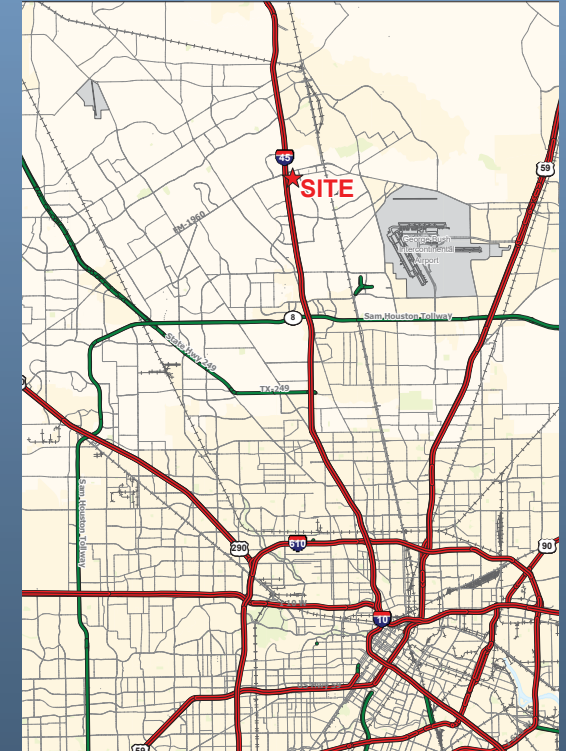


# FOR LEASE

## North Junction Plaza Shopping Center



### PROPERTY DATA

- 140 FM 1960 E at IH-45 (SEC), Houston, Texas 77073
- Excellent access and visibility from Interstate 45
- Great pylon signage
- End cap available with potential drive-thru
- Major remodel recently completed
- 1,600 SF to 9,169 SF now available
- QSR pad site opportunity

### DEMOGRAPHICS

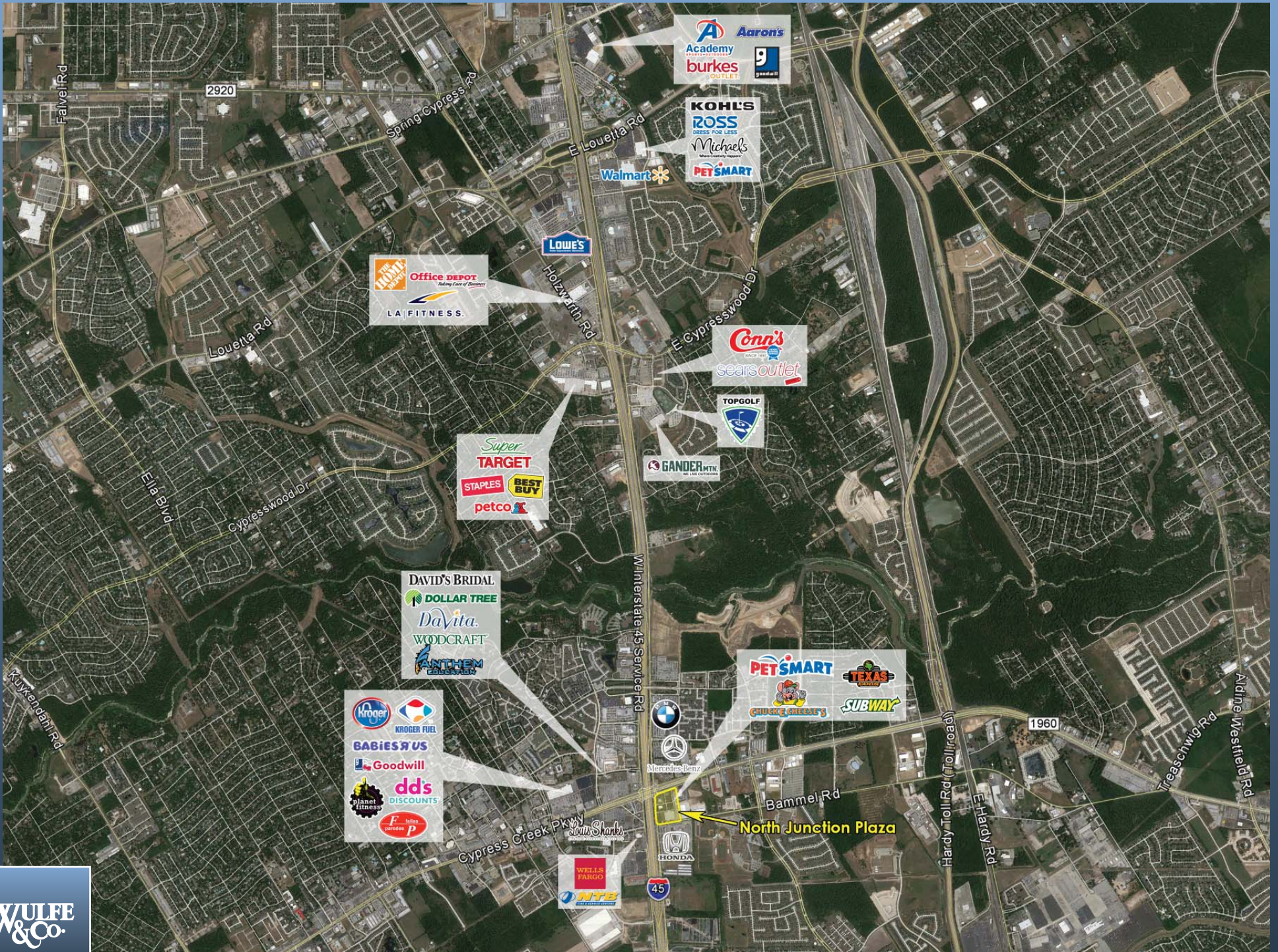
	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b> 2018 Estimate	20,890	111,504	278,199
<b>Ave HH Income</b> 2018 Estimate	\$47,478	\$68,203	\$76,045
<b>Traffic Counts</b> I-45	260,528 cars per day		
FM 1960	76,937 cars per day		

