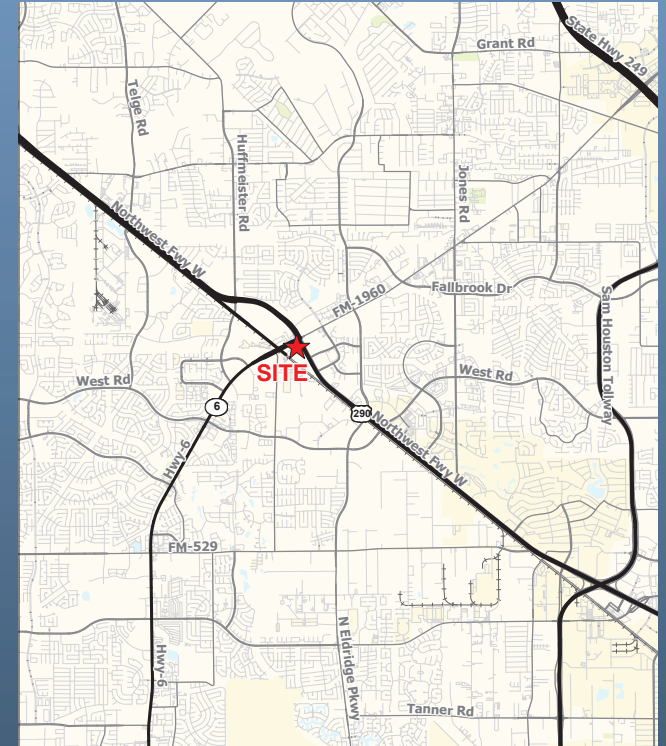


FOR LEASE

290/6 Crossing Shopping Center



PROPERTY DATA

- Located on the southwest corner of US Highway 290 and Highway 6
- Tenants include Starbucks, Chipotle, and LA Crawfish
- 1,245 SF end cap space available
- 1,860 SF former Sprint available

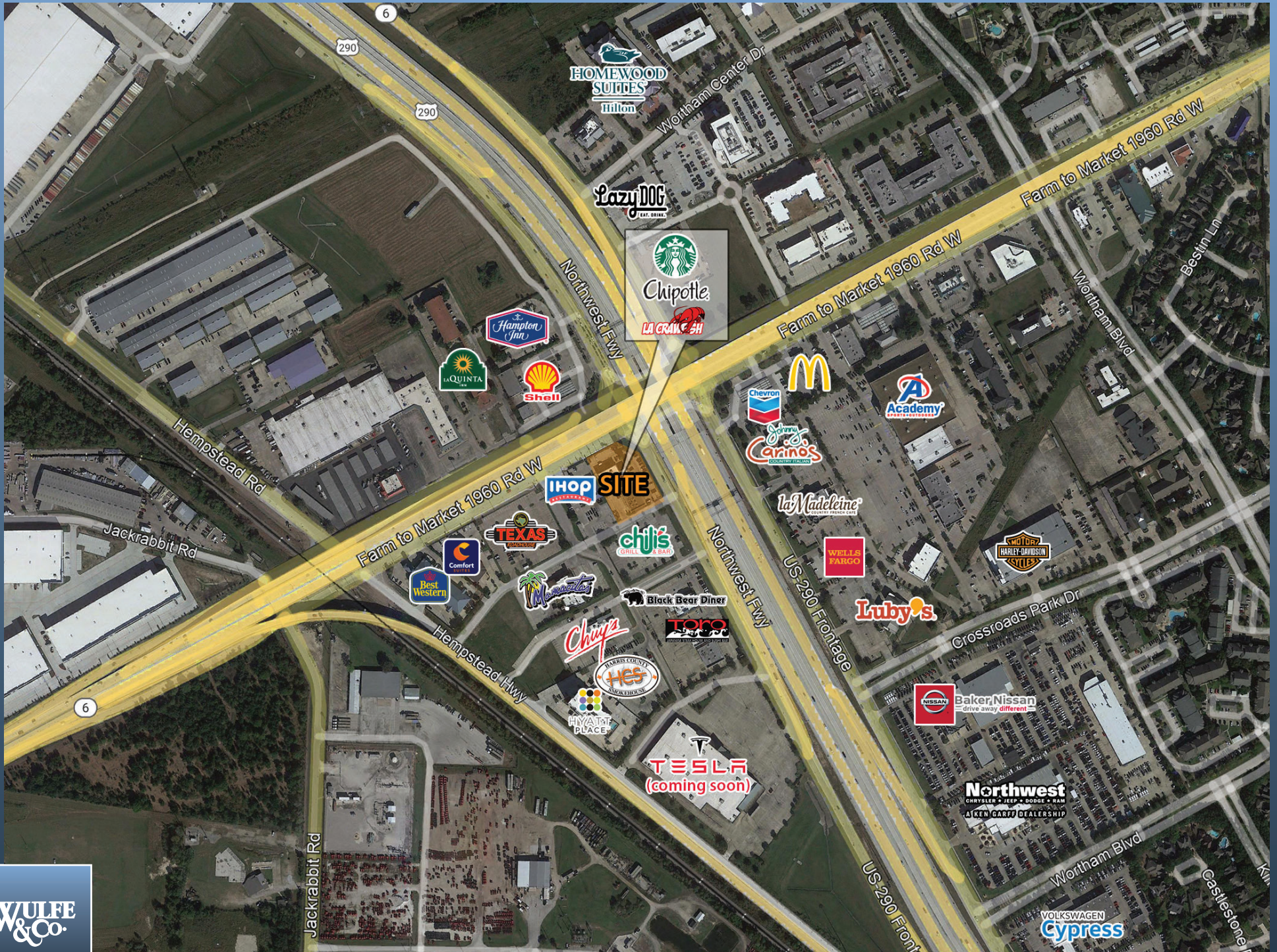
DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2021 Estimate	11,466	111,605	309,548
Avg HH Income			
2021 Estimate	\$92,656	\$91,291	\$102,208
Traffic Counts			
Highway 290	145,092 cars per day		
Hwy 6 (FM 1960)	55,891 cars per day		

