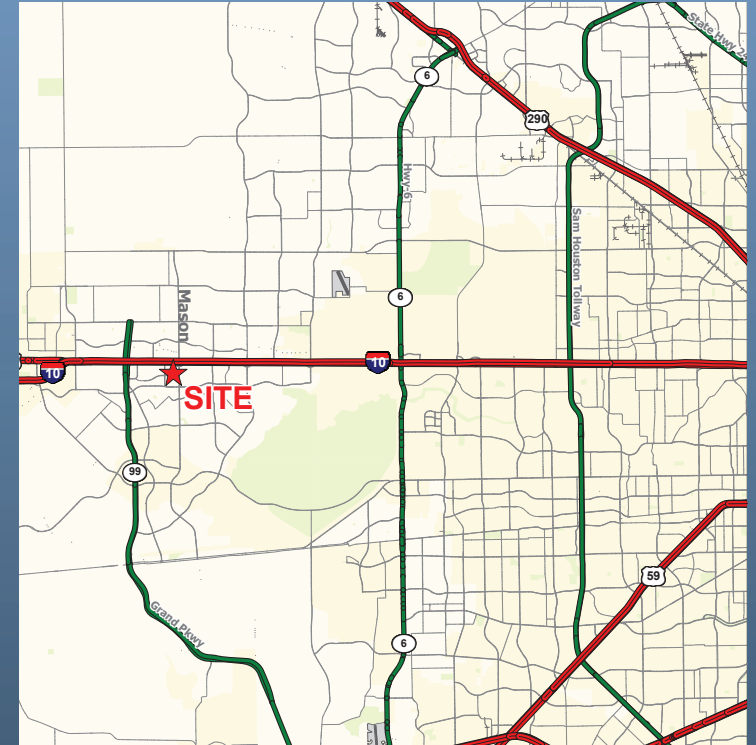


FOR LEASE

Mason Village Shopping Center, Katy, Texas



PROPERTY DATA

- Located at the southwest corner of I-10 and Mason Rd in Katy, Texas
- Anchored by 99¢ Only and Harbor Freight Tools
- Restaurants include Jason's Deli and Freebirds
- 1,200 SF available in vanilla box condition
- High traffic center

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2018 Estimate	12,782	136,799	261,257
Avg HH Income 2018 Estimate	\$89,921	\$108,692	\$117,901
Traffic Counts I-10 (Katy Frwy)	219,280 cars per day		
Mason Rd	46,471 cars per day		

CONTACT

Kristen Barker, CCIM
Senior Vice President
kbarker@wulfe.com

Wes Miller
Senior Vice President
wmiller@wulfe.com

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







SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
10	Jiffy Lube	1,288 SF	160	Once Upon a Child	6,668 SF
20	Jason's Deli	4,750 SF	170	99 Cents Only	27,000 SF
30	Canton Chef	750 SF	180	Bits and Bytes	1,130 SF
40	Red Wing Shoes	1,500 SF	185	Available	1,200 SF
50	Freezy Frenzy	1,000 SF	190	Bakery	1,800 SF
60	Weight Watchers	1,500 SF	200	H&R Block	1,320 SF
70	Liz Carter	1,770 SF	210	Europa Remodeling	2,400 SF
80	Katy Nails	900 SF	220	Tiger Noodle	2,430 SF
90	Just For Feet	1,200 SF	230	Katy Vision	2,400 SF
100	Games Plus	1,800 SF	240	CiCi's Pizza	4,000 SF
110	Harbor Freight	13,925 SF	260	Cricket	1,100 SF
120	Dentist	2,600 SF	270	Any Lab Test	900 SF
130	Azul Seafood Bites	1,242 SF	280	Goin' Postal	1,000 SF
140	Century 21	4,158 SF	290	Freebirds	3,000 SF
150	Storage	2,722 SF	300	Wells Fargo	0 SF



SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.7820/-95.7519

RS1

204 S Mason Rd		1 mi radius	3 mi radius	5 mi radius
Katy, TX 77450				
POPULATION	2018 Estimated Population	12,782	136,799	261,257
	2023 Projected Population	13,431	146,033	283,193
	2010 Census Population	11,698	110,081	209,216
	2000 Census Population	9,950	76,013	118,281
	Projected Annual Growth 2018 to 2023	1.0%	1.4%	1.7%
	Historical Annual Growth 2000 to 2018	1.6%	4.4%	6.7%
	2018 Median Age	35.2	34.7	34.2
HOUSEHOLDS	2018 Estimated Households	4,976	47,951	87,618
	2023 Projected Households	5,352	52,105	96,097
	2010 Census Households	4,425	36,851	67,911
	2000 Census Households	3,438	24,357	38,008
	Projected Annual Growth 2018 to 2023	1.5%	1.7%	1.9%
	Historical Annual Growth 2000 to 2018	2.5%	5.4%	7.3%
RACE AND ETHNICITY	2018 Estimated White	73.3%	67.7%	65.4%
	2018 Estimated Black or African American	8.9%	10.6%	11.1%
	2018 Estimated Asian or Pacific Islander	5.5%	9.5%	10.7%
	2018 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
	2018 Estimated Other Races	11.6%	11.6%	12.2%
	2018 Estimated Hispanic	32.0%	29.6%	30.6%
INCOME	2018 Estimated Average Household Income	\$89,921	\$108,692	\$117,901
	2018 Estimated Median Household Income	\$64,412	\$91,777	\$100,480
	2018 Estimated Per Capita Income	\$35,011	\$38,103	\$39,544
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	5.9%	4.3%	4.5%
	2018 Estimated Some High School (Grade Level 9 to 11)	3.7%	4.6%	4.7%
	2018 Estimated High School Graduate	21.8%	19.2%	18.2%
	2018 Estimated Some College	26.0%	23.0%	22.4%
	2018 Estimated Associates Degree Only	10.2%	9.4%	8.9%
	2018 Estimated Bachelors Degree Only	25.2%	27.1%	27.5%
	2018 Estimated Graduate Degree	7.1%	12.3%	13.9%
BUSINESS	2018 Estimated Total Businesses	958	3,884	7,424
	2018 Estimated Total Employees	7,975	34,955	69,903
	2018 Estimated Employee Population per Business	8.3	9.0	9.4
	2018 Estimated Residential Population per Business	13.3	35.2	35.2

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:
 - 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.

Wulfe & Co.	478511	info@wulfe.com	(713) 621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ed Wulfe	100714	ewulfe@wulfe.com	(713) 621-1700
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
Kristen Barker	445518	kbarker@wulfe.com	(713) 621-1704
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date