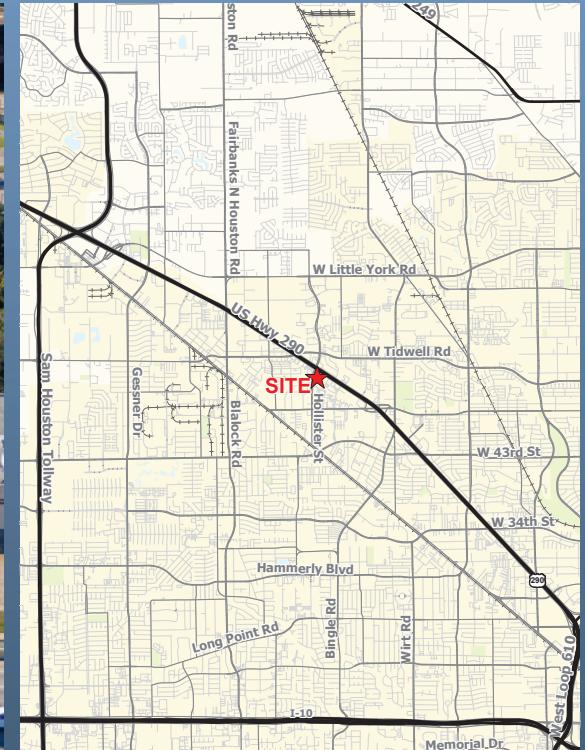


FOR LEASE

Hollister Pointe Shopping Center



PROPERTY DATA

- Strong daytime population with over 28,000 people within a one mile radius
- Excellent visibility from Highway 290
- Pylon sign available
- Combined traffic count of over 218,000 vehicles per day
- 2,100 SF second generation restaurant
- 1,050 SF - 9,000 SF spaces now available

DEMOGRAPHICS

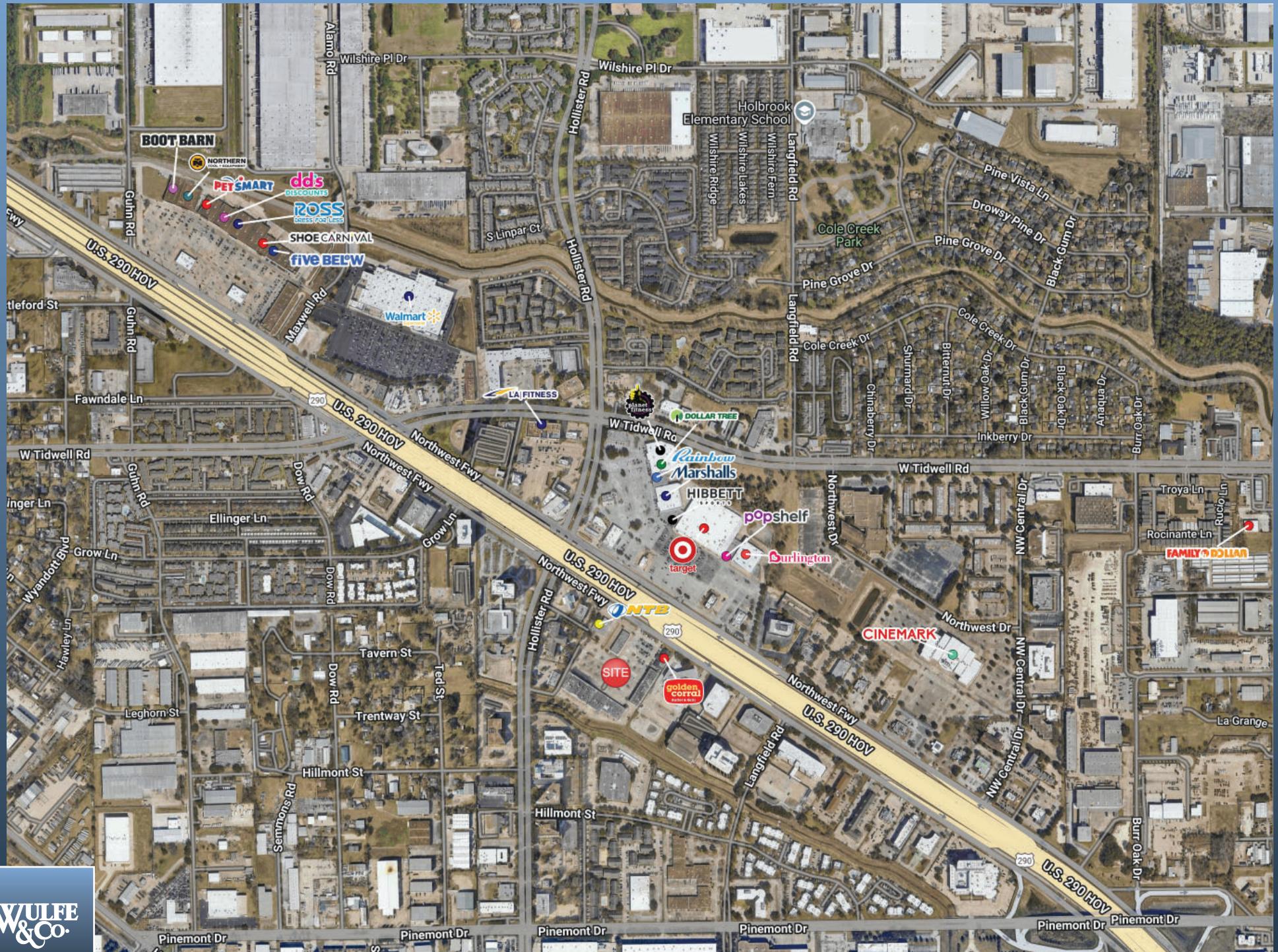
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2025 Estimate	11,211	133,802	324,927
Ave HH Income 2025 Estimate	\$69,540	\$87,904	\$114,119
Traffic Counts US Highway 290 Hollister Rd	201,615 vehicles per day	16,815 vehicles per day	

