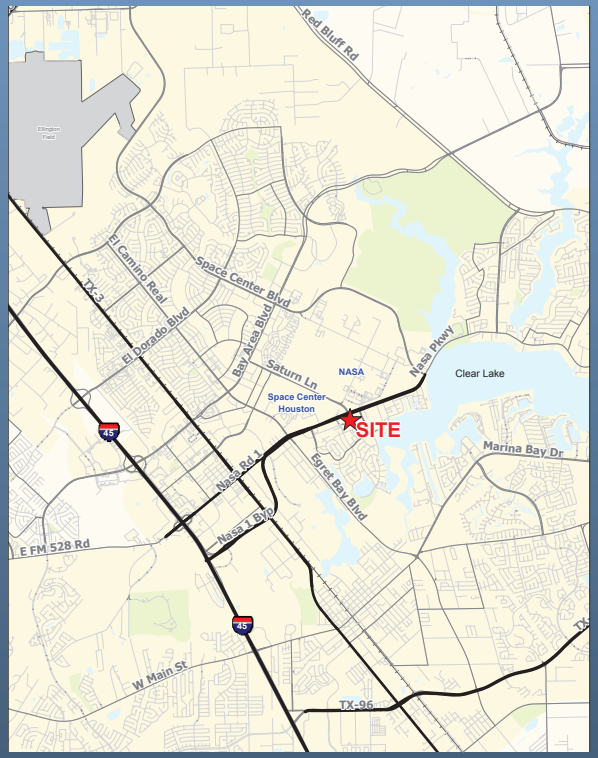
OFFICE/RETAIL SPACE AVAILABLE

Nassau Bay Town Square



PROPERTY DATA

- Mixed-use development located on Nasa Rd 1 and Saturn Lane, across from Space Center Houston
- 5,588 SF existing office/retail space
- Strong daytime population from NASA (13,500), UTC Aerospace Systems, Methodist Hospital, Lockeed Martin, USAA, and State Farm

2025 DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2025 Estimate	10,572	74,872	191,018
Daytime Population	13,485	79,979	139,453
Avg HH Income 2025 Estimate	$104,800	$113,359	$131,673
Traffic Count Nasa Rd 1	44,623 cars per day		

CONTACT

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Senior Vice President
wmiller@wulfe.com

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Houston, Texas 77056
(713) 621-1700

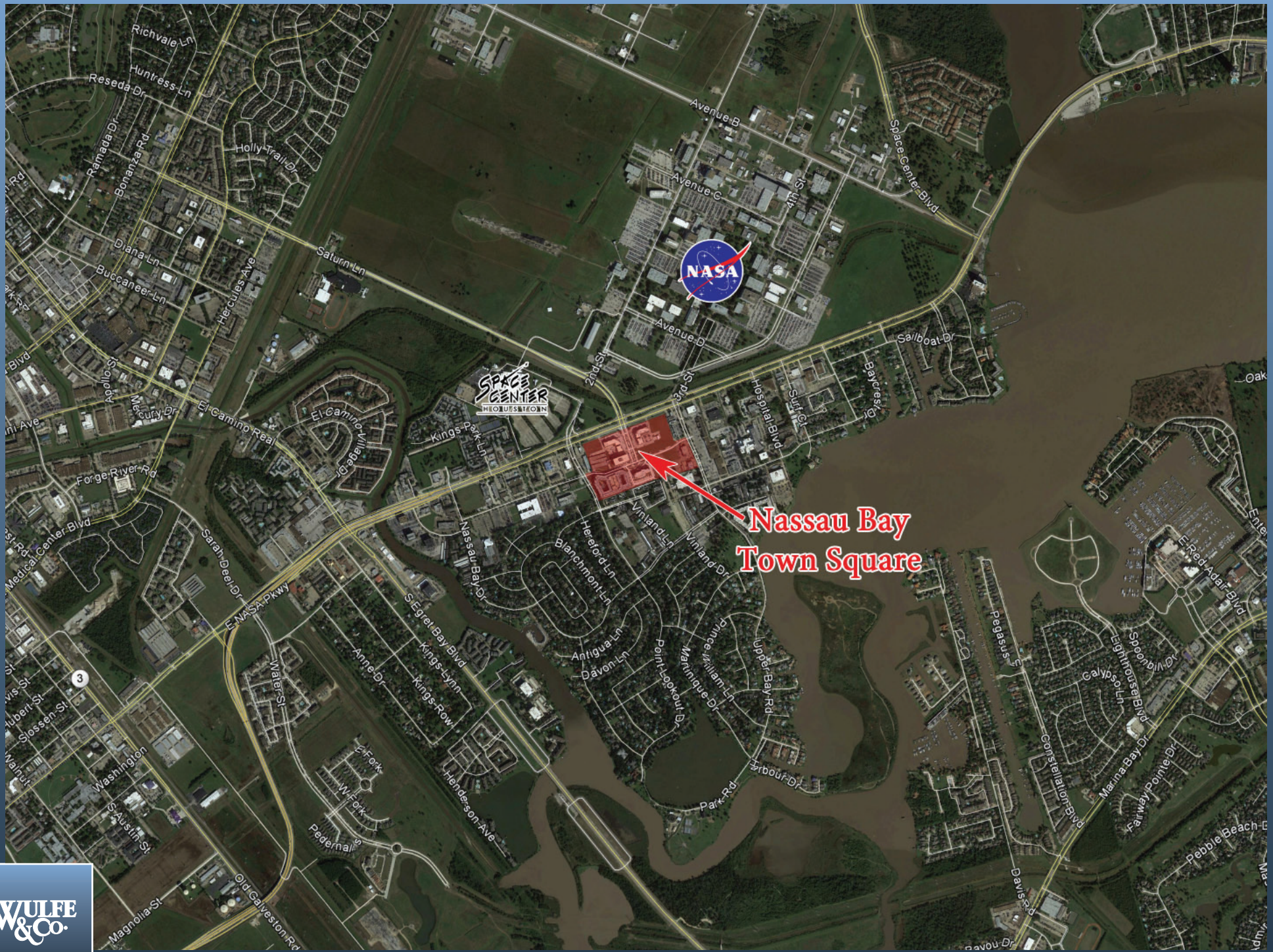
The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Wulfe & Co. or by any agent, independent associate or employee of Wulfe & Co. This information is subject to change without notice.

