

FOR LEASE

Winkler/Howard Center

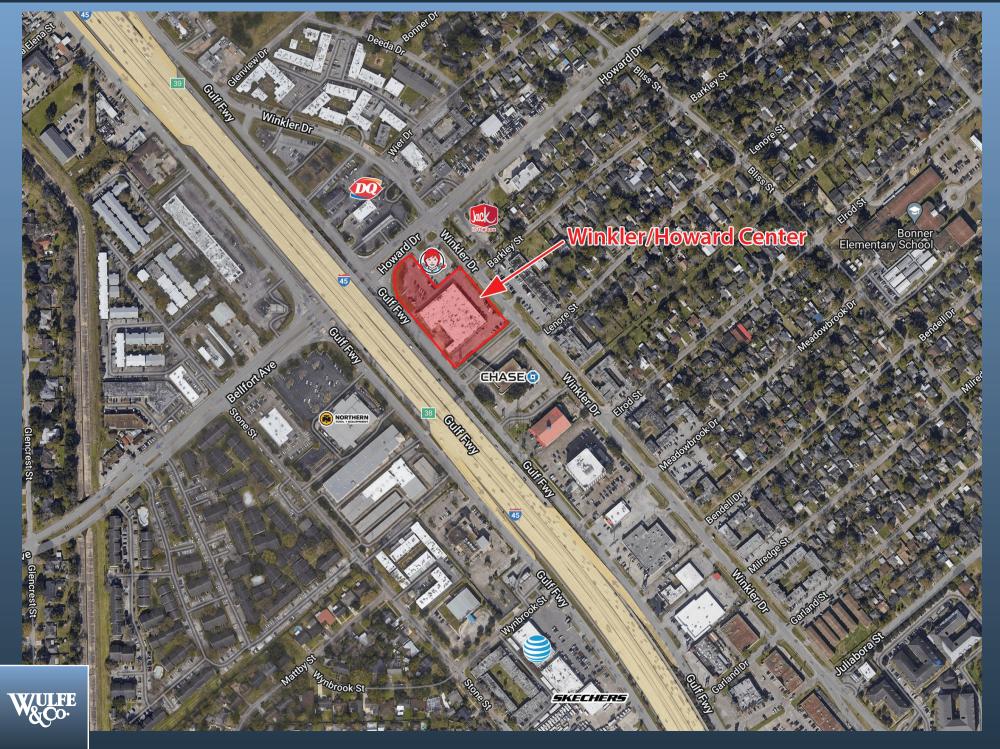


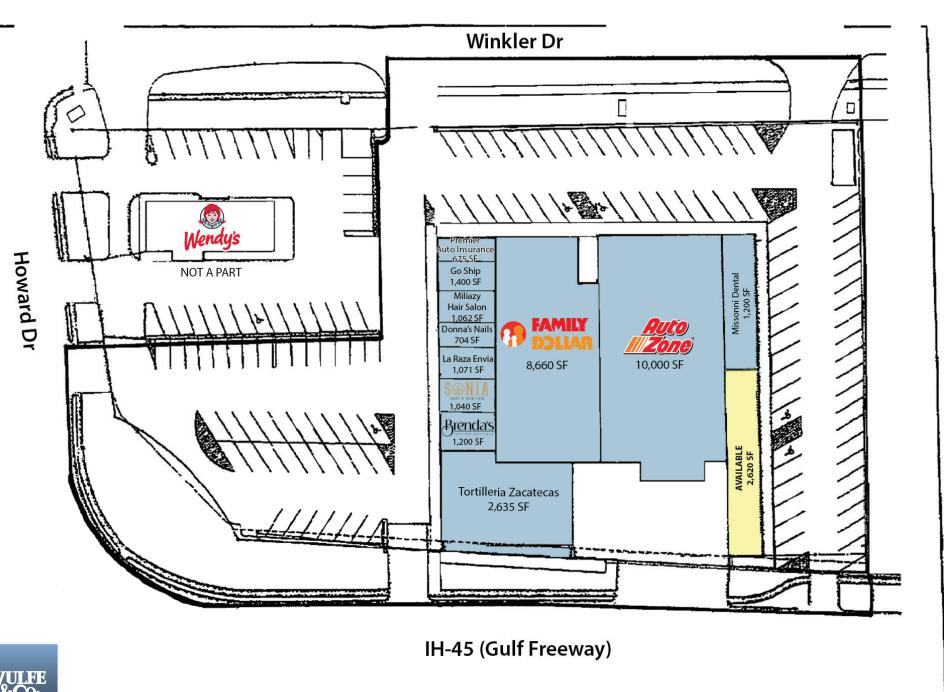
Cloverleaf

Pasadena

Friendswood

PROPERTY DATA	DEMOGR	CONTACT	
• 8400 Winkler Dr, Houston, Texas 77017	1 M Rad		Cameron Free
34,362 SF retail center located at the corner of Winkler Dr, Howard Dr, and	Population 2022 Estimate 20,59		cfree@wulfe.com (713) 621-1706
IH-45 S (Gulf Freeway)	Ave HH Income	50 \$70.040 \$71.144	Wulfe & Co.
