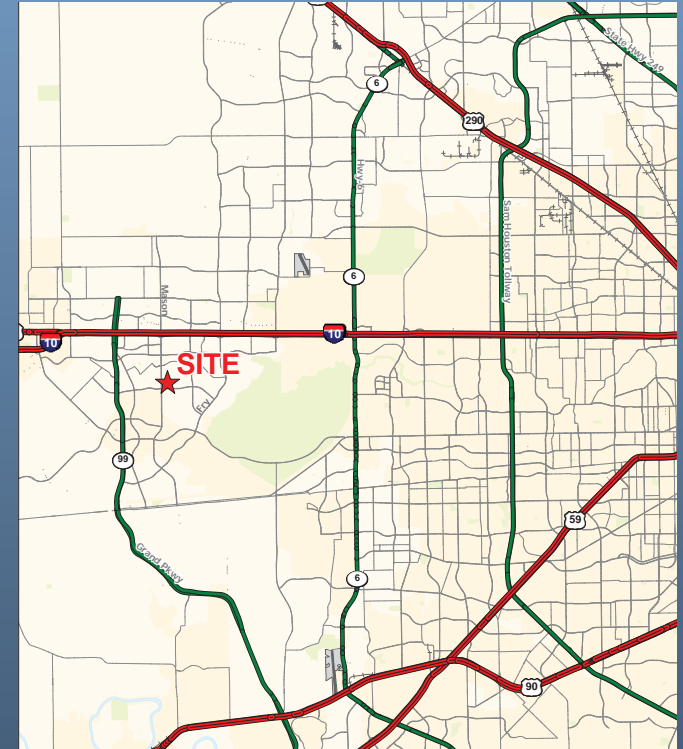


FOR LEASE

Highland Knolls Shopping Center, Katy, Texas



PROPERTY DATA

- Located at the intersection of Mason Rd and Highland Knolls Dr in the Cinco Ranch area of Katy
- 17,500 SF pad site available
- 2,000 SF - 6,000 SF available
- 4,000 SF medical buildout inline
- Existing tenants include Chase Bank, AT&T, State Farm, and Pacific Dental

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2017 Estimate	20,624	111,618	262,910
Avg HH Income 2017 Estimate	\$102,339	\$127,136	\$120,843
Traffic Counts Mason Rd	47,040 cars per day		
Highland Knolls	19,350 cars per day		

