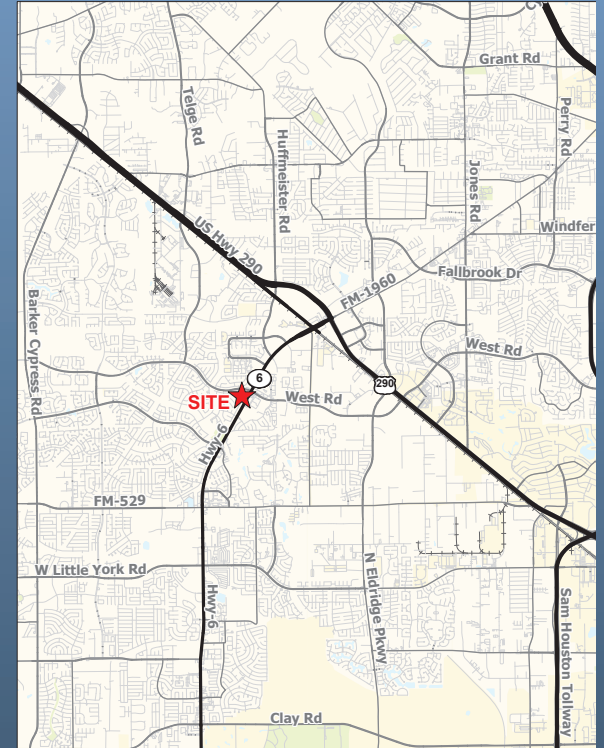


FOR LEASE

Town Square Shopping Center



PROPERTY DATA

- Anchored by Planet Fitness
- Located at the corner of Highway 6 and West Road in Copperfield
- Prime retail space for lease in busy neighborhood center in master planned community development of Copperfield
- 1,260 SF restaurant available
- 1,020 SF and 1,020 SF inline spaces
- 2,911 SF freestanding restaurant with drive through

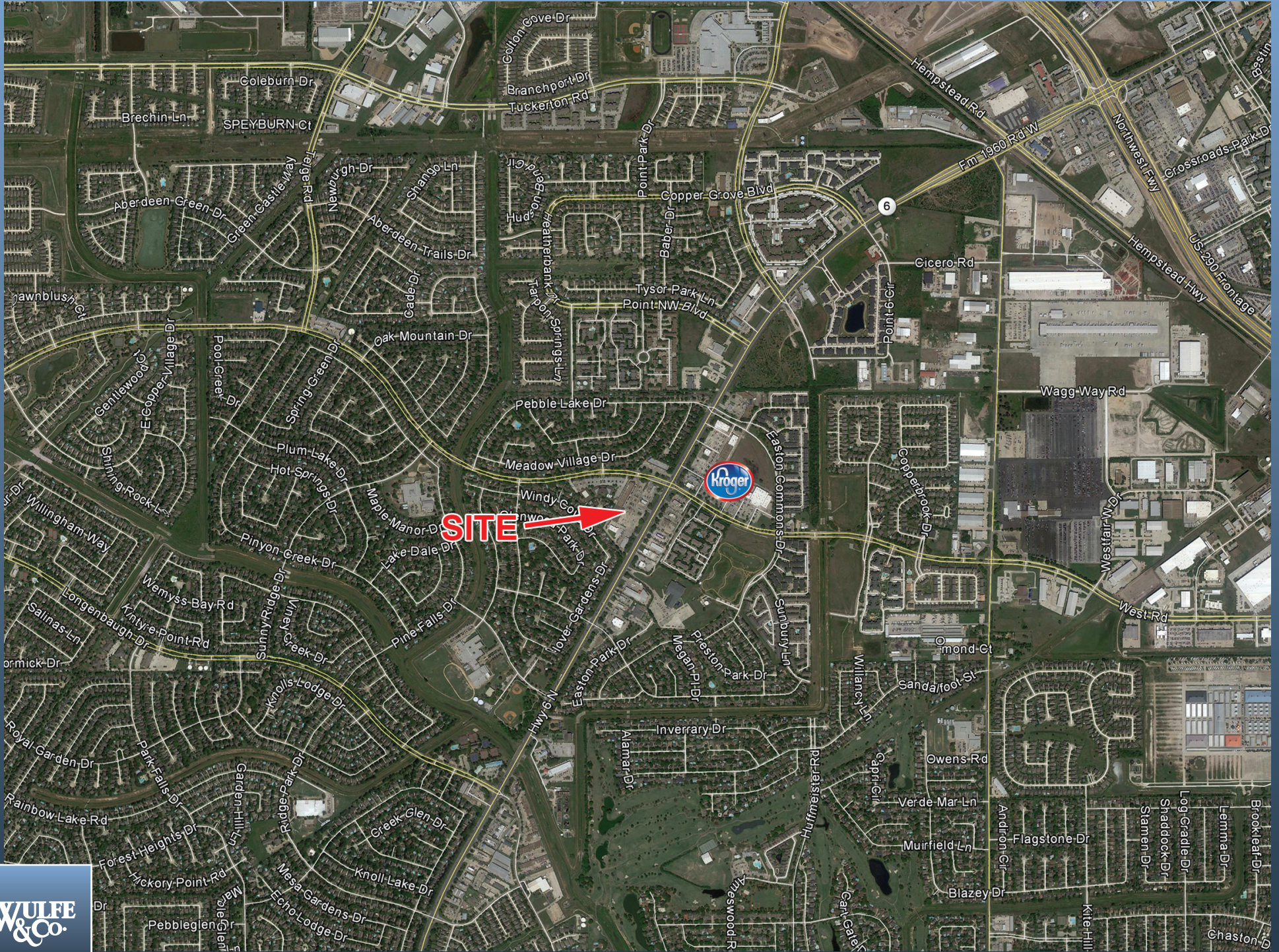
DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2019 Estimate	19,893	138,088	345,286
Ave HH Income 2019 Estimate	\$85,196	\$91,238	\$92,574
Traffic Counts Highway 6	44,563 cars per day		
West Rd	23,462 cars per day		

