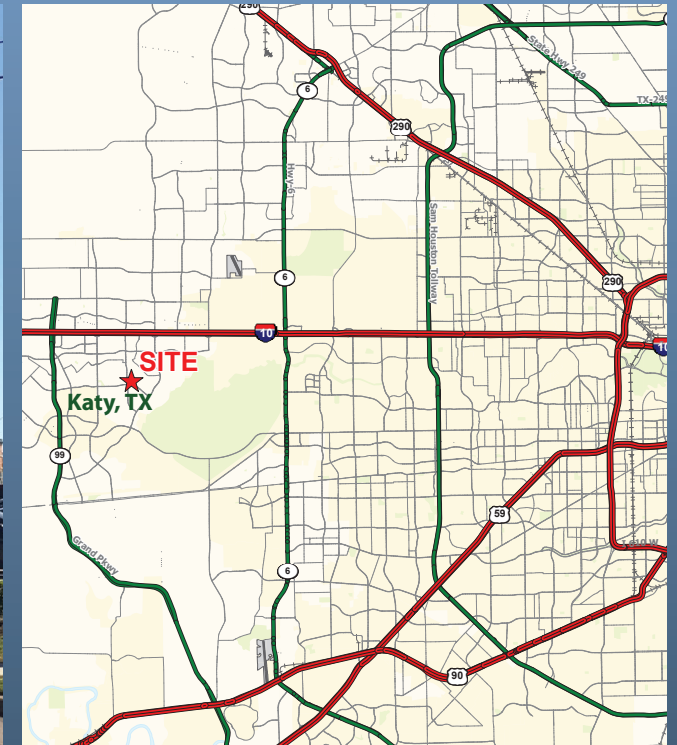


FOR LEASE - NEW CONSTRUCTION

Highland Knolls Plaza, 21040 Highland Knolls Dr, Katy, TX 77450



PROPERTY DATA

- 15,000 SF center on the northeast corner of Highlands Knolls Dr and Westgreen Blvd in Katy, Texas
- Located across from new Walmart Neighborhood Market and Memorial Parkway Junior High School
- 1,874 SF available
- Strong neighborhood incomes
- Immediate availability