Summer Moon
COFFEE

Tutti Frutti
OFFICE/RETAIL
AVAILABLE
5,588 SF

Chick-fil-A
5,588 SF

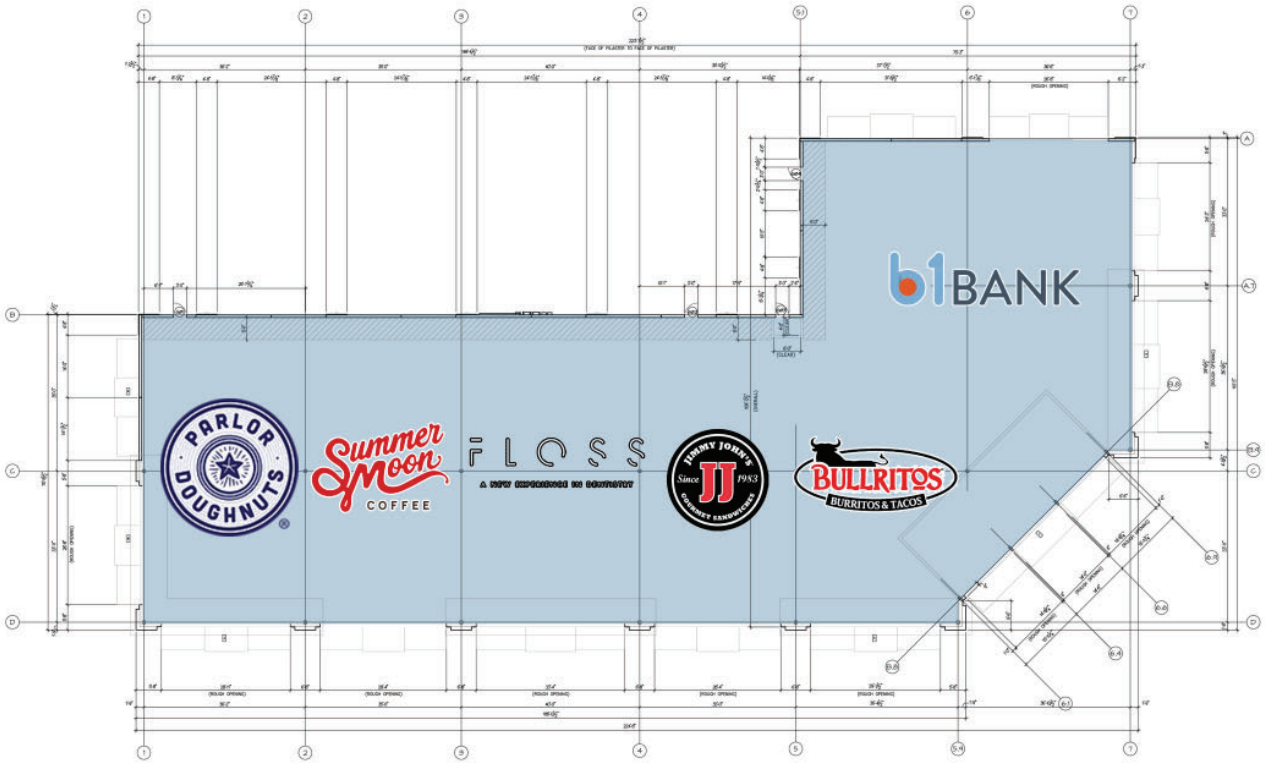
WULFE & CO.