CONTACT

Cameron Free
cfree@wulfe.com
(713) 621-1706

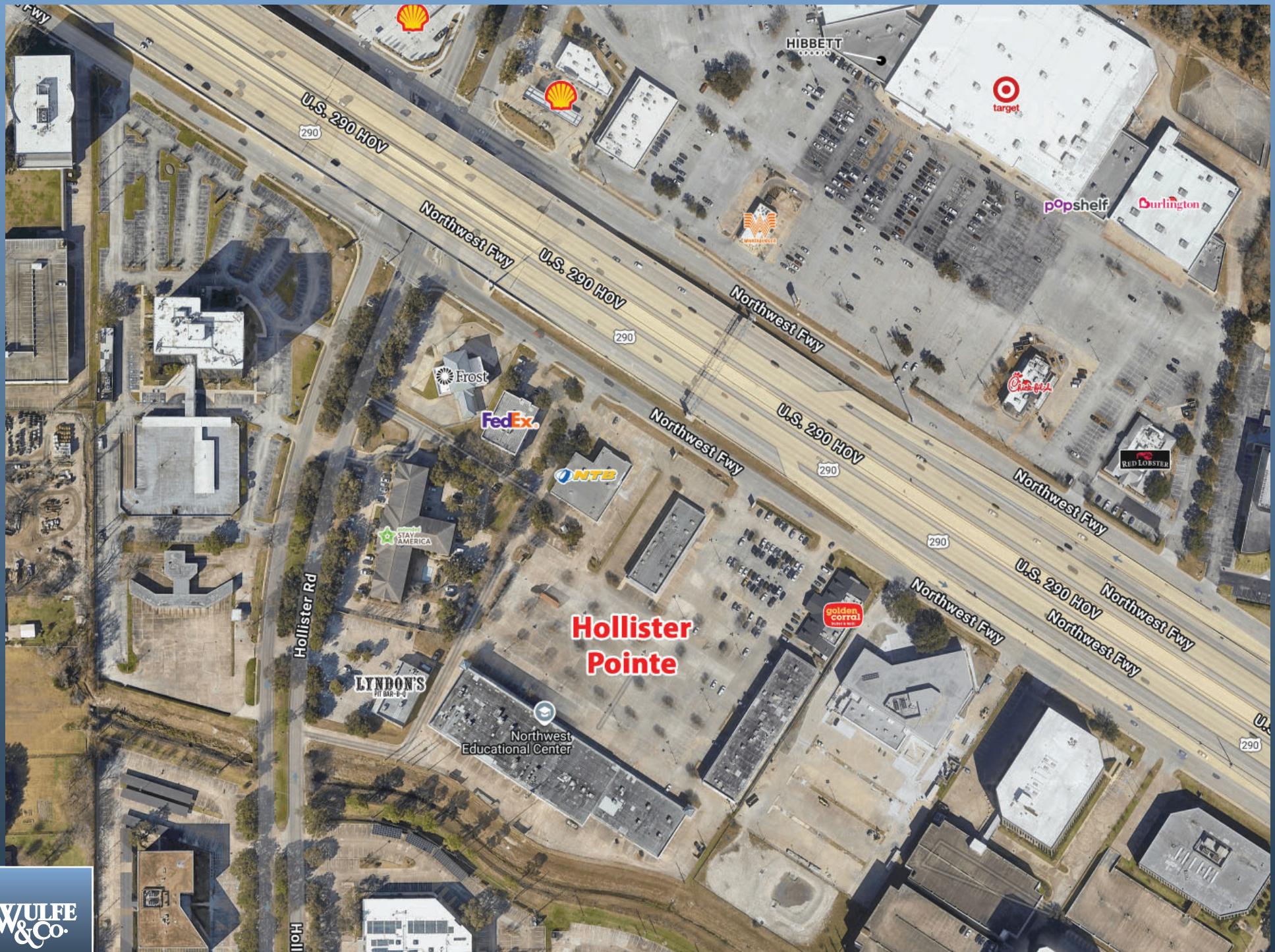
Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056
(713) 621-1700

