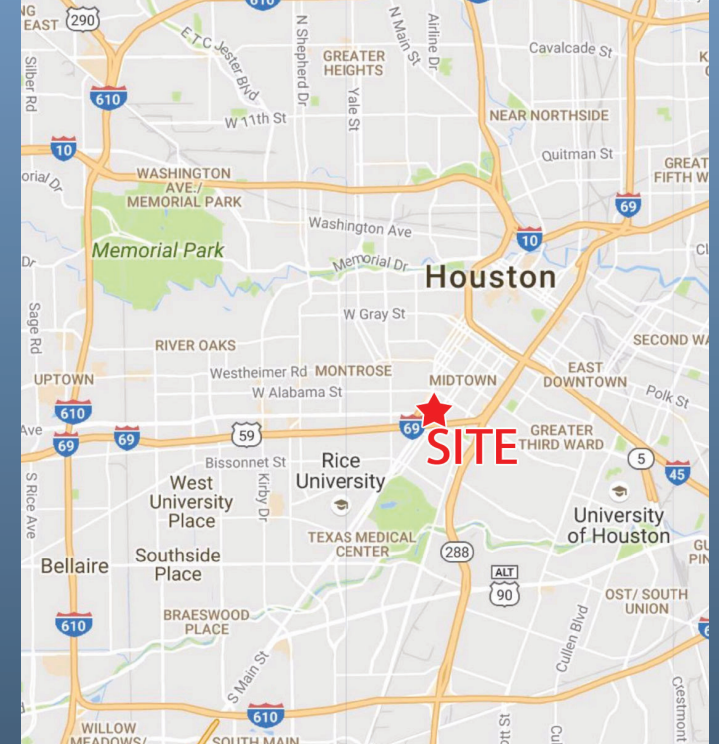


FANNIN SQUARE

4104 - 4118 Fannin St, Houston, Texas 77004



PROPERTY DATA

- Located at the intersection of Fannin St., Eagle St., and Cleburne St.
- Easy access to IH-69 and Spur 527
- Across the street from The Ion District in Midtown Houston
- First floor retail available for lease
- 2nd floor office suites available as small as 200 SF—perfect for artists and small office uses, hair salons, tanning services, and other beauty or wellness professionals
- 2,140 SF two-story apartment/creative office available

DEMOGRAPHICS

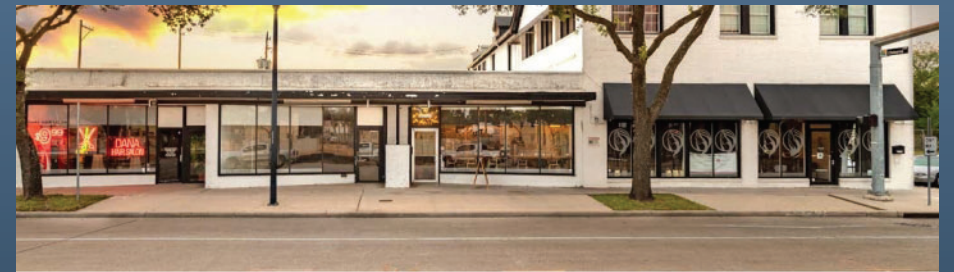
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2024 Estimate	30,688	217,304	490,861
Avg HH Income 2024 Estimate	\$160,520	\$164,715	\$161,119
Traffic Counts Fannin St	9,752 cars per day		
Cleburne St	1,091 cars per day		

