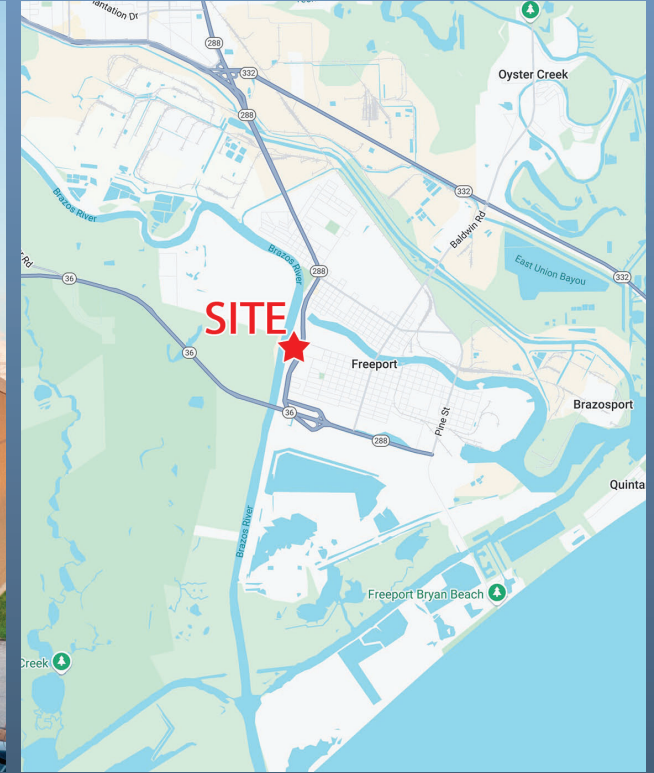


FOR LEASE

Four Corners Shopping Center - 301 S. Brazosport Blvd, Freeport, TX 77514



PROPERTY DATA

- Located at the corner of Highway 288 (S Brazosport Blvd) and Old Hwy 36 in Freeport, Texas
- Anchored by Arlan's Grocery and Dollar Tree
- 9,380 SF anchor space now available
- 2,400 SF 2nd generation restaurant
- 1,400 SF to 3,236 SF inline spaces

