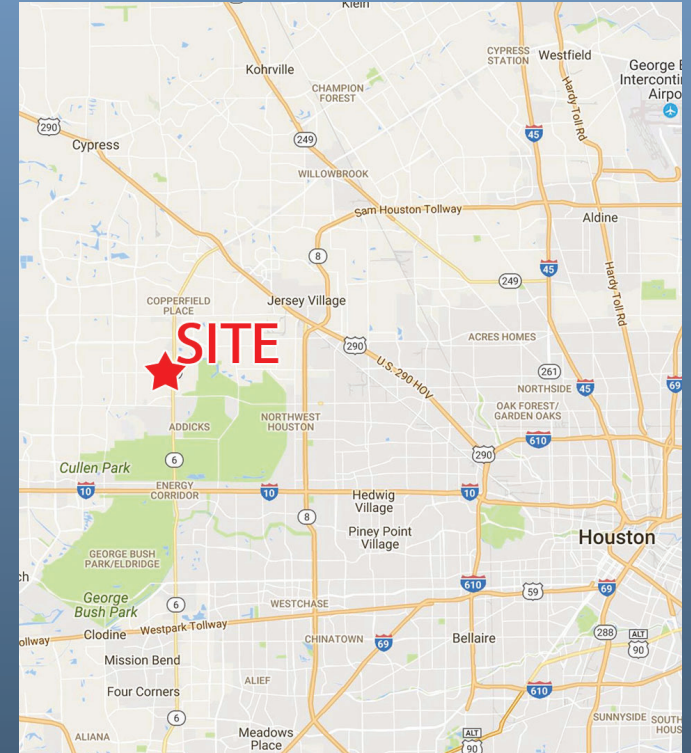


FOR LEASE

HEB Bear Creek Shopping Center - 4845 Highway 6 N, Houston, TX 77084



PROPERTY DATA

- High traffic HEB grocery anchored retail center with over 1.6 million visitors annually
- Located in the established Bear Creek area
- Southwest corner of Highway 6 North and Keith Harrow
- 1,300 SF available
- Up to 4,200 SF end cap (will divide)

