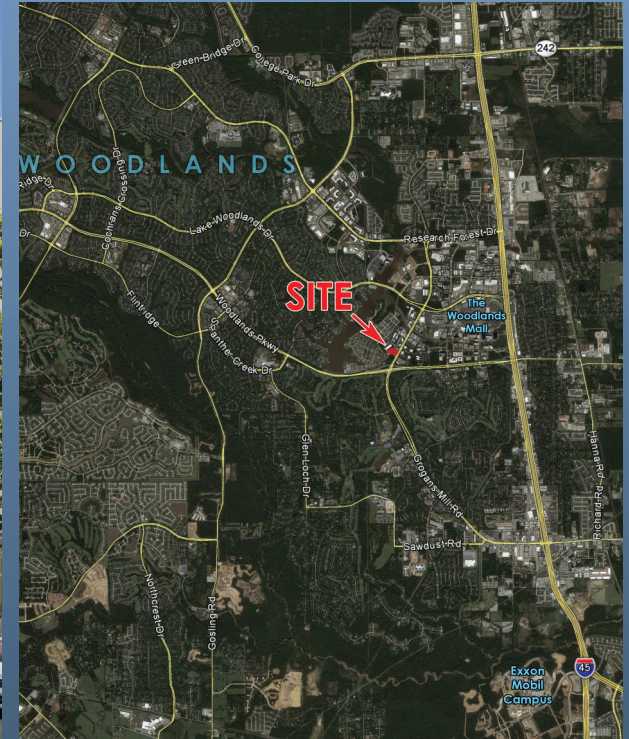


East Shore Place - Retail and Office Opportunities

Grogans Mill Rd at East Shore Dr, The Woodlands, Texas 77380



PROPERTY DATA

- New construction, available now!
- Located at the entrance to the affluent East Shore neighborhood at the northwest corner of Grogans Mill Rd and East Shore Drive in The Woodlands, Texas
- 17,480 SF of retail and restaurant space on Level One
- 23,000 SF of class A office space on Level Two
- Ground lease restaurant pad site on Grogans Mill

DEMOGRAPHICS

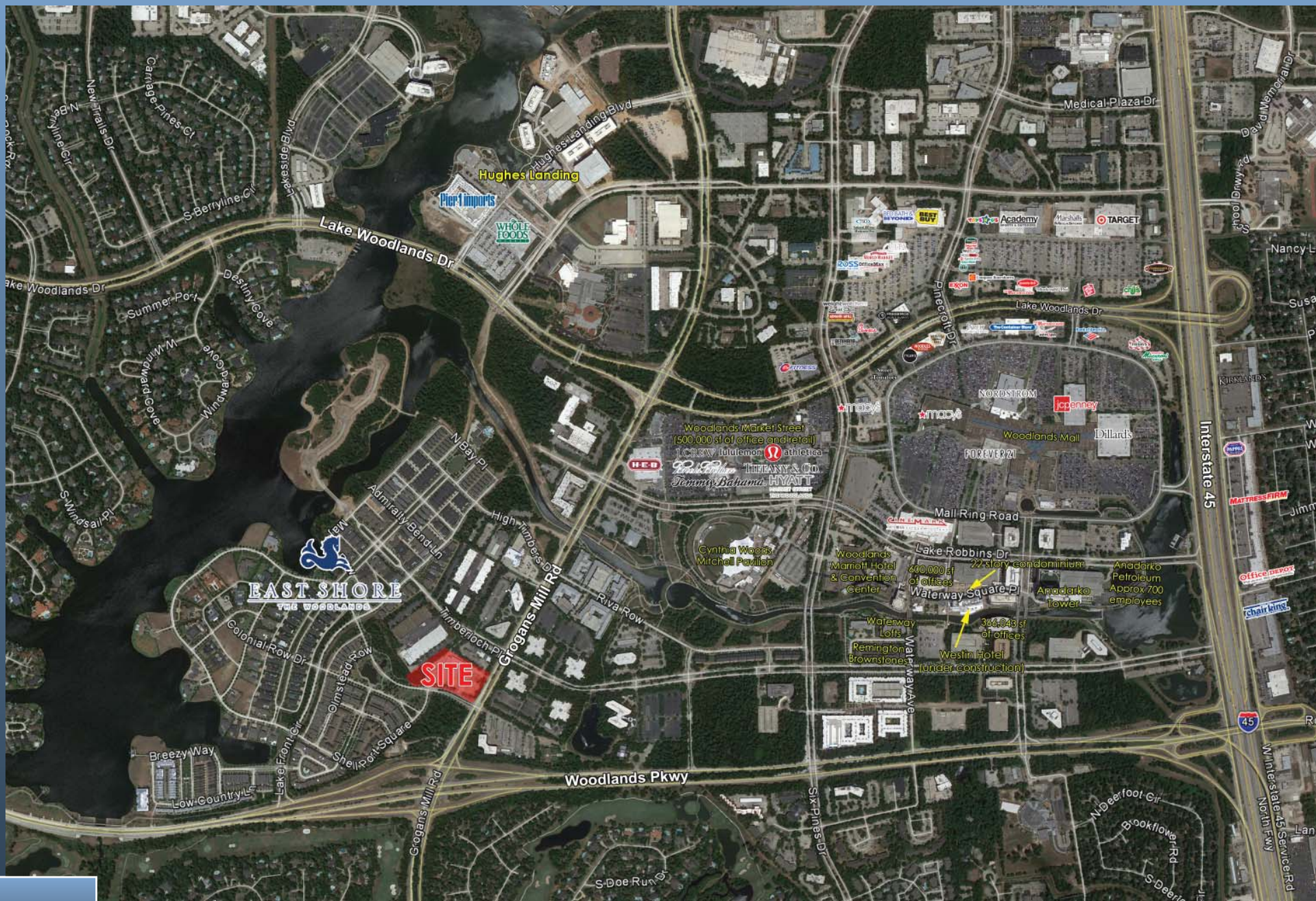
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2018 Estimate	6,508	64,971	163,847
Ave HH Income			
2018 Estimate	\$182,355	\$129,864	\$134,963
Traffic Counts			
Grogans Mill	25,823 cars per day		
Woodlands Pkwy	59,397 cars per day		