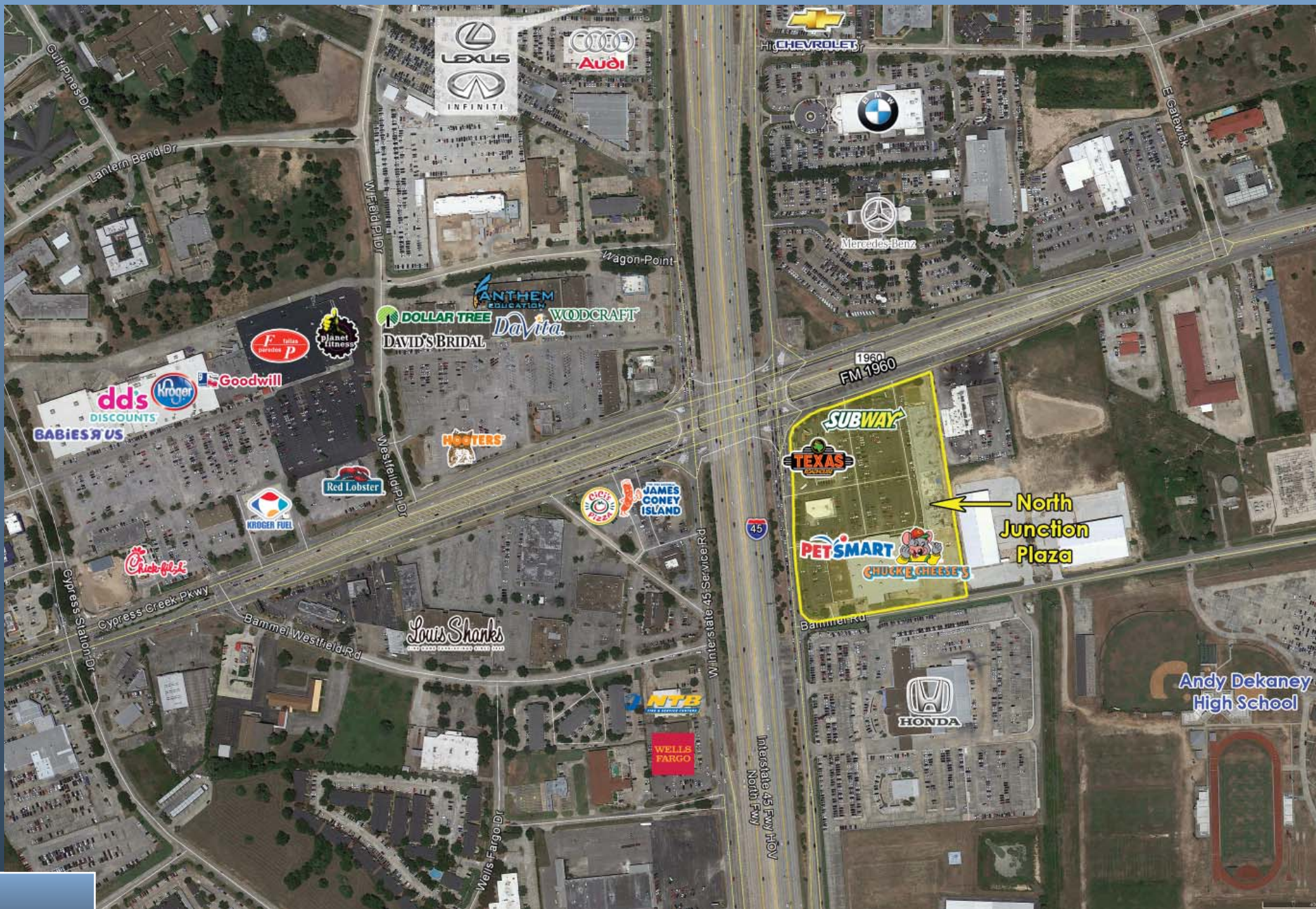
### CONTACT

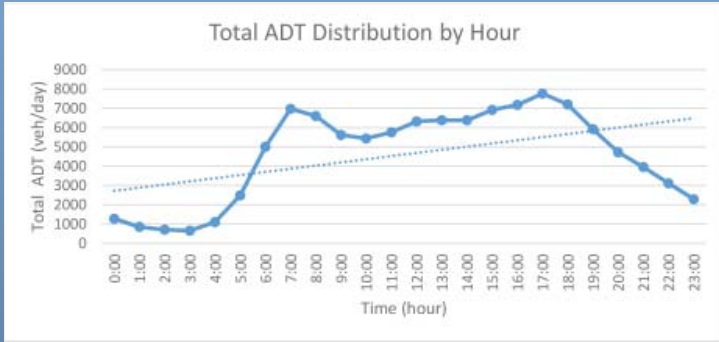
**Katherine Wildman**  
kwildman@wulfe.com  
(713) 621-1220