 Anchored by Family Dollar and AutoZone 	2022 Estimate \$59,95 Traffic Counts	59 \$62,040 \$61,144	1800 Post Oak Blvd., Suite 400 Houston, Texas 77056
• 2,620 SF space available	Howard Dr 16,9:	94 cars per day 51 cars per day 16 cars per day	(713) 621-1700





Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6754/-95.2668

Population				
Population Population 20,590 131.417 336.190 2022 Estimated Population 20,706 133.495 343.598 336.291 2020 Census Population 20,707 130.69 335.291 2020 Census Population 20,168 128.922 227.967 20,208	8400 Winkler Dr	1 mi	3 mi	
2022 Fishmated Population 20,500 131,417 343,988 2022 Projected Population 20,774 131,495 343,988 2020 Census Population 20,774 130,699 352,291 2010 Census Population 20,168 128,922 237,796 Pojected Annual Growth 2010 to 2022 0.9 0.9 0.9 Visionical Annual Growth 2010 to 2022 11 30.8 30.9 Pojected Annual Growth 2010 to 2022 11 30.8 30.9 Visionical Annual Growth 2010 to 2022 11 30.8 30.9 Visionical Annual Growth 2010 to 2022 61 13.8 30.9 Visionical Annual Growth 2010 to 2022 61 41.5 100.9 2022 Estimated Households 6,86 41.5 100.9 2020 Census Households 6,44 30.8 50.9 2020 Census Households 6,44 30.8 50.9 2020 Census Households 6,44 40.8 10.5 2020 Estimated Bouseholds 20,2 1,5 1.5 1.5 2022 Estim	Houston, TX 77017	radius	radius	radius
2027 Projected Population 20,726 133,495 335,981 2020 Census Population 20,74 130,699 335,295 Projected Annual Growth 2021 to 2027 0.16 0.26 0.28 Historical Annual Growth 2010 to 2022 0.2 0.2 0.2 2022 Median Age 0.1 0.0 0.2 Households 6,793 0.0 10,610 2022 Petimated Households 6,461 41,520 100,946 2020 Census Households 6,467 38,525 97,008 2020 Census Households 6,447 38,525 99,708 2020 Census Households 6,447 38,525 99,708 2020 Census Households 6,447 38,525 99,708 Projected Annual Growth 2020 to 2022 6,447 38,525 99,708 Projected Annual Growth 2010 to 2022 1,500 3,500 3,500 2022 Estimated Microwth 2010 to 2022 2,500 3,500 3,500 2022 Estimated White 2,418 2,528 2,500 2022 Estimated Slack or African American<	Population			
2020 Census Population 20,74 130,699 335,291 2010 Census Population 20,188 129,292 227,967 Projected Annual Growth 2022 to 2027 0.0% 0.2% 0.2% 2022 Median Age 31.1 30.8 30.9 Households 8.67 40,765 106.105 2022 Estimated Households 6.846 41,520 108.946 2020 Census Households 6.841 40,615 108.946 2021 Census Households 6.847 36,525 9.708 2021 Census Households 6.847 36,525 9.708 2021 Census Households 6.847 36,525 9.708 2010 Census Households 6.847 36,525 9.708 Projected Annual Growth 2010 to 2022 6.447 36,525 9.708 Historical Annual Growth 2010 to 2022 2.58 2.108 2.58 27.09 2022 Estimated White 2.24 5.88 27.09 2.22 2.22 2.22 2.22 2.22 2.22 2.22 2.22 2.22	2022 Estimated Population	20,590	131,417	336,189
2010 Census Population 20,168 12,922 327,967 Projected Annual Growth 2012 to 2027 0.0% 0.0% 0.0% Historical Annual Growth 2010 to 2022 30.0 30.0 20.0 2022 Hedina Age 31.1 30.0 30.0 Households 67,93 40,765 106,105 2022 Festimated Households 6,846 40,461 105,720 2020 Census Households 6,847 30.525 99,708 2020 Census Households 6,447 30.525 99,708 Projected Annual Growth 2012 to 2027 0.0 0.0 0.0 Projected Annual Growth 2010 to 2022 2.0 2.1 0.0 0.0 Rose and Ethnicty 2.0 0.0 0.0 0.0 0.0 2022 Estimated Mine an Practic Islander 2.1 2.1 1.0 1.0 1.0 2022 Estimated Alexian Practic Islander 5.0 2.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 </td <td>2027 Projected Population</td> <td>20,726</td> <td>133,495</td> <td>343,988</td>	2027 Projected Population	20,726	133,495	343,988