CONTACT

Katherine Wildman
 kwildman@wulfe.com
 (713) 621-1220 (office)
 (713) 569-8990

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





View from East Shore Dr looking west



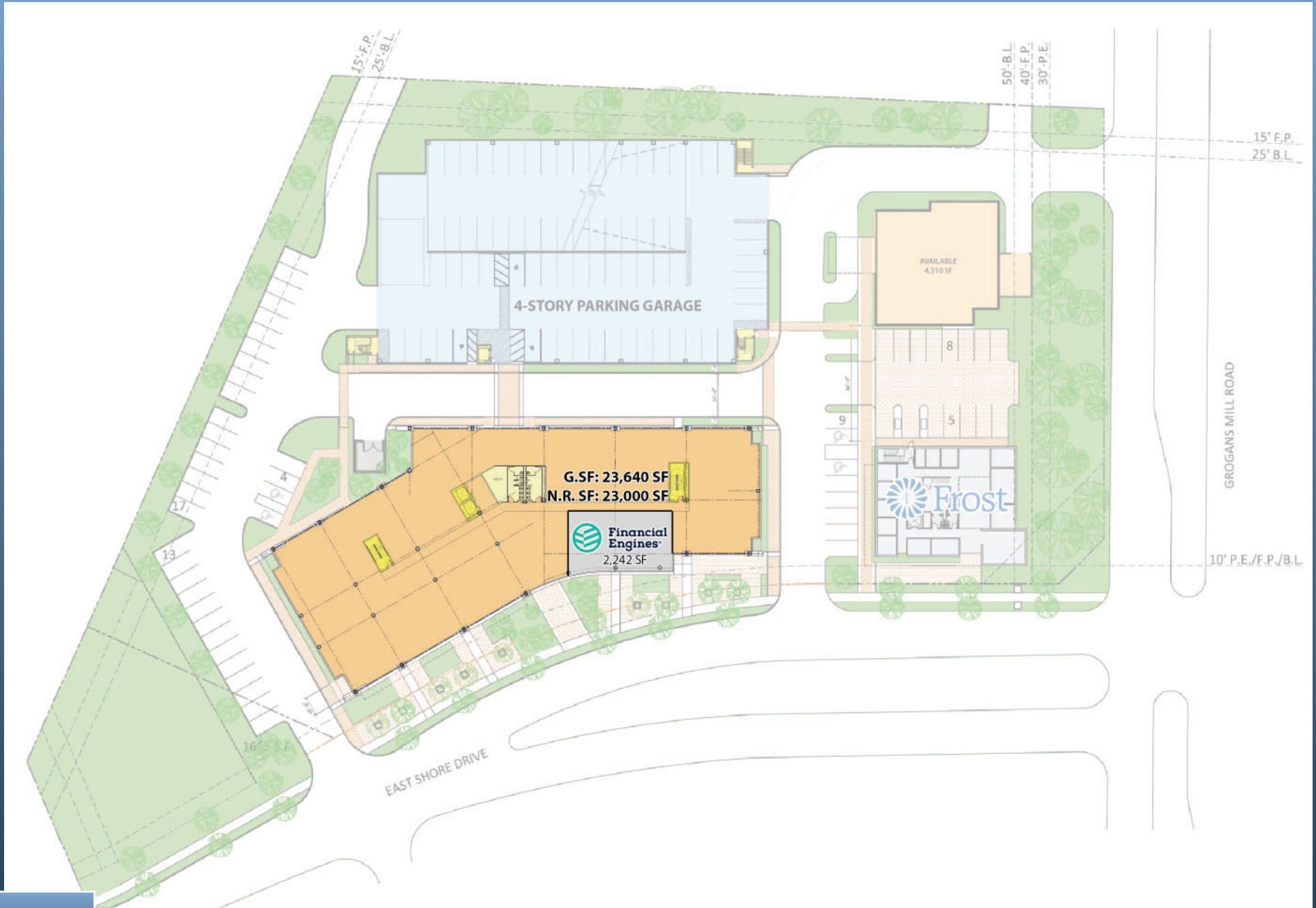
View from East Shore Dr looking east



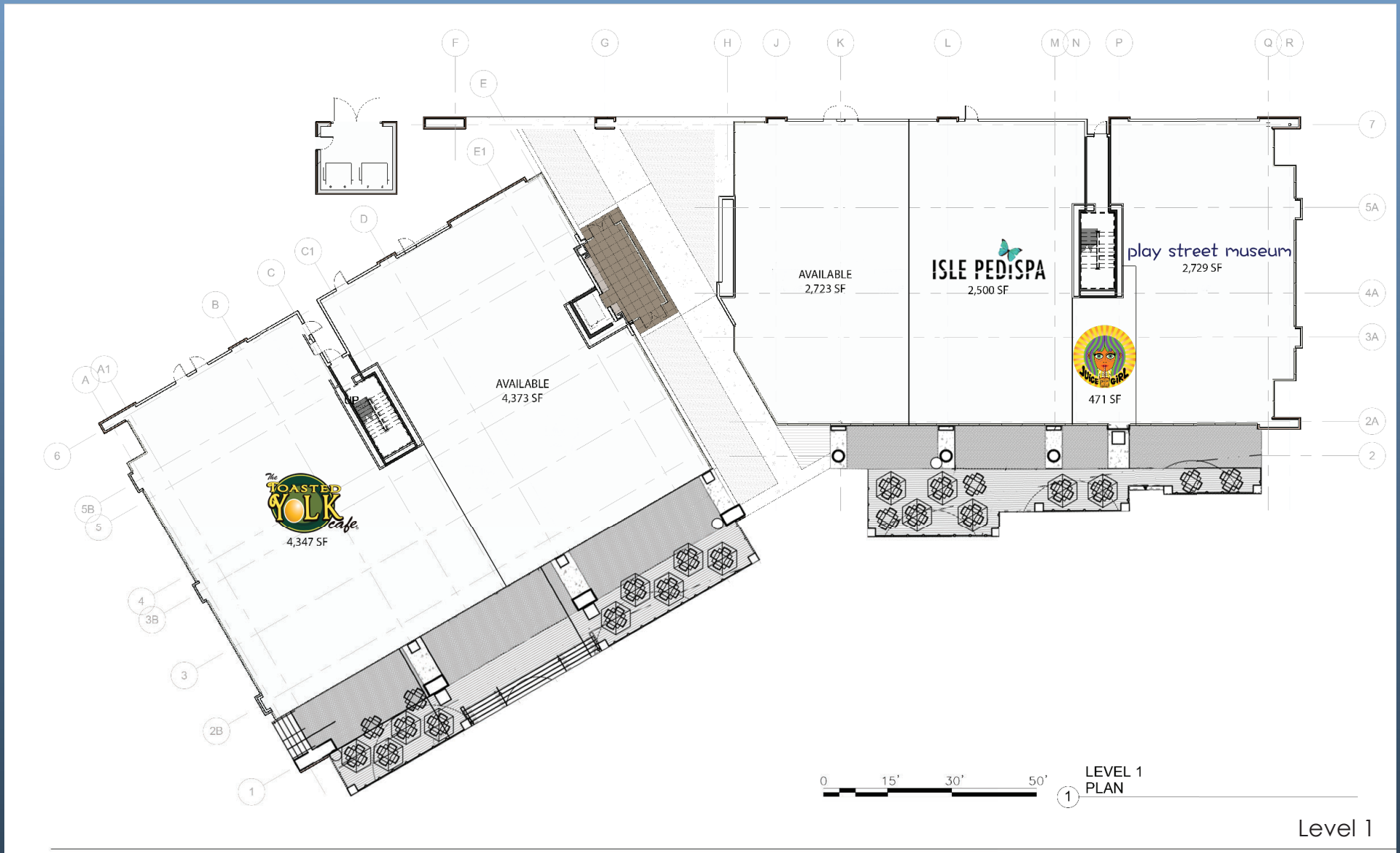




LEVEL 1 PLAN

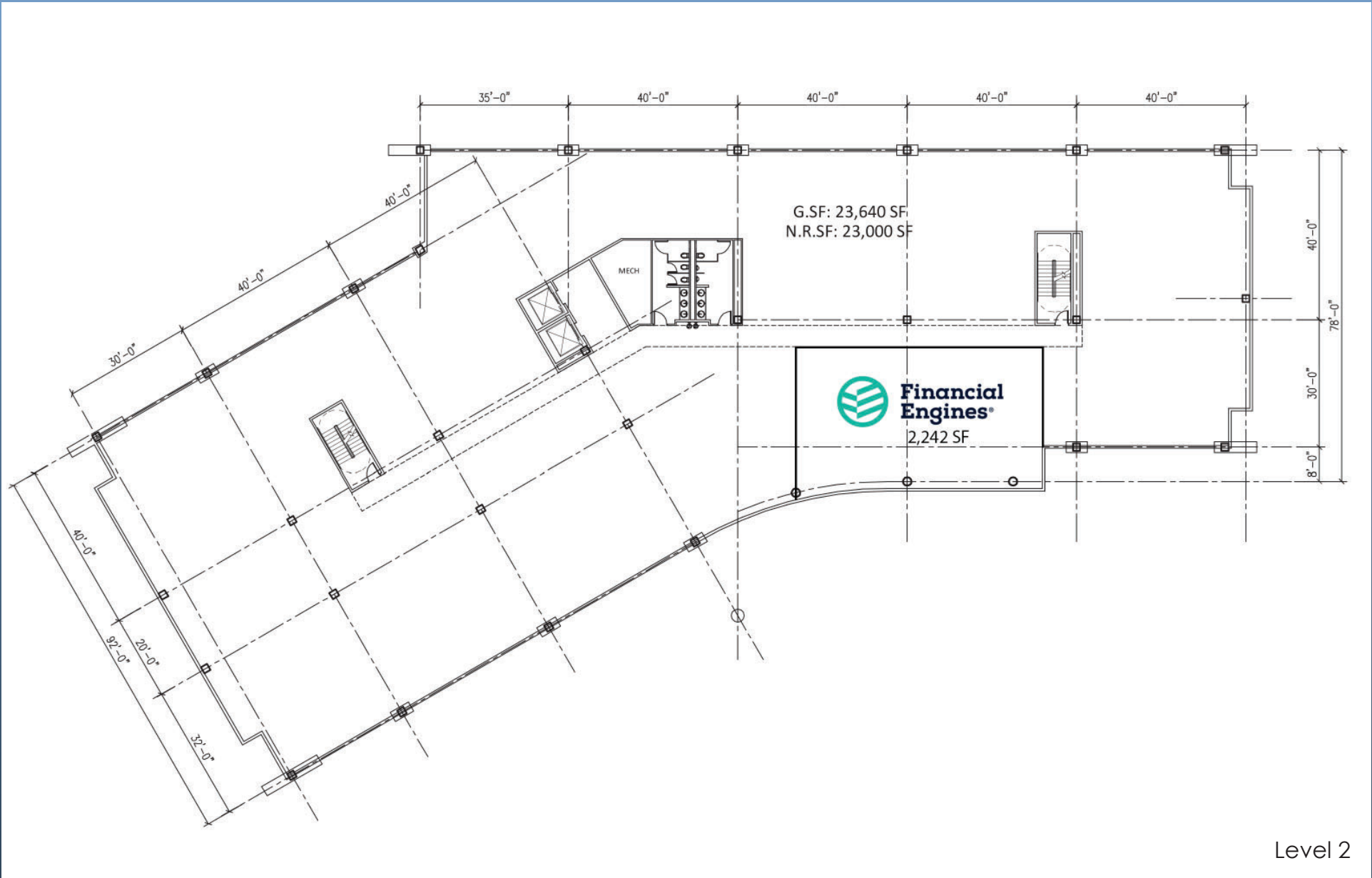


LEVEL 2 PLAN



Level 1





SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.1583/-95.4723

RS1

203 E Shore Dr		1 mi radius	3 mi radius	5 mi radius
The Woodlands, TX 77380				
POPULATION	2018 Estimated Population	6,508	64,971	163,847
	2023 Projected Population	7,679	76,658	188,400