**Sydney Mafrige**  
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(713) 621-1706

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

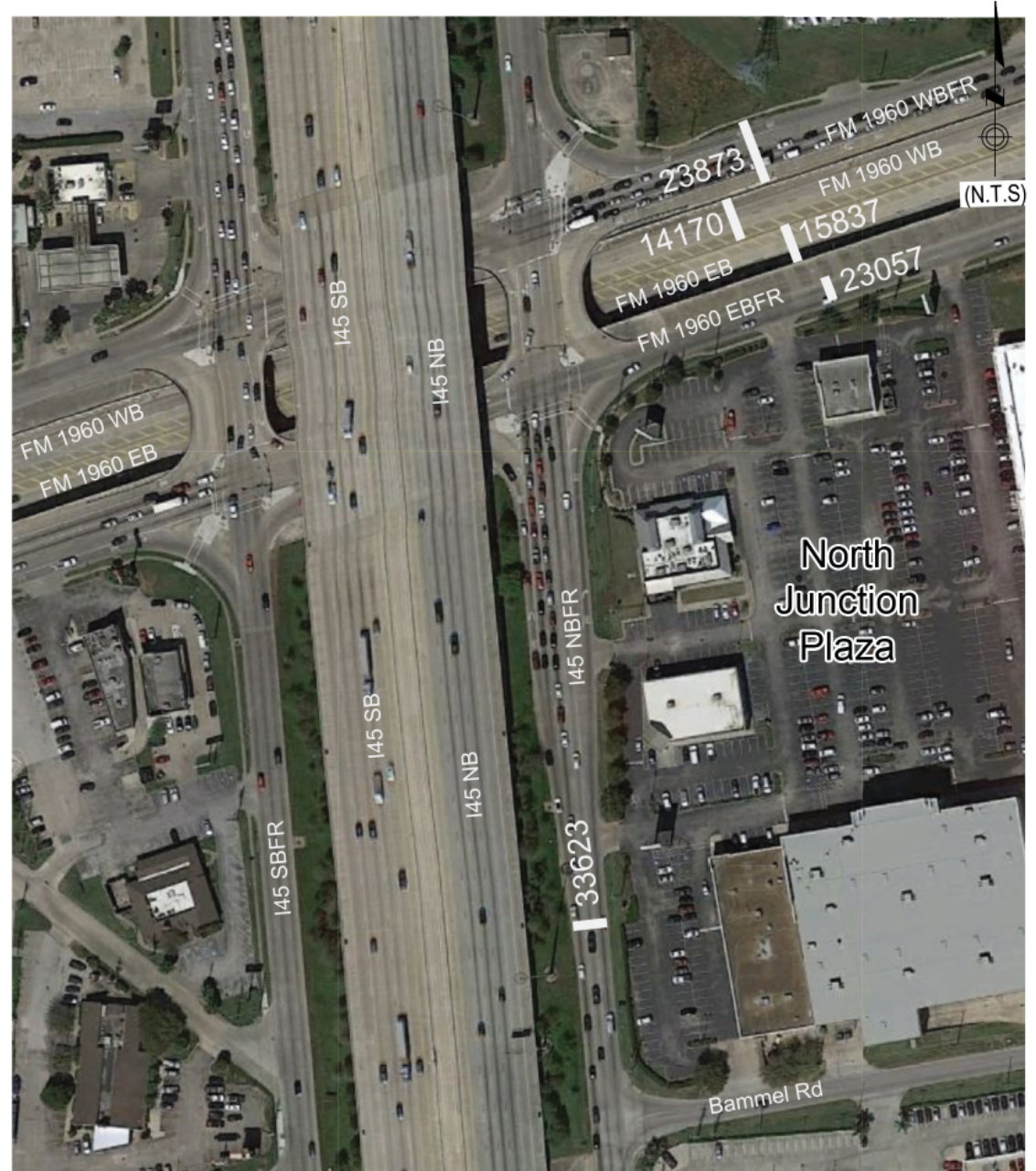




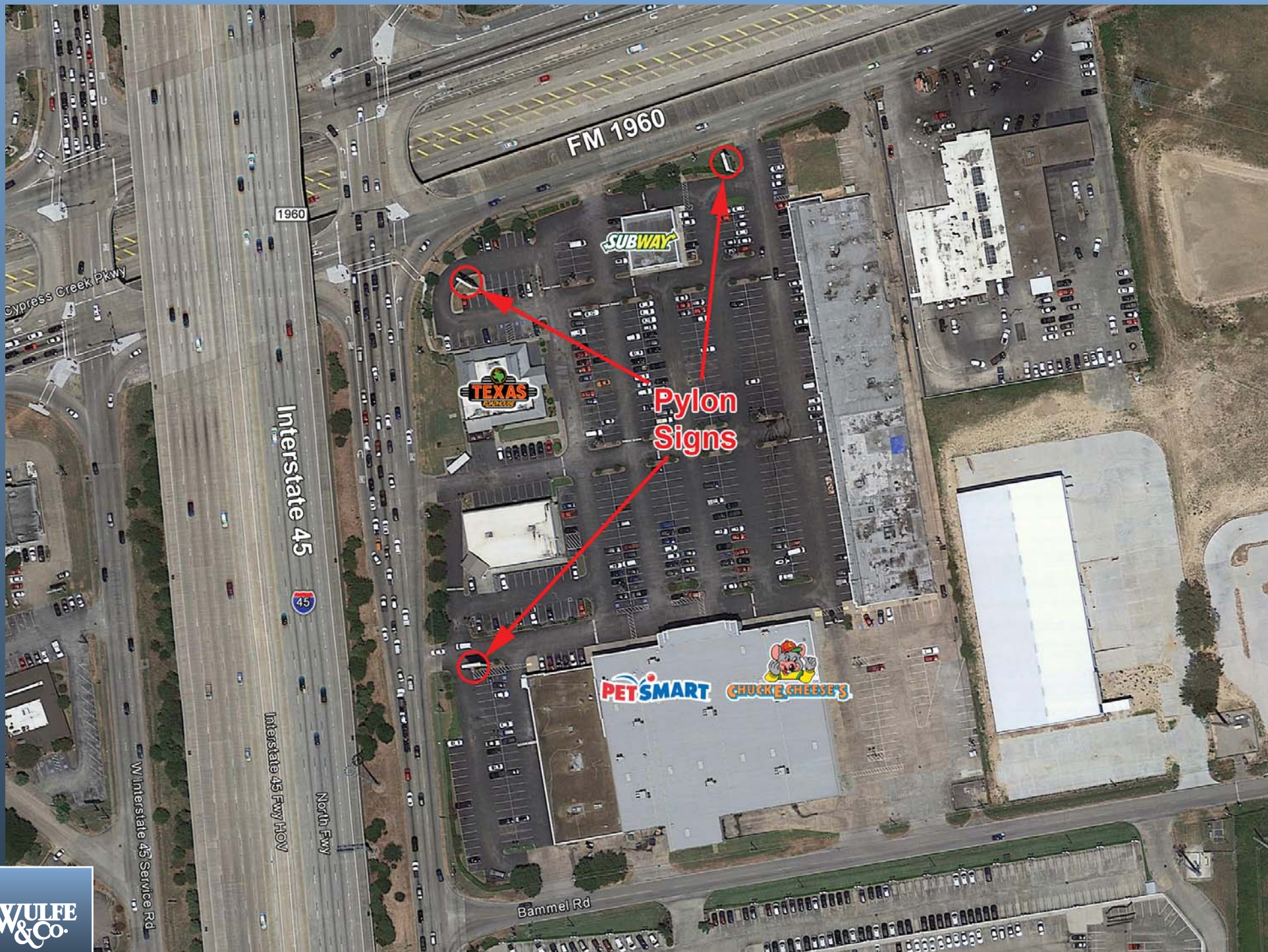


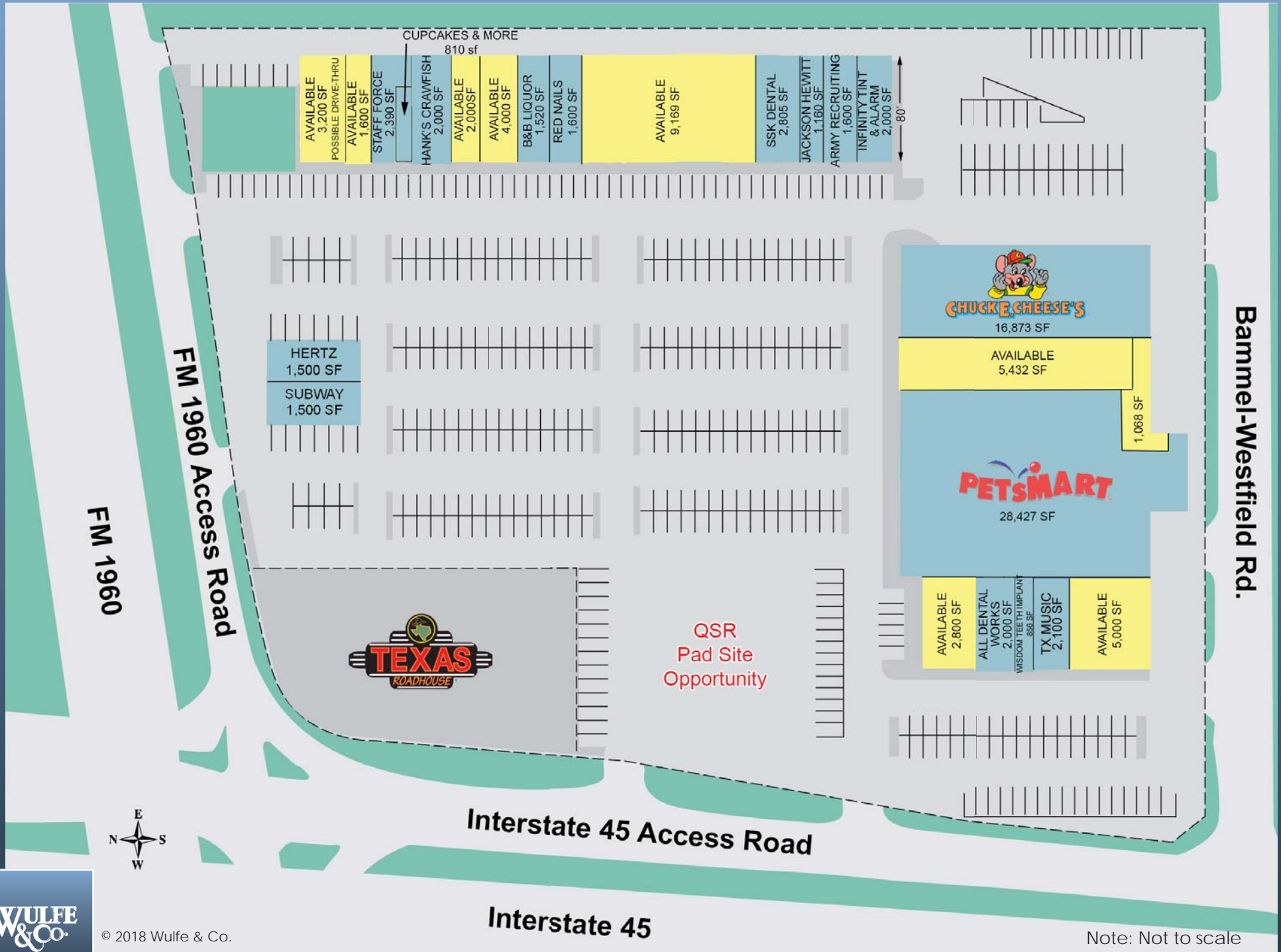
- Total daily peak period is between 6:00 AM to 7:00 PM.
- Between 6:00 AM and 9:00 AM is the morning peak period for the network, while between 2:00 PM and 7:00 PM is the afternoon peak within the daily peak period.
- It is important to note that between 9:00 AM and 2:00 PM (i.e., the end of morning peak and beginning of afternoon peak); traffic gradually trends upward at a fairly constant rate.
- A total of approximately 77,000 vehicles utilize FM 1960 on a daily basis, with approximately 60% of the total traffic on the frontage roads which are potential patrons of North Junction Plaza.

