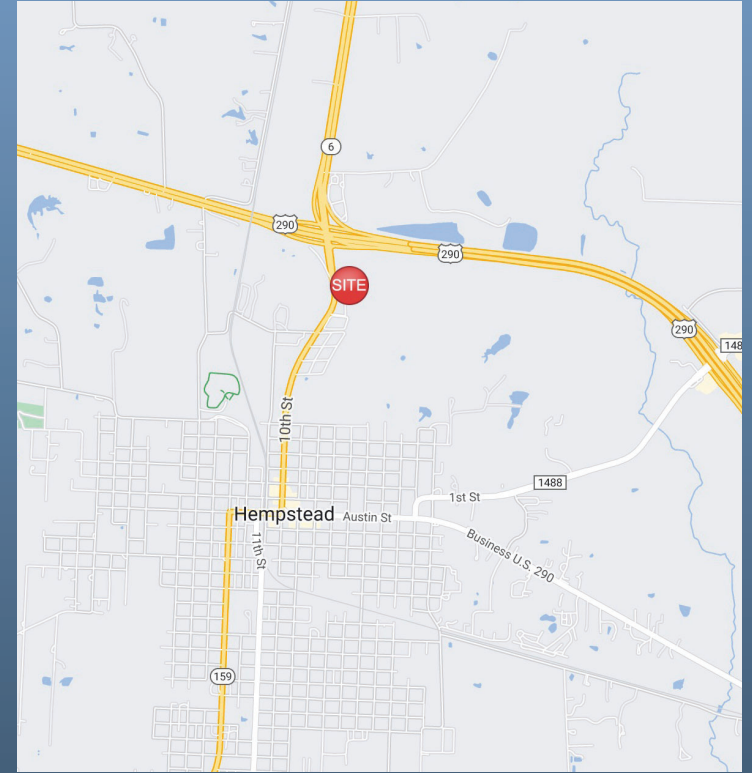


FOR LEASE

1100 Business Hwy 290 N, Hempstead, TX 77445



PROPERTY DATA

- 50,411 SF of buildings including a 26,007 SF former showroom and two warehouses on 6 acres of land
- Old Lawrence Marshall Chevrolet Dealership
- Located on Highway 6 at US Highway 290 in Hempstead, Texas
- 2 minute drive to downtown Hempstead
- 10 minute drive to Buc-ee's