DEMOGRAPHICS

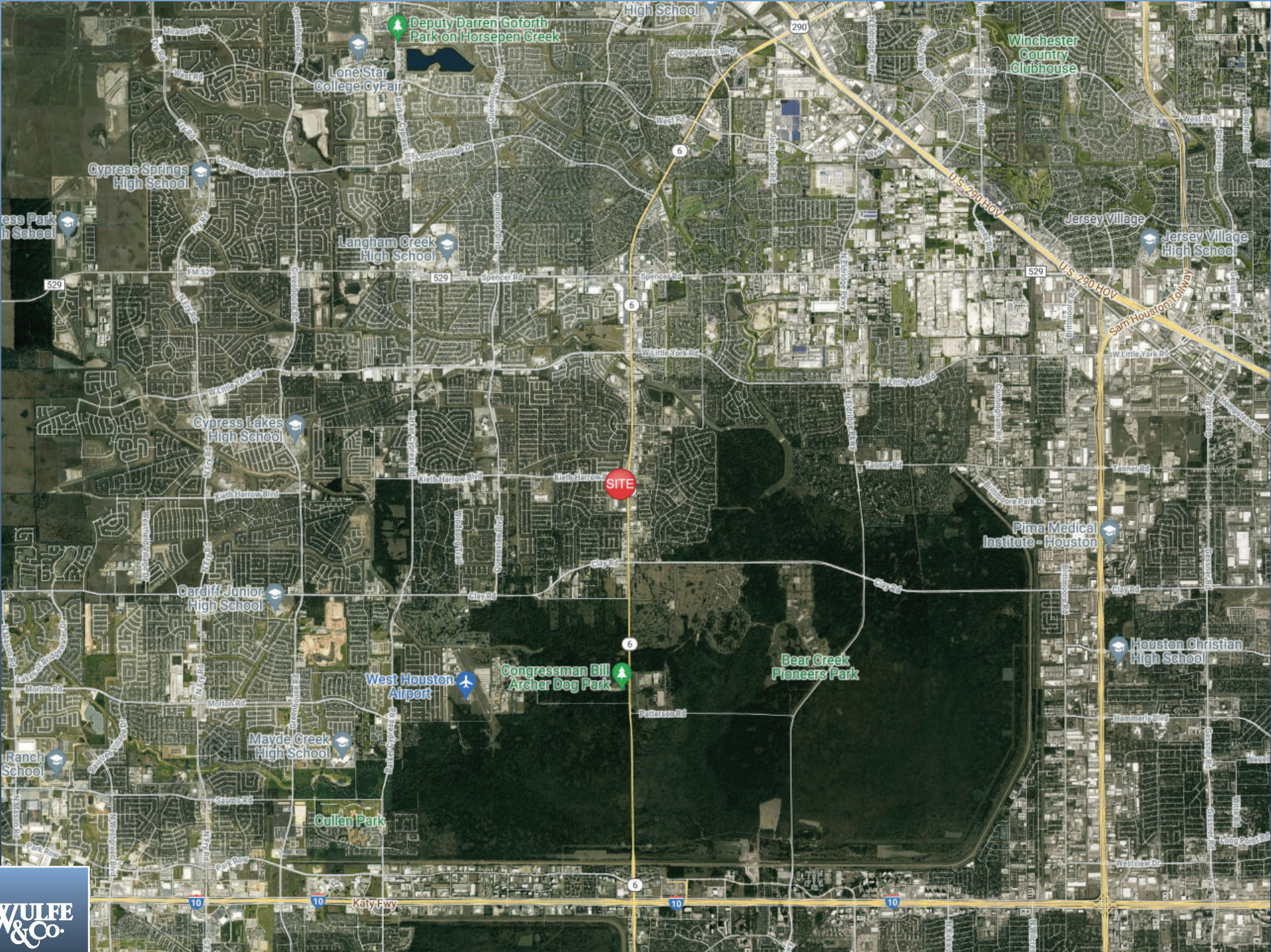
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2024 Estimate	23,099	103,082	278,354
Ave HH Income 2024 Estimate	\$113,272	\$114,935	\$118,415
Traffic Counts Highway 6	45,994 cars per day		
Kieth Harrow	18,083 cars per day		