Projected Annual Growth 2021 to 2027 0.1% 0.3% 0.5% Historical Annual Growth 2010 to 2022 0.2% 0.0% 0.0	2020 Census Population	20,774	130,699	335,291
Historical Annual Growth 2010 to 2022 1022 Editaina Age 31.1 30.8 30.9 1000-1000-1000-1000-1000-1000-1000-10	2010 Census Population	20,168	128,922	327,967
2022 Median Age 31.1 30.8 30.90 Households 7.7 40.765 106.105 2022 Estimated Households 6.891 40.765 106.105 2027 Projected Households 6.881 40.481 105.276 2020 Census Households 6.881 40.481 105.726 2010 Census Households 6.841 40.481 105.726 Projected Annual Growth 2022 to 2027 0.9 0.4 0.5 50.97 Historical Annual Growth 2010 to 2022 3.0 0.5 50.50	Projected Annual Growth 2022 to 2027	0.1%	0.3%	0.5%
Households 40,765 106,105 2022 Estimated Households 6,793 40,765 106,105 2027 Projected Households 6,841 41,520 108,946 2020 Census Households 6,841 40,481 105,720 2010 Census Households 6,447 38,525 99,708 Projected Annual Growth 2022 to 2027 0.0 0.4% 0.5% Historical Annual Growth 2010 to 2022 0.0 0.0 0.5% Race and Ethnicity 82,41% 55,88 27,0% 2022 Estimated Mike 24,1% 55,88 27,0% 2022 Estimated Alsain or Pacific Islander 7,5% 3,2% 31,1% 2022 Estimated American Indian or Native Alaskan 1,6% 1,3% 1,4% 2022 Estimated Hispanic 6,2% 56,3% 53,3% 2022 Estimated Hispanic 55,95 \$6,00 71,8% Income 2022 Estimated Average Household Income \$59,95 \$62,04 \$61,14 2022 Estimated Average Household Income \$1,00 \$50,00 \$61,14	Historical Annual Growth 2010 to 2022	0.2%	0.2%	0.2%
2022 Estimated Households 6,793 40,765 106,105 2027 Projected Households 6,846 41,520 108,946 2020 Census Households 6,851 40,481 105,720 2010 Census Households 6,447 38,525 99,708 Projected Annual Growth 2010 to 2022 0,46 0,56 50,56 Historical Annual Growth 2010 to 2022 0,46 55,86 27,06 Race and Ethnicity 24,16 55,86 27,06 2022 Estimated Black or African American 15,56 11,46 15,26 2022 Estimated Black or African American 7,56 3,26 31,46 2022 Estimated Black or African American 15,56 11,46 15,26 2022 Estimated Black or African American 7,56 3,26 31,46 2022 Estimated Black or African American 15,56 11,46 15,28 2022 Estimated Black or African American 15,56 31,34 14,44 2022 Estimated Milian Placific Islander 51,96 32,8 53,33 2022 Estimated Other Races 51,96 56,04	2022 Median Age	31.1	30.8	30.9
2027 Projected Households 6,846 41,520 108,946 2020 Census Households 6,851 40,481 105,720 2010 Census Households 6,447 38,525 99,708 Projected Annual Growth 2020 to 2027 0,0 0,0 0,5% Historical Annual Growth 2010 to 2022 40,40 20,5% 0,5% Reca and Ethnicity 24,10 25,8% 27,0% 2022 Estimated White 41,10 25,8% 27,0% 2022 Estimated Black or African American 15,5% 11,4% 15,2% 2022 Estimated Asian or Pacific Islander 7,5% 3,2% 3,1% 2022 Estimated American Indian or Native Alaskan 1,6% 1,3% 1,4% 2022 Estimated Hispanic 68,2% 76,5% 7,8% 2022 Estimated Hispanic 55,95 50,20 7,8% 2022 Estimated Average Household Income 59,95 50,20 50,00 2022 Estimated Piccapital Income 51,93 50,20 50,00 2022 Estimated Piccapital Frome 29,10 51,2% 51,2%	Households			