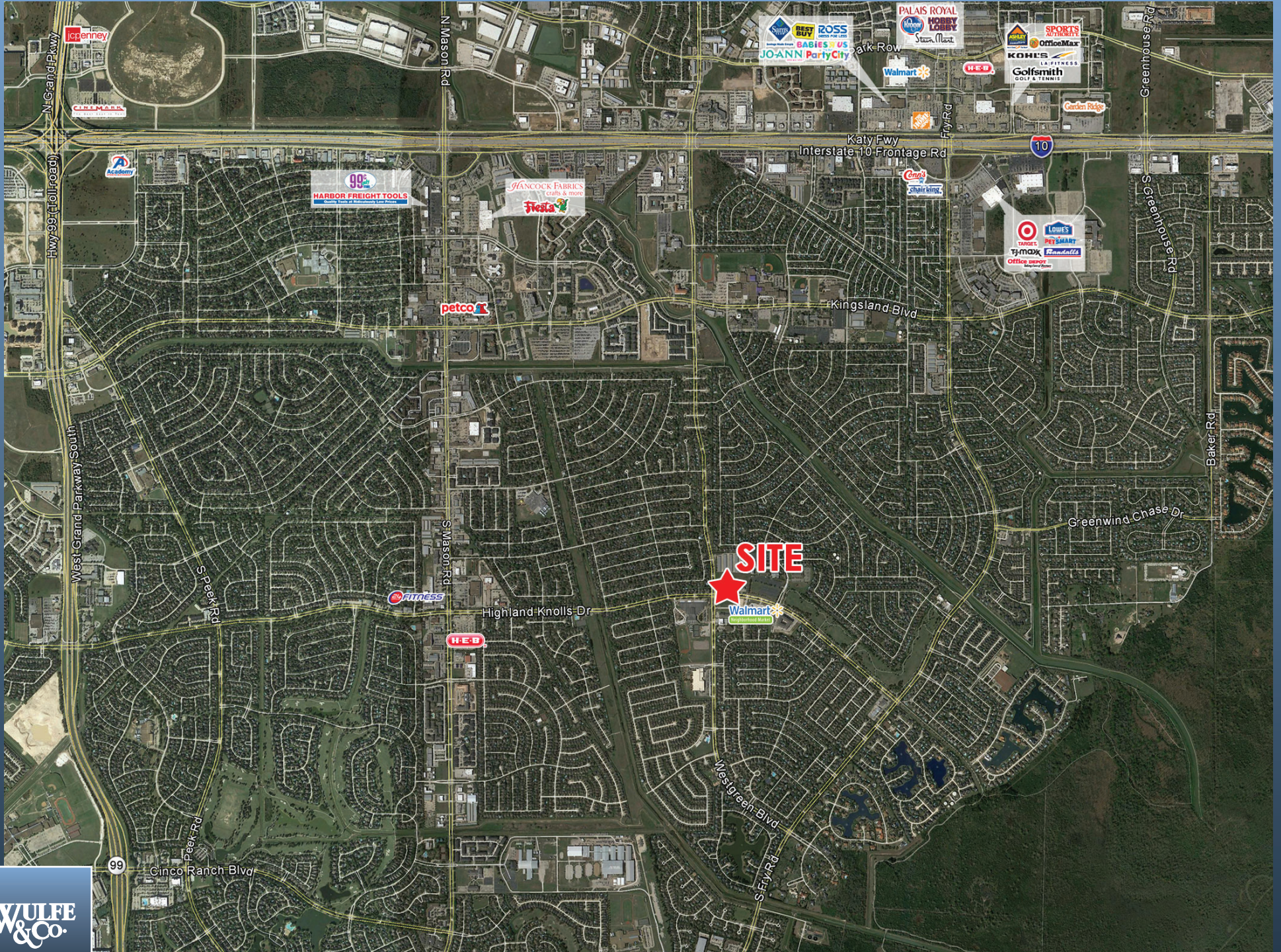
DEMOGRAPHICS

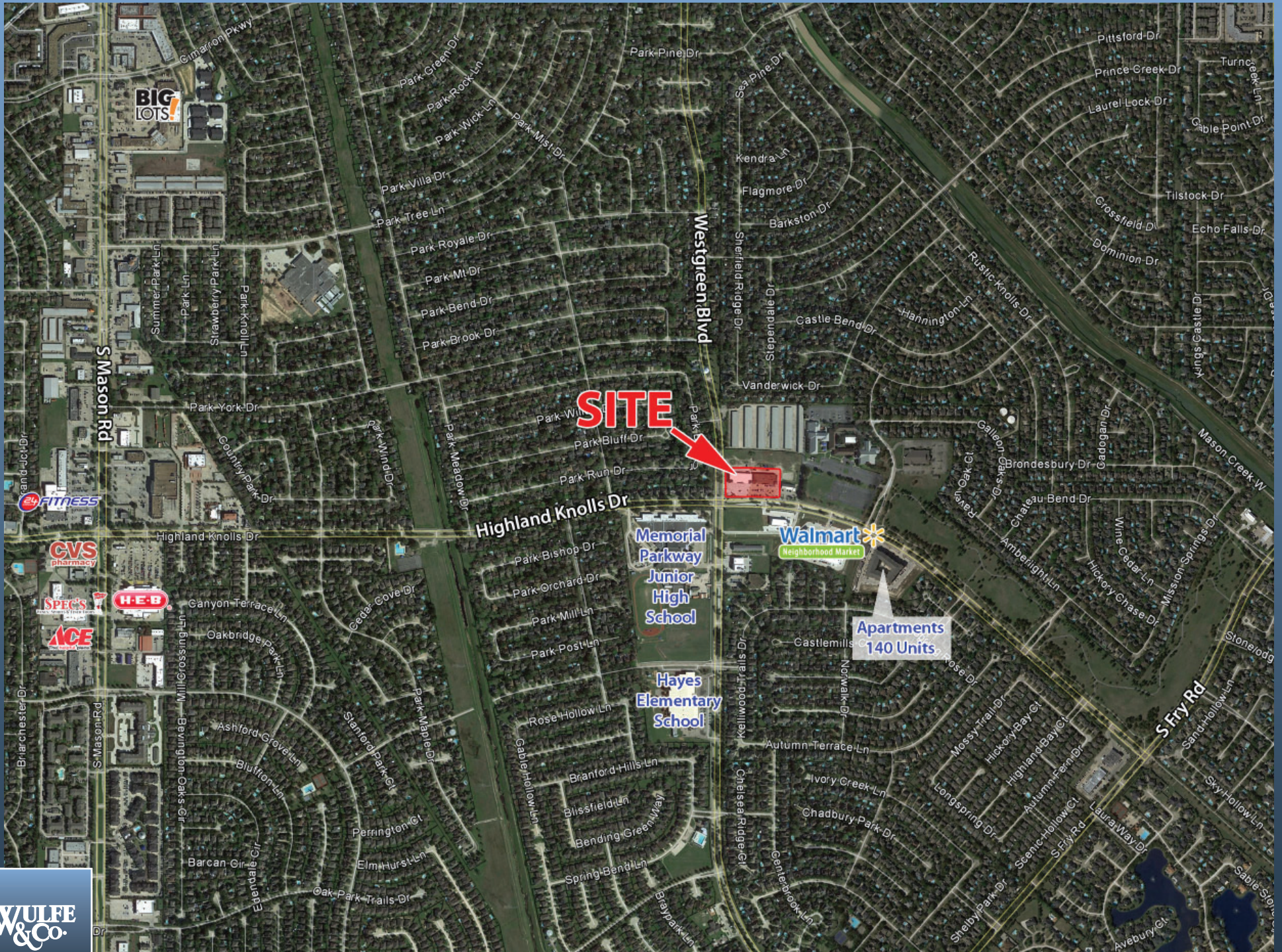
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2019 Estimate	20,914	107,387	265,794
Avg HH Income 2019 Estimate	\$123,466	\$121,748	\$112,081
Traffic Counts Highland Knolls Dr	15,881 cars per day		
Westgreen Blvd	15,008 cars per day		

