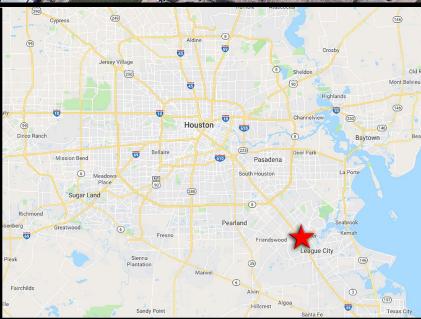


Restaurant & Pad Buildings for Lease

Property Features

- Freestanding pad buildings New Construction
- 4,000 5,600 SF, will divide
- Plenty of parking
- Freeway frontage, excellent visibility and multiple curb cuts into the property
- Super-regional location which pulls from League City, Webster, Clear Lake & Friendswood
- High daytime population close proximity to Johnson Space Center and Clear Lake Medical Center
- Very high area population density
- Surrounded by national credit retailers and restaurants

Joshua Sebesta josh@spinterests.com Direct: 713.298.1341 S & P Interests 708 Main St., 10th Floor Houston, Texas 77002



Demographic Summary:

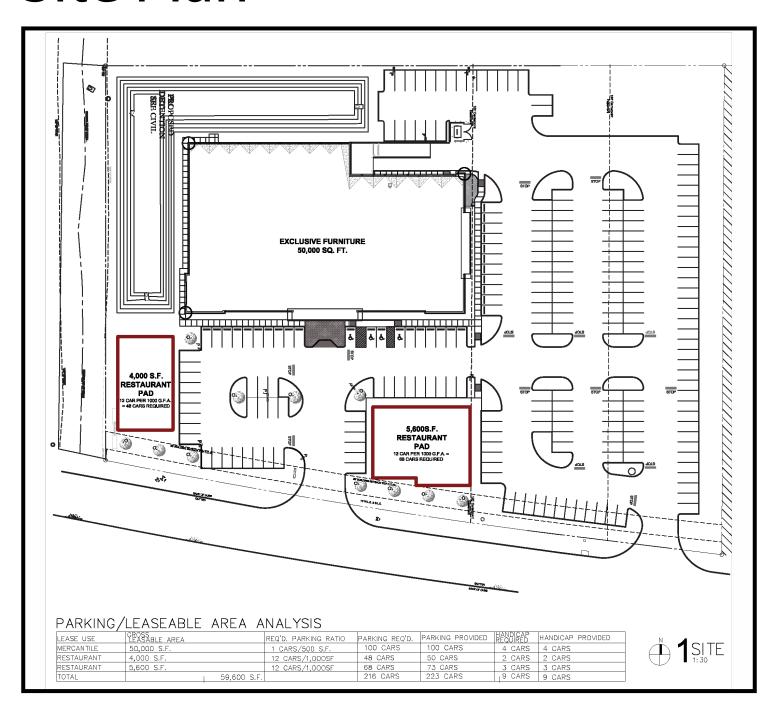
Radius	1 Mile	3 Mile	5 Mile
2018 Population	3,134	83,465	201,029
2023 Population Est.	3,329	89,828	218,655
Average HH Income	\$45,194	\$88,655	\$108,029

Traffic Counts:

I-45: 156,792 VPD | FM 528: 42,420 VPD | Nasa Bypass: 56,003 VPD (TXDOT 2016)

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

Site Plan



Joshua Sebesta josh@spinterests.com Direct: 713.298.1341 S & P Interests 708 Main St., 10th Floor Houston, Texas 77002