CONTACT

Wes Miller

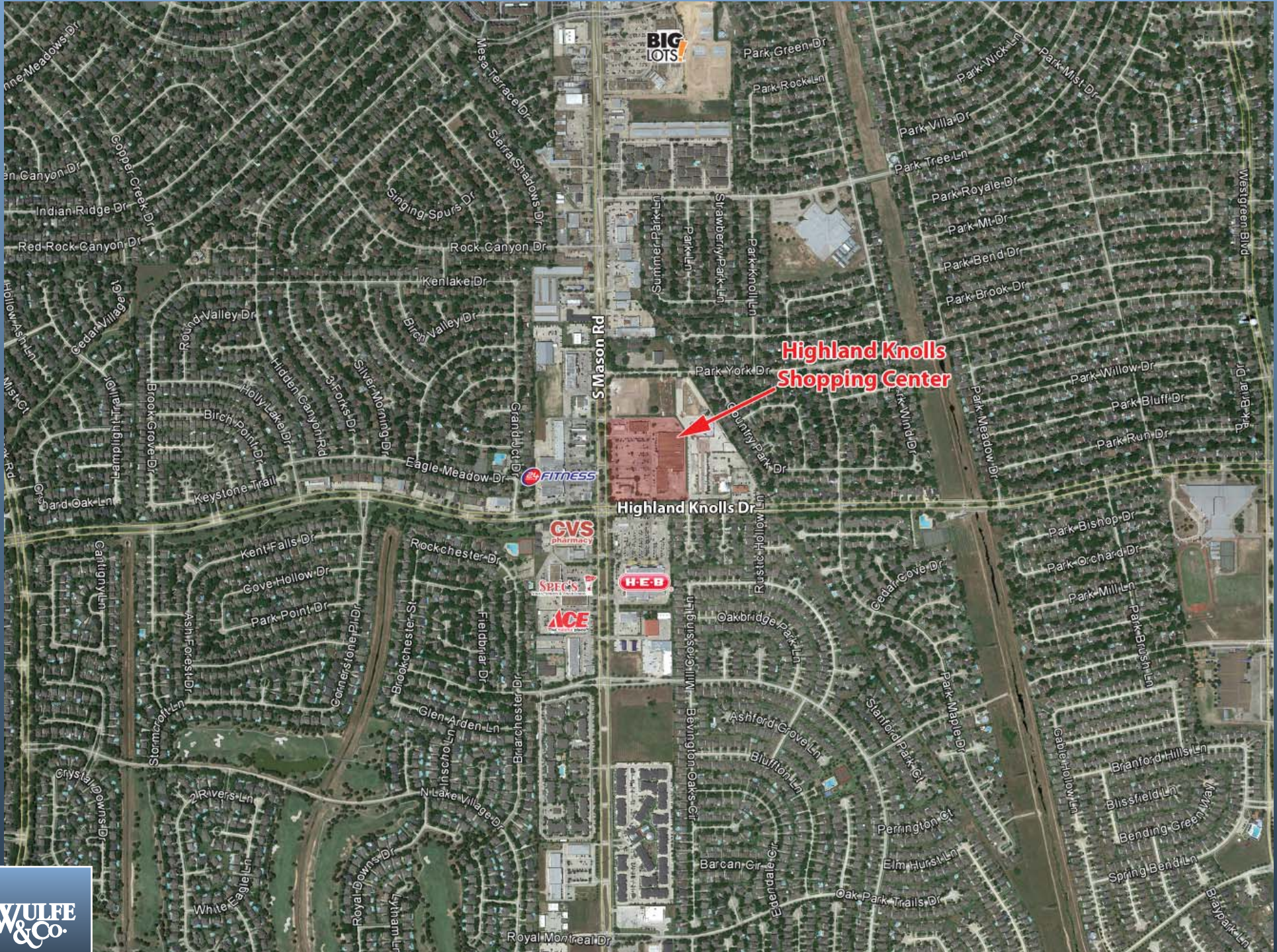
wmiller@wulfe.com
(713) 621-1703

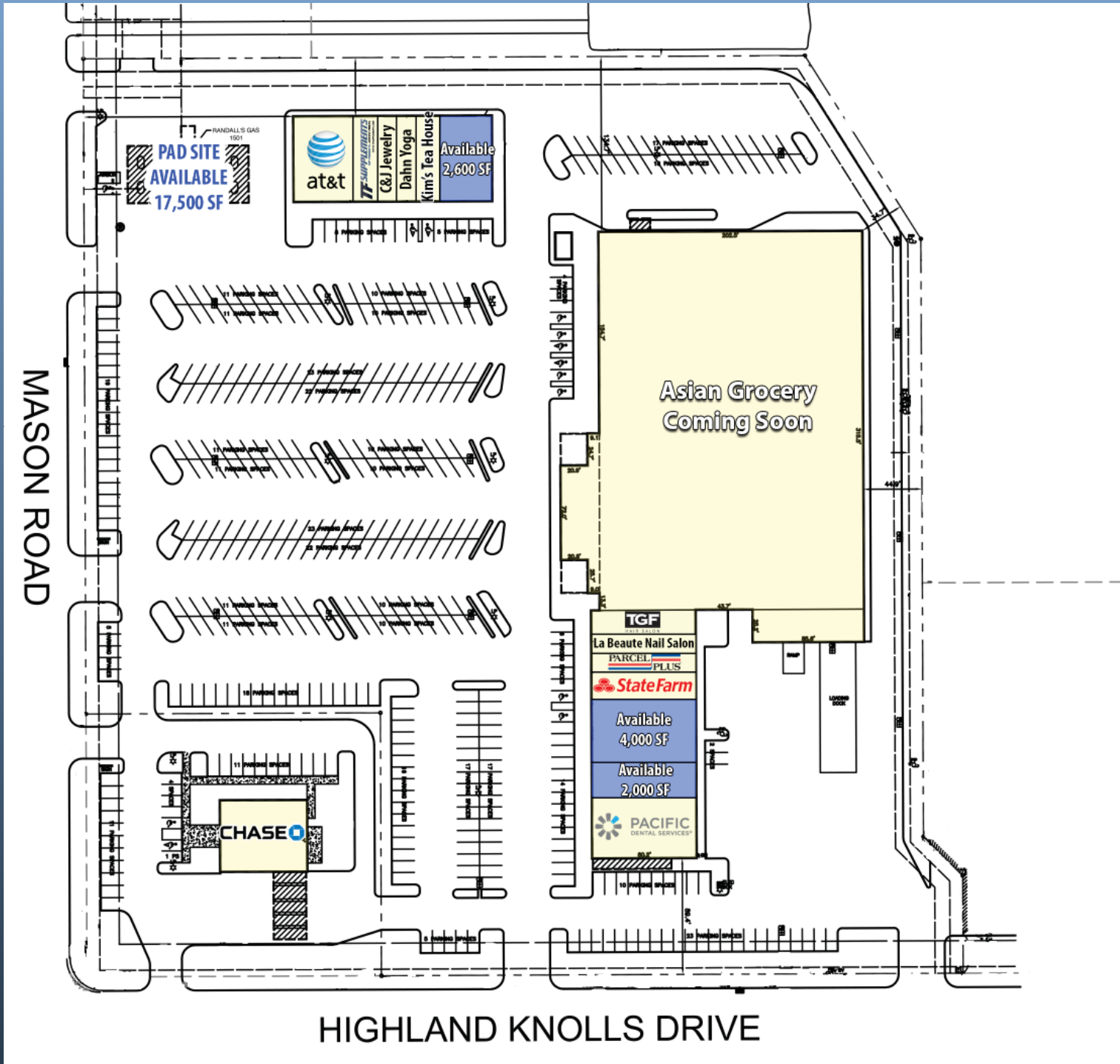
Kristen Barker, CCIM

kbarker@wulfe.com
(713) 621-1704

Wulfe & Co.

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





SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7598/-95.7502

RS1

1525 S Mason Rd		1 mi radius	3 mi radius	5 mi radius
Katy, TX 77450				
POPULATION	2017 Estimated Population	20,624	111,618	262,910
	2022 Projected Population	22,663	126,518	300,021
	2010 Census Population	19,512	96,731	212,086
	2000 Census Population	15,411	64,526	107,910
	Projected Annual Growth 2017 to 2022	2.0%	2.7%	2.8%
	Historical Annual Growth 2000 to 2017	2.0%	4.3%	8.4%
	2017 Median Age	34.8	35.8	34.2
HOUSEHOLDS	2017 Estimated Households	7,295	39,316	87,827
	2022 Projected Households	7,978	43,847	98,450
	2010 Census Households	6,698	32,771	69,112
	2000 Census Households	5,105	20,505	34,782
	Projected Annual Growth 2017 to 2022	1.9%	2.3%	2.4%
	Historical Annual Growth 2000 to 2017	2.5%	5.4%	9.0%
RACE AND ETHNICITY	2017 Estimated White	69.3%	69.7%	65.7%
	2017 Estimated Black or African American	8.5%	8.7%	11.2%