2020 Census Households 6,851 40,481 105,720 2010 Census Households 6,447 38,525 99,708 Projected Annual Growth 2022 to 2027 0,2% 0,4% 0,5% Historical Annual Growth 2010 to 2022 30,4% 0,5% 0,5% Race and Ethnicity 8 22,0% 20,0% 20,0% 2022 Estimated White 41,1% 25,5% 27,0% 2022 Estimated Black or African American 15,5% 11,4% 15,2% 2022 Estimated American Indian or Native Alaskan 1,6% 1,3% 1,4% 2022 Estimated Other Races 1,6% 1,3% 1,4% 2022 Estimated Other Races 1,2% 58,3% 53,3% 2022 Estimated Other Races 51,2% 58,3% 53,3% 2022 Estimated Median Household Income \$59,95 \$60,00 \$61,14 2022 Estimated Per Capita Income \$19,818 \$19,28 \$10,29 2022 Estimated Per Capita Income \$1,2% \$20,29 \$1,24 \$1,24 \$1,24 \$1,24 \$1,24 \$1,24	2022 Estimated Households	6,793	40,765	106,105
2010 Census Households 6.447 38,525 99,708 Projected Annual Growth 2022 to 2027 0.2% 0.4% 0.5% Historical Annual Growth 2010 to 2022 0.4% 0.5% 0.5% Race and Ethnicity 32.4 25.8% 27.0% 2022 Estimated Black or African American 15.5% 11.4% 15.5% 2022 Estimated Asian or Pacific Islander 7.5% 3.2% 3.1% 2022 Estimated American Indian or Native Alaskan 1.6% 1.3% 1.4% 2022 Estimated Other Races 51.2% 56.3% 53.3% 2022 Estimated Hispanic 68.2% 76.5% 17.8% Income 59.95 \$62,04 \$61.14 2022 Estimated Average Household Income \$59,959 \$62,04 \$60.02 2022 Estimated Per Capita Income \$59,959 \$62,04 \$60.02 2022 Estimated Per Capita Income \$1.0% \$1.0% \$60.02 2022 Estimated Elementary (Grade Level 0 to 8) 23.1% 20.4% \$1.4% 2022 Estimated Some High School (Grade Level 0 to 11) 16.3 1	2027 Projected Households	6,846	41,520	108,946
Projected Annual Growth 2022 to 2027 0.2% 0.5% 0.5% Historical Annual Growth 2010 to 2022 0.4% 0.5% 0.5% Race and Ethnicity 2 24.1% 25.8% 27.0% 2022 Estimated White 24.1% 25.8% 27.0% 2022 Estimated Asian or Pacific Islander 7.5% 3.2% 3.1% 2022 Estimated American Indian or Native Alaskan 1.6% 1.3% 1.4% 2022 Estimated Other Races 51.2% 58.3% 53.3% 2022 Estimated Hispanic 68.2% 76.5% 71.8% Income 3.0% 550.43 \$50.092 71.8% 2022 Estimated Mverage Household Income \$59,959 \$62,04 \$51.44 \$20.25 \$50.032 \$50.	2020 Census Households	6,851	40,481	105,720
Historical Annual Growth 2010 to 2022 Race and Ethnicity 2022 Estimated White 24.1% 25.8% 27.0% 2022 Estimated Black or African American 15.5% 11.4% 15.2% 2022 Estimated Assian or Pacific Islander 7.5% 3.2% 3.1% 2022 Estimated American Indian or Native Alaskan 16.6% 13.3% 14.4% 2022 Estimated Other Races 51.2% 58.3% 53.3% 2022 Estimated Hispanic 85.95% 56.20% 78.8% 53.3% 2022 Estimated Hispanic 85.95% 56.20% 78.8% 59.3% 2022 Estimated Household Income 55.95% 56.20% 56.144 2022 Estimated Average Household Income 55.95% 56.20% 56.144 2022 Estimated Per Capita Income 55.95% 56.20% 56.144 2022 Estimated Per Capita Income 55.95% 50.4% 51.3% 50.092 2022 Estimated Some High School (Grade Level 9 to 11) 16.3% 15.1% 15.1% 2022 Estimated Some High School (Grade Level 9 to 11) 16.3% 15.1% 15.1% 2022 Estimated Associates Degree Only 2022 Estimated Associates Degree Only 2022 Estimated Graduate Degree 2019 2022 Estimated Graduate Degree 3.3% 3.2% 3.3% 2022 Estimated Graduate Degree 3.3% 3.2% 3.3% 2022 Estimated Graduate Degree 5.5% 51.36% 51.0% 2022 Estimated Graduate Degree 5.5% 51.36% 51.0% 2022 Estimated Graduate Degree 5.5% 51.36% 51.0% 2022 Estimated Engloyees 5.5% 51.36% 51.0% 2022 Estimated Engloyees 5.5% 51.36% 51.0% 2022 Estimated Engloyee Population per Business 5.5% 51.36% 51.0% 51.36% 51.0% 5	2010 Census Households	6,447	38,525	99,708