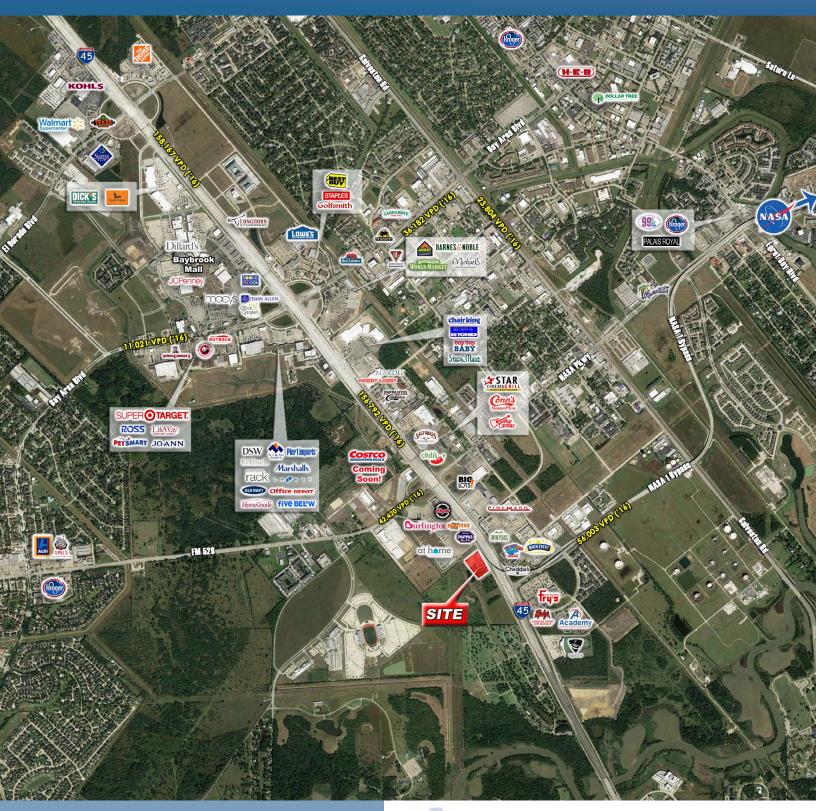


S&PINTERESTS

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Restaurant & Building Pads - Webster SWC of Gulf Fwy & Nasa Rd 1

For Lease



Joshua Sebesta josh@spinterests.com Direct: 713.298.1341 S & P Interests 708 Main St., 10th Floor Houston, Texas 77002



S&PINTERESTS

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Restaurant & Building Pads - Webster SWC of Gulf Fwy & Nasa Rd 1