DEMOGRAPHICS

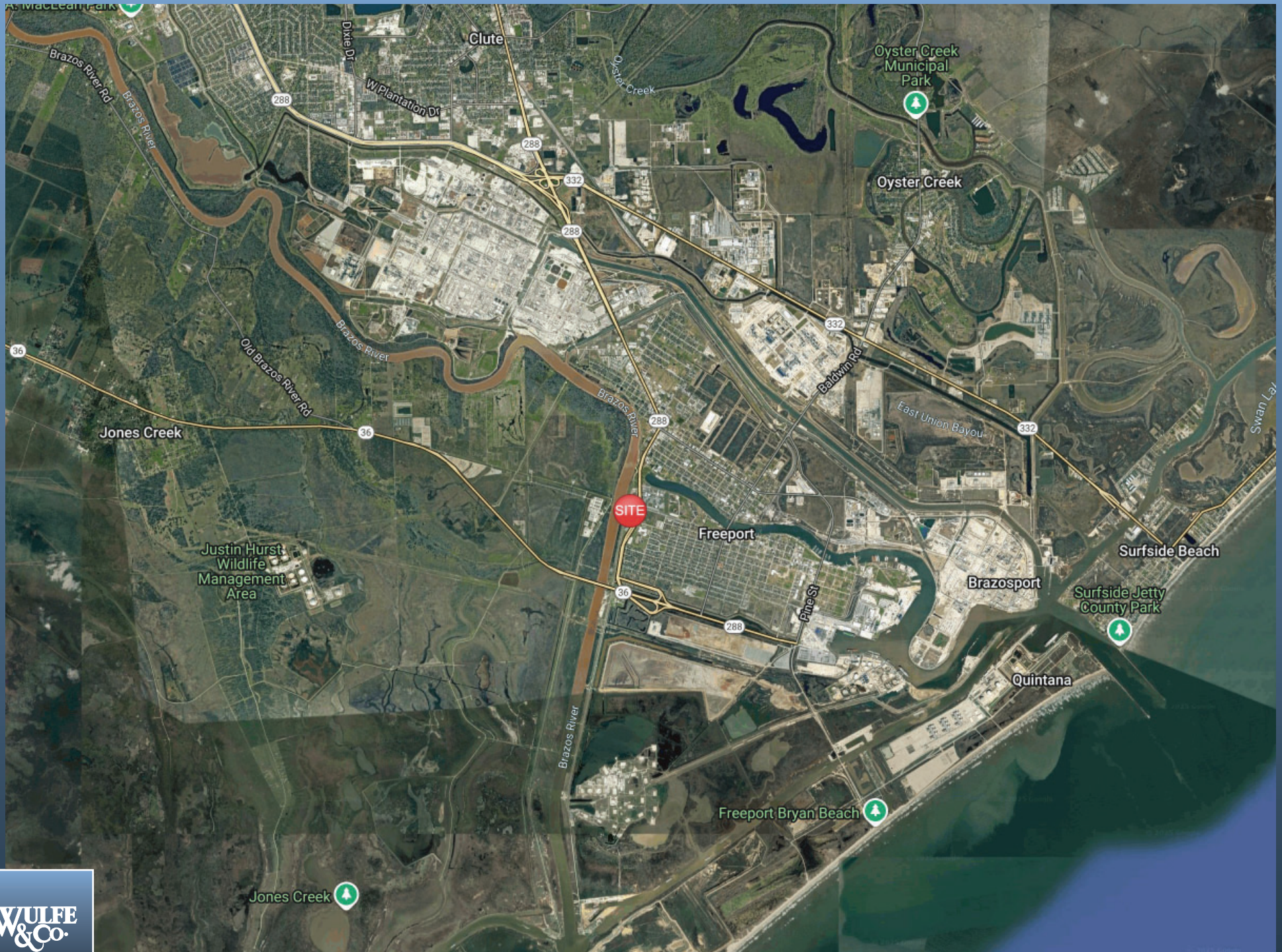
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2024 Estimate	4,409	11,781	21,121
Ave HH Income			
2024 Estimate	\$80,316	\$67,270	\$73,322
Traffic Count			
Hwy 288	19,175 cars per day		
W 2nd Street	5,975 cars per day		

