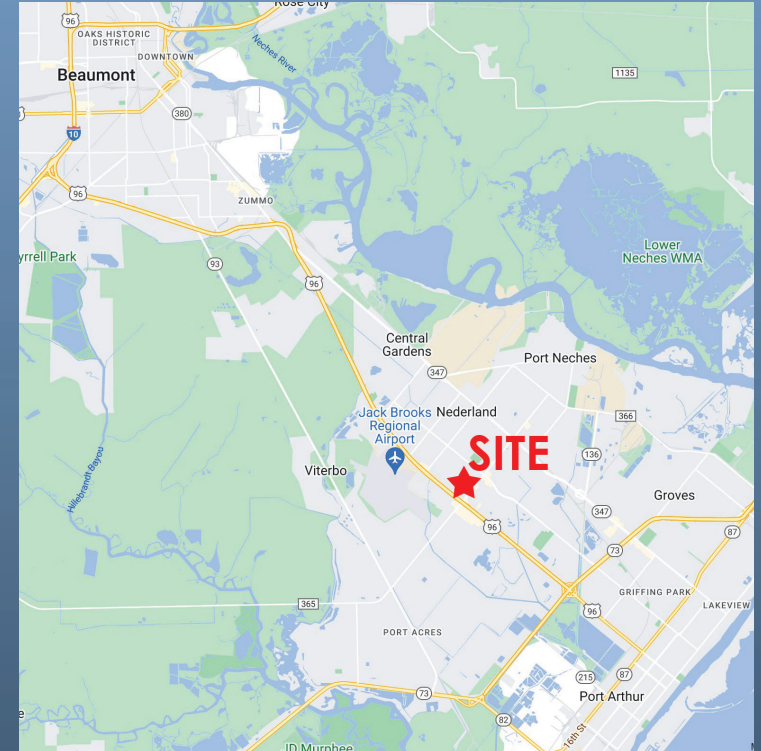


FOR LEASE - BOSTON PLAZA

3624 FM 365 at S 37th St, Nederland, TX 77657



PROPERTY DATA

- Located at the northeast quadrant of Highway 96 and FM 365
- 1,263 SF office space now available
- Area retailers include Target, Dillards, JC Penney, Walmart, Lowe's, Academy Sports, Hobby Lobby, Best Buy, PetSmart, Petco, and Ross Dress for Less