For Lease

Population Summary		1 mile	3 miles	5 miles
2010 Total Epopulation 2,818 74,990 169,701 2018 Total Population 3,134 83,465 201,029 2018 Group Quarters 132 512 1,056 2023 Total Population 3,329 89,828 216,555 2018 2023 Annual Rate 1,21% 1,48% 1,70% 2018 Total Dayluine Population 6,339 32,659 2018,120 2018 Total Dayluine Population 6,399 32,659 2018,120 2018 Total Dayluine Population 6,399 32,659 2018,120 2018 Total Dayluine Population 6,399 32,659 2010,76 2010 Total Dayluine Population 6,499 40,717 100,284 2000 Households 697 23,283 51,076 2000 Households 697 23,283 51,076 2010 Households 694 29,443 65,555 2010 Households 694 29,443 20,555 2010 Households 694 29,443 20,555 20,574 20,	Population Summary			
2018 Total Population 3,134 31,465 201,029 2016 201	2000 Total Population	2,311	56,906	131,958
2018 Group Quarters			74,090	169,701
2023 Total Population	•		•	
2018-02023 Annual Rate				
2018 Total Daystme Population	·			
Workers				
Household Summary				
Household Summary				
2000 Households		1,009	40,717	100,264
2000 Average Household Size 3.06 2.42 2.56 2010 Households 904 2.943 6.55.55 2018 Households 1.000 3.2,998 7.6,661 2018 Households 1.001 3.2,998 7.6,661 2023 Households 1.061 35,369 82,967 2023 Household Size 3.01 2.53 2.62 2018-2023 Annual Rate 1.19% 1.40% 1.59% 2010 Families 622 18,520 44,544 2010 Average Family Size 3.43 3.16 3.14 2018 Families 695 20,18 52,173 2018 Average Family Size 3.48 3.21 3.20 2023 Families 740 21,953 56,460 2023 Families 740 21,953 56,460 2023 Average Family Size 3.48 3.23 3.22 2018 Average Family Size 3.49 1.36% 1.59% 2018 Average Family Size 3.48 3.23 3.22,787 2023 \$13,10 \$2,787	-	697	23.283	51.076
2010 Households 904 29,443 65,555				
2010 Average Household Size 2.98 2.50 2.57 2018 Households 1,000 32,998 76,661 2023 Households 1,061 35,369 82,967 2023 Average Household Size 3.01 2,53 2,62 2018 2023 Annual Rate 1,19% 1,40% 1,59% 2010 Families 622 18,520 44,544 2010 Average Family Size 3,43 3,16 3,14 2018 Families 695 20,518 52,173 2018 Average Family Size 3,46 3,21 3,20 2023 Families 740 21,953 56,460 2023 Average Family Size 3,48 3,23 3,22 2018-2023 Annual Rate 1,26% 1,36% 1,59% Median Household Income 1,26% 1,36% 1,59% Median Household Income 2018 32,500 \$195,239 \$22,8138 2023 \$1,500 \$195,239 \$22,8138 \$30,378 \$25,777 2018 \$2,500 \$2,83 \$3				
2018 Average Household Size 3.00 2.51 2.61	2010 Average Household Size	2.98		
2023 Households	2018 Households		32,998	76,661
2023 Average Household Size 3.01 2.53 2.692 2010 Families 622 18,520 44,544 2010 Average Family Size 3.43 3.16 3.14 2018 Families 695 20,518 52,173 2018 Average Family Size 3.46 3.21 3.20 2023 Average Family Size 3.48 3.23 3.22 2018-2023 Annual Rate 1.26% 1.36% 1.35% 2018 \$36,956 \$65,814 \$82,787 2018 \$36,956 \$65,814 \$82,787 2018 \$125,000 \$195,239 \$228,138 2023 \$143,056 \$227,770 \$254,505 2018 \$15,000 \$195,239 \$228,138 2023 \$143,056 \$227,770 \$254,505 2018 \$16,218 \$35,342 \$41,507 2023 \$18,328 \$39,378 \$45,738 Median Home Value \$15,218 \$35,342 \$41,507 2018 \$16,218 \$35,342 \$41,50	2018 Average Household Size	3.00	2.51	2.61