	2017 Estimated Asian or Pacific Islander	11.6%	12.7%	12.0%
	2017 Estimated American Indian or Native Alaskan	0.8%	0.5%	0.5%
	2017 Estimated Other Races	9.8%	8.5%	10.6%
	2017 Estimated Hispanic	27.2%	24.3%	27.8%
INCOME	2017 Estimated Average Household Income	\$102,339	\$127,136	\$120,843
	2017 Estimated Median Household Income	\$82,578	\$109,448	\$106,645
	2017 Estimated Per Capita Income	\$36,197	\$44,787	\$40,373
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	5.8%	3.8%	4.0%
	2017 Estimated Some High School (Grade Level 9 to 11)	4.6%	3.5%	4.3%
	2017 Estimated High School Graduate	16.3%	14.2%	16.7%
	2017 Estimated Some College	21.4%	20.6%	21.1%
	2017 Estimated Associates Degree Only	9.1%	8.5%	8.5%
	2017 Estimated Bachelors Degree Only	30.8%	32.5%	29.6%
	2017 Estimated Graduate Degree	11.9%	16.8%	15.8%
BUSINESS	2017 Estimated Total Businesses	518	3,870	6,933
	2017 Estimated Total Employees	3,998	34,384	63,766
	2017 Estimated Employee Population per Business	7.7	8.9	9.2
	2017 Estimated Residential Population per Business	39.8	28.8	37.9

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