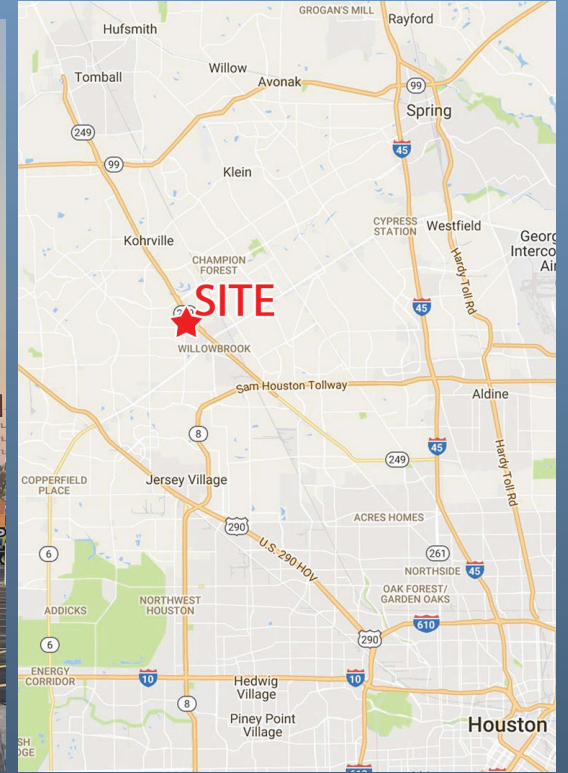


# FOR LEASE

## Prestonwood Center



### PROPERTY DATA

- 18627 - 18825 Highway 249 (Tomball Parkway), just north of Grant Rd
- 31,940 SF shopping center located in the Willowbrook trade area
- Up to 9,600 SF available