2018-2023 Annual Rate 1.19% 1.40% 1.59% 2.010 Average Family Size 3.43 3.16 3.14 2.018 Families 6.65 20.518 5.2,173 2.018 Average Family Size 3.46 3.21 3.20 2.023 Families 740 21.933 56,460 2.023 Average Family Size 3.48 3.23 3.22 2.018-2023 Annual Rate 1.26% 1.36% 1.36% 1.59% Median Household Income 3.6,956 3.6,856 3.	2023 Households	1,061	35,369	82,967
2010 Families	5			
2010 Average Family Size				
2018 Families 695 20,518 52,173 2018 Average Family Size 3.46 3.21 3.20 2023 Aramilies 740 21,953 56,460 2023 Average Family Size 3.48 3.23 3.22 2018-0223 Annual Rate 1.26% 1.36% 1.59% Median Household Income \$36,956 \$65,814 \$82,787 2023 \$41,118 \$73,252 \$90,938 Median Home Value \$125,000 \$195,239 \$228,138 2023 \$143,056 \$227,770 \$254,505 Per Capita Income \$162,18 \$35,342 \$41,507 2018 \$16,218 \$39,378 \$45,738 2023 \$18,228 \$39,378 \$45,505 Per Capita Income \$21,33 33.0 36,6 2018 \$16,218 \$35,342 \$41,507 2023 \$28,4 34,7 36,9 2018 \$28,4 34,7 36,9 2018 \$28,4 34,7 36,9				·
2018 Average Family Size	- ·			
2023 Families				
2023 Average Family Size 1.26% 1.36% 1.36% 1.59% Median Household Income 2018 336,956 \$65,814 \$82,787 2023 \$41,118 \$73,252 \$90,938 Median Household Median Household Income 2018 \$125,000 \$195,239 \$228,138 2023 \$143,056 \$227,770 \$254,505 Per Capita Income 2018 \$15,200 \$18,328 \$39,378 \$457,38 2023 \$16,218 \$35,342 \$41,507 2023 \$18,328 \$39,378 \$457,38 2023 \$18,328 \$39,378 \$457,38 2023 \$18,328 \$39,378 \$457,38 2023 \$28,40 \$30,000 \$32,998 \$36,60 \$20,000 \$32,998 \$76,661 \$41,000 \$32,998 \$76,661 \$41,000 \$20,000 \$18,898 \$6.7% \$5.3% \$10,000 \$43,999 \$14,6% \$6.4% \$5.3% \$457,000 \$43,999 \$14,6% \$6.4% \$5.3% \$457,000 \$43,999 \$19,4% \$12,8% \$10,00% \$40,999 \$19,4% \$12,8% \$10,0% \$40,000 \$41,999 \$18,8% \$20,5% \$16,6% \$75,000 \$41,999 \$18,8% \$20,5% \$16,6% \$475,000 \$41,999 \$19,4% \$12,8% \$10,0% \$40,000 \$41,999 \$11,4% \$10,000 \$10,000 \$41,999 \$11,4% \$10,000 \$41,999 \$11,4% \$10,000 \$41,999 \$11,4% \$10,000 \$41,999 \$11,4% \$10,000 \$41,990 \$11,4% \$10,000 \$41,990 \$11,4% \$10,000 \$41,990 \$11,4% \$10,000 \$41,990 \$11,4% \$10,000 \$1				
2018-2023 Annual Rate				
Median Household Income				
2018 \$36,956 \$65,814 \$82,787 2023 \$41,118 \$73,252 \$90,938 Median Home Value 2018 \$125,000 \$195,239 \$228,138 2023 \$143,056 \$227,770 \$228,138 2023 \$143,056 \$227,770 \$254,505 Per Capita Income 2018 \$16,218 \$35,342 \$41,507 2023 \$18,328 \$39,378 \$455,738 Median Age 2010 \$27,3 \$33,0 \$35,6 2018 28.4 34.7 36.9 2023 \$28,24 34.7 36.9 2023 \$28,24 34.7 36.9 2023 \$28,24 34.7 36.9 2028 \$28,4 34.7 \$36.9 2028 \$28,4 34.7 \$36.9 2028 \$28,4 34.7 \$36.9 2028 \$28,7 35.4 \$37.6 2018 \$28,4 \$35,342 \$41,507 \$2018 \$48,4 \$41,507 \$3.9 \$41,507 \$4		1.20 //	1.50 %	1.55 70
Median Home Value		\$36,956	\$65,814	\$82,787
Median Home Value				
\$2023 \$143,056 \$227,770 \$254,505 Per Capita Income 2018 \$16,218 \$35,342 \$41,507 2023 \$18,328 \$39,378 \$45,738 Median Age 2010 27.3 33.0 35.6 2018 28.4 34.7 36.9 2023 28.7 35.4 37.6 2023 28.7 35.4 37.6 2023 28.7 35.4 37.6 2018 28.4 34.7 36.9 2023 28.7 35.4 37.6 2018 Households by Income 28.7 35.4 37.6 Household Income Base 1,000 32,998 76,661 <\$15,000 \$24,999 18.8% 6.7% 5.3% \$15,000 \$24,999 13.0% 9.4% 7.2% \$35,000 \$34,999 13.0% 9.4% 12.8% 10.6% \$50,000 \$74,999 19.4% 12.8% 10.6% \$50,000 \$74,999 19.4% 12.8% 13.0% \$150,000 \$199,999 4.3% 