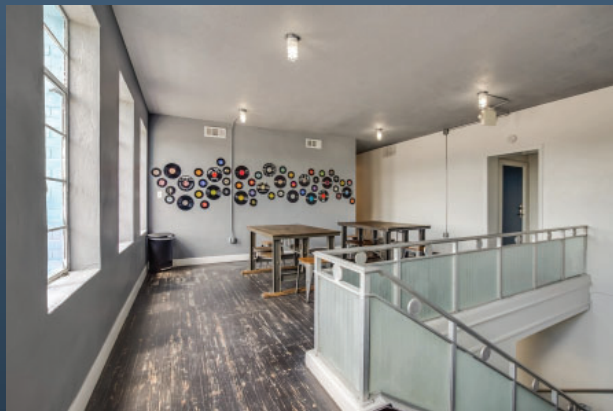
CONTACT

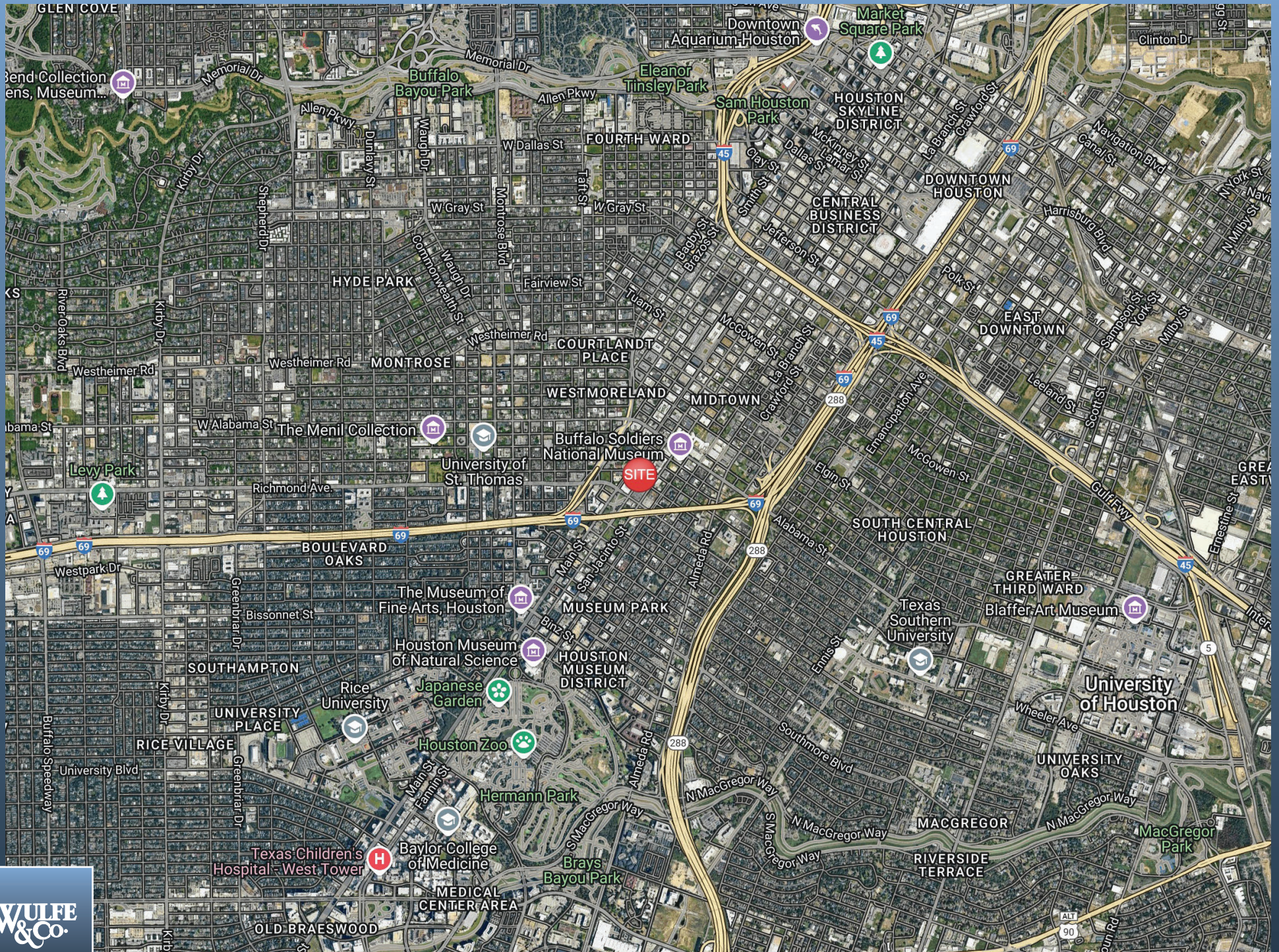
Devon Irby
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Katherine Wildman
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Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056
(713) 621-1700









Planned Retail - Office - Multifamily - Hotel
Delivered

Fannin Square is located in the Ion District, a 16-acre technology-focused innovation center in Houston's Midtown. The district is home to cutting-edge businesses, tech startups, and research institutions, attracting professionals, students, and entrepreneurs.