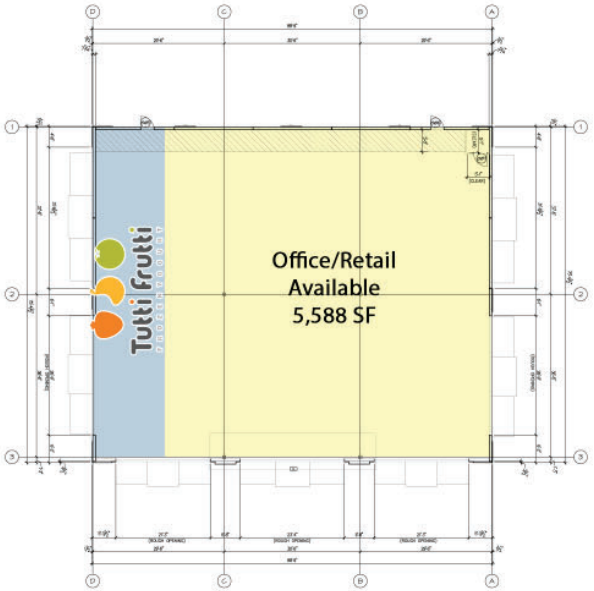

Nassau Bay
Town Square
NASA
SPACE CENTER HOUSTON
Richvale Ln
Huntress Ln
Reseda Dr
Ramada Dr
Bonanza Rd
Holly Trail Dr
Diana Ln
Buccaneer Ln
Hercules Ave
Saturn Ln
Avenue B
Avenue C
Avenue D
4th St
Space Center Blvd
Sailboat Dr
2nd St
3rd St
Hospital Blvd
Surfside Dr
Baycrest Dr
Apollo St
Mercury Dr
El Camino Rea
El Camino Village Dr
Kings Park Ln
Forge River Rd
Medical Center Blvd
Sarah Deer Dr
E NASA Pkwy
Nassau Bay Dr
Hereford Ln
Blanchmont Ln
Vinland Ln
Vinland Dr
Antigua Ln
Davon Ln
Point Lookout Dr
Martinique Dr
Prince William Ln
Upper Bay Rd
Pegasus Ln
Constellation Blvd
Calypso Ln
Lighthouse Blvd
Spoonbill Dr
Red Adair Blvd
Marina Bay Dr
Fairway Pointe Dr
Pebble Beach Dr
Harbour Dr
Park Rd
Davis Rd
Bayou Dr
S Egret Bay Blvd
Kings Lynn
Kings Row
Anne Dr
Water St
Henderson Ave
E Fork
W Fork
Pedernal St
Washington
S Austin St
Slossen St
Walnut St
Magnolia St
Old Galveston Rd
3

GALVESTON BAY
Norris CONFERENCE CENTERS
Conference Center
Start Pending
www.norriscenters.com
Hilton
CLEAR LAKE
Office One Open 9/1/2011
NASA
Lyndon B Johnson Space Center
HOSPITAL
NASA PARKWAY
ARTS ALLIANCE
Hotel Start Pending
AVENUE E
2ND ST
SATURN LANE
SPACE CENTER HOUSTON
Retail Phase I
Open 11/1/2010
NASA BYPASS
Multi-Family
Open 3/1/2010
Retail Phase II
Open 10/1/2012
Retail
Office
Parking Garage
Residential
Marriott / Conference Center

SATURN ONE
Completed 2011
SATURN TWO
Proposed
Retail Phase II
Completed Feb. 2013
Retail Phase I
Completed 2011
Saturn Lane
NASA Parkway
Chick-fil-A

