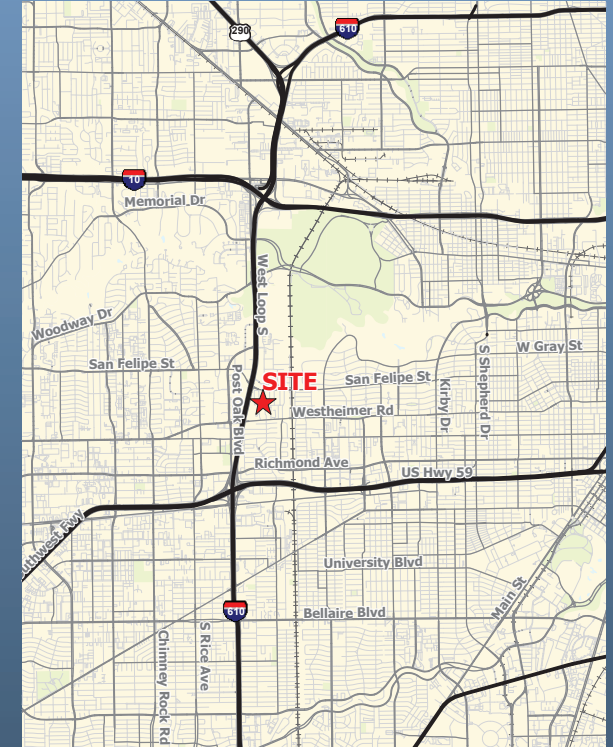


SKYHOUSE RIVER OAKS

Galleria / River Oaks Restaurant & Retail Opportunity



PROPERTY DATA

- Skyhouse River Oaks is a 24 story, 336 unit high-rise development with street level retail
- 2031 Westcreek Ln, Houston, TX 77027
- 2,327 SF restaurant space with mezzanine area, pizza oven, and walk in cooler now available
- On-site parking included

DEMOGRAPHICS

| | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|---------------------------------------|---------------|---------------|---------------|
| Population 2019 Estimate | 21,683 | 192,335 | 505,062 |
| Avg HH Income 2019 Estimate | \$147,758 | \$151,173 | \$134,979 |
| Daytime Pop 2019 Estimate | 74,368 | 278,610 | 721,540 |

CONTACT

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(713) 621-1704

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







The Wilshire Condominiums
17 Floors, 96 Units

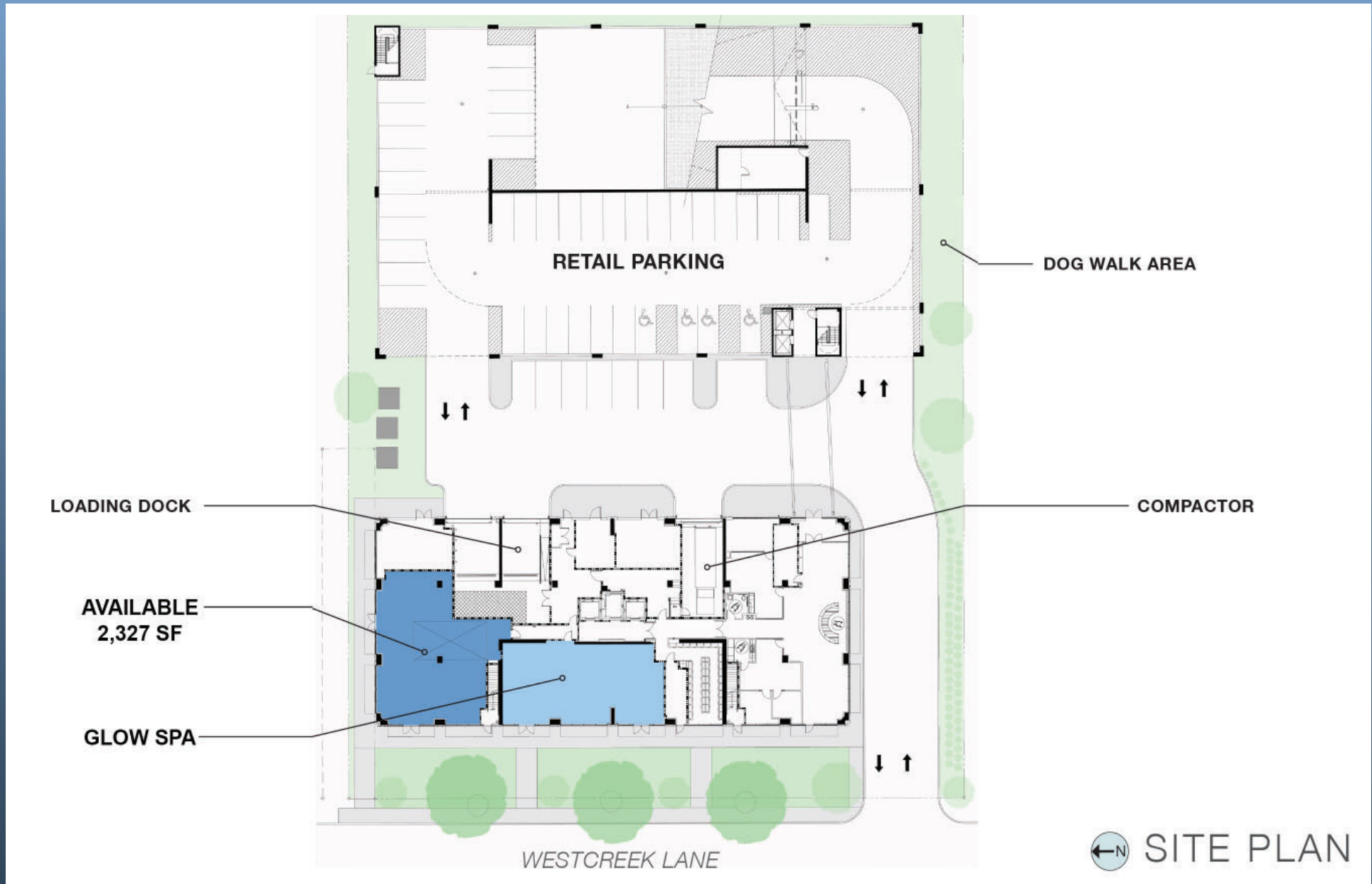
Arabella Condominiums
33 Floors, 99 Units