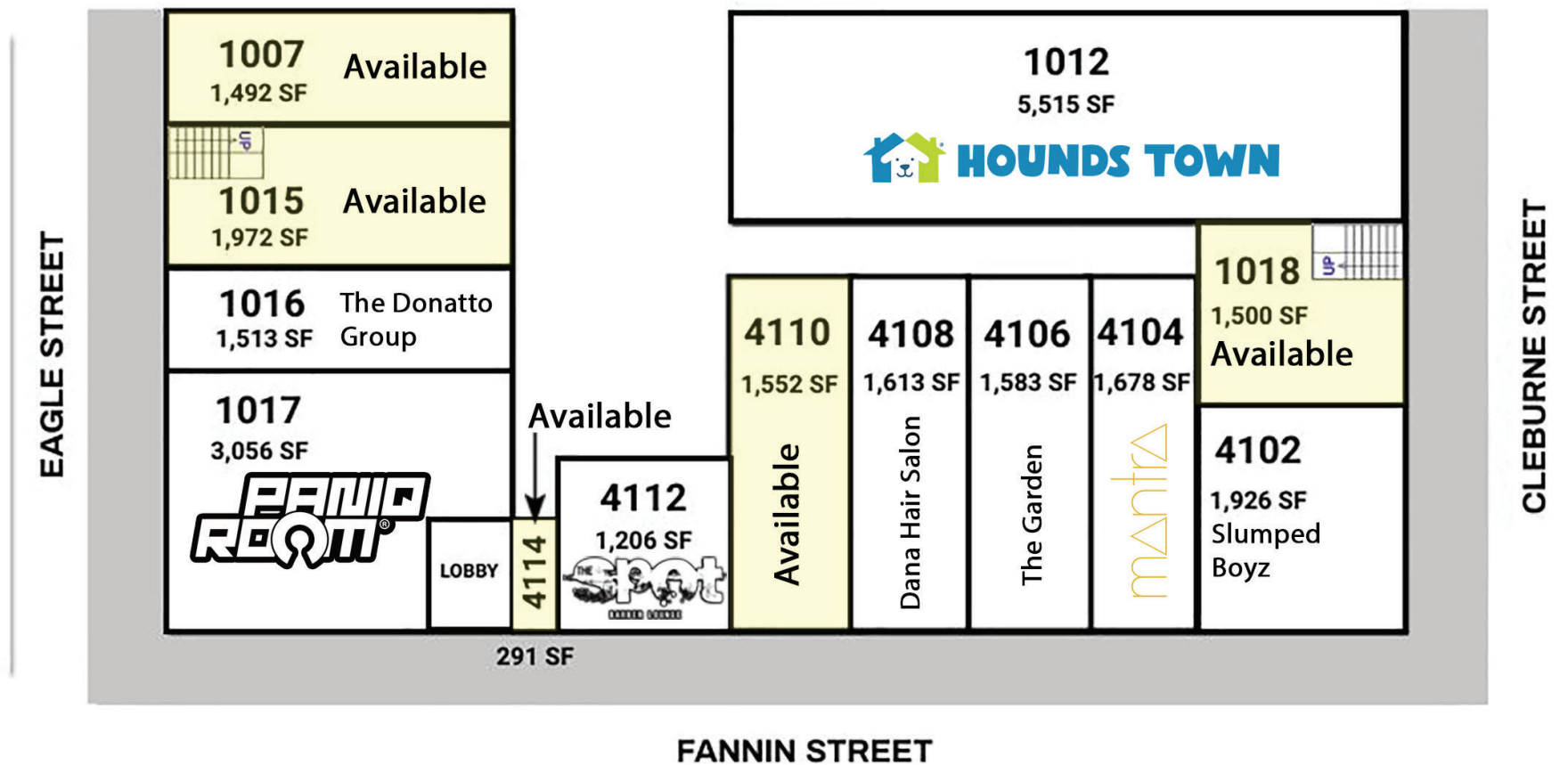
SITE

ION DISTRICT

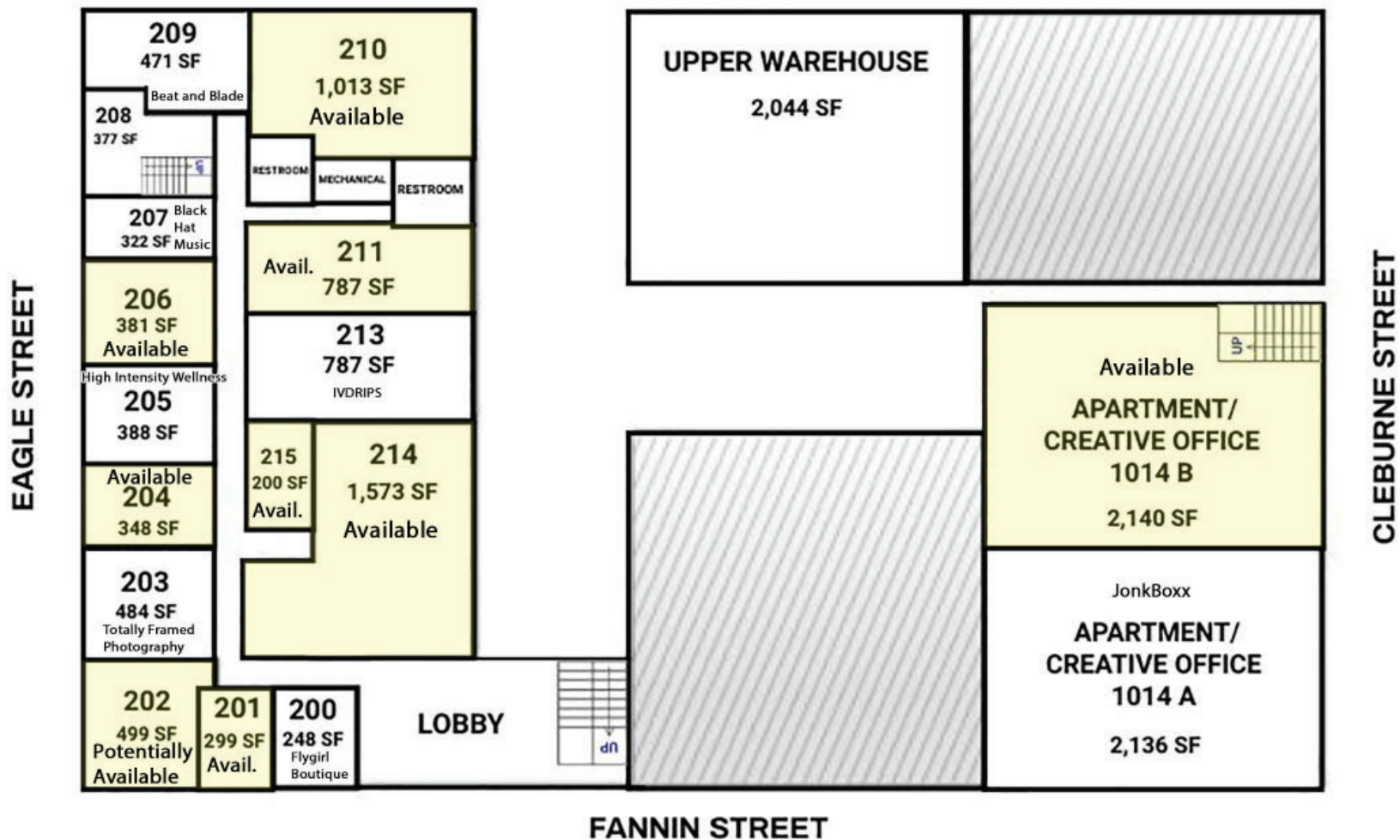
4001 MIDTOWN



FIRST FLOOR



SECOND FLOOR



Summary Profile

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



Lat/Lon: 29.7351/-95.3813

4118 Fannin St Houston, TX 77004	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	30,688	217,304	490,861
2029 Projected Population	33,790	239,822	537,668
2020 Census Population	25,167	193,107	452,751
2010 Census Population	20,622	159,242	395,931
Projected Annual Growth 2024 to 2029	2.0%	2.1%	1.9%
Historical Annual Growth 2010 to 2024	3.5%	2.6%	1.7%
2024 Median Age	35.6	35.1	35.4
Households			
2024 Estimated Households	16,782	105,920	229,027
2029 Projected Households	18,600	119,734	254,417
2020 Census Households	14,361	92,639	205,993
2010 Census Households	11,105	71,646	169,819
Projected Annual Growth 2024 to 2029	2.2%	2.6%	2.2%
Historical Annual Growth 2010 to 2024	3.7%	3.4%	2.5%
Race and Ethnicity			
2024 Estimated White	51.8%	48.8%	45.1%
2024 Estimated Black or African American	18.7%	21.3%	20.9%
2024 Estimated Asian or Pacific Islander	12.3%	12.1%	10.2%
2024 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.7%
2024 Estimated Other Races	16.5%	17.4%	23.2%
2024 Estimated Hispanic	21.7%	22.8%	30.8%
Income			
2024 Estimated Average Household Income	\$160,520	\$164,715	\$161,119
2024 Estimated Median Household Income	\$99,498	\$102,459	\$99,009
2024 Estimated Per Capita Income	\$88,570	\$80,873	\$75,460
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.2%	3.2%	6.4%
2024 Estimated Some High School (Grade Level 9 to 11)	1.7%	3.0%	4.4%
2024 Estimated High School Graduate	11.1%	13.9%	16.0%
2024 Estimated Some College	13.2%	12.9%	13.0%
2024 Estimated Associates Degree Only	4.1%	5.0%	4.7%
2024 Estimated Bachelors Degree Only	33.7%	31.1%	28.5%
2024 Estimated Graduate Degree	34.1%	30.9%	27.0%
Business			
2024 Estimated Total Businesses	3,246	24,548	48,063
2024 Estimated Total Employees	23,822	288,402	516,839
2024 Estimated Employee Population per Business	7.3	11.7	10.8
2024 Estimated Residential Population per Business	9.5	8.9	10.2

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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	
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Devon Irby	478511	dirby@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date