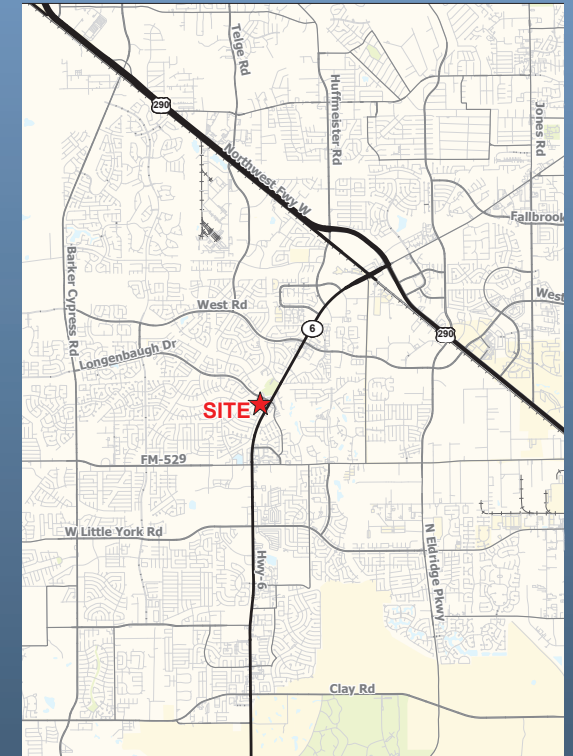


FOR LEASE

The Boardwalk Shopping Center



PROPERTY DATA

- Located on Highway 6 in the heart of the Copperfield master planned community
- Major Tenants include Romero's Las Brazas Mexican Restaurant, and M&M Food Market
- 2,567 SF freestanding bank building with drive thru available
- 1,050 SF inline space now available