Source: Gunda Corporation



LEGEND:  
 — ADT COLLECTION LOCATION  
 XXXXX ADT VOLUME





FM 1960

FM 1960 Access Road

Interstate 45 Access Road

Interstate 45

Bammel-Westfield Rd.



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Note: Not to scale



# SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.0198/-95.4272

RS1

140 FM 1960		1 mi radius	3 mi radius	5 mi radius
Houston, TX 77073				
POPULATION	2018 Estimated Population	20,890	111,504	278,199
	2023 Projected Population	22,501	118,695	294,832
	2010 Census Population	15,079	86,454	227,591
	2000 Census Population	10,079	59,712	152,362
	Projected Annual Growth 2018 to 2023	1.5%	1.3%	1.2%
	Historical Annual Growth 2000 to 2018	6.0%	4.8%	4.6%
	2018 Median Age	27.2	30.6	31.3
HOUSEHOLDS	2018 Estimated Households	8,645	41,973	98,996
	2023 Projected Households	9,517	45,559	107,328
	2010 Census Households	6,031	31,267	77,866
	2000 Census Households	4,657	24,142	56,435
	Projected Annual Growth 2018 to 2023	2.0%	1.7%	1.7%
	Historical Annual Growth 2000 to 2018	4.8%	4.1%	4.2%
RACE AND ETHNICITY	2018 Estimated White	42.2%	46.2%	47.1%
	2018 Estimated Black or African American	34.8%	32.0%	29.2%
	2018 Estimated Asian or Pacific Islander	3.8%	4.8%	6.6%
	2018 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
	2018 Estimated Other Races	18.6%	16.5%	16.6%
	2018 Estimated Hispanic	40.5%	35.1%	34.6%
INCOME	2018 Estimated Average Household Income	\$47,478	\$68,203	\$76,045
	2018 Estimated Median Household Income	\$40,905	\$58,150	\$63,483
	2018 Estimated Per Capita Income	\$19,673	\$25,689	\$27,071
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	9.2%	6.9%	7.8%
	2018 Estimated Some High School (Grade Level 9 to 11)	6.7%	6.6%	6.9%
	2018 Estimated High School Graduate	26.3%	25.9%	25.7%
	2018 Estimated Some College	29.3%	27.1%	25.8%
	2018 Estimated Associates Degree Only	7.2%	8.1%	8.7%
	2018 Estimated Bachelors Degree Only	15.6%	17.3%	17.3%
	2018 Estimated Graduate Degree	5.7%	8.2%	7.8%
BUSINESS	2018 Estimated Total Businesses	831	3,416	8,006
	2018 Estimated Total Employees	8,927	37,586	78,514
	2018 Estimated Employee Population per Business	10.7	11.0	9.8
	2018 Estimated Residential Population per Business	25.1	32.6	34.7

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