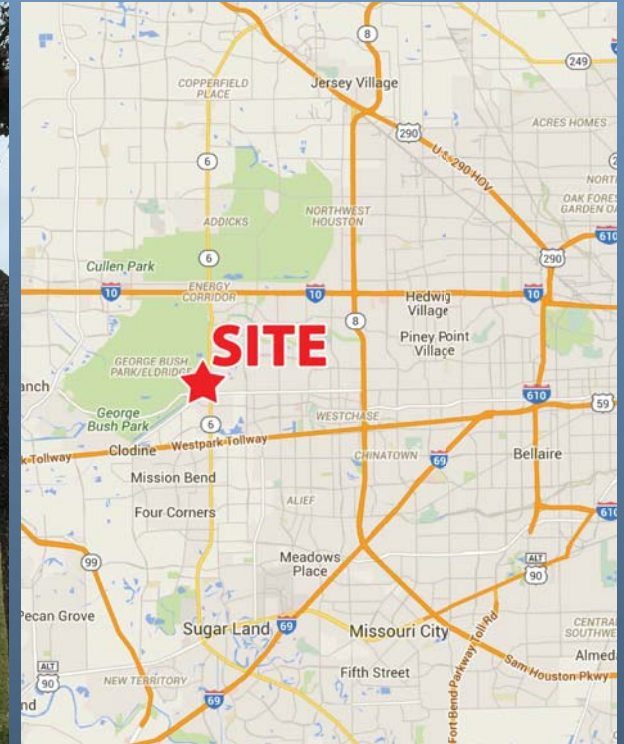


FOR LEASE - Freestanding Mattress Firm Building 2290 Highway 6 S at Piping Rock, Houston, TX 77077



PROPERTY DATA

- Highly visible 6,000 SF freestanding building at signalized intersection
- Adjacent to Village at West Oaks - Best Buy, Bed Bath & Beyond, Ross Dress For Less, Barnes & Noble, and Academy anchored power center
- 32 parking spaces
- Freestanding monument sign

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2017 Estimate	9,693	117,494	332,381
Avg HH Income 2017 Estimate	\$100,447	\$93,911	\$96,963
Traffic Counts Highway 6 Westheimer	74,553 cars per day 44,340 cars per day		