16.7% 20.1% \$150,000 \$199,999 4.3% 16.7% 20.1% \$150,000 \$199,999 4.3% 6.2% 10.5% \$4150,000 \$199,999 4.3% 6.2% 10.5% \$400,000+ 10.9% 6.2% 10.5% Average Household Income \$45,194 \$88,655 \$108,029 2018 Population 25+ by Educational Attainment 1,781 55,566 136,310 Less than 9th Grade 12.5% 3.8% 2.5% 9th - 12th Grade, No Diploma 9.5% 4.9% 3.7% High School Graduate 26.5% 17.0% 14.9% GED/Alternative Credential 3.3% 2.9% 2.5% Some College, No Degree 27.7% 24.0% 22.2% Associate Degree 5.3% 10.6% 10.2% Bachelor's Degree 11.1% 24.8% 28.7%	Median Home Value			
Per Capita Income 2018 \$16,218 \$35,342 \$41,507 2023 \$18,328 \$39,378 \$45,738 Median Age 2010 27.3 33.0 35.6 2018 28.4 34.7 36.9 2023 28.7 35.4 37.6 2018 Households by Income Household Income Base 1,000 32,998 76,661 <\$15,000	2018	\$125,000	\$195,239	\$228,138
2018 \$16,218 \$35,342 \$41,507 2023 \$18,328 \$39,378 \$45,738 \$	2023	\$143,056	\$227,770	\$254,505
\$18,328	•			
Median Age 2010 27.3 33.0 35.6 2018 28.4 34.7 36.9 2023 28.7 35.4 37.6 2018 Households by Income Household Income Base 1,000 32,998 76,661 <\$15,000				
2010 27.3 33.0 35.6 2018 28.4 34.7 36.9 2023 28.7 35.4 37.6 2018 4025 20.5 35.4 37.6 2018 4025 4025 35.4 37.6 2018 4025		\$18,328	\$39,378	\$45,738
2018 28.4 34.7 36.9 2023 28.7 35.4 37.6 2018 Households by Income Household Income Base 1,000 32,998 76,661 <\$15,000	-	27.2	22.0	25.6
2023 28.7 35.4 37.6 2018 Household Income 1,000 32,998 76,661 <\$15,000				
Household Income Base 1,000 32,998 76,661				
Household Income Base		20.7	33.4	37.0
<\$15,000	•	1 000	32 998	76 661
\$15,000 - \$24,999				
\$25,000 - \$34,999 13.0% 9.4% 7.2% \$35,000 - \$49,999 19.4% 12.8% 10.6% \$50,000 - \$74,999 18.8% 20.5% 16.6% \$75,000 - \$99,999 9.6% 12.8% 13.0% \$100,000 - \$149,999 4.3% 16.7% 20.1% \$150,000 - \$199,999 1.1% 8.4% 11.4% \$200,000+ 0.3% 6.2% 10.5% Average Household Income \$45,194 \$88,655 \$108,029 2018 Population 25+ by Educational Attainment 1,781 55,566 136,310 Less than 9th Grade 12.5% 3.8% 2.5% 9th - 12th Grade, No Diploma 9.5% 4.9% 3.7% High School Graduate 26.5% 17.0% 14.9% GED/Alternative Credential 3.3% 2.9% 2.5% Some College, No Degree 27.7% 24.0% 22.2% Associate Degree 5.3% 10.6% 10.2% Bachelor's Degree 11.1% 24.8% 28.7%	, ,			
\$35,000 - \$49,999				
\$50,000 - \$74,999				
\$75,000 - \$99,999 9.6% 12.8% 13.0% \$100,000 - \$149,999 4.3% 16.7% 20.1% \$150,000 - \$199,999 1.1% 8.4% 11.4% \$200,000+ 0.3% 6.2% 10.5% Average Household Income \$45,194 \$88,655 \$108,029 2018 Population 25+ by Educational Attainment Total 1,781 55,566 136,310 Less than 9th Grade 12.5% 3.8% 2.5% 9th - 12th Grade, No Diploma 9.5% 4.9% 3.7% High School Graduate 26.5% 17.0% 14.9% GED/Alternative Credential 3.3% 2.9% 2.5% Some College, No Degree 27.7% 24.0% 22.2% Associate Degree 5.3% 10.6% 10.2% Bachelor's Degree 11.1% 24.8% 28.7%				
\$150,000 - \$199,999 1.1% 8.4% 11.4% \$200,000+ 0.3% 6.2% 10.5% Average Household Income \$45,194 \$88,655 \$108,029 2018 Population 25+ by Educational Attainment Total 1,781 55,566 136,310 Less than 9th Grade 12.5% 3.8% 2.5% 9th - 12th Grade, No Diploma 9.5% 4.9% 3.7% High School Graduate 26.5% 17.0% 14.9% GED/Alternative Credential 3.3% 2.9% 2.5% Some College, No Degree 27.7% 24.0% 22.2% Associate Degree 5.3% 10.6% 10.2% Bachelor's Degree 11.1% 24.8% 28.7%				
