

FOR LEASE

Pines of Louetta North, 1600-1620 Louetta Rd, Spring, TX 77388



PROPERTY DATA

- High traffic center
- Excellent visibility on Louetta
- Tenants include Spec's, Chipotle, Salata and Schlotzky's
- 3,500 SF end cap space coming available (will divide)
- Ideal for retail, service or medical office

DEMOGRAPHICS

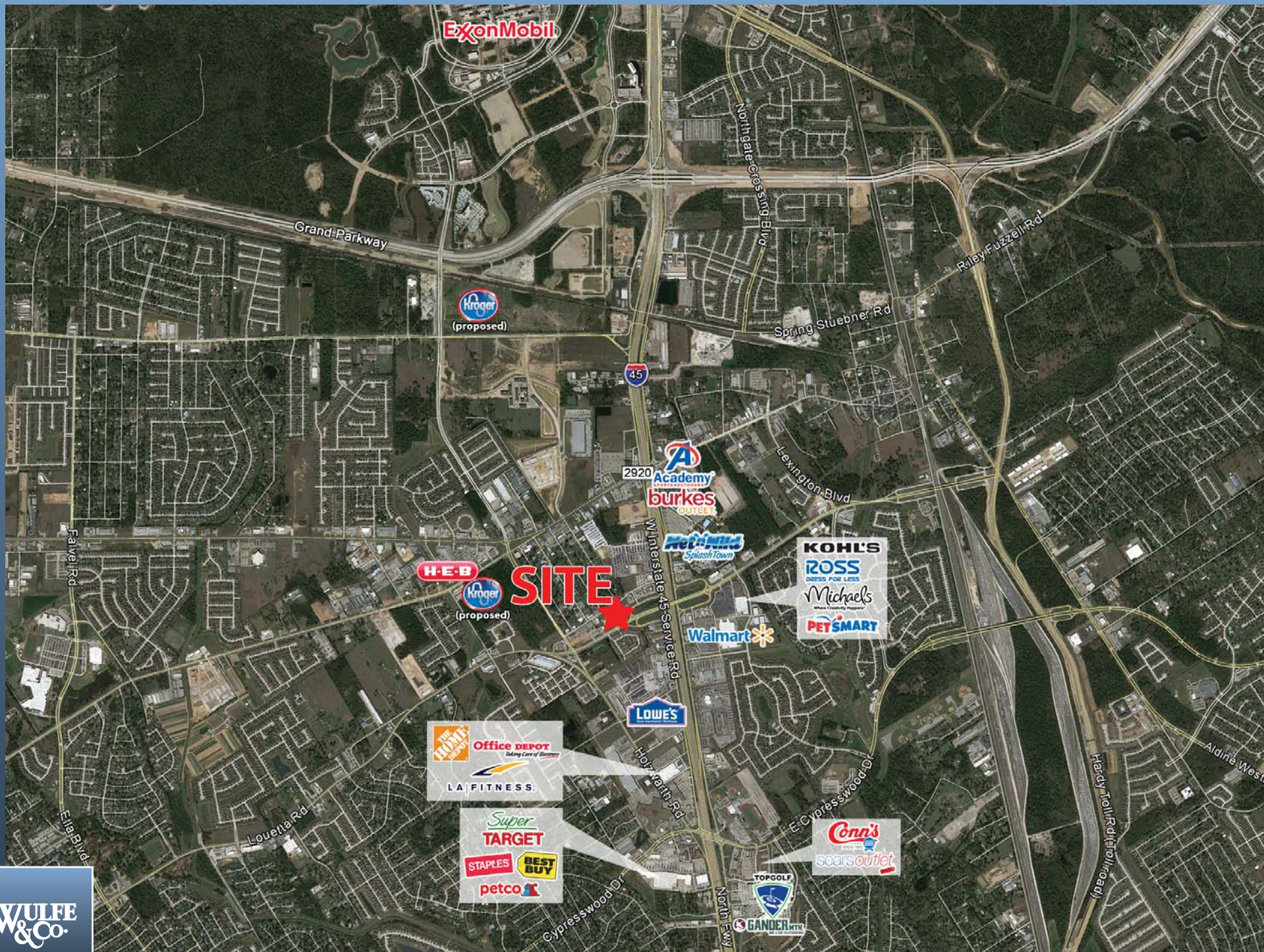
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2018 Estimate	7,228	89,630	243,020
Avg HH Income			
2018 Estimate	\$103,362	\$89,784	\$89,623
Traffic Counts			
I-45	263,871 cars per day		
Louetta Rd	32,868 cars per day		
Holzwarth Rd	17,000 cars per day		

