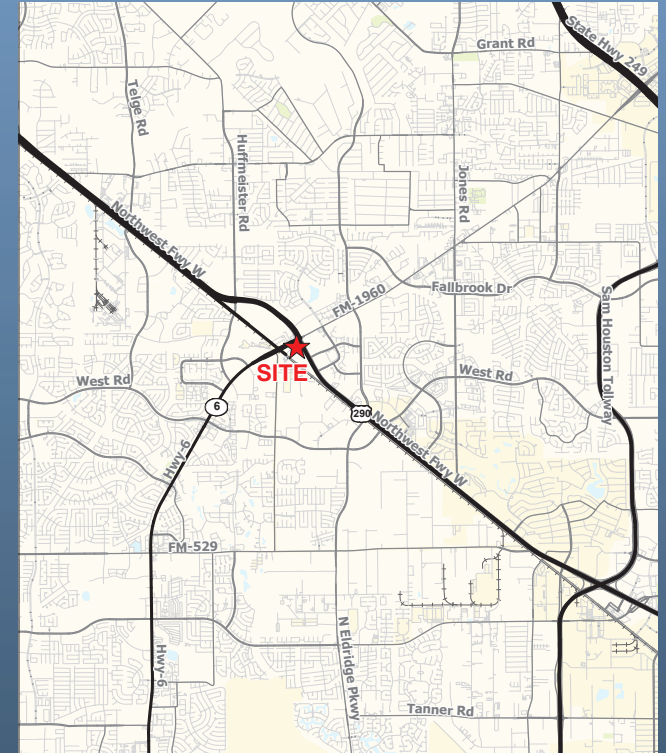


FOR LEASE

290/6 Crossing II Shopping Center



PROPERTY DATA

- 19817 Northwest Freeway, Houston, Texas 77065
- Located on the southwest quadrant of US Highway 290 and Highway 6
- 3,000 SF to 6,000 SF second generation restaurant space
- 3,000 SF former Mattress One now available

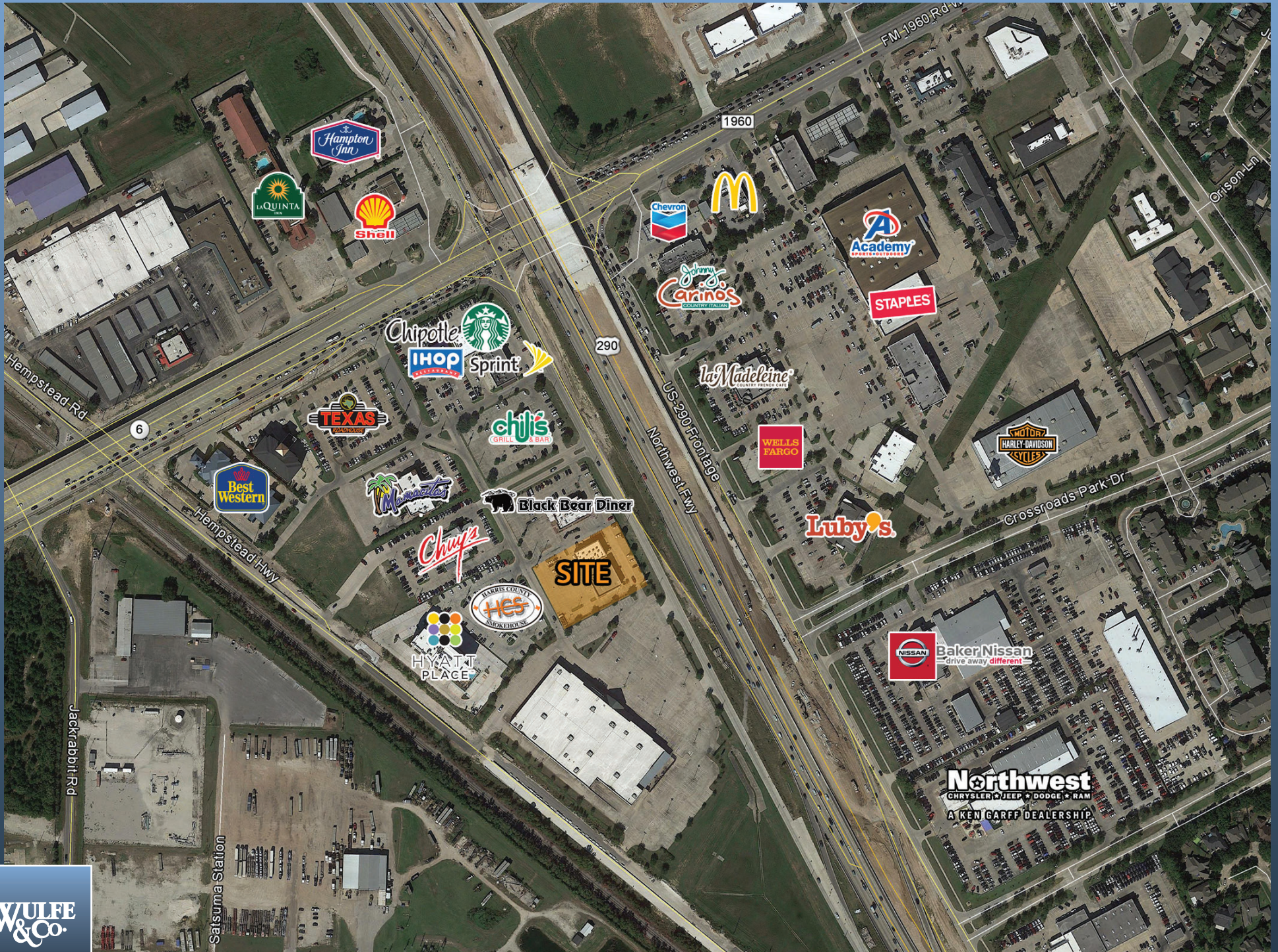
DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2019 Estimate	11,359	117,960	314,025
Avg HH Income 2019 Estimate	\$84,779	\$85,951	\$96,556
Traffic Counts Highway 290	167,895 cars per day		
Hwy 6 (FM 1960)	55,864 cars per day		

