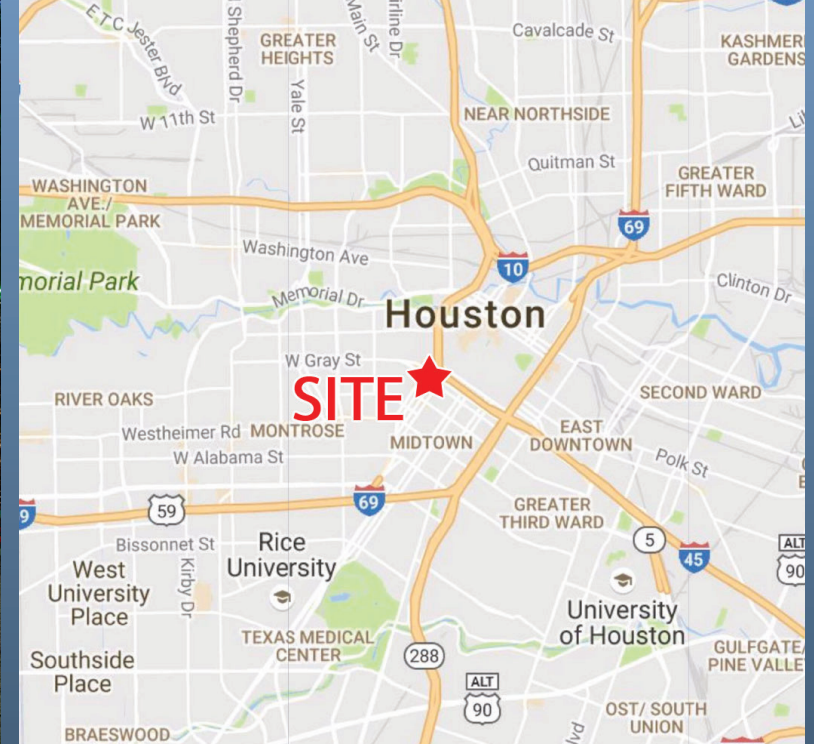


FOR LEASE

Bagby Park Food Kiosk - 401 Gray St, Houston, TX 77002



PROPERTY DATA

- Corner of Gray St and Bagby St in Midtown
- Kiosk located within Bagby Park
- 1,151 SF which includes a 397 SF building and a 754 SF patio
- Park is programed with events and includes a lawn, performance stage, water feature and dog park