Race and Ethnicity 24.1% 25.8% 27.0% 2022 Estimated White 24.1% 25.8% 27.0% 2022 Estimated Black or African American 15.5% 11.4% 15.2% 2022 Estimated Asian or Pacific Islander 7.5% 3.2% 3.1% 2022 Estimated American Indian or Native Alaskan 1.6% 1.3% 1.4% 2022 Estimated Other Races 51.2% 58.3% 53.3% 2022 Estimated Hispanic 68.2 76.5% 71.8% Income 85.955 562.040 \$51.14 2022 Estimated Average Household Income \$59.959 \$62.040 \$51.14 2022 Estimated Per Capita Income \$19.818 \$19.28 \$19.28 2022 Estimated Per Capita Income \$19.818 \$19.28 \$19.28 2022 Estimated Elementary (Grade Level 9 to 8) 23.1% 20.4% 19.4% 2022 Estimated High School (Grade Level 9 to 11) 16.3% 15.1% 15.1% 2022 Estimated Some College 14.7% 16.0% 17.4% 2022 Estimated Associates Degree Only 2.8% 5.3% <td>Projected Annual Growth 2022 to 2027</td> <td>0.2%</td> <td>0.4%</td> <td>0.5%</td>	Projected Annual Growth 2022 to 2027	0.2%	0.4%	0.5%
2022 Estimated Whitte 24.1% 25.8% 27.0% 2022 Estimated Black or African American 15.5% 11.4% 15.2% 2022 Estimated Asian or Pacific Islander 7.5% 3.2% 3.1% 2022 Estimated American Indian or Native Alaskan 1.6% 1.3% 1.4% 2022 Estimated Other Races 51.2% 58.3% 53.3% 2022 Estimated Hispanic 68.2% 76.5% 71.8% Income 2022 Estimated Average Household Income \$59.959 \$62.040 \$61.14 2022 Estimated Per Capita Income \$19.818 \$19.28 \$50.092 2022 Estimated Per Capita Income \$19.818 \$19.28 \$19.32 2022 Estimated Per Capita Income \$23.1% \$20.4% \$19.4% 2022 Estimated Flementary (Grade Level 0 to 8) \$19.4% \$19.4% 2022 Estimated High School (Grade Level 9 to 11) \$16.3% \$15.1% \$1.6% 2022 Estimated Associates Degree Only \$2.8% \$3.9% \$5.0% 2022 Estimated Bachelors Degree Only \$2.8% \$3.3% \$5.0%	Historical Annual Growth 2010 to 2022	0.4%	0.5%	0.5%
2022 Estimated Black or African American 15.5% 11.4% 15.2% 2022 Estimated Asian or Pacific Islander 7.5% 3.2% 3.1% 2022 Estimated American Indian or Native Alaskan 1.6% 1.3% 1.4% 2022 Estimated Other Races 51.2% 58.3% 53.3% 2022 Estimated Hispanic 68.2% 76.5% 71.8% Income 2022 Estimated Average Household Income \$59,959 \$62,040 \$61,144 2022 Estimated Median Household Income \$41,085 \$50,430 \$50,092 2022 Estimated Per Capita Income \$19,818 \$19.28 \$50,092 2022 Estimated Elementary (Grade Level Oto 8) 23.1% 20.4% 19.4% 2022 Estimated Some High School (Grade Level 9 to 11) 16.3% 15.1% 15.1% 2022 Estimated Some College 14.7% 16.0% 17.4% 2022 Estimated Some College 14.7% 16.0% 17.4% 2022 Estimated Bachelors Degree Only 2.8% 5.3% 5.0% 2022 Estimated Graduate Degree 3.3% 3.2% 3.3% </td <td>Race and Ethnicity</td> <td></td> <td></td> <td></td>	Race and Ethnicity			
2022 Estimated Asian or Pacific Islander 7.5% 3.2% 3.1% 2022 Estimated American Indian or Native Alaskan 1.6% 1.3% 1.4% 2022 Estimated Other Races 51.2% 58.3% 53.3% 2022 Estimated Hispanic 68.2% 76.5% 71.8% Income 2022 Estimated Average Household Income \$59,959 \$62,040 \$61,14 2022 Estimated Median Household Income \$19,818 \$19,284 \$19,286 2022 Estimated Per Capita Income \$19,818 \$19,284 \$19,366 2022 Estimated Per Capita Income \$23.1% \$19,284 \$19,366 2022 Estimated Per Capita Income \$19,818 \$19,284 \$19,366 2022 Estimated Per Capita Income \$1,988 \$19,284 \$19,366 2022 Estimated Elementary (Grade Level 0 to 8) 23.1% \$1,51% \$15,16 2022 Estimated Some High School (Grade Level 9 to 11) 16.3% \$1,51% \$1,51% 2022 Estimated Some College 14,7% \$1,60% \$1,4% 2022 Estimated Bachelors Degree Only 10,0% \$1,4%	2022 Estimated White	24.1%	25.8%	27.0%