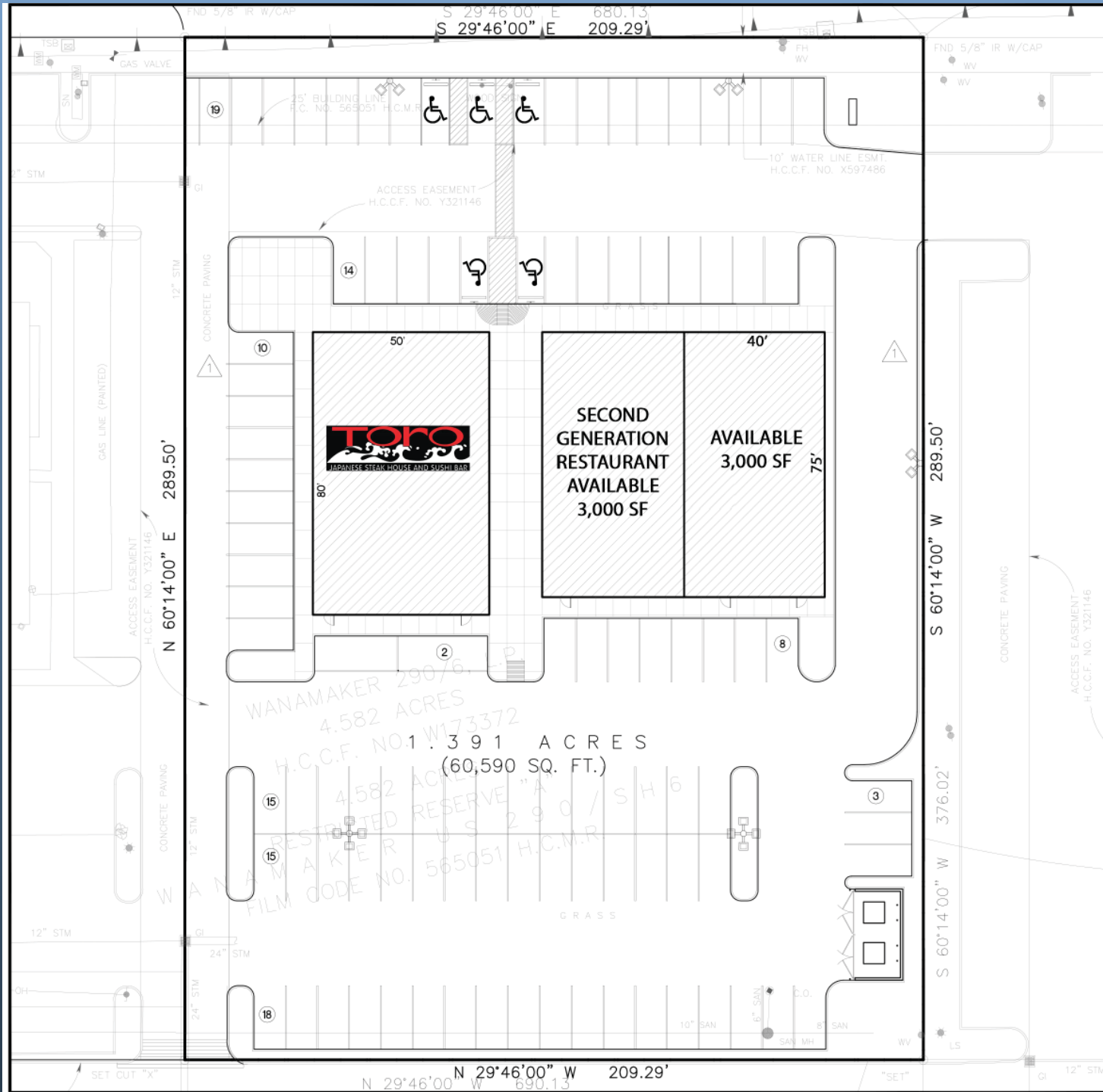
CONTACT

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1800 Post Oak Blvd., Suite 400
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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.9139/-95.6153

RS1

19817 Northwest Fwy			1 mi radius	3 mi radius	5 mi radius
Jersey Village, TX 77065					
POPULATION	2019 Estimated Population		11,359	117,960	314,025
	2024 Projected Population		11,782	121,557	323,338
	2010 Census Population		10,077	105,758	276,014
	2000 Census Population		6,850	80,749	184,330
	Projected Annual Growth 2019 to 2024		0.7%	0.6%	0.6%
	Historical Annual Growth 2000 to 2019		3.5%	2.4%	3.7%
	2019 Median Age		33.0	34.3	34.0
HOUSEHOLDS	2019 Estimated Households		4,664	45,414	115,106
	2024 Projected Households		4,981	48,433	122,742
	2010 Census Households		3,899	38,863	96,800
	2000 Census Households		2,462	28,889	63,965
	Projected Annual Growth 2019 to 2024		1.4%	1.3%	1.3%
	Historical Annual Growth 2000 to 2019		4.7%	3.0%	4.2%
RACE AND ETHNICITY	2019 Estimated White		51.1%	56.9%	57.1%
	2019 Estimated Black or African American		18.5%	15.6%	14.6%
	2019 Estimated Asian or Pacific Islander		17.3%	13.0%	13.6%
	2019 Estimated American Indian or Native Alaskan		0.4%	0.6%	0.6%
