		7,664	62,390	168,294
	2000 Census Population		7,842	56,499	141,082
	Projected Annual Growth 2019 to 2024		0.8%	0.6%	0.8%
	Historical Annual Growth 2000 to 2019		-	1.0%	1.8%
	2019 Median Age		34.7	36.6	36.0
HOUSEHOLDS	2019 Estimated Households		4,080	30,822	78,211
	2024 Projected Households		4,356	32,615	82,823
	2010 Census Households		3,820	27,425	66,826
	2000 Census Households		3,981	24,591	55,454
	Projected Annual Growth 2019 to 2024		1.4%	1.2%	1.2%
	Historical Annual Growth 2000 to 2019		0.1%	1.3%	2.2%
RACE AND ETHNICITY	2019 Estimated White		66.2%	68.3%	69.9%
	2019 Estimated Black or African American		11.9%	10.5%	10.1%
	2019 Estimated Asian or Pacific Islander		9.9%	9.3%	10.0%
	2019 Estimated American Indian or Native Alaskan		0.9%	0.6%	0.5%
	2019 Estimated Other Races		11.1%	11.4%	9.5%
	2019 Estimated Hispanic		28.4%	25.8%	24.2%
INCOME	2019 Estimated Average Household Income		\$82,403	\$89,694	\$107,277
	2019 Estimated Median Household Income		\$61,795	\$70,578	\$86,146
	2019 Estimated Per Capita Income		\$43,060	\$41,367	\$44,629
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)		5.4%	3.8%	2.8%
	2019 Estimated Some High School (Grade Level 9 to 11)		1.9%	3.5%	3.4%
	2019 Estimated High School Graduate		10.9%	16.7%	16.6%
	2019 Estimated Some College		30.4%	23.8%	21.7%
	2019 Estimated Associates Degree Only		7.2%	10.3%	10.7%
	2019 Estimated Bachelors Degree Only		26.1%	27.2%	28.9%
	2019 Estimated Graduate Degree		18.1%	14.7%	15.9%
BUSINESS	2019 Estimated Total Businesses		970	4,951	9,035
	2019 Estimated Total Employees		17,491	60,144	98,842
	2019 Estimated Employee Population per Business		18.0	12.1	10.9
	2019 Estimated Residential Population per Business		8.1	13.5	20.8

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
Robert Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.	Email	Phone
Robert Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Wes Miller	319606	wmiller@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date