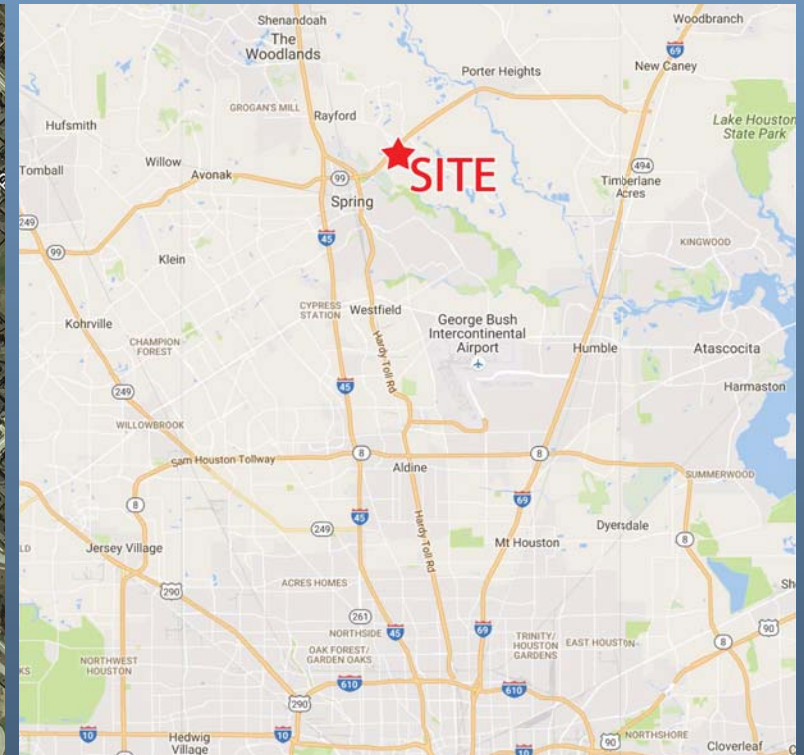


PAD SITE FOR LEASE

HEB - Grand Parkway at Rayford Rd



PROPERTY DATA

- 1 acre pad site available for ground lease
- Adjacent to new HEB off of Grand Parkway and Rayford Rd
- 3.25 miles from ExxonMobil campus
- Other area tenants include Walmart, Kroger Marketplace, PetSmart, Sonic, CVS, Whataburger, and Bank of America