	2019 Estimated Other Races		12.8%	14.0%	14.2%
	2019 Estimated Hispanic		27.5%	31.6%	33.1%
INCOME	2019 Estimated Average Household Income		\$84,779	\$85,951	\$96,556
	2019 Estimated Median Household Income		\$69,472	\$71,757	\$78,391
	2019 Estimated Per Capita Income		\$34,808	\$33,105	\$35,404
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)		3.0%	5.3%	5.5%
	2019 Estimated Some High School (Grade Level 9 to 11)		6.0%	6.2%	5.7%
	2019 Estimated High School Graduate		22.8%	23.4%	21.9%
	2019 Estimated Some College		25.4%	23.4%	22.8%
	2019 Estimated Associates Degree Only		6.8%	7.9%	7.8%
	2019 Estimated Bachelors Degree Only		23.7%	22.9%	24.5%
	2019 Estimated Graduate Degree		12.3%	10.8%	11.9%
BUSINESS	2019 Estimated Total Businesses		657	5,328	11,599
	2019 Estimated Total Employees		7,175	56,554	122,873
	2019 Estimated Employee Population per Business		10.9	10.6	10.6
	2019 Estimated Residential Population per Business		17.3	22.1	27.1

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.

11-2-2015



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
Ed Wulfe	100714	ewulfe@wulfe.com	(713) 621-1700
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paula Hohl	301718	phohl@wulfe.com	(713) 621-1705
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date