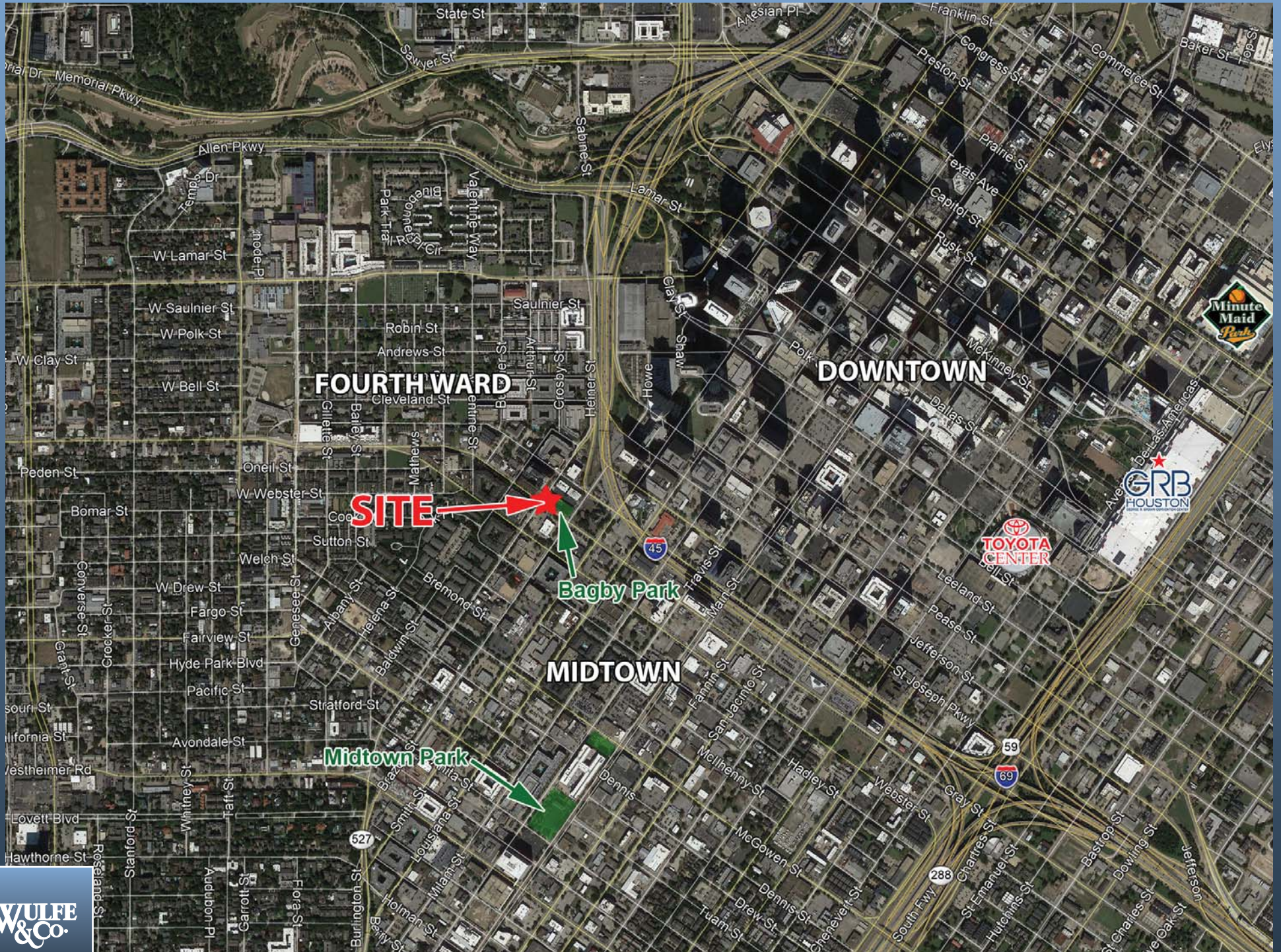
2018 DEMOGRAPHICS

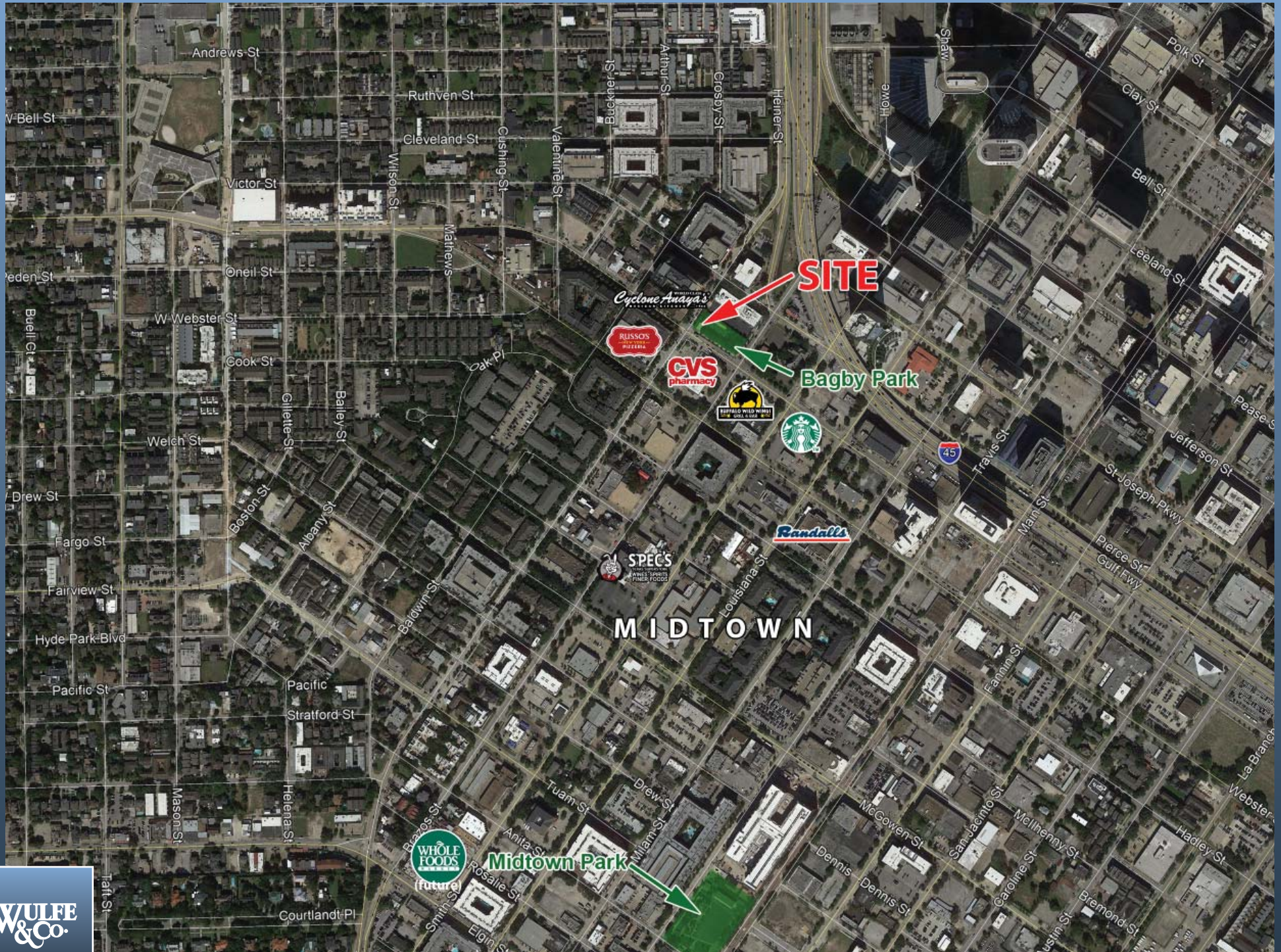
	1 Mile Radius	2 Mile Radius	3 Mile Radius
Population	23,757	97,092	197,231
Avg HH Income	\$123,217	\$127,444	\$126,562
Daytime Pop	184,924	270,728	387,142
Traffic Counts			
Gray St	15,000 cars per day		
Bagby St	12,312 cars per day		