2022 Estimated American Indian or Native Alaskan 1.6% 1.3% 1.4% 2022 Estimated Other Races 51.2% 58.3% 53.3% 2022 Estimated Hispanic 68.2% 76.5% 71.8% Income 2022 Estimated Average Household Income \$59,959 \$62,040 \$61,144 2022 Estimated Median Household Income \$19,818 \$19,284 \$50,092 2022 Estimated Per Capita Income \$19,818 \$19,284 \$19,326 Education (Age 25+) 23.1% 20.4% 19.4% 2022 Estimated Some High School (Grade Level 9 to 11) 16.3% 15.1% 15.1% 2022 Estimated Some College 14.7% 16.0% 17.4% 2022 Estimated Some College 14.7% 16.0% 17.4% 2022 Estimated Bachelors Degree Only 2.8% 5.3% 5.0% 2022 Estimated Graduate Degree 3.3% 3.2% 3.3% Business 5.5 4.6% 10.93 2022 Estimated Total Businesses 55.51 51,361 108,283 2022 Estimated Employee Population per	2022 Estimated Black or African American	15.5%	11.4%	15.2%
2022 Estimated Other Races 51.2% 58.3% 53.3% 2022 Estimated Hispanic 68.2% 76.5% 71.8% Income 5022 Estimated Average Household Income \$59,959 \$62,040 \$61,144 2022 Estimated Median Household Income \$41,085 \$50,430 \$50,092 2022 Estimated Per Capita Income \$19,818 \$19,284 \$19,326 Education (Age 25+) 23.1% 20.4% \$19,496 2022 Estimated Elementary (Grade Level 0 to 8) 23.1% 20.4% \$19,496 2022 Estimated Some High School (Grade Level 9 to 11) 16.3% 15.1% 15.1% 2022 Estimated Some College 14.7% 16.0% 17.4% 2022 Estimated Associates Degree Only 2.8% 5.3% 5.0% 2022 Estimated Graduate Degree 3.3% 3.2% 3.3% 2022 Estimated Graduate Degree 3.3% 3.2% 3.3% 2022 Estimated Total Businesses 655 4,680 10.934 2022 Estimated Employee 5,551 51,361 108,283 2022 Estimated Employee Population per Busines	2022 Estimated Asian or Pacific Islander	7.5%	3.2%	3.1%
2022 Estimated Hispanic 68.2% 76.5% 71.8% Income 559,959 \$62,040 \$61,144 2022 Estimated Average Household Income \$41,085 \$50,400 \$50,092 2022 Estimated Median Household Income \$19,818 \$19,284 \$19,286 2022 Estimated Per Capita Income \$19,818 \$19,284 \$19,286 Education (Age 25+) \$23.1% \$20,4% \$19,4% 2022 Estimated Elementary (Grade Level 0 to 8) \$23.1% \$20,4% \$19,4% 2022 Estimated Some High School (Grade Level 9 to 11) \$16.3% \$15.1% \$15.1% 2022 Estimated Associates Degree Only \$2,8% \$1.9% \$1.8% 2022 Estimated Bachelors Degree Only \$2,8% \$5.3% \$5.0% 2022 Estimated Graduate Degree \$3.3% \$2.3% \$3.3% 2022 Estimated Total Businesses \$65 \$4,68 \$1.03,83 2022 Estimated Total Employees \$5,551 \$1,361 \$108,283 2022 Estimated Forlal Employee Population per Business \$5,551 \$1,361 \$108,283	2022 Estimated American Indian or Native Alaskan	1.6%	1.3%	1.4%
Income \$59,959 \$62,040 \$61,144 2022 Estimated Average Household Income \$59,959 \$62,040 \$61,144 2022 Estimated Median Household Income \$41,085 \$50,430 \$50,092 2022 Estimated Per Capita Income \$19,818 \$19,284 \$19,326 Education (Age 25+) \$23,1% 20,4% 19,4% 2022 Estimated Some High School (Grade Level 9 to 11) 16,3% 15,1% 15,1% 2022 Estimated High School Graduate 29,8% 31,9% 31,8% 2022 Estimated Some College 14,7% 16,0% 17,4% 2022 Estimated Associates Degree Only 2,8% 5,3% 5,0% 2022 Estimated Bachelors Degree Only 10,0% 8,1% 8,1% 2022 Estimated Graduate Degree 3,3% 3,2% 3,3% 2022 Estimated Total Businesses 655 4,680 10,934 2022 Estimated Total Employees 5,551 51,361 108,283 2022 Estimated Employee Population per Business 8,5 11,0 9,9	2022 Estimated Other Races	51.2%	58.3%	53.3%