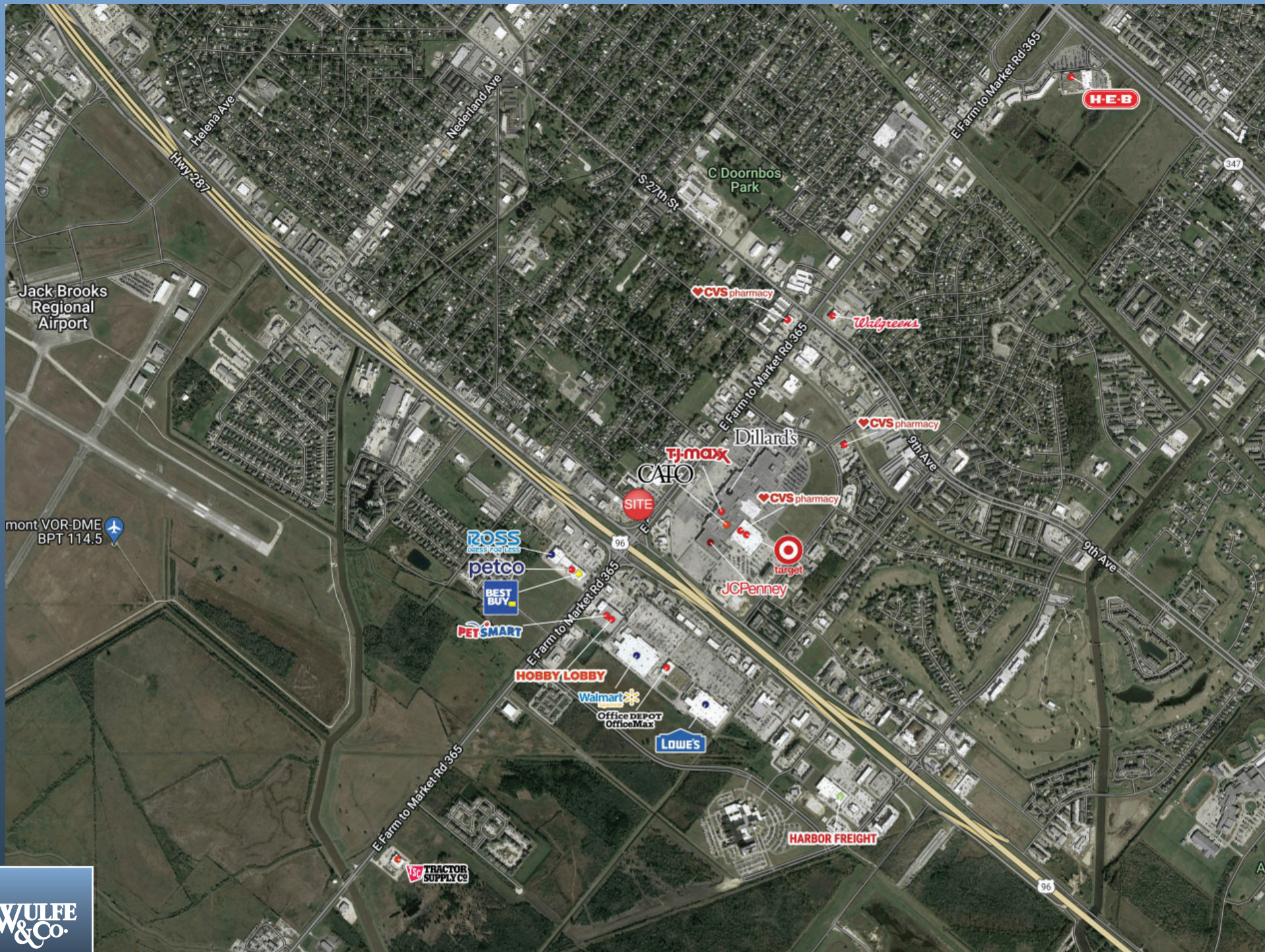
DEMOGRAPHICS

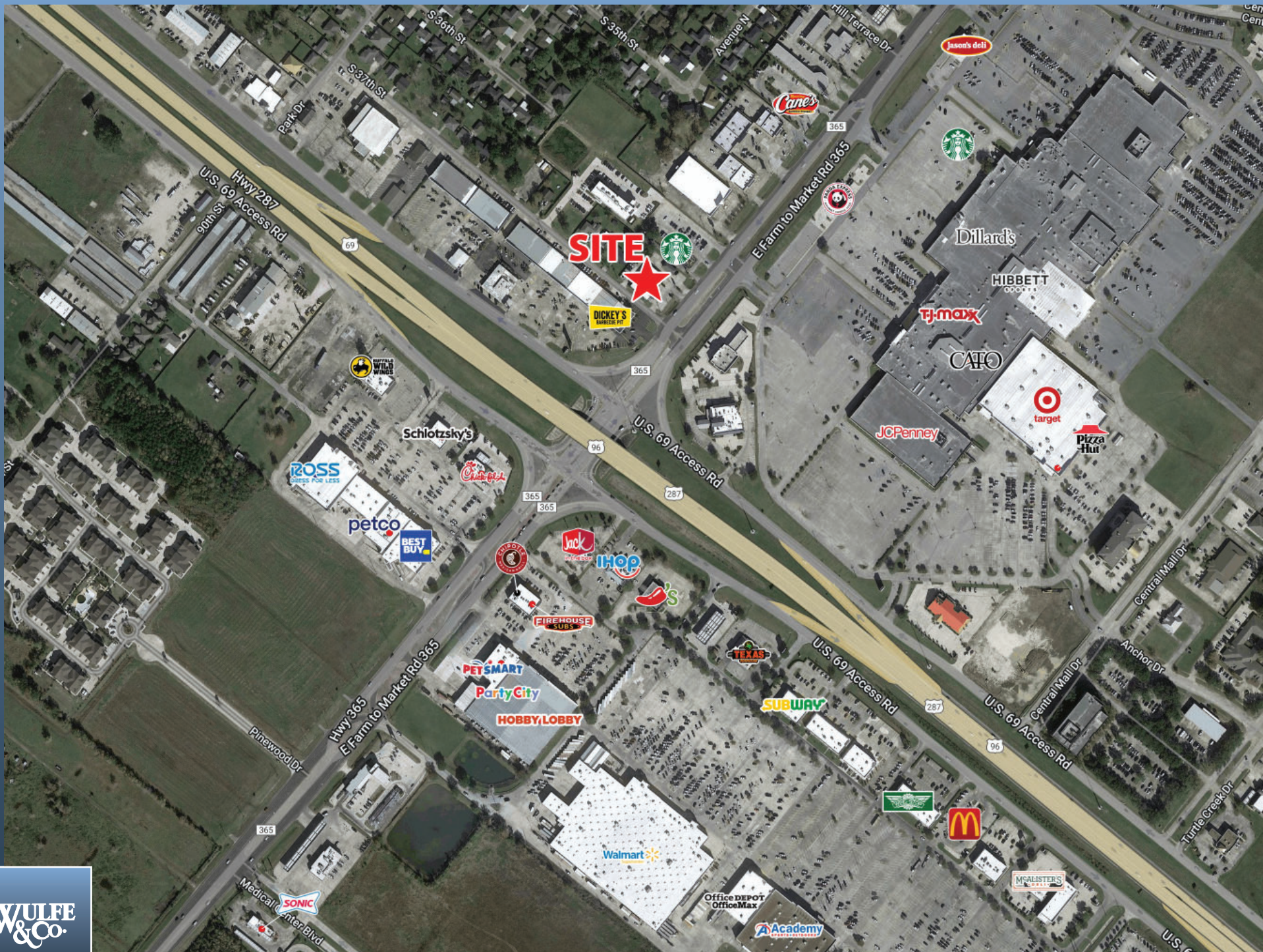
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2023 Estimate	8,149	41,495	83,801
Ave HH Income 2023 Estimate	\$89,118	\$98,356	\$93,837
Traffic Counts FM 365	28,944 cars per day		
Highway 287	32,962 cars per day		
S 37th St	996 cars per day		

