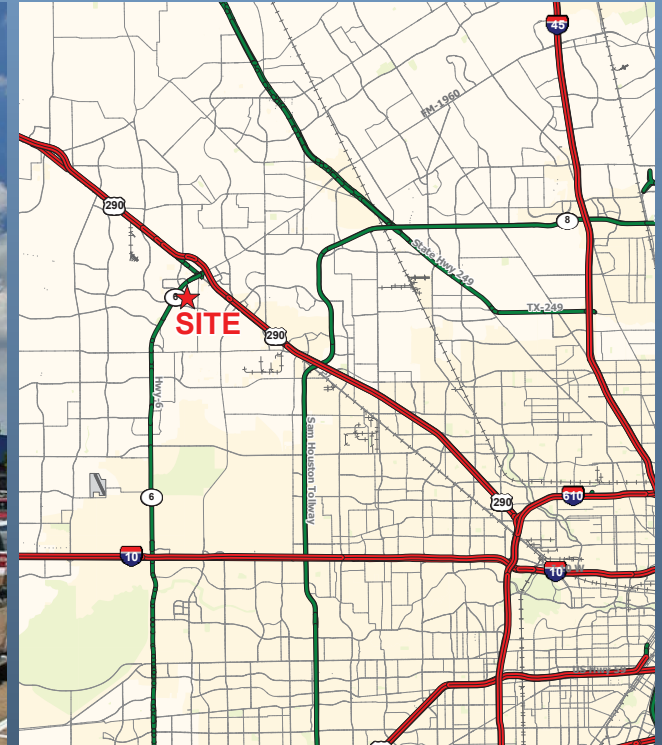


FOR LEASE

Easton Commons Shopping Center

8476 - 8590 Highway 6 N, Houston, TX 77095



PROPERTY DATA

- NEC State Hwy 6 and West Rd in Copperfield trade area
- Kroger anchored center with great tenant mix
- Variety of lease opportunities ranging from 1,246 SF to 5,173 SF
- Monument signage available

DEMOGRAPHICS

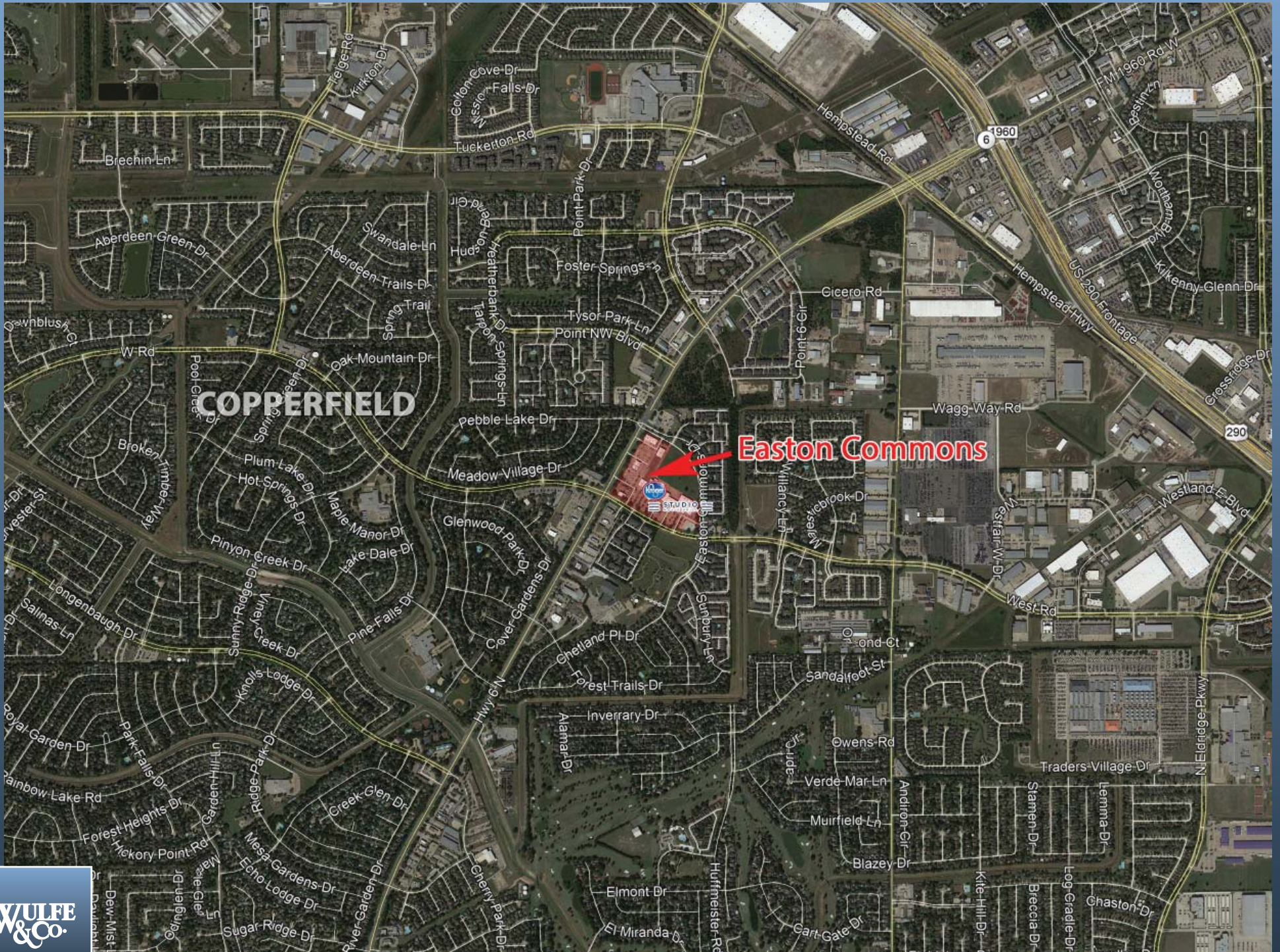
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2018 Estimate	19,043	135,933	336,093
Avg HH Income			
2018 Estimate	\$93,016	\$97,791	\$99,630
Traffic Counts			
Highway 6	49,245 cars per day		
West Rd	19,310 cars per day		