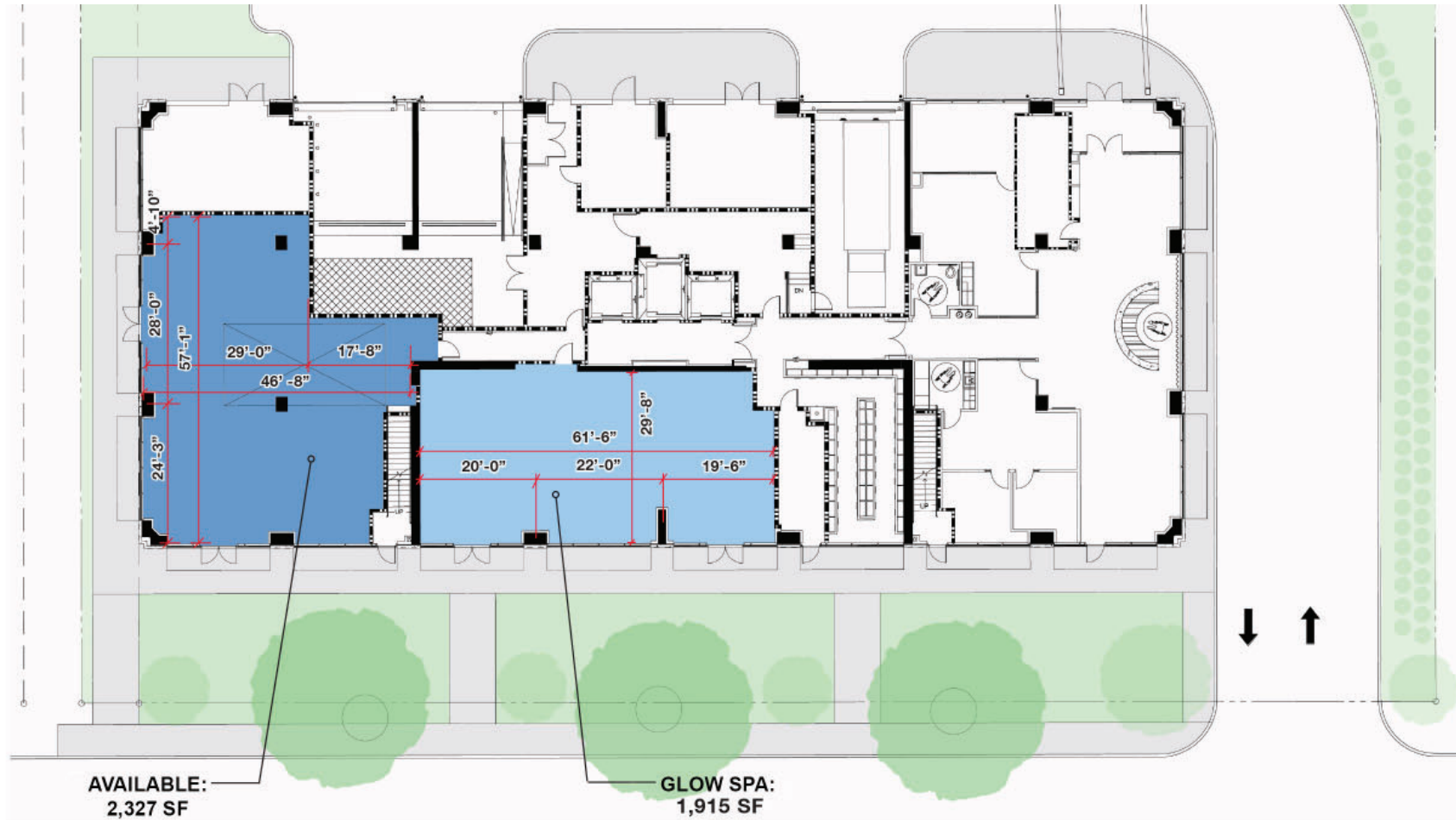
**Skyhouse
River Oaks**



River Oaks District
252,000 SF Retail
92,000 SF Office
279 Apartments







AVAILABLE:
2,327 SF

GLOW SPA:
1,915 SF



TOWER RETAIL PLAN





2,327 SF RESTAURANT SPACE AVAILABLE



SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.7456/-95.4546

RS1

| 2031 Westcreek Ln | | | 1 mi radius | 3 mi radius | 5 mi radius |
|---------------------|---|--|-------------|-------------|-------------|
| Houston, TX 77027 | | | | | |
| POPULATION | 2019 Estimated Population | | 21,683 | 192,335 | 505,062 |
| | 2024 Projected Population | | 22,380 | 199,091 | 523,030 |
| | 2010 Census Population | | 16,265 | 165,222 | 442,065 |
| | 2000 Census Population | | 14,467 | 148,746 | 406,066 |
| | Projected Annual Growth 2019 to 2024 | | 0.6% | 0.7% | 0.7% |
| | Historical Annual Growth 2000 to 2019 | | 2.6% | 1.5% | 1.3% |
| | 2019 Median Age | | 37.4 | 35.4 | 34.5 |
| HOUSEHOLDS | 2019 Estimated Households | | 13,628 | 99,451 | 245,329 |
| | 2024 Projected Households | | 14,451 | 105,797 | 261,318 |
| | 2010 Census Households | | 9,486 | 81,145 | 203,592 |
| | 2000 Census Households | | 8,282 | 74,148 | 183,964 |
| | Projected Annual Growth 2019 to 2024 | | 1.2% | 1.3% | 1.3% |
| | Historical Annual Growth 2000 to 2019 | | 3.4% | 1.8% | 1.8% |
| RACE AND ETHNICITY | 2019 Estimated White | | 64.6% | 63.5% | 60.8% |
| | 2019 Estimated Black or African American | | 17.2% | 12.4% | 13.3% |
| | 2019 Estimated Asian or Pacific Islander | | 8.5% | 10.2% | 9.9% |
| | 2019 Estimated American Indian or Native Alaskan | | 0.4% | 0.8% | 0.7% |