CONTACT

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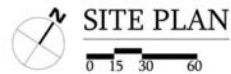






LEGEND	SIZE
1. SCHLOTZSKY'S	2,900 SF
2. AVAILABLE	3,500 SF
3. AMAZING NAILS SPA	1,750 SF
4. TMC ORTHOPEDIC	4,165 SF
5. SPEC'S	10,605 SF
6. STATE FARM	1,565 SF
7. SMALL CAKES	1,349 SF
8. DICKEY'S BBQ	2,700 SF
9. SALATA	3,000 SF
10. NOON MEDITERRANEAN	2,475 SF
11. CHIPOTLE	2,900 SF

OVERALL TOTAL PARKING 199 CARS



PINES OF LOUETTA NORTH



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Wulfe & Co. or by any agent, independent associate or employee of Wulfe & Co. This information is subject to change without notice.

713 - 621 - 1700
WWW.WULFE.COM

1600 - 1620 LOUETTA RD @ I-45
HOUSTON, TEXAS



SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.0651/-95.4392

RS1

1620 Louetta Rd		1 mi radius	3 mi radius	5 mi radius
Spring, TX 77388				
POPULATION	2018 Estimated Population	7,228	89,630	243,020
	2023 Projected Population	8,193	94,866	261,155
	2010 Census Population	4,842	72,811	194,426
	2000 Census Population	1,924	49,728	124,936
	Projected Annual Growth 2018 to 2023	2.7%	1.2%	1.5%
	Historical Annual Growth 2000 to 2018	15.3%	4.5%	5.3%
	2018 Median Age	33.4	33.5	32.5
HOUSEHOLDS	2018 Estimated Households	2,563	33,423	88,387
	2023 Projected Households	2,753	36,254	96,257
	2010 Census Households	1,675	26,011	68,539
	2000 Census Households	694	18,396	45,689
	Projected Annual Growth 2018 to 2023	1.5%	1.7%	1.8%
	Historical Annual Growth 2000 to 2018	14.9%	4.5%	5.2%
RACE AND ETHNICITY	2018 Estimated White	63.0%	61.5%	60.4%
	2018 Estimated Black or African American	15.6%	18.5%	19.3%
	2018 Estimated Asian or Pacific Islander	9.6%	6.8%	6.0%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2018 Estimated Other Races	11.2%	12.7%	13.8%
	2018 Estimated Hispanic	26.0%	28.7%	29.9%
INCOME	2018 Estimated Average Household Income	\$103,362	\$89,784	\$89,623
	2018 Estimated Median Household Income	\$92,086	\$74,149	\$75,249
	2018 Estimated Per Capita Income	\$36,658	\$33,496	\$32,610
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.8%	4.8%	4.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	3.2%	4.3%	5.0%
	2018 Estimated High School Graduate	19.2%	23.5%	22.9%
	2018 Estimated Some College	24.1%	26.4%	25.9%
	2018 Estimated Associates Degree Only	8.0%	8.6%	9.3%
	2018 Estimated Bachelors Degree Only	23.9%	21.7%	21.4%
	2018 Estimated Graduate Degree	17.8%	10.7%	10.6%
BUSINESS	2018 Estimated Total Businesses	653	2,644	8,394
	2018 Estimated Total Employees	6,268	29,331	75,487
	2018 Estimated Employee Population per Business	9.6	11.1	9.0
	2018 Estimated Residential Population per Business	11.1	33.9	29.0

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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Buyer/Tenant/Seller/Landlord Initials

Date