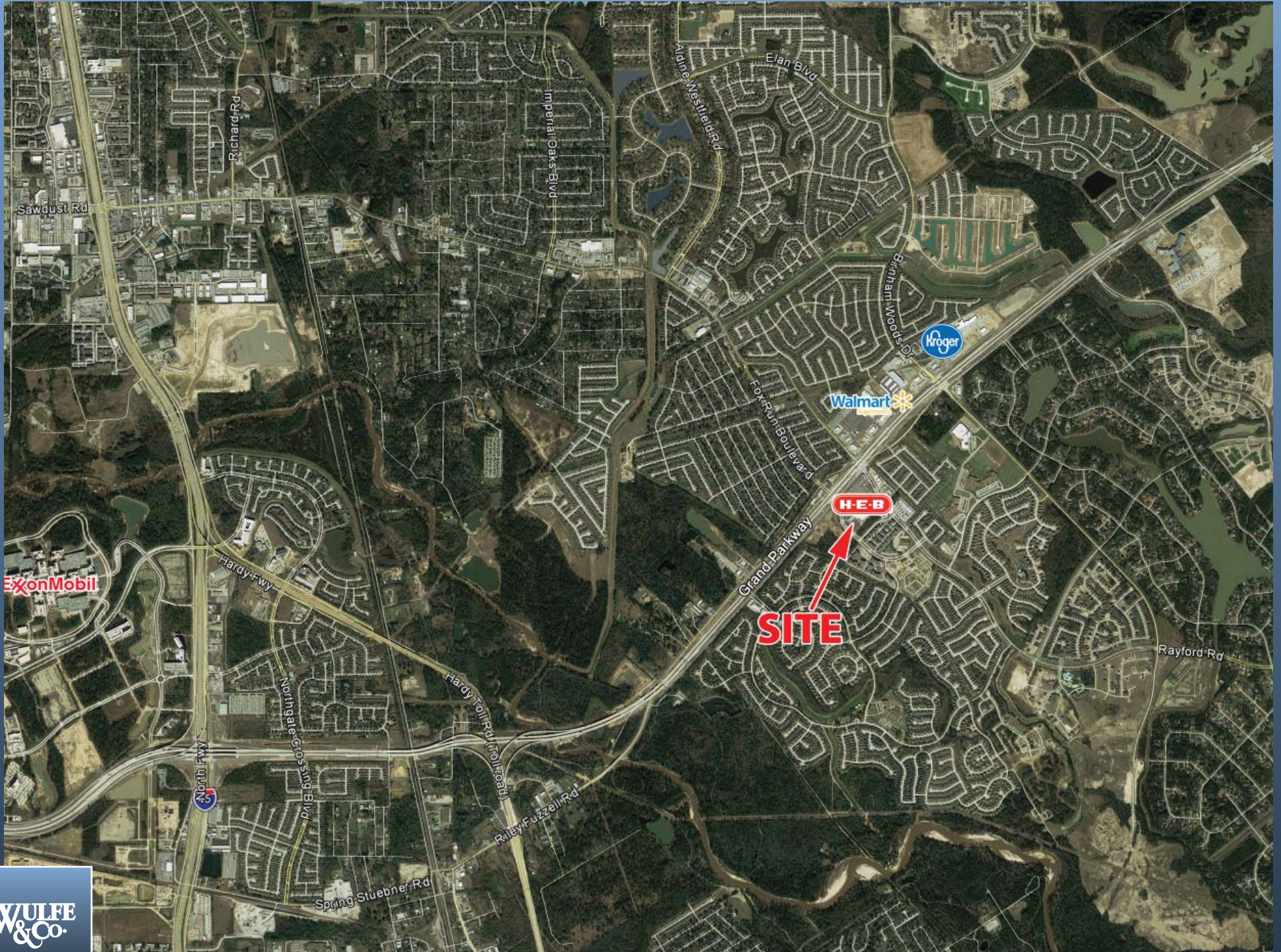
DEMOGRAPHICS

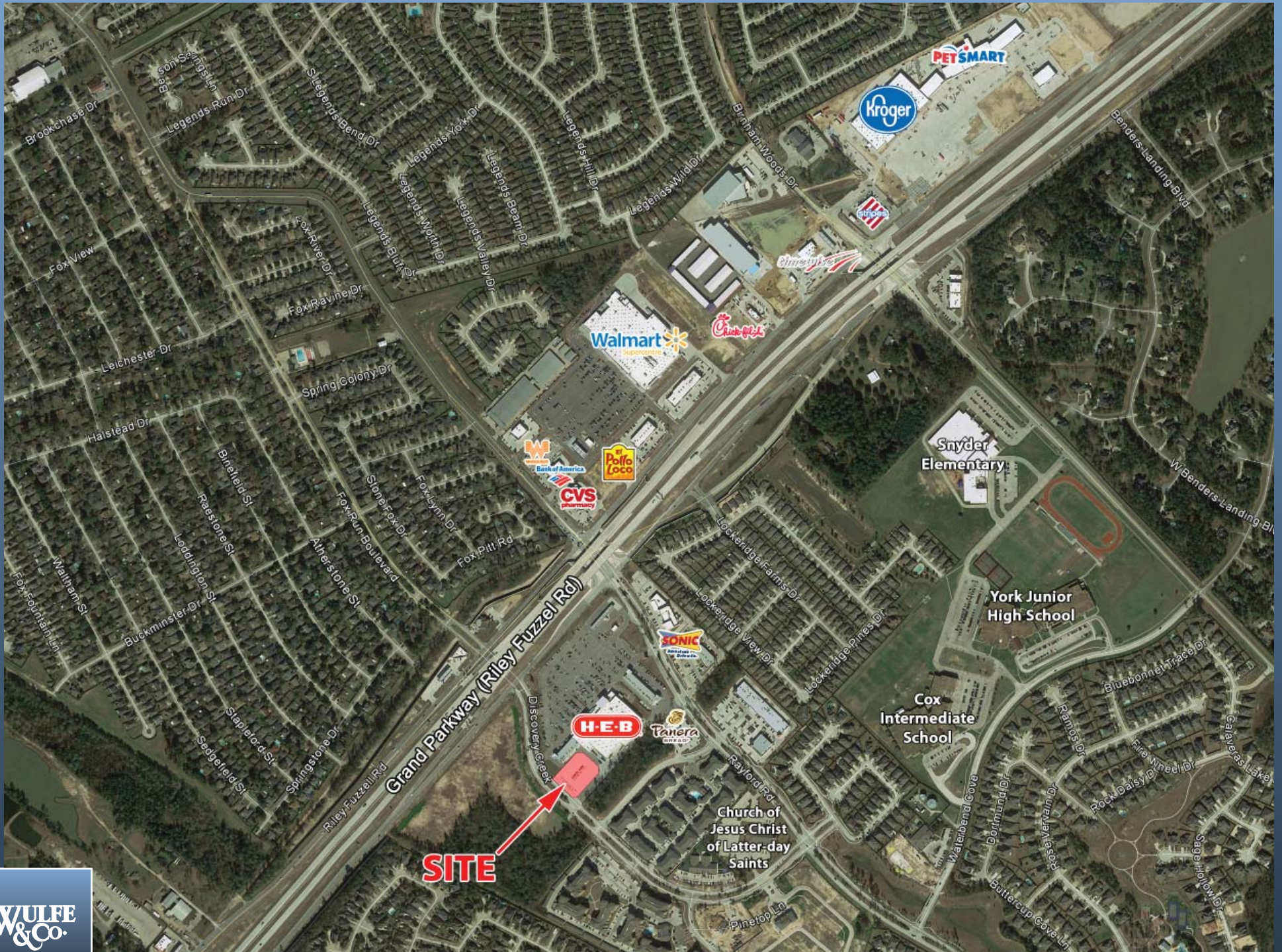
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2017 Estimate	13,809	56,696	132,981
Avg HH Income 2017 Estimate	\$116,858	\$114,276	\$101,623
Daytime Pop 2017 Estimate	3,914	19,366	72,225