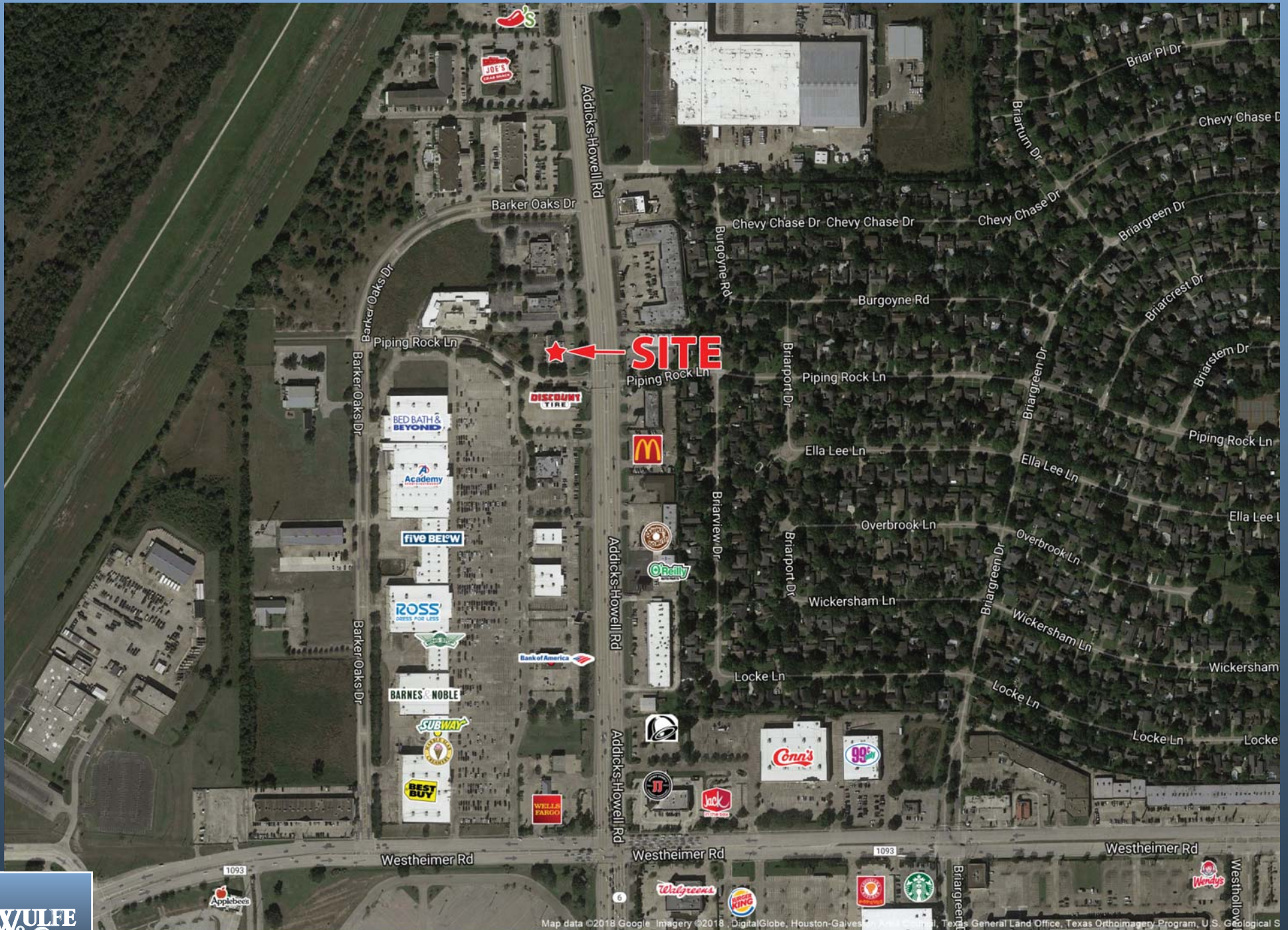
CONTACT

Katherine Wildman
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(713) 621-1220

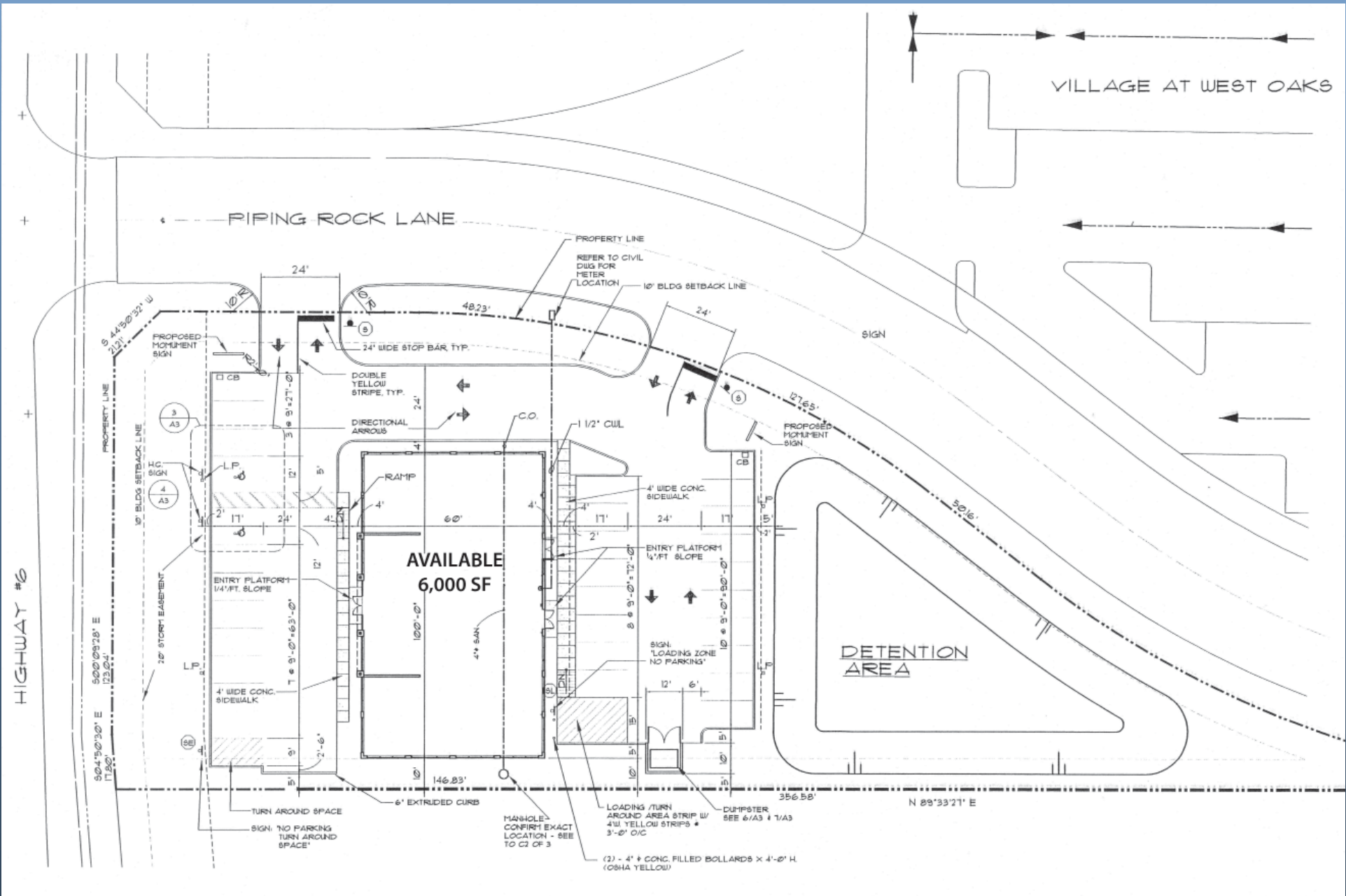
Sydney Mafrige
smafrige@wulfe.com
(713) 621-1706

Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056









SITE PLAN



SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7407/-95.6448

RS1

2290 S Texas 6		1 mi radius	3 mi radius	5 mi radius
Houston, TX 77077				
POPULATION	2017 Estimated Population	9,693	117,494	332,381
	2022 Projected Population	10,313	125,688	361,514
	2010 Census Population	8,088	101,722	299,641
	2000 Census Population	4,345	80,051	235,372
	Projected Annual Growth 2017 to 2022	1.3%	1.4%	1.8%
	Historical Annual Growth 2000 to 2017	7.2%	2.8%	2.4%
	2017 Median Age	34.1	34.2	34.1
HOUSEHOLDS	2017 Estimated Households	4,139	49,004	126,140
	2022 Projected Households	4,491	53,416	138,787
	2010 Census Households	3,347	41,185	110,702
	2000 Census Households	1,909	33,235	89,262
	Projected Annual Growth 2017 to 2022	1.7%	1.8%	2.0%
	Historical Annual Growth 2000 to 2017	6.9%	2.8%	2.4%
RACE AND ETHNICITY	2017 Estimated White	50.3%	45.0%	42.0%
	2017 Estimated Black or African American	23.4%	24.5%	24.1%
	2017 Estimated Asian or Pacific Islander	16.1%	17.3%	19.5%
	2017 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.5%
	2017 Estimated Other Races	9.8%	12.8%	13.9%
	2017 Estimated Hispanic	24.2%	29.2%	30.5%
INCOME	2017 Estimated Average Household Income	\$100,447	\$93,911	\$96,963
	2017 Estimated Median Household Income	\$73,124	\$68,894	\$72,162
	2017 Estimated Per Capita Income	\$42,897	\$39,195	\$36,819
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	2.4%	5.4%	7.7%
	2017 Estimated Some High School (Grade Level 9 to 11)	3.1%	5.2%	6.4%
	2017 Estimated High School Graduate	18.3%	19.1%	19.5%
	2017 Estimated Some College	21.1%	18.9%	19.5%
	2017 Estimated Associates Degree Only	6.1%	7.4%	7.1%
	2017 Estimated Bachelors Degree Only	25.5%	27.2%	25.3%
	2017 Estimated Graduate Degree	23.5%	16.7%	14.5%
BUSINESS	2017 Estimated Total Businesses	506	3,958	11,549
	2017 Estimated Total Employees	5,529	46,296	129,353
	2017 Estimated Employee Population per Business	10.9	11.7	11.2
	2017 Estimated Residential Population per Business	19.2	29.7	28.8

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.

Wulfe & Co.	478511	info@wulfe.com	(713) 621-1700
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/Tenant/Seller/Landlord Initials

Date