| | 2019 Estimated Other Races | | 9.3% | 13.1% | 15.2% |
| | 2019 Estimated Hispanic | | 31.5% | 36.8% | 39.6% |
| INCOME | 2019 Estimated Average Household Income | | \$147,758 | \$151,173 | \$134,979 |
| | 2019 Estimated Median Household Income | | \$96,829 | \$91,802 | \$85,078 |
| | 2019 Estimated Per Capita Income | | \$92,896 | \$78,202 | \$65,657 |
| EDUCATION (AGE 25+) | 2019 Estimated Elementary (Grade Level 0 to 8) | | 2.2% | 6.8% | 7.3% |
| | 2019 Estimated Some High School (Grade Level 9 to 11) | | 1.5% | 2.7% | 3.7% |
| | 2019 Estimated High School Graduate | | 6.8% | 10.0% | 12.9% |
| | 2019 Estimated Some College | | 14.0% | 12.2% | 13.0% |
| | 2019 Estimated Associates Degree Only | | 4.3% | 4.1% | 4.1% |
| | 2019 Estimated Bachelors Degree Only | | 40.9% | 35.1% | 31.8% |
| | 2019 Estimated Graduate Degree | | 30.3% | 29.1% | 27.3% |
| BUSINESS | 2019 Estimated Total Businesses | | 5,032 | 22,812 | 51,860 |
| | 2019 Estimated Total Employees | | 69,079 | 235,024 | 605,122 |
| | 2019 Estimated Employee Population per Business | | 13.7 | 10.3 | 11.7 |
| | 2019 Estimated Residential Population per Business | | 4.3 | 8.4 | 9.7 |

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 |
| Robert Sellingsloh | 291801 | bsellingsloh@wulfe.com | (713) 621-1700 |
| Designated Broker of Firm | License No. | Email | Phone |
| Robert Sellingsloh | 291801 | bsellingsloh@wulfe.com | (713) 621-1700 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Kristen Barker | 445518 | kbarker@wulfe.com | (713) 621-1700 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date