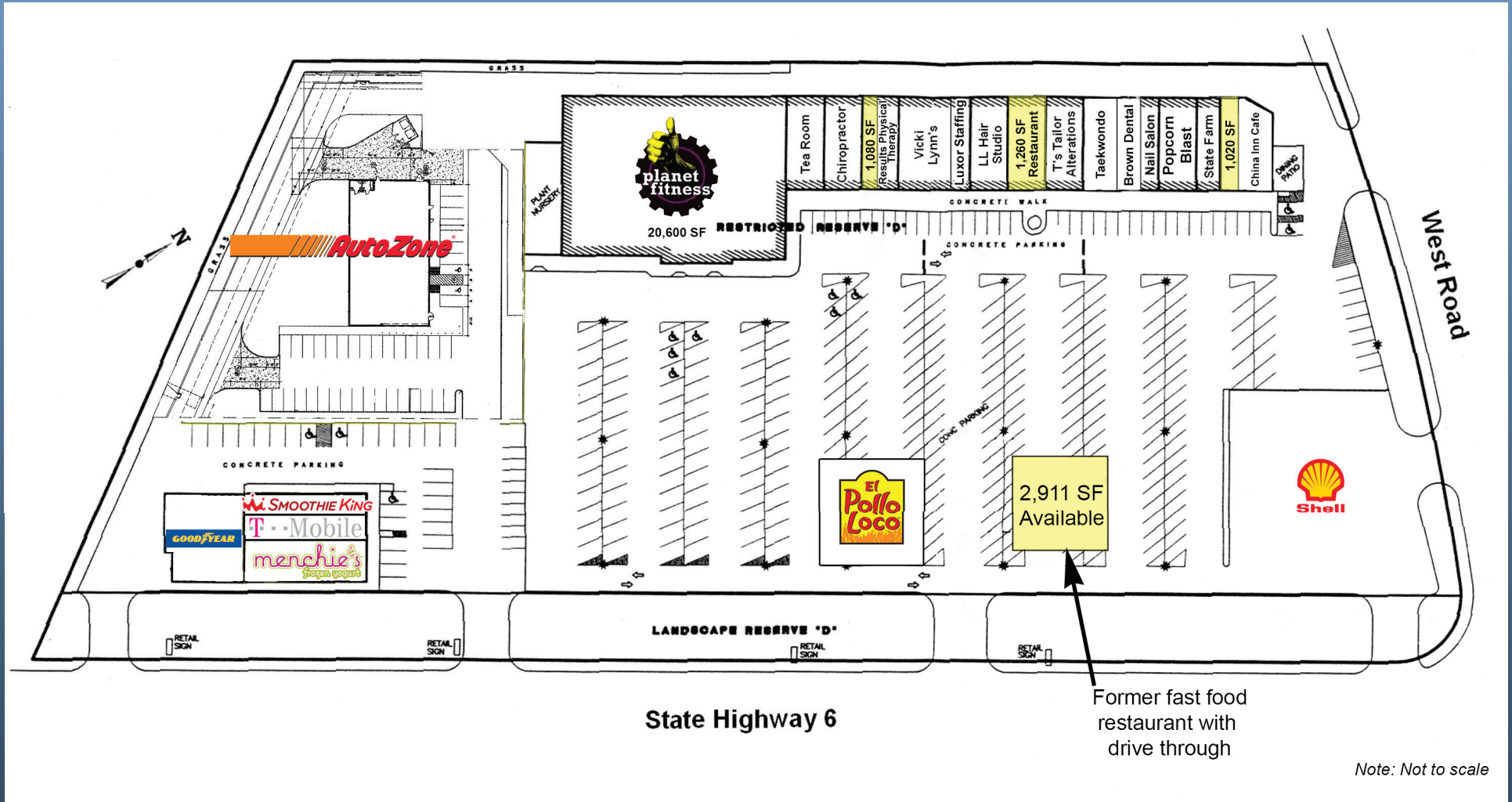
CONTACT

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Note: Not to scale



SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.902/-95.636

RS1

8475 Hwy 6 N			1 mi radius	3 mi radius	5 mi radius
Houston, TX 77095					
POPULATION	2019 Estimated Population		19,893	138,088	345,286
	2024 Projected Population		20,649	143,053	356,726
	2010 Census Population		17,306	122,879	286,342
	2000 Census Population		13,770	82,120	181,179
	Projected Annual Growth 2019 to 2024		0.8%	0.7%	0.7%
	Historical Annual Growth 2000 to 2019		2.3%	3.6%	4.8%
	2019 Median Age		33.3	33.5	33.6
HOUSEHOLDS	2019 Estimated Households		8,302	50,897	121,491
	2024 Projected Households		8,826	54,152	129,059
	2010 Census Households		6,860	43,347	96,758
	2000 Census Households		5,003	28,560	62,163
	Projected Annual Growth 2019 to 2024		1.3%	1.3%	1.2%
	Historical Annual Growth 2000 to 2019		3.5%	4.1%	5.0%
RACE AND ETHNICITY	2019 Estimated White		57.1%	55.7%	57.0%
	2019 Estimated Black or African American		17.9%	16.3%	15.2%
	2019 Estimated Asian or Pacific Islander		12.1%	13.2%	12.3%