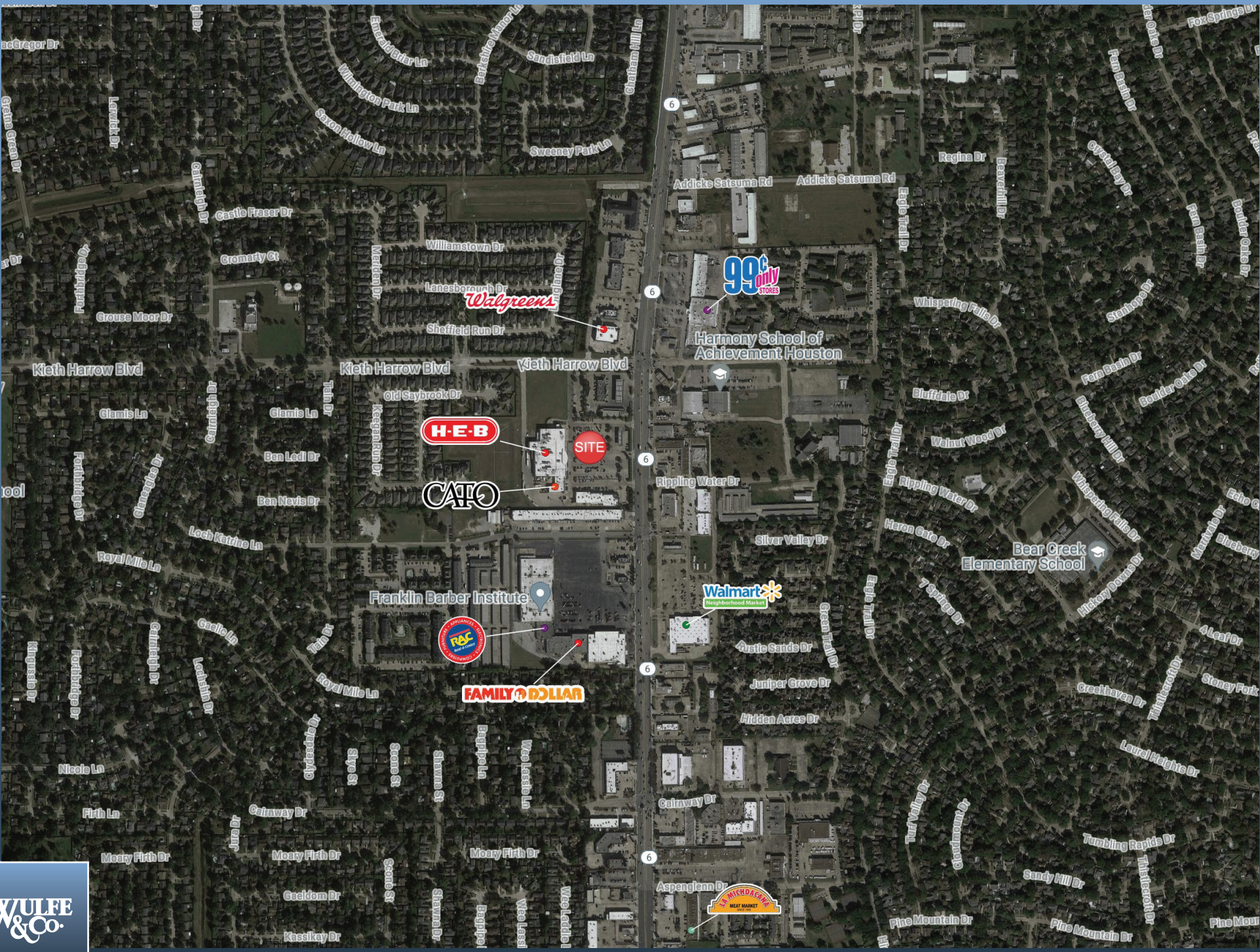
CONTACT

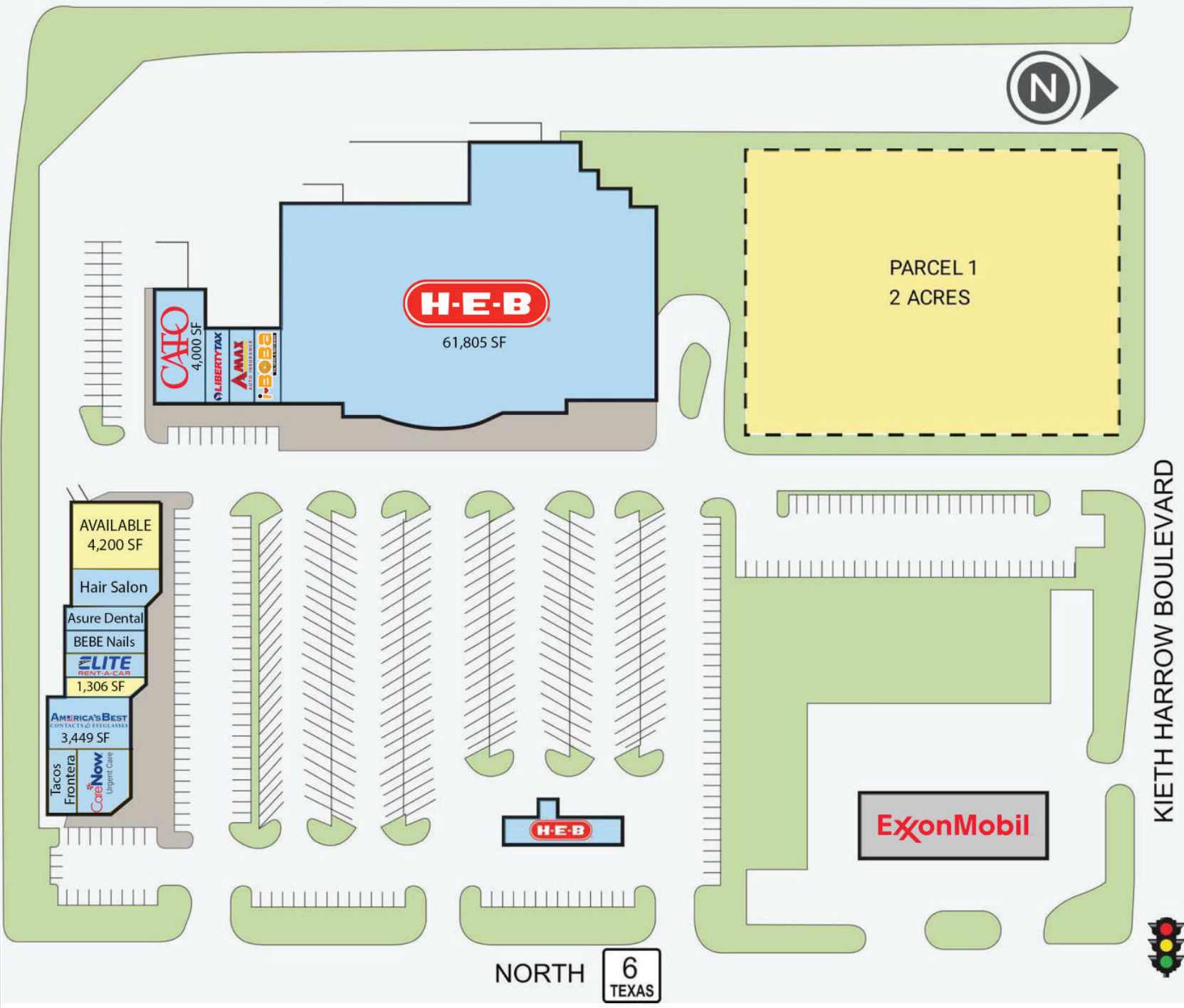
Paula Hohl
phohl@wulfe.com
(713) 621-1705