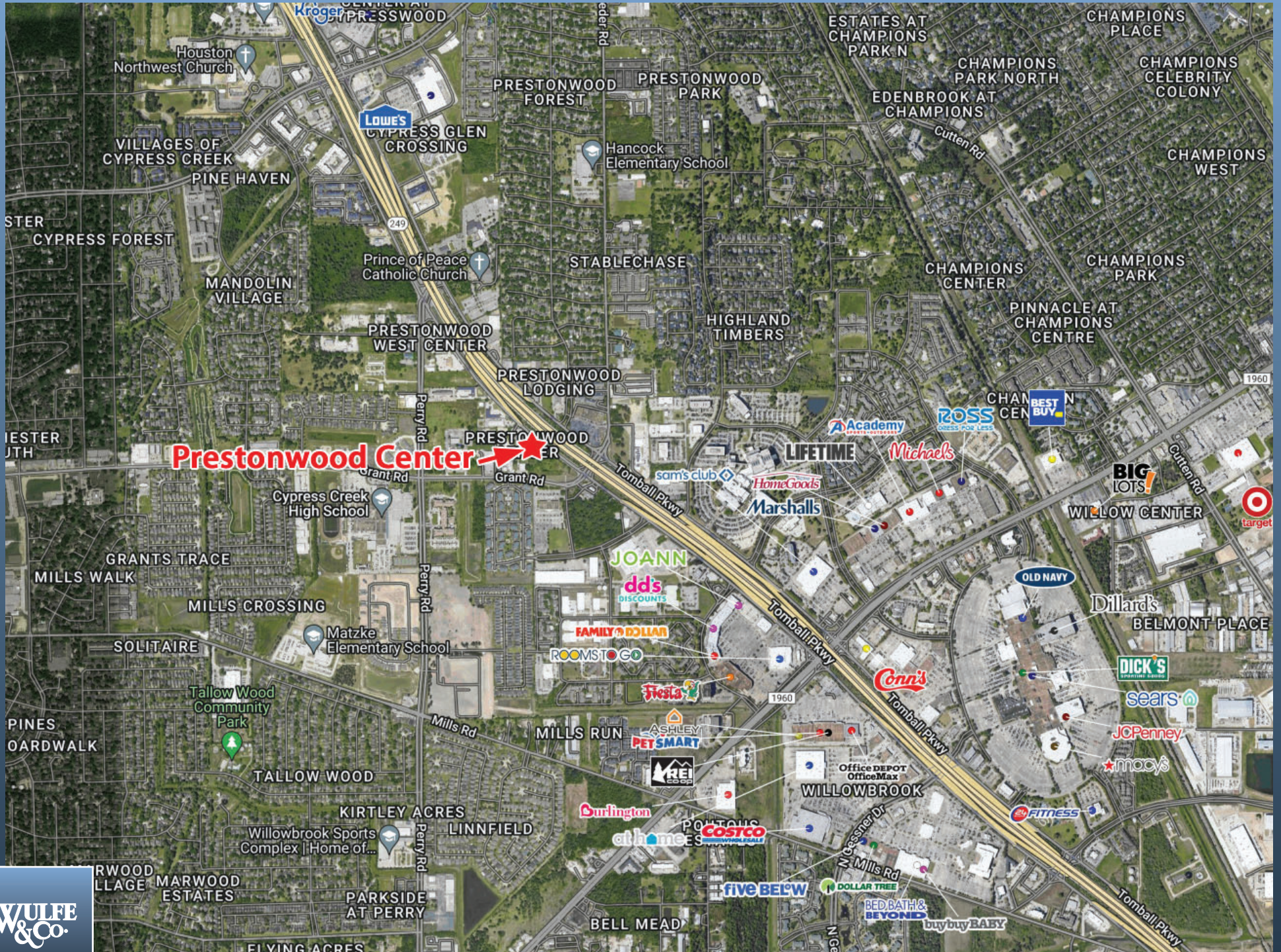
### DEMOGRAPHICS

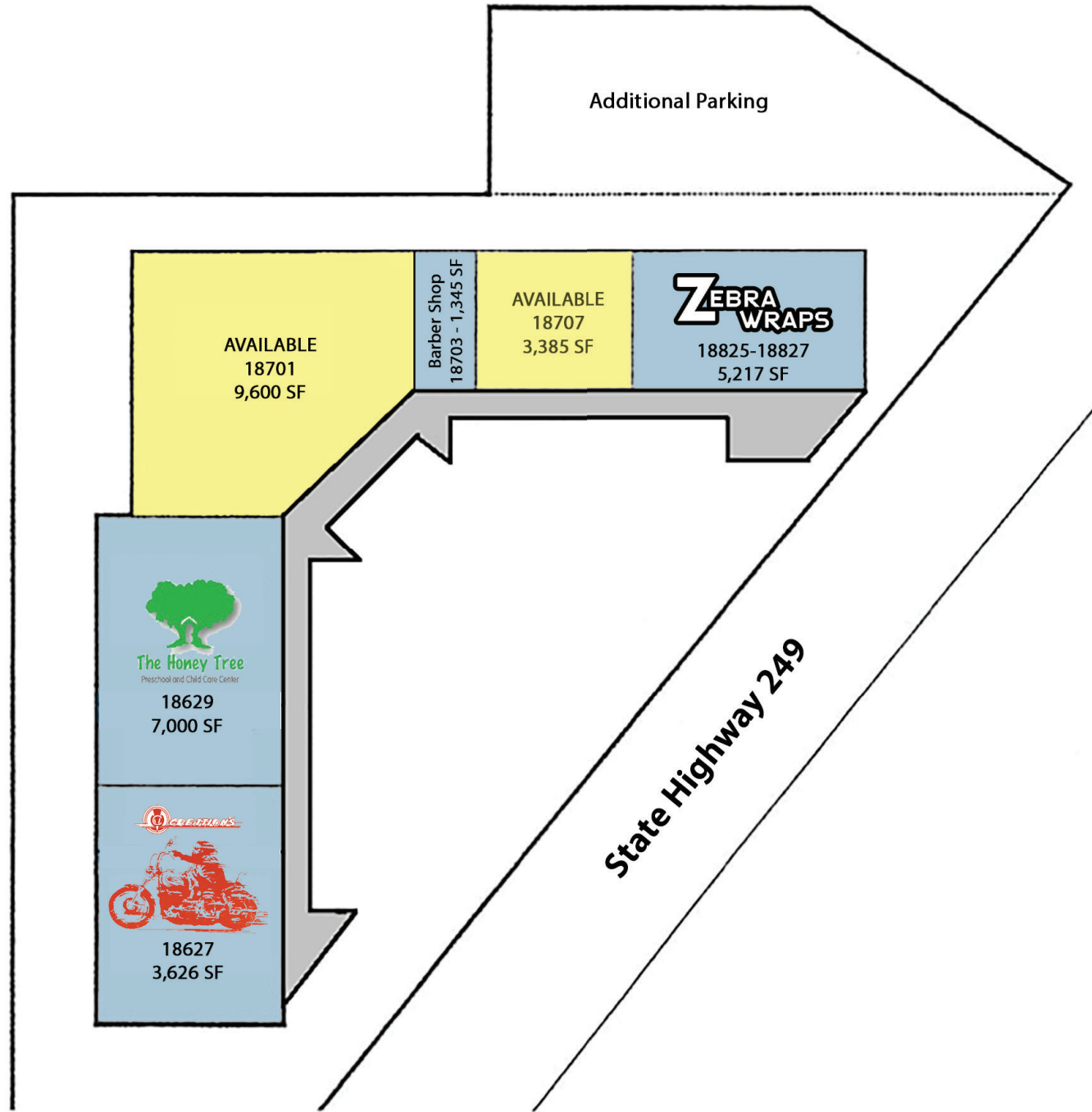
	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>			
2024 Estimate	18,850	99,369	297,589
<b>Ave HH Income</b>			
2024 Estimate	\$87,133	\$116,742	\$119,403
<b>Traffic Counts</b>			
Highway 249	150,043 cars per day		
Grant Rd	18,403 cars per day		