CONTACT

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RETAIL BUILDING 1A		
Suite	Tenant	SF
1	Bonsai Japanese Restaurant	3,622
2	The Little Gym	3,129
3	Marble Slab Creamery	1,600
4	Available	3,166
5	Available	3,946
6	West Oaks Music Studio	2,362
7	Copperfield TSO	2,659
8	Dentures and Dental Service	5,906
9	AAA of Texas	5,000
10	La Placita Mexican Rest.	2,430
11	Kumon	1,449
12	The UPS Store	1,553
13	Matrix Rehabilitation	2,414
14	Subway	1,421
14A	9 Round Fitness	1,367
15	Available	2,982
15A	WingStop	1,707
16	Available	1,246
17	Liberty Tax	1,289
18	Available	5,173
19	FJ Liquor	3,159
Total		57,611

RETAIL BUILDING 1B		
Suite	Tenant	SF
1	Beauty Empire	5,835
2	Courtyard Salons	11,416
3	Aura Dental	1,600
4	Great Clips	1,194
5	Midwestern Financial	1,760
6	Available	1,778
7	Pizza Hut	1,600
8	Evon's Nails	1,200
Total		26,383

RETAIL BUILDING 1C		
Suite	Tenant	SF
1	Community CDC of Texas	3,357
2	Cypress Driving School	1,484
3	Available	3,236
Total		8,077

RETAIL BUILDING 2		
Suite	Tenant	SF
1	Smashburger	2,782
2	Total Nutrition	1,085
3	Yummy Bowl	2,021
4	Fajita Pete's	1,468
5	Mod Pizza	2,545
Total		9,901



SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.9027/-95.6324

RS1

8546 Hwy 6 N		1 mi radius	3 mi radius	5 mi radius
Houston, TX 77095				
POPULATION	2018 Estimated Population	19,043	135,933	336,093
	2023 Projected Population	20,193	143,865	354,790
	2010 Census Population	17,012	122,864	286,966
	2000 Census Population	12,579	83,060	183,223
	Projected Annual Growth 2018 to 2023	1.2%	1.2%	1.1%
	Historical Annual Growth 2000 to 2018	2.9%	3.5%	4.6%
	2018 Median Age	33	33.5	33.6
HOUSEHOLDS	2018 Estimated Households	7,885	50,004	117,588
	2023 Projected Households	8,509	54,022	126,878
	2010 Census Households	6,745	43,609	97,146
	2000 Census Households	4,666	29,064	62,853
	Projected Annual Growth 2018 to 2023	1.6%	1.6%	1.6%
	Historical Annual Growth 2000 to 2018	3.8%	4.0%	4.8%
RACE AND ETHNICITY	2018 Estimated White	56.7%	57.1%	58.3%
	2018 Estimated Black or African American	18.1%	15.7%	14.3%
	2018 Estimated Asian or Pacific Islander	12.6%	12.7%	12.0%
	2018 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
	2018 Estimated Other Races	11.9%	14.0%	14.8%
	2018 Estimated Hispanic	27.6%	32.2%	34.2%
INCOME	2018 Estimated Average Household Income	\$93,016	\$97,791	\$99,630
	2018 Estimated Median Household Income	\$74,094	\$76,835	\$82,369
	2018 Estimated Per Capita Income	\$38,514	\$35,978	\$34,866
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.5%	5.1%	5.6%
	2018 Estimated Some High School (Grade Level 9 to 11)	5.4%	6.2%	5.7%
	2018 Estimated High School Graduate	23.4%	22.5%	22.6%
	2018 Estimated Some College	23.1%	23.2%	22.1%
	2018 Estimated Associates Degree Only	8.4%	7.9%	8.0%
	2018 Estimated Bachelors Degree Only	25.1%	23.8%	24.5%
	2018 Estimated Graduate Degree	11.2%	11.3%	11.5%
BUSINESS	2018 Estimated Total Businesses	540	3,919	9,709
	2018 Estimated Total Employees	5,295	45,698	107,516
	2018 Estimated Employee Population per Business	9.8	11.7	11.1
	2018 Estimated Residential Population per Business	35.3	34.7	34.6

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Katherine Wildman	326662	kwildman@wulfe.com	(713) 621-1220
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date