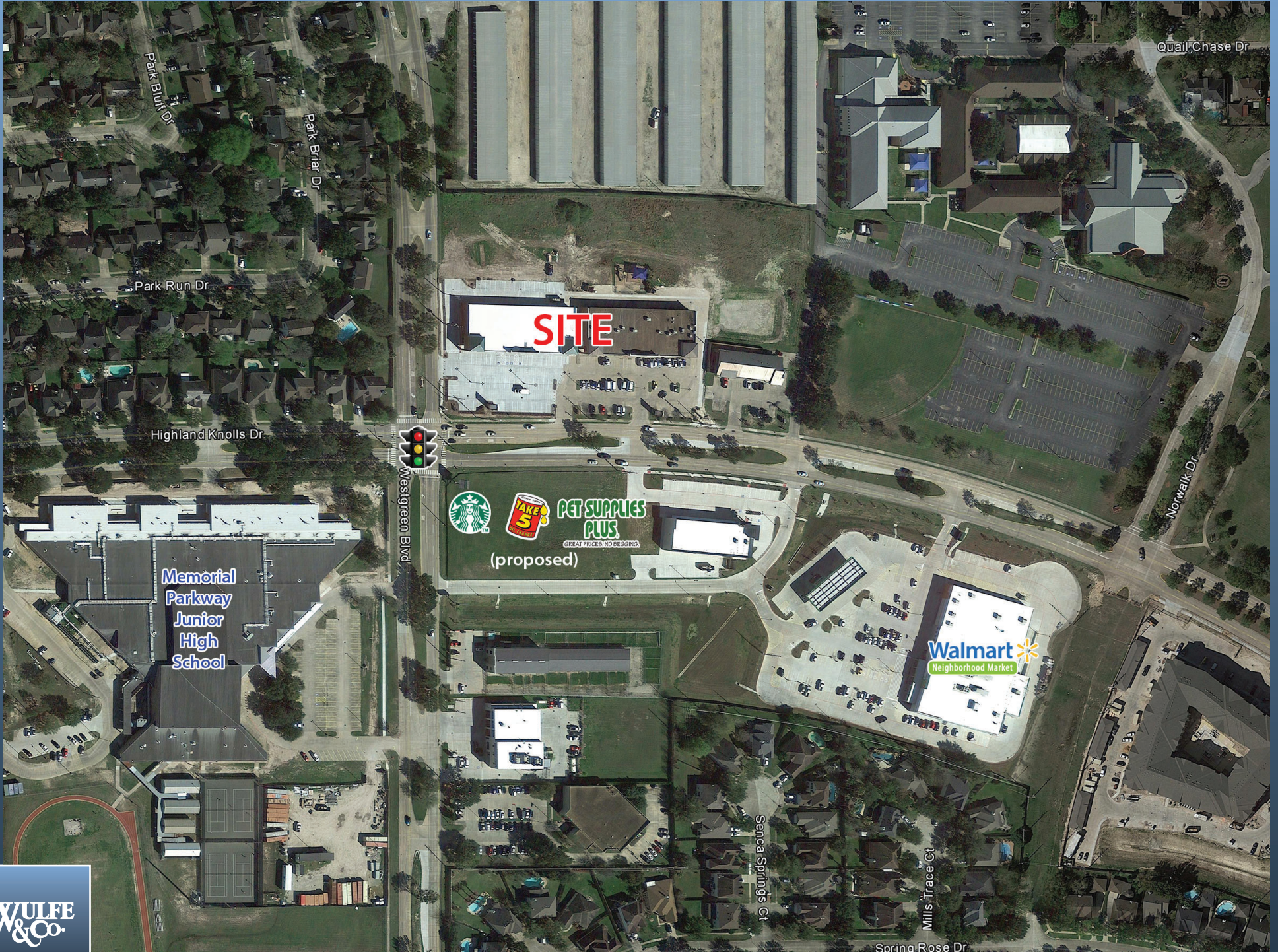
CONTACT

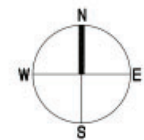
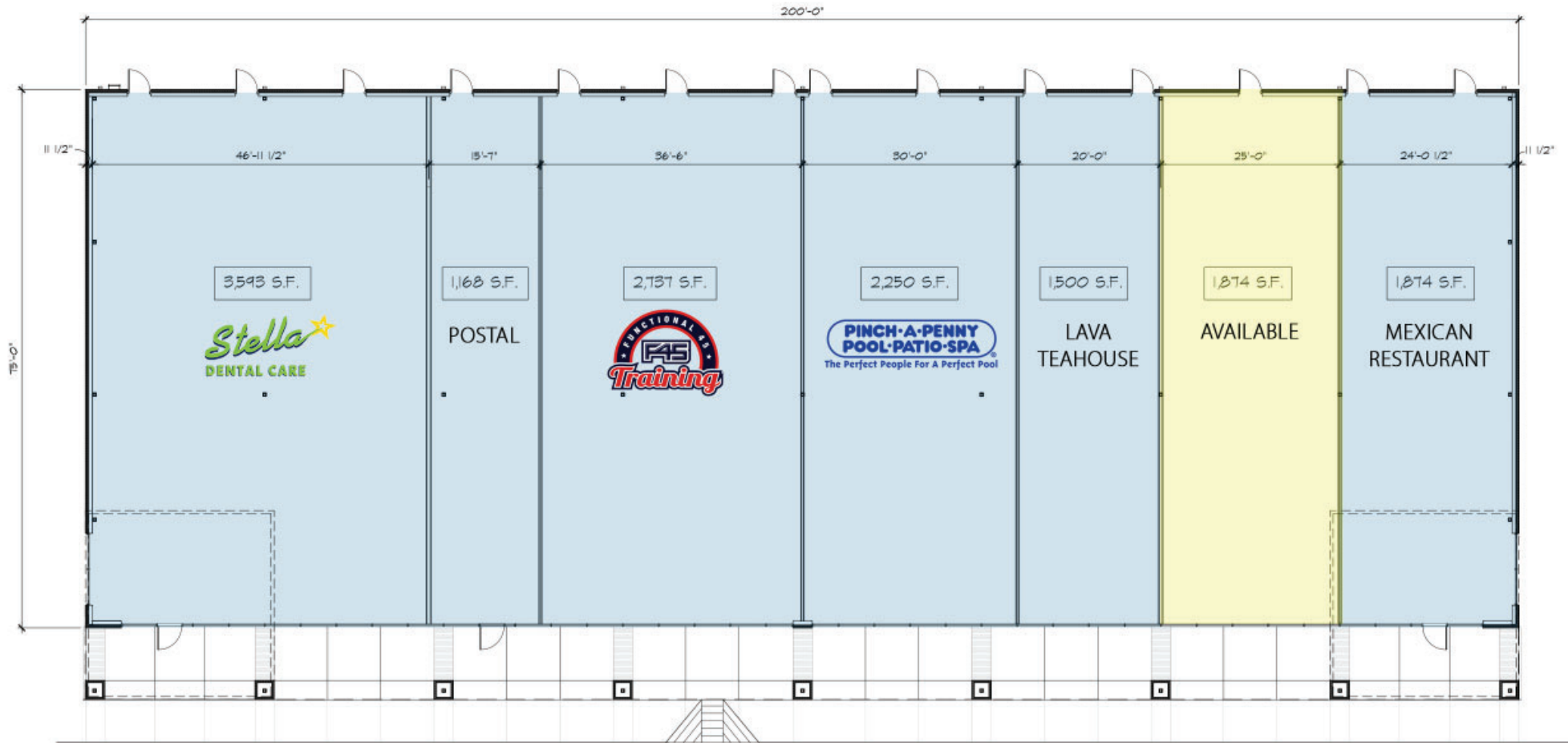
Kristen Barker, CCIM
kbarker@wulfe.com
(713) 621-1704