\$150,000 - \$199,999 1.1% 8.4% 11.4% \$200,000+ 0.3% 6.2% 10.5% Average Household Income \$45,194 \$88,655 \$108,029 2018 Population 25+ by Educational Attainment Total 1,781 55,566 136,310 Less than 9th Grade 12.5% 3.8% 2.5% 9th - 12th Grade, No Diploma 9.5% 4.9% 3.7% High School Graduate 26.5% 17.0% 14.9% GED/Alternative Credential 3.3% 2.9% 2.5% Some College, No Degree 27.7% 24.0% 22.2% Associate Degree 5.3% 10.6% 10.2% Bachelor's Degree 11.1% 24.8% 28.7%	\$100,000 - \$149,999			
Average Household Income \$45,194 \$88,655 \$108,029 2018 Population 25+ by Educational Attainment Total 1,781 55,566 136,310 Less than 9th Grade 12.5% 3.8% 2.5% 9th - 12th Grade, No Diploma 9.5% 4.9% 3.7% High School Graduate 26.5% 17.0% 14.9% GED/Alternative Credential 3.3% 2.9% 2.5% Some College, No Degree 27.7% 24.0% 22.2% Associate Degree 5.3% 10.6% 10.2% Bachelor's Degree 11.1% 24.8% 28.7%			8.4%	
2018 Population 25+ by Educational Attainment Total 1,781 55,566 136,310 Less than 9th Grade 12.5% 3.8% 2.5% 9th - 12th Grade, No Diploma 9.5% 4.9% 3.7% High School Graduate 26.5% 17.0% 14.9% GED/Alternative Credential 3.3% 2.9% 2.5% Some College, No Degree 27.7% 24.0% 22.2% Associate Degree 5.3% 10.6% 10.2% Bachelor's Degree 11.1% 24.8% 28.7%	\$200,000+	0.3%	6.2%	10.5%
Total 1,781 55,566 136,310 Less than 9th Grade 12.5% 3.8% 2.5% 9th - 12th Grade, No Diploma 9.5% 4.9% 3.7% High School Graduate 26.5% 17.0% 14.9% GED/Alternative Credential 3.3% 2.9% 2.5% Some College, No Degree 27.7% 24.0% 22.2% Associate Degree 5.3% 10.6% 10.2% Bachelor's Degree 11.1% 24.8% 28.7%	Average Household Income	\$45,194	\$88,655	\$108,029
Less than 9th Grade 12.5% 3.8% 2.5% 9th - 12th Grade, No Diploma 9.5% 4.9% 3.7% High School Graduate 26.5% 17.0% 14.9% GED/Alternative Credential 3.3% 2.9% 2.5% Some College, No Degree 27.7% 24.0% 22.2% Associate Degree 5.3% 10.6% 10.2% Bachelor's Degree 11.1% 24.8% 28.7%	2018 Population 25+ by Educational Attainment			
9th - 12th Grade, No Diploma 9.5% 4.9% 3.7% High School Graduate 26.5% 17.0% 14.9% GED/Alternative Credential 3.3% 2.9% 2.5% Some College, No Degree 27.7% 24.0% 22.2% Associate Degree 5.3% 10.6% 10.2% Bachelor's Degree 11.1% 24.8% 28.7%	Total	1,781	55,566	136,310
9th - 12th Grade, No Diploma 9.5% 4.9% 3.7% High School Graduate 26.5% 17.0% 14.9% GED/Alternative Credential 3.3% 2.9% 2.5% Some College, No Degree 27.7% 24.0% 22.2% Associate Degree 5.3% 10.6% 10.2% Bachelor's Degree 11.1% 24.8% 28.7%	Less than 9th Grade			
High School Graduate 26.5% 17.0% 14.9% GED/Alternative Credential 3.3% 2.9% 2.5% Some College, No Degree 27.7% 24.0% 22.2% Associate Degree 5.3% 10.6% 10.2% Bachelor's Degree 11.1% 24.8% 28.7%				
GED/Alternative Credential 3.3% 2.9% 2.5% Some College, No Degree 27.7% 24.0% 22.2% Associate Degree 5.3% 10.6% 10.2% Bachelor's Degree 11.1% 24.8% 28.7%				
Some College, No Degree 27.7% 24.0% 22.2% Associate Degree 5.3% 10.6% 10.2% Bachelor's Degree 11.1% 24.8% 28.7%				
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Bachelor's Degree 11.1% 24.8% 28.7%				
•				
11/0 11/0	-			
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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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/Ten	ant/Seller/Landlord Initials	 Date	