2022 Estimated Average Household Income \$59,959 \$62,040 \$61,144 2022 Estimated Median Household Income \$41,085 \$50,430 \$50,092 2022 Estimated Per Capita Income \$19,818 \$19,284 \$19,326 Education (Age 25+) \$23,1% 20,4% 19,4% 2022 Estimated Elementary (Grade Level 0 to 8) 23,1% 20,4% 19,4% 2022 Estimated Some High School (Graduate Level 9 to 11) 16,3% 15,1% 15,1% 2022 Estimated High School Graduate 29,8% 31,9% 31,8% 2022 Estimated Some College 14,7% 16,0% 17,4% 2022 Estimated Associates Degree Only 2,8% 5,3% 5,0% 2022 Estimated Bachelors Degree Only 2,8% 5,3% 5,0% 2022 Estimated Graduate Degree 3,3% 3,2% 3,3% 8usiness 2022 Estimated Total Businesses 655 4,680 10,934 2022 Estimated Total Employees 5,551 51,361 108,283 2022 Estimated Employee Population per Business 8.5 11,0 9,9	2022 Estimated Hispanic	68.2%	76.5%	71.8%
2022 Estimated Median Household Income \$41,085 \$50,430 \$50,092 2022 Estimated Per Capita Income \$19,818 \$19,284 \$19,326 Education (Age 25+) \$2022 Estimated Elementary (Grade Level 0 to 8) 23.1% 20.4% 19.4% 2022 Estimated Some High School (Grade Level 9 to 11) 16.3% 15.1% 15.1% 2022 Estimated High School Graduate 29.8% 31.9% 31.8% 2022 Estimated Some College 14.7% 16.0% 17.4% 2022 Estimated Associates Degree Only 2.8% 5.3% 5.0% 2022 Estimated Bachelors Degree Only 10.0% 8.1% 8.1% 2022 Estimated Graduate Degree 3.3% 3.2% 3.3% Business 5022 Estimated Total Businesses 655 4,680 10,934 2022 Estimated Total Employees 5,551 51,361 108,283 2022 Estimated Employee Population per Business 8.5 11.0 9.9	Income			
2022 Estimated Per Capita Income \$19,818 \$19,284 \$19,326 Education (Age 25+) 323.1% 20.4% 19.4% 2022 Estimated Elementary (Grade Level 0 to 8) 23.1% 20.4% 19.4% 2022 Estimated Some High School (Graduate Level 9 to 11) 16.3% 15.1% 15.1% 2022 Estimated High School Graduate 29.8% 31.9% 31.8% 2022 Estimated Some College 14.7% 16.0% 17.4% 2022 Estimated Associates Degree Only 2.8% 5.3% 5.0% 2022 Estimated Bachelors Degree Only 10.0% 8.1% 8.1% 2022 Estimated Graduate Degree 3.3% 3.2% 3.3% Business 655 4,680 10,934 2022 Estimated Total Businesses 5,551 51,361 108,283 2022 Estimated Employee Population per Business 8.5 11.0 9.9	2022 Estimated Average Household Income	\$59,959	\$62,040	\$61,144
Education (Age 25+) 2022 Estimated Elementary (Grade Level 0 to 8) 23.1% 20.4% 19.4% 2022 Estimated Some High School (Grade Level 9 to 11) 16.3% 15.1% 15.1% 2022 Estimated High School Graduate 29.8% 31.9% 31.8% 2022 Estimated Some College 14.7% 16.0% 17.4% 2022 Estimated Associates Degree Only 2.8% 5.3% 5.0% 2022 Estimated Bachelors Degree Only 10.0% 8.1% 8.1% 2022 Estimated Graduate Degree 3.3% 3.2% 3.3% Business 2022 Estimated Total Businesses 655 4,680 10,934 2022 Estimated Total Employees 5,551 51,361 108,283 2022 Estimated Employee Population per Business 8.5 11.0 9.9	2022 Estimated Median Household Income	\$41,085	\$50,430	\$50,092
2022 Estimated Elementary (Grade Level 0 to 8) 23.1% 20.4% 19.4% 2022 Estimated Some High School (Grade Level 9 to 11) 16.3% 15.1% 15.1% 2022 Estimated High School Graduate 29.8% 31.9% 31.8% 2022 Estimated Some College 14.7% 16.0% 17.4% 2022 Estimated Associates Degree Only 2.8% 5.3% 5.0% 2022 Estimated Bachelors Degree Only 10.0% 8.1% 8.1% 2022 Estimated Graduate Degree 3.3% 3.2% 3.3% Business 2022 Estimated Total Businesses 655 4,680 10,934 2022 Estimated Total Employees 5,551 51,361 108,283 2022 Estimated Employee Population per Business 8.5 11.0 9.9	2022 Estimated Per Capita Income	\$19,818	\$19,284	\$19,326