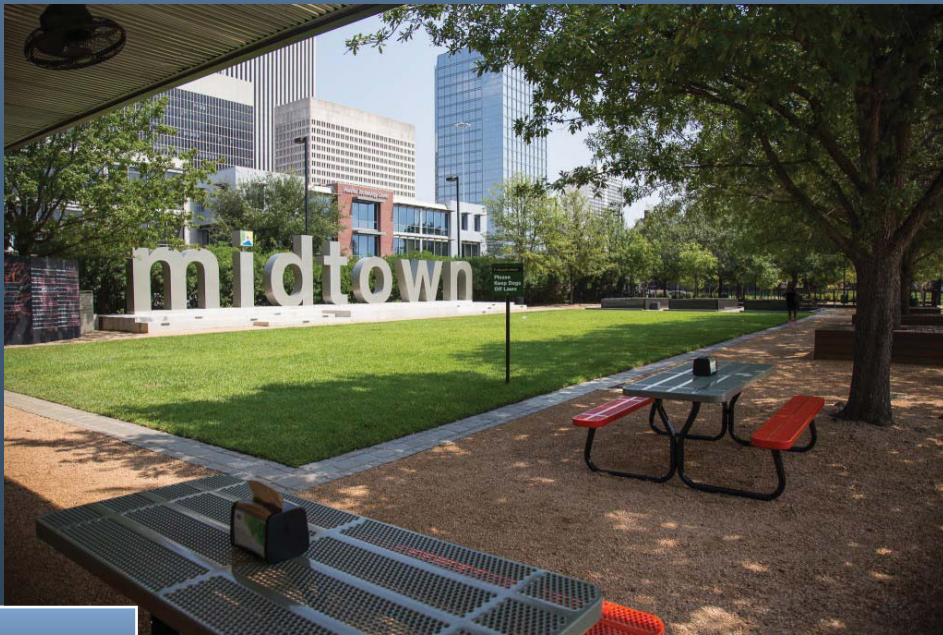
CONTACT

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(713) 621-1700









SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.7519/-95.3763

RS1

401 Gray St		1 mi radius	2 mi radius	3 mi radius
Houston, TX 77002				
POPULATION	2018 Estimated Population	23,757	97,092	197,231
	2023 Projected Population	24,992	102,898	211,081
	2010 Census Population	19,301	79,168	167,300
	2000 Census Population	13,857	67,167	150,800
	Projected Annual Growth 2018 to 2023	1.0%	1.2%	1.4%
	Historical Annual Growth 2000 to 2018	4.0%	2.5%	1.7%
	2018 Median Age	32.6	33.7	34
HOUSEHOLDS	2018 Estimated Households	14,314	46,789	91,670
	2023 Projected Households	15,423	51,086	100,734
	2010 Census Households	10,959	36,436	73,473
	2000 Census Households	6,663	27,654	60,658
	Projected Annual Growth 2018 to 2023	1.5%	1.8%	2.0%
	Historical Annual Growth 2000 to 2018	6.4%	3.8%	2.8%
RACE AND ETHNICITY	2018 Estimated White	60.5%	57.7%	57.0%
	2018 Estimated Black or African American	21.8%	25.2%	24.1%
	2018 Estimated Asian or Pacific Islander	7.4%	6.1%	6.1%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.5%
	2018 Estimated Other Races	9.7%	10.5%	12.4%
	2018 Estimated Hispanic	25.0%	26.4%	30.8%
INCOME	2018 Estimated Average Household Income	\$123,217	\$127,444	\$126,562
	2018 Estimated Median Household Income	\$88,814	\$90,932	\$89,366
	2018 Estimated Per Capita Income	\$75,011	\$63,988	\$60,306
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.5%	4.5%	6.2%
	2018 Estimated Some High School (Grade Level 9 to 11)	3.8%	7.0%	6.5%
	2018 Estimated High School Graduate	9.3%	14.5%	13.8%
	2018 Estimated Some College	15.6%	15.3%	15.6%
	2018 Estimated Associates Degree Only	4.1%	4.8%	4.5%
	2018 Estimated Bachelors Degree Only	36.5%	28.9%	28.4%
	2018 Estimated Graduate Degree	28.1%	25.0%	25.0%
BUSINESS	2018 Estimated Total Businesses	5,674	10,387	16,604
	2018 Estimated Total Employees	180,527	239,927	326,218
	2018 Estimated Employee Population per Business	31.8	23.1	19.6
	2018 Estimated Residential Population per Business	4.2	9.3	11.9

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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michelle Nelson	632632	mnelson@wulfe.com	(713) 600-1736
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date