CONTACT

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 Houston, Texas 77056
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BRIARWOOD
• CAPITAL •
CORPORATION

HIGHWAY 290 (NORTHWEST FRWY)



HIGHWAY 6



Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.9157/-95.6163

19865 Northwest Fwy Houston, TX 77065	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	11,466	111,605	309,548
2026 Projected Population	11,713	115,400	323,621
2010 Census Population	10,454	103,462	279,594
2000 Census Population	7,141	78,497	185,824
Projected Annual Growth 2021 to 2026	0.4%	0.7%	0.9%
Historical Annual Growth 2000 to 2021	2.9%	2.0%	3.2%
2021 Median Age	33.5	34.5	34.3
Households			
2021 Estimated Households	4,609	42,826	112,517
2026 Projected Households	4,768	44,838	119,094
2010 Census Households	3,988	38,188	98,006
2000 Census Households	2,540	28,232	64,432
Projected Annual Growth 2021 to 2026	0.7%	0.9%	1.2%
Historical Annual Growth 2000 to 2021	3.9%	2.5%	3.6%
Race and Ethnicity			
2021 Estimated White	50.5%	56.0%	56.8%
2021 Estimated Black or African American	18.2%	16.1%	14.8%
2021 Estimated Asian or Pacific Islander	17.4%	12.7%	13.4%
2021 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.6%
2021 Estimated Other Races	13.5%	14.6%	14.3%
2021 Estimated Hispanic	29.3%	33.2%	33.8%
Income			
2021 Estimated Average Household Income	\$92,656	\$91,291	\$102,208
2021 Estimated Median Household Income	\$72,997	\$71,891	\$80,303
2021 Estimated Per Capita Income	\$37,248	\$35,047	\$37,163
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	4.1%	4.9%	5.3%
2021 Estimated Some High School (Grade Level 9 to 11)	4.9%	5.5%	5.5%
2021 Estimated High School Graduate	24.8%	23.8%	21.5%
2021 Estimated Some College	23.7%	24.2%	22.4%
2021 Estimated Associates Degree Only	8.3%	8.2%	7.9%
2021 Estimated Bachelors Degree Only	22.0%	22.8%	25.6%
2021 Estimated Graduate Degree	12.3%	10.6%	11.7%
Business			
2021 Estimated Total Businesses	664	5,189	12,586
2021 Estimated Total Employees	7,237	48,616	135,995
2021 Estimated Employee Population per Business	10.9	9.4	10.8
2021 Estimated Residential Population per Business	17.3	21.5	24.6

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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
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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