	2019 Estimated American Indian or Native Alaskan		0.6%	0.6%	0.6%
	2019 Estimated Other Races		12.2%	14.2%	14.9%
	2019 Estimated Hispanic		29.4%	33.2%	35.0%
INCOME	2019 Estimated Average Household Income		\$85,196	\$91,238	\$92,574
	2019 Estimated Median Household Income		\$73,242	\$77,569	\$80,084
	2019 Estimated Per Capita Income		\$35,556	\$33,635	\$32,581
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)		3.0%	5.3%	5.9%
	2019 Estimated Some High School (Grade Level 9 to 11)		3.8%	6.3%	6.0%
	2019 Estimated High School Graduate		20.6%	22.6%	22.2%
	2019 Estimated Some College		24.4%	22.8%	21.8%
	2019 Estimated Associates Degree Only		8.0%	7.2%	7.5%
	2019 Estimated Bachelors Degree Only		27.4%	23.9%	24.6%
	2019 Estimated Graduate Degree		12.9%	11.9%	11.9%
BUSINESS	2019 Estimated Total Businesses		563	4,509	11,036
	2019 Estimated Total Employees		4,591	47,825	109,458
	2019 Estimated Employee Population per Business		8.1	10.6	9.9
	2019 Estimated Residential Population per Business		35.3	30.6	31.3

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paula Hohl	301718	phohl@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date