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









SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.7602/-95.7337

RS1

21040 Highland Knolls Dr			1 mi radius	3 mi radius	5 mi radius
Katy, TX 77450					
POPULATION	2019 Estimated Population		20,914	107,387	265,794
	2024 Projected Population		21,608	112,803	283,682
	2010 Census Population		19,376	90,840	211,656
	2000 Census Population		15,710	67,536	109,750
	Projected Annual Growth 2019 to 2024		0.7%	1.0%	1.3%
	Historical Annual Growth 2000 to 2019		1.7%	3.1%	7.5%
	2019 Median Age		37.3	35.5	34.1
HOUSEHOLDS	2019 Estimated Households		7,341	38,673	91,182
	2024 Projected Households		7,855	41,882	99,947
	2010 Census Households		6,515	31,071	69,083
	2000 Census Households		4,981	21,611	35,393
	Projected Annual Growth 2019 to 2024		1.4%	1.7%	1.9%
	Historical Annual Growth 2000 to 2019		2.5%	4.2%	8.3%
RACE AND ETHNICITY	2019 Estimated White		66.6%	65.7%	62.2%
	2019 Estimated Black or African American		8.6%	10.1%	12.4%
	2019 Estimated Asian or Pacific Islander		15.7%	13.7%	13.4%
	2019 Estimated American Indian or Native Alaskan		0.5%	0.6%	0.5%
	2019 Estimated Other Races		8.5%	9.9%	11.4%
	2019 Estimated Hispanic		23.7%	27.5%	29.7%
INCOME	2019 Estimated Average Household Income		\$123,466	\$121,748	\$112,081
	2019 Estimated Median Household Income		\$92,376	\$95,868	\$96,120
	2019 Estimated Per Capita Income		\$43,337	\$43,848	\$38,453
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)		3.2%	3.6%	3.6%
	2019 Estimated Some High School (Grade Level 9 to 11)		3.2%	3.9%	4.4%
	2019 Estimated High School Graduate		15.4%	16.3%	17.3%
	2019 Estimated Some College		18.7%	20.7%	21.6%
	2019 Estimated Associates Degree Only		9.0%	7.7%	8.8%
	2019 Estimated Bachelors Degree Only		34.0%	31.2%	28.5%
	2019 Estimated Graduate Degree		16.5%	16.5%	15.8%
BUSINESS	2019 Estimated Total Businesses		279	4,515	8,584
	2019 Estimated Total Employees		1,682	35,871	76,099
	2019 Estimated Employee Population per Business		6.0	7.9	8.9
	2019 Estimated Residential Population per Business		75.0	23.8	31.0

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
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