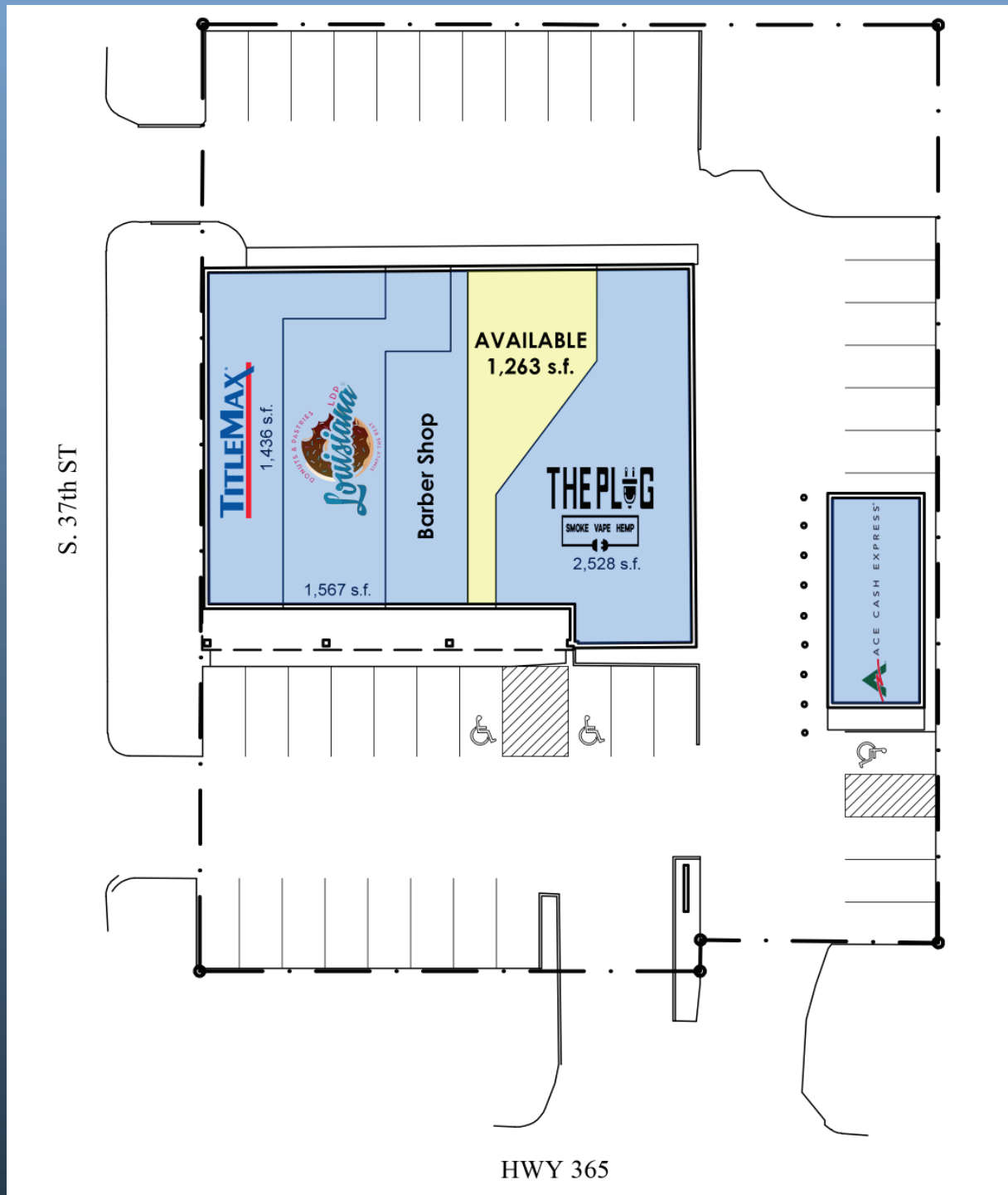
CONTACT

Paula Hohl
phohl@wulfe.com
(713) 621-1705

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







Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.9475/-93.9936

3624 FM 365	1 mi	3 mi	5 mi
Nederland, TX 77627	radius	radius	radius
Population			
2023 Estimated Population	8,149	41,495	83,801
2028 Projected Population	7,917	40,664	82,677
2020 Census Population	8,435	42,158	85,020
2010 Census Population	6,739	37,985	76,702
Projected Annual Growth 2023 to 2028	-0.6%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2023	1.6%	0.7%	0.7%
2023 Median Age	35.4	37.5	36.1
Households			
2023 Estimated Households	3,383	17,204	30,940
2028 Projected Households	3,202	16,400	29,646
2020 Census Households	3,489	17,358	31,131
2010 Census Households	2,807	15,664	28,788
Projected Annual Growth 2023 to 2028	-1.1%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2023	1.6%	0.8%	0.6%
Race and Ethnicity			
2023 Estimated White	46.0%	64.3%	54.8%
2023 Estimated Black or African American	32.4%	15.5%	23.2%
2023 Estimated Asian or Pacific Islander	7.5%	6.7%	4.8%
2023 Estimated American Indian or Native Alaskan	0.2%	0.4%	0.6%
2023 Estimated Other Races	13.9%	13.1%	16.6%
2023 Estimated Hispanic	17.8%	16.7%	22.0%
Income			
2023 Estimated Average Household Income	\$89,118	\$98,356	\$93,837
2023 Estimated Median Household Income	\$56,364	\$74,818	\$71,667
2023 Estimated Per Capita Income	\$37,139	\$40,831	\$35,783
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	4.2%	3.7%	5.4%
2023 Estimated Some High School (Grade Level 9 to 11)	9.3%	5.7%	7.2%
2023 Estimated High School Graduate	37.8%	29.3%	32.6%
2023 Estimated Some College	24.1%	25.5%	25.6%
2023 Estimated Associates Degree Only	5.6%	11.7%	10.7%
2023 Estimated Bachelors Degree Only	11.4%	16.4%	12.5%
2023 Estimated Graduate Degree	7.6%	7.7%	6.1%
Business			
2023 Estimated Total Businesses	680	2,061	3,144
2023 Estimated Total Employees	6,167	19,095	31,321
2023 Estimated Employee Population per Business	9.1	9.3	10.0
2023 Estimated Residential Population per Business	12.0	20.1	26.7

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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:
 - 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 Management Services, Inc	451313		(713) 621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paula Hohl	301718	phohl@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date