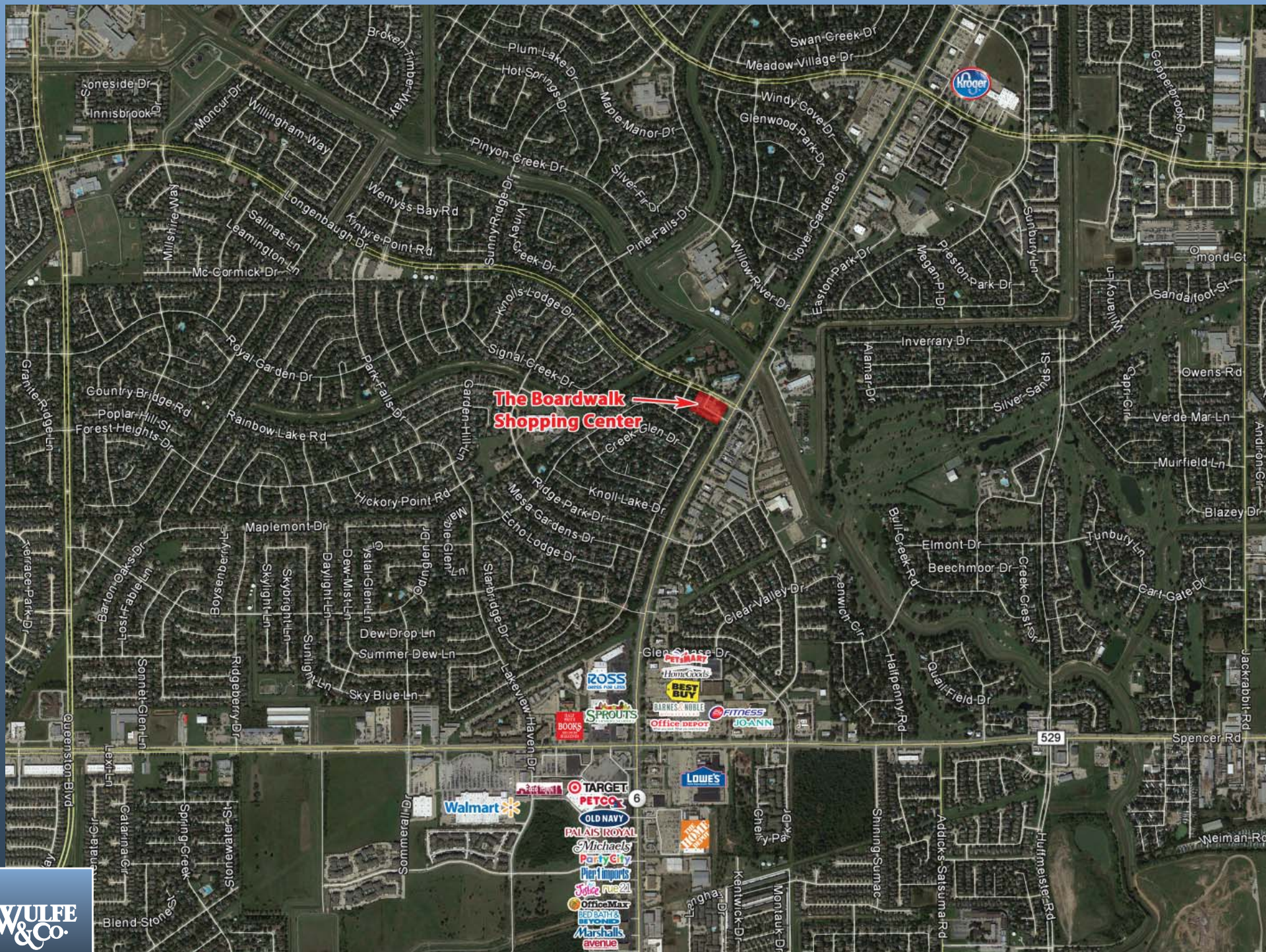
DEMOGRAPHICS

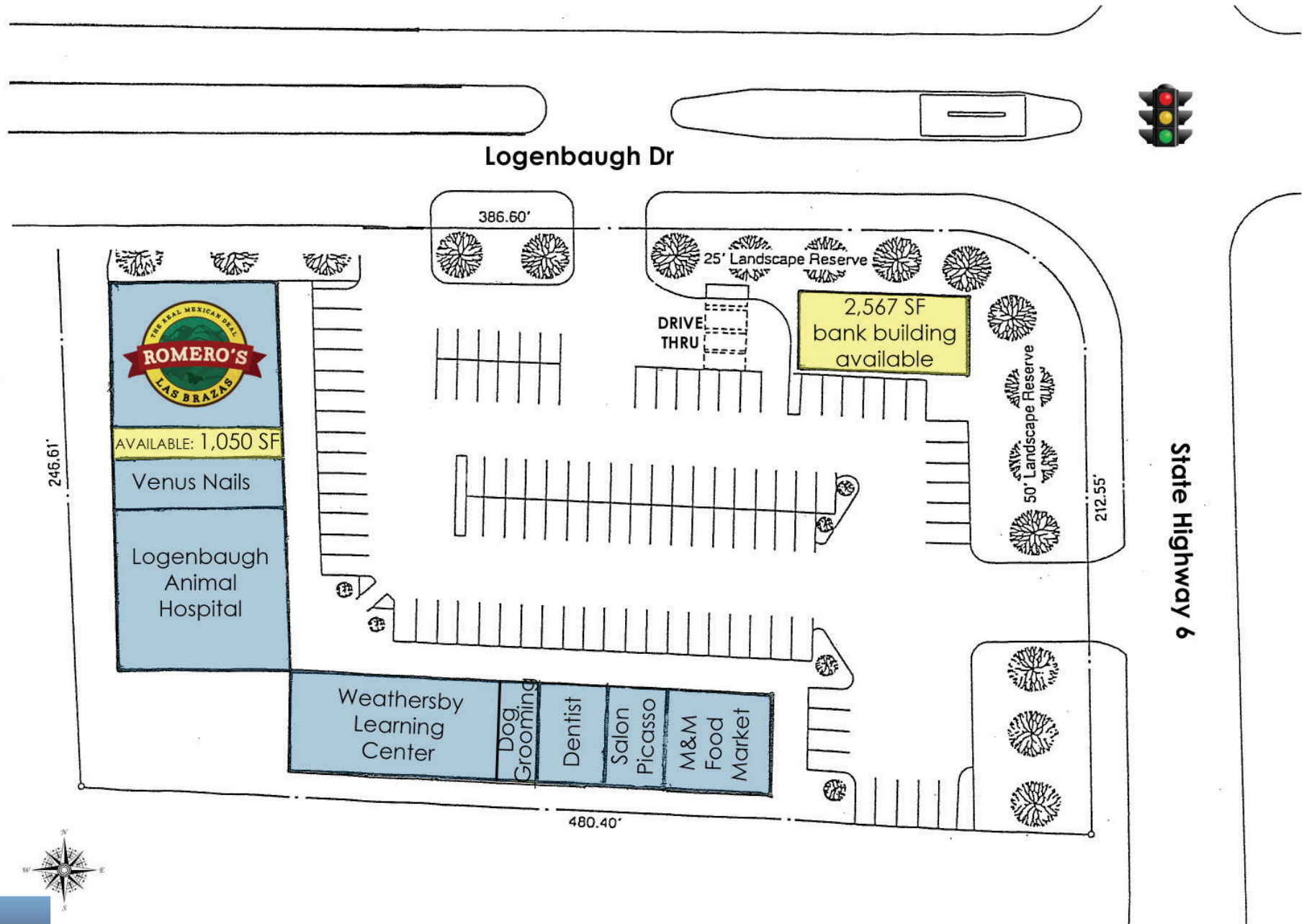
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2025 Estimate	15,764	138,583	330,920
Avg HH Income			
2025 Estimate	\$124,153	\$111,605	\$123,356
Traffic Counts			
Highway 6	50,083 cars per day		
Logenbaugh Dr	19,192 cars per day		