Hollister Pointe Shopping Center - 13167 Northwest Fwy, Houston, TX 77040



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Hollister Pointe Shopping Center - 13167 Northwest Fwy, Houston, TX 77040



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& Co.**

Hollister Pointe Shopping Center - 13167 Northwest Frwy, Houston, TX 77040



**WULFE
& Co.**



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.847/-95.504

13167 Northwest Fwy Houston, TX 77040	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	11,211	133,802	324,927
2030 Projected Population	10,616	132,077	321,897
2020 Census Population	10,289	127,570	310,210
2010 Census Population	9,863	121,584	290,479
Projected Annual Growth 2025 to 2030	-1.1%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	0.9%	0.7%	0.8%
2025 Median Age	30.5	33.3	34.5
Households			
2025 Estimated Households	4,658	48,814	118,272
2030 Projected Households	4,506	48,856	118,987
2020 Census Households	4,354	45,074	110,049
2010 Census Households	4,058	41,722	100,660
Projected Annual Growth 2025 to 2030	-0.7%	-	0.1%
Historical Annual Growth 2010 to 2025	1.0%	1.1%	1.2%
Race and Ethnicity			
2025 Estimated White	23.9%	30.0%	34.4%
2025 Estimated Black or African American	28.9%	16.3%	17.7%
2025 Estimated Asian or Pacific Islander	4.0%	4.8%	6.4%
2025 Estimated American Indian or Native Alaskan	1.1%	1.7%	1.5%
2025 Estimated Other Races	42.1%	47.2%	40.0%
2025 Estimated Hispanic	49.8%	59.5%	50.8%
Income			
2025 Estimated Average Household Income	\$69,540	\$87,904	\$114,119
2025 Estimated Median Household Income	\$53,944	\$65,202	\$80,345
2025 Estimated Per Capita Income	\$28,890	\$32,116	\$41,580
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	18.9%	16.7%	13.7%
2025 Estimated Some High School (Grade Level 9 to 11)	9.0%	10.0%	8.5%
2025 Estimated High School Graduate	24.5%	24.6%	23.4%
2025 Estimated Some College	17.8%	16.8%	16.5%
2025 Estimated Associates Degree Only	4.9%	7.1%	6.7%
2025 Estimated Bachelors Degree Only	16.5%	16.5%	19.8%
2025 Estimated Graduate Degree	8.5%	8.2%	11.5%
Business			
2025 Estimated Total Businesses	1,544	7,436	21,644
2025 Estimated Total Employees	26,012	84,171	236,373
2025 Estimated Employee Population per Business	16.9	11.3	10.9
2025 Estimated Residential Population per Business	7.3	18.0	15.0

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert D. Sellingsloh	291801	bsellingsloh@wulfe.com	713-621-1700
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Cameron Free	781950	cfree@wulfe.com	713-621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date