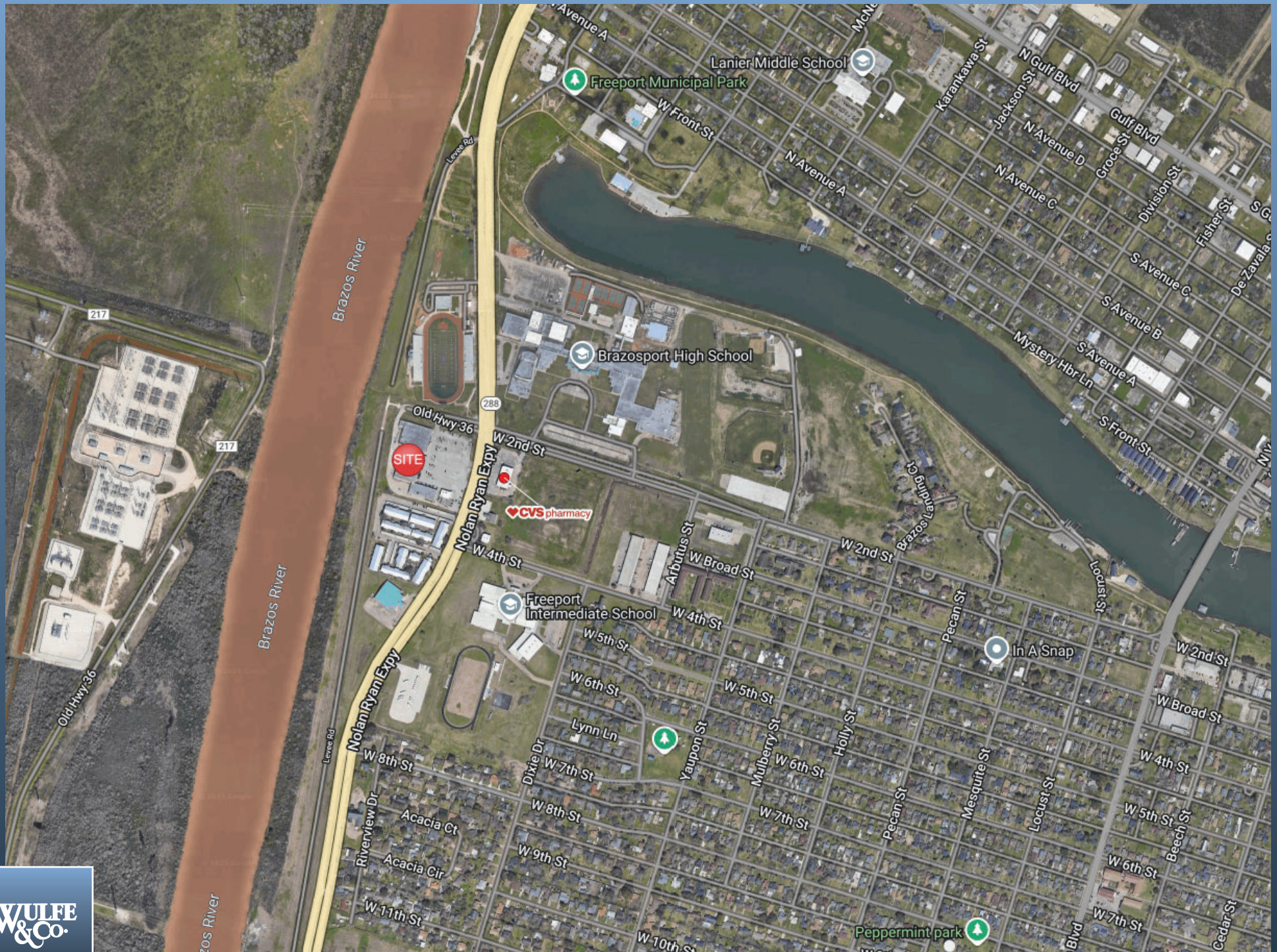
CONTACT

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

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









Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.9578/-95.3752

301 S Brazosport Blvd Freeport, TX 77541	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	4,409	11,781	21,121
2029 Projected Population	4,791	12,688	22,796
2020 Census Population	4,122	10,734	19,371
2010 Census Population	4,538	12,082	21,204
Projected Annual Growth 2024 to 2029	1.7%	1.5%	1.6%
Historical Annual Growth 2010 to 2024	-0.2%	-0.2%	-
2024 Median Age	33.0	32.4	34.0
Households			
2024 Estimated Households	1,544	4,085	7,807
2029 Projected Households	1,709	4,489	8,568
2020 Census Households	1,412	3,634	6,881
2010 Census Households	1,462	3,840	7,158
Projected Annual Growth 2024 to 2029	2.1%	2.0%	1.9%
Historical Annual Growth 2010 to 2024	0.4%	0.5%	0.6%
Race and Ethnicity			
2024 Estimated White	43.7%	42.2%	46.4%
2024 Estimated Black or African American	14.1%	15.9%	14.7%
2024 Estimated Asian or Pacific Islander	1.5%	1.6%	1.7%
2024 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.8%
2024 Estimated Other Races	39.9%	39.4%	36.4%
2024 Estimated Hispanic	53.7%	53.7%	49.5%
Income			
2024 Estimated Average Household Income	\$80,316	\$67,270	\$73,322
2024 Estimated Median Household Income	\$54,771	\$51,567	\$57,526
2024 Estimated Per Capita Income	\$28,134	\$23,371	\$27,155
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	10.0%	10.3%	10.3%
2024 Estimated Some High School (Grade Level 9 to 11)	10.9%	9.4%	8.9%
2024 Estimated High School Graduate	38.3%	36.7%	37.4%
2024 Estimated Some College	26.2%	26.8%	24.9%
2024 Estimated Associates Degree Only	6.0%	8.5%	8.9%
2024 Estimated Bachelors Degree Only	6.9%	6.2%	7.0%
2024 Estimated Graduate Degree	1.7%	2.1%	2.7%
Business			
2024 Estimated Total Businesses	101	376	877
2024 Estimated Total Employees	863	3,670	9,038
2024 Estimated Employee Population per Business	8.5	9.8	10.3
2024 Estimated Residential Population per Business	43.6	31.4	24.1



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.

Wulfe & Co.	478511	info@wulfe.com	(713) 621-1700
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	
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