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: 29.8472/-95.6476

4845 Hwy 6 N Houston, TX 77084	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	23,099	103,082	278,354
2029 Projected Population	23,663	106,998	289,454
2020 Census Population	23,809	107,055	287,796
2010 Census Population	22,766	95,484	243,039
Projected Annual Growth 2024 to 2029	0.5%	0.8%	0.8%
Historical Annual Growth 2010 to 2024	0.1%	0.6%	1.0%
2024 Median Age	33.1	34.6	34.0
Households			
2024 Estimated Households	7,781	33,959	92,755
2029 Projected Households	7,987	35,301	96,860
2020 Census Households	7,736	34,417	93,627
2010 Census Households	7,503	30,506	78,640
Projected Annual Growth 2024 to 2029	0.5%	0.8%	0.9%
Historical Annual Growth 2010 to 2024	0.3%	0.8%	1.3%
Race and Ethnicity			
2024 Estimated White	31.7%	32.6%	33.3%
2024 Estimated Black or African American	15.0%	17.8%	20.7%
2024 Estimated Asian or Pacific Islander	7.6%	10.4%	9.9%
2024 Estimated American Indian or Native Alaskan	1.7%	1.3%	1.2%
2024 Estimated Other Races	43.9%	38.0%	35.0%
2024 Estimated Hispanic	55.4%	47.5%	43.8%
Income			
2024 Estimated Average Household Income	\$113,272	\$114,935	\$118,415
2024 Estimated Median Household Income	\$71,791	\$83,633	\$88,868
2024 Estimated Per Capita Income	\$38,168	\$37,873	\$39,468
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	13.7%	10.4%	8.3%
2024 Estimated Some High School (Grade Level 9 to 11)	9.4%	7.4%	6.1%
2024 Estimated High School Graduate	24.0%	23.4%	22.5%
2024 Estimated Some College	18.3%	20.5%	21.8%
2024 Estimated Associates Degree Only	8.7%	8.6%	8.8%
2024 Estimated Bachelors Degree Only	17.5%	21.4%	22.8%
2024 Estimated Graduate Degree	8.3%	8.2%	9.6%
Business			
2024 Estimated Total Businesses	1,036	4,049	11,970
2024 Estimated Total Employees	5,567	27,211	121,273
2024 Estimated Employee Population per Business	5.4	6.7	10.1
2024 Estimated Residential Population per Business	22.3	25.5	23.3

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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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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 Management Services, Inc	451313		(713) 621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paula Hohl	301718	phohl@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date