2022 Estimated Some High School (Grade Level 9 to 11) 16.3% 15.1% 15.1% 2022 Estimated High School Graduate 29.8% 31.9% 31.8% 2022 Estimated Some College 14.7% 16.0% 17.4% 2022 Estimated Associates Degree Only 2.8% 5.3% 5.0% 2022 Estimated Bachelors Degree Only 10.0% 8.1% 8.1% 2022 Estimated Graduate Degree 3.3% 3.2% 3.3% Business 2022 Estimated Total Businesses 655 4,680 10,934 2022 Estimated Total Employees 5,551 51,361 108,283 2022 Estimated Employee Population per Business 8.5 11.0 9.9	Education (Age 25+)			
2022 Estimated High School Graduate 29.8% 31.9% 31.8% 2022 Estimated Some College 14.7% 16.0% 17.4% 2022 Estimated Associates Degree Only 2.8% 5.3% 5.0% 2022 Estimated Bachelors Degree Only 10.0% 8.1% 8.1% 2022 Estimated Graduate Degree 3.3% 3.2% 3.3% Business 55 4,680 10,934 2022 Estimated Total Businesses 5,551 51,361 108,283 2022 Estimated Employee Population per Business 8.5 11.0 9.9	2022 Estimated Elementary (Grade Level 0 to 8)	23.1%	20.4%	19.4%
2022 Estimated Some College 14.7% 16.0% 17.4% 2022 Estimated Associates Degree Only 2.8% 5.3% 5.0% 2022 Estimated Bachelors Degree Only 10.0% 8.1% 8.1% 2022 Estimated Graduate Degree 3.3% 3.2% 3.3% Business 2022 Estimated Total Businesses 655 4,680 10,934 2022 Estimated Total Employees 5,551 51,361 108,283 2022 Estimated Employee Population per Business 8.5 11.0 9.9	2022 Estimated Some High School (Grade Level 9 to 11)	16.3%	15.1%	15.1%
2022 Estimated Associates Degree Only 2.8% 5.3% 5.0% 2022 Estimated Bachelors Degree Only 10.0% 8.1% 8.1% 2022 Estimated Graduate Degree 3.3% 3.2% 3.3% Business 2022 Estimated Total Businesses 655 4,680 10,934 2022 Estimated Total Employees 5,551 51,361 108,283 2022 Estimated Employee Population per Business 8.5 11.0 9.9	2022 Estimated High School Graduate	29.8%	31.9%	31.8%
2022 Estimated Bachelors Degree Only 10.0% 8.1% 8.1% 2022 Estimated Graduate Degree 3.3% 3.2% 3.3% Business 2022 Estimated Total Businesses 655 4,680 10,934 2022 Estimated Total Employees 5,551 51,361 108,283 2022 Estimated Employee Population per Business 8.5 11.0 9.9	2022 Estimated Some College	14.7%	16.0%	17.4%
2022 Estimated Graduate Degree 3.3% 3.2% 3.3% Business 2022 Estimated Total Businesses 655 4,680 10,934 2022 Estimated Total Employees 5,551 51,361 108,283 2022 Estimated Employee Population per Business 8.5 11.0 9.9	2022 Estimated Associates Degree Only	2.8%	5.3%	5.0%
Business 2022 Estimated Total Businesses 655 4,680 10,934 2022 Estimated Total Employees 5,551 51,361 108,283 2022 Estimated Employee Population per Business 8.5 11.0 9.9	2022 Estimated Bachelors Degree Only	10.0%	8.1%	8.1%
2022 Estimated Total Businesses 655 4,680 10,934 2022 Estimated Total Employees 5,551 51,361 108,283 2022 Estimated Employee Population per Business 8.5 11.0 9.9	2022 Estimated Graduate Degree	3.3%	3.2%	3.3%
2022 Estimated Total Employees 5,551 51,361 108,283 2022 Estimated Employee Population per Business 8.5 11.0 9.9	Business			
2022 Estimated Employee Population per Business 8.5 11.0 9.9	2022 Estimated Total Businesses	655	4,680	10,934
	2022 Estimated Total Employees	5,551	51,361	108,283
2022 Estimated Residential Population per Business 31.5 28.1 30.7	2022 Estimated Employee Population per Business	8.5	11.0	9.9
	2022 Estimated Residential Population per Business	31.5	28.1	30.7



Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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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Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer/Tena	ant/Seller/Landlor	rd Initials Date		