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, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.8913/-95.6428

15703 Longenbaugh Dr Houston, TX 77095	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	15,764	138,583	330,920
2030 Projected Population	15,385	135,479	329,572
2020 Census Population	15,601	143,142	330,988
2010 Census Population	14,873	127,433	275,827
Projected Annual Growth 2025 to 2030	-0.5%	-0.4%	-
Historical Annual Growth 2010 to 2025	0.4%	0.6%	1.3%
2025 Median Age	38.7	35.4	35.3
Households			
2025 Estimated Households	6,118	48,499	112,683
2030 Projected Households	6,035	48,246	113,700
2020 Census Households	5,930	48,514	109,954
2010 Census Households	5,607	42,981	91,881
Projected Annual Growth 2025 to 2030	-0.3%	-0.1%	0.2%
Historical Annual Growth 2010 to 2025	0.6%	0.9%	1.5%
Race and Ethnicity			
2025 Estimated White	47.5%	35.8%	36.5%
2025 Estimated Black or African American	17.5%	19.9%	20.5%
2025 Estimated Asian or Pacific Islander	6.3%	11.3%	11.4%
2025 Estimated American Indian or Native Alaskan	0.9%	1.1%	1.0%
2025 Estimated Other Races	27.8%	31.9%	30.7%
2025 Estimated Hispanic	36.0%	40.2%	38.9%
Income			
2025 Estimated Average Household Income	\$124,153	\$111,605	\$123,356
2025 Estimated Median Household Income	\$98,700	\$90,841	\$97,570
2025 Estimated Per Capita Income	\$48,197	\$39,075	\$42,028
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.2%	6.6%	7.0%
2025 Estimated Some High School (Grade Level 9 to 11)	4.5%	5.7%	5.9%
2025 Estimated High School Graduate	24.9%	22.6%	21.4%
2025 Estimated Some College	18.8%	20.6%	20.3%
2025 Estimated Associates Degree Only	9.1%	10.1%	9.6%
2025 Estimated Bachelors Degree Only	27.3%	23.6%	23.7%
2025 Estimated Graduate Degree	12.2%	10.8%	12.1%
Business			
2025 Estimated Total Businesses	667	5,238	12,977
2025 Estimated Total Employees	5,008	41,793	101,411
2025 Estimated Employee Population per Business	7.5	8.0	7.8
2025 Estimated Residential Population per Business	23.6	26.5	25.5

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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.

2-10-2025



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.

<u>Wulfe & Co.</u>	<u>478511</u>	<u>info@wulfe.com</u>	<u>713-621-1700</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert D. Sellingsloh</u>	<u>291801</u>	<u>bsellingsloh@wulfe.com</u>	<u>713-621-1700</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Paula Hohl</u>	<u>301718</u>	<u>phohl@wulfe.com</u>	<u>713-621-1700</u>
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