	2010 Census Population	4,300	56,506	129,447
	2000 Census Population	3,287	49,255	93,844
	Projected Annual Growth 2018 to 2023	3.6%	3.6%	3.0%
	Historical Annual Growth 2000 to 2018	5.4%	1.8%	4.1%
	2018 Median Age	45.7	40.5	37.9
HOUSEHOLDS	2018 Estimated Households	3,383	27,518	62,025
	2023 Projected Households	3,853	31,380	69,855
	2010 Census Households	2,040	23,442	48,653
	2000 Census Households	1,339	18,609	32,919
	Projected Annual Growth 2018 to 2023	2.8%	2.8%	2.5%
	Historical Annual Growth 2000 to 2018	8.5%	2.7%	4.9%
RACE AND ETHNICITY	2018 Estimated White	84.4%	82.1%	81.4%
	2018 Estimated Black or African American	3.5%	5.0%	5.4%
	2018 Estimated Asian or Pacific Islander	6.4%	5.3%	5.1%
	2018 Estimated American Indian or Native Alaskan	0.2%	0.4%	0.5%
	2018 Estimated Other Races	5.4%	7.2%	7.7%
	2018 Estimated Hispanic	14.3%	18.4%	19.2%
INCOME	2018 Estimated Average Household Income	\$182,355	\$129,864	\$134,963
	2018 Estimated Median Household Income	\$106,655	\$91,933	\$104,170
	2018 Estimated Per Capita Income	\$94,782	\$55,035	\$51,105
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.0%	2.1%
	2018 Estimated Some High School (Grade Level 9 to 11)	2.5%	3.5%	3.5%
	2018 Estimated High School Graduate	11.1%	15.6%	16.0%
	2018 Estimated Some College	19.2%	21.4%	19.7%
	2018 Estimated Associates Degree Only	6.9%	8.7%	8.8%
	2018 Estimated Bachelors Degree Only	31.5%	29.4%	31.9%
	2018 Estimated Graduate Degree	26.7%	19.2%	18.0%
BUSINESS	2018 Estimated Total Businesses	1,098	5,719	8,539
	2018 Estimated Total Employees	15,528	63,394	95,192
	2018 Estimated Employee Population per Business	14.1	11.1	11.1
	2018 Estimated Residential Population per Business	5.9	11.4	19.2

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
Ed Wulfe	100714	ewulfe@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.	Email	Phone
Ed Wulfe	100714	ewulfe@wulfe.com	(713) 621-1700
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