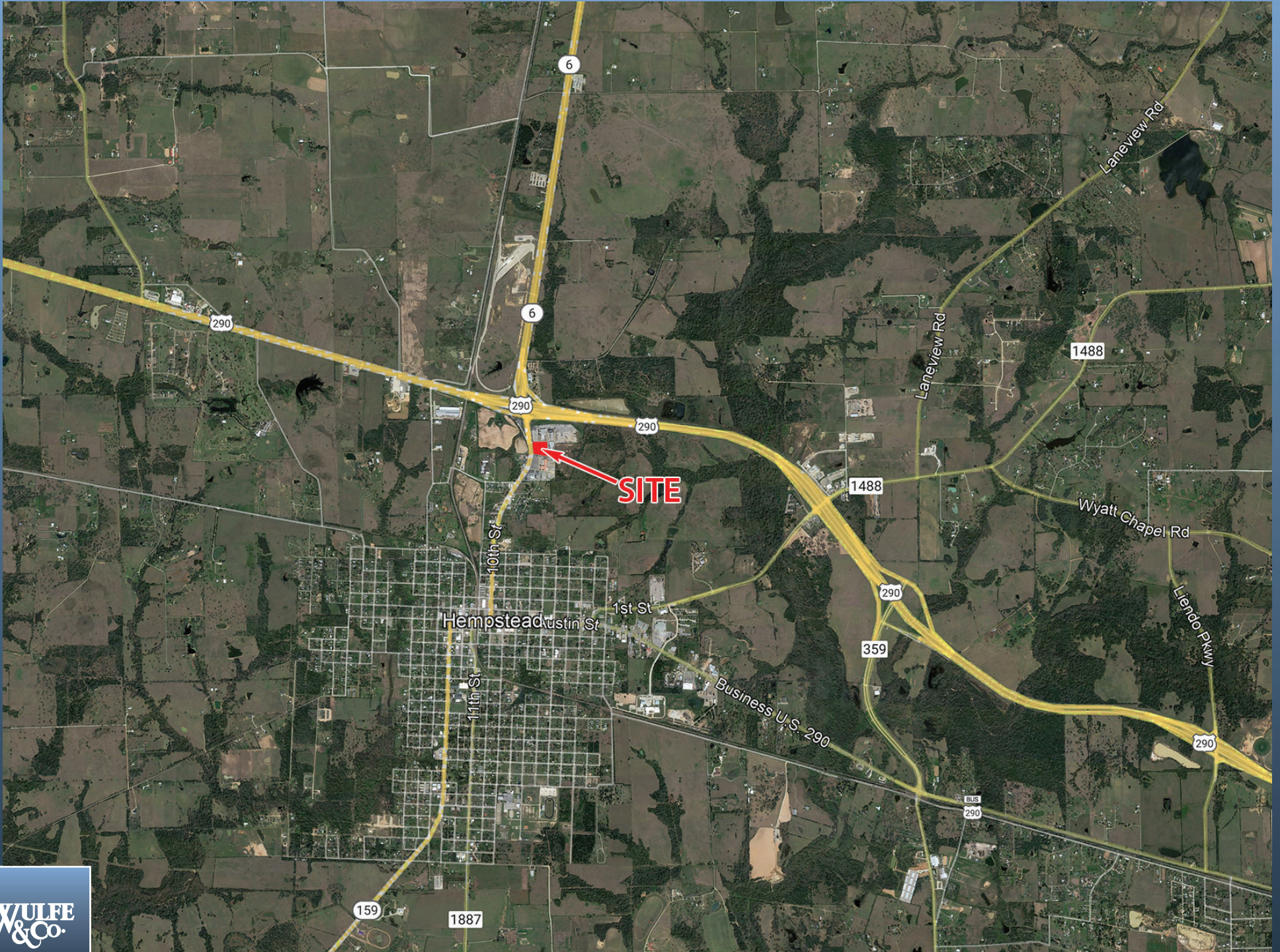
DEMOGRAPHICS

	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population			
2023 Estimate	6,723	15,538	21,070
Ave HH Income			
2023 Estimate	\$67,716	\$72,596	\$75,427
Traffic Counts			
Highway 290	43,445 cars per day		
Business 290	8,300 cars per day		

CONTACT

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Summary Profile

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



Lat/Lon: 30.1112/-96.0738

940 N Bus 290 Prairie View, TX 77445	3 mi radius	5 mi radius	7 mi radius
Population			
2023 Estimated Population	6,723	15,538	21,070
2028 Projected Population	7,977	17,866	24,057
2020 Census Population	5,994	14,241	19,463
2010 Census Population	6,184	12,346	16,327
Projected Annual Growth 2023 to 2028	3.7%	3.0%	2.8%
Historical Annual Growth 2010 to 2023	0.7%	2.0%	2.2%
2023 Median Age	32.4	29.3	28.9
Households			
2023 Estimated Households	2,437	4,329	5,627
2028 Projected Households	2,966	5,310	6,893
2020 Census Households	2,151	3,817	4,976
2010 Census Households	2,187	3,722	4,808
Projected Annual Growth 2023 to 2028	4.3%	4.5%	4.5%
Historical Annual Growth 2010 to 2023	0.9%	1.3%	1.3%
Race and Ethnicity			
2023 Estimated White	40.0%	32.8%	31.5%
2023 Estimated Black or African American	26.9%	19.7%	19.0%
2023 Estimated Asian or Pacific Islander	0.8%	24.2%	28.2%
2023 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.9%
2023 Estimated Other Races	31.3%	22.4%	20.4%
2023 Estimated Hispanic	39.0%	27.9%	25.5%
Income			
2023 Estimated Average Household Income	\$67,716	\$72,596	\$75,427
2023 Estimated Median Household Income	\$52,101	\$51,805	\$52,036
2023 Estimated Per Capita Income	\$24,669	\$21,442	\$21,543
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	6.8%	6.4%	6.4%
2023 Estimated Some High School (Grade Level 9 to 11)	4.7%	5.1%	5.3%
2023 Estimated High School Graduate	36.5%	35.6%	35.6%
2023 Estimated Some College	29.6%	28.8%	27.8%
2023 Estimated Associates Degree Only	3.0%	3.9%	4.2%
2023 Estimated Bachelors Degree Only	15.2%	14.3%	14.2%
2023 Estimated Graduate Degree	4.2%	5.9%	6.5%
Business			
2023 Estimated Total Businesses	292	361	442
2023 Estimated Total Employees	2,016	2,620	3,425
2023 Estimated Employee Population per Business	6.9	7.3	7.8
2023 Estimated Residential Population per Business	23.0	43.0	47.7

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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Designated Broker of Firm	License No.	Email	
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