CONTACT

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 kbarker@wulfe.com
 (713) 621-1704

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

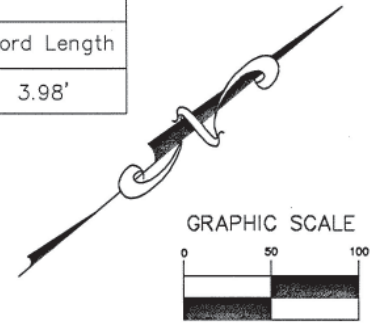




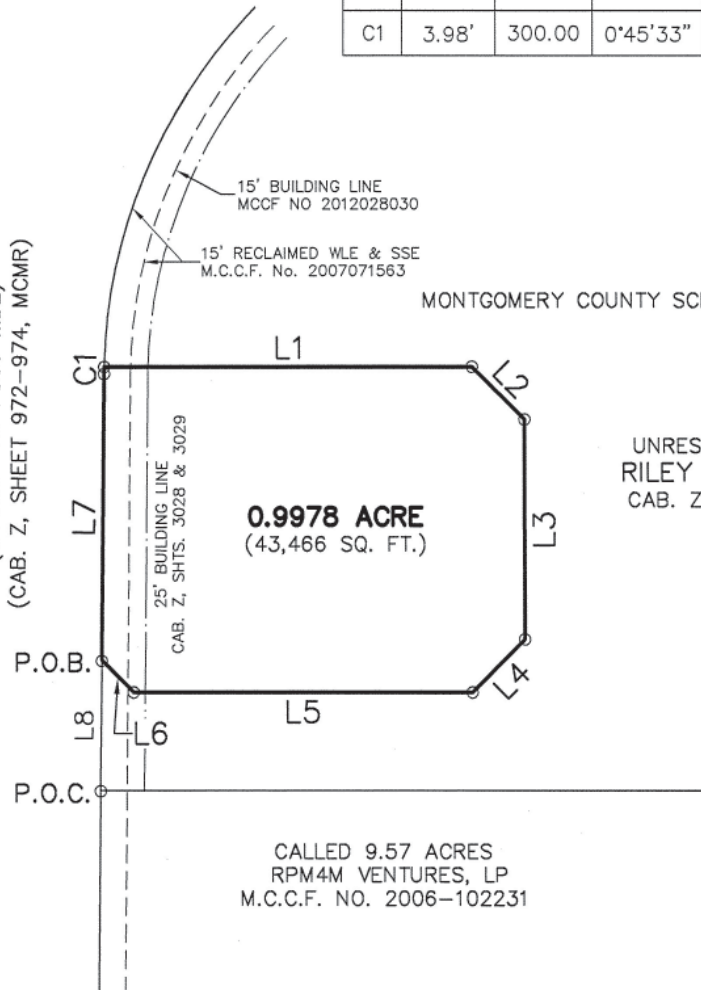


Line Table		
No.	Bearing	Length
L1	N39°27'55"E	210.07'
L2	N84°27'55"E	42.43'
L3	S50°32'05"E	124.80'
L4	S05°30'45"E	42.44'
L5	S39°30'36"W	193.67'
L6	S84°27'55"W	25.71'
L7	N49°55'29"W	162.50'
L8	N49°55'29"W	73.67'

Curve Table					
NO.	Length	Radius	Delta	Chord	Chord Length
C1	3.98'	300.00	0°45'33"	N49°32'42"W	3.98'

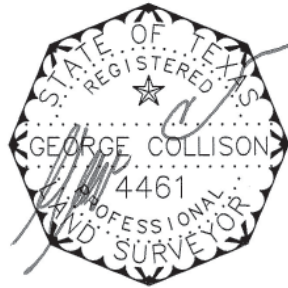


DISCOVERY CREEK BOULEVARD
(CALLED 100-FOOT WIDE)
(CAB. Z. SHEET 972-974, MCMR)



BLOCK 1
UNRESTRICTED RESERVE "A"
RILEY FUZZEL CROSSING
CAB. Z, SHTS. 3028 & 3029

CALLED 9.57 ACRES
RPM4M VENTURES, LP
M.C.C.F. NO. 2006-102231



NOTES:

1. Bearings are based on the recorded plat of Riley Fuzzel Crossing.
2. Corners have not been staked unless noted otherwise.
3. There exist a separate Metes and Bounds Description of this Tract.

NO.	DATE	REVISION
BY: MES		FB No. NA
BY: GC	DATE: 9/09/16	PRJ. No. 1070-1609

AN EXHIBIT OF
0.9978 ACRE (43,466 SQ. FT.)
UNRESTRICTED RESERVE "A", BLOCK 1
RILEY FUZZEL CROSSING
MONTGOMERY COUNTY SCHOOL LAND SURVEY, A-351
MONTGOMERY COUNTY, TEXAS

TERRA
SURVEYING CO., INC.
3000 WILCREST DR., SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327 - FAX (713) 993-9231
T.B.P.L.S. FIRM NO. 10043600



SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.1077/-95.3875

RS1

3540 Rayford Rd		1 mi radius	3 mi radius	5 mi radius
Spring, TX 77386				
POPULATION	2017 Estimated Population	13,809	56,696	132,981
	2022 Projected Population	16,202	65,184	151,536
	2010 Census Population	9,449	42,930	108,095
	2000 Census Population	2,856	16,448	59,974
	Projected Annual Growth 2017 to 2022	3.5%	3.0%	2.8%
	Historical Annual Growth 2000 to 2017	22.6%	14.4%	7.2%
	2017 Median Age	32.8	32.8	32.9
HOUSEHOLDS	2017 Estimated Households	4,598	19,088	46,416
	2022 Projected Households	5,258	21,511	51,934
	2010 Census Households	3,069	14,168	37,171
	2000 Census Households	940	5,478	21,095
	Projected Annual Growth 2017 to 2022	2.9%	2.5%	2.4%
	Historical Annual Growth 2000 to 2017	22.9%	14.6%	7.1%
RACE AND ETHNICITY	2017 Estimated White	80.2%	75.6%	70.8%
	2017 Estimated Black or African American	7.0%	10.0%	12.8%
	2017 Estimated Asian or Pacific Islander	3.1%	3.9%	4.6%
	2017 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
	2017 Estimated Other Races	9.3%	9.9%	11.3%
	2017 Estimated Hispanic	21.3%	22.9%	25.9%
INCOME	2017 Estimated Average Household Income	\$116,858	\$114,276	\$101,623
	2017 Estimated Median Household Income	\$100,117	\$98,534	\$86,149
	2017 Estimated Per Capita Income	\$38,908	\$38,473	\$35,474
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	1.3%	2.4%	3.4%
	2017 Estimated Some High School (Grade Level 9 to 11)	3.7%	4.0%	4.5%
	2017 Estimated High School Graduate	16.0%	20.7%	23.3%
	2017 Estimated Some College	27.1%	23.9%	25.1%
	2017 Estimated Associates Degree Only	10.6%	10.5%	10.0%
	2017 Estimated Bachelors Degree Only	29.2%	27.8%	22.8%
	2017 Estimated Graduate Degree	12.0%	10.7%	10.8%
BUSINESS	2017 Estimated Total Businesses	137	941	4,644
	2017 Estimated Total Employees	932	7,201	42,923
	2017 Estimated Employee Population per Business	6.8	7.7	9.2
	2017 Estimated Residential Population per Business	101.1	60.2	28.6

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.

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