### 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: 29.968/-95.5592

<b>18627 TX-249</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Houston, TX 77070</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2024 Estimated Population	18,850	99,369	297,589
2029 Projected Population	20,987	107,079	314,147
2020 Census Population	17,304	95,207	295,240
2010 Census Population	14,935	87,000	268,220
Projected Annual Growth 2024 to 2029	2.3%	1.6%	1.1%
Historical Annual Growth 2010 to 2024	1.9%	1.0%	0.8%
2024 Median Age	34.5	37.1	37.0
<b>Households</b>			
2024 Estimated Households	7,971	39,103	109,459
2029 Projected Households	8,882	42,321	115,930
2020 Census Households	7,503	37,520	107,239
2010 Census Households	6,477	34,095	97,038
Projected Annual Growth 2024 to 2029	2.3%	1.6%	1.2%
Historical Annual Growth 2010 to 2024	1.6%	1.0%	0.9%
<b>Race and Ethnicity</b>			
2024 Estimated White	36.2%	43.5%	41.7%
2024 Estimated Black or African American	25.6%	20.6%	19.5%
2024 Estimated Asian or Pacific Islander	12.5%	10.3%	11.1%
2024 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.9%
2024 Estimated Other Races	24.9%	24.9%	26.7%
2024 Estimated Hispanic	32.6%	32.3%	34.7%
<b>Income</b>			
2024 Estimated Average Household Income	\$87,133	\$116,742	\$119,403
2024 Estimated Median Household Income	\$62,064	\$80,352	\$84,402
2024 Estimated Per Capita Income	\$36,922	\$45,970	\$43,954
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	6.7%	5.1%	7.1%
2024 Estimated Some High School (Grade Level 9 to 11)	6.1%	5.7%	5.9%
2024 Estimated High School Graduate	23.7%	22.2%	23.6%
2024 Estimated Some College	21.2%	21.1%	21.2%
2024 Estimated Associates Degree Only	6.9%	8.0%	8.4%
2024 Estimated Bachelors Degree Only	24.5%	25.8%	23.3%
2024 Estimated Graduate Degree	11.0%	12.1%	10.5%
<b>Business</b>			
2024 Estimated Total Businesses	920	7,444	18,159
2024 Estimated Total Employees	8,973	68,110	144,498
2024 Estimated Employee Population per Business	9.8	9.1	8.0
2024 Estimated Residential Population per Business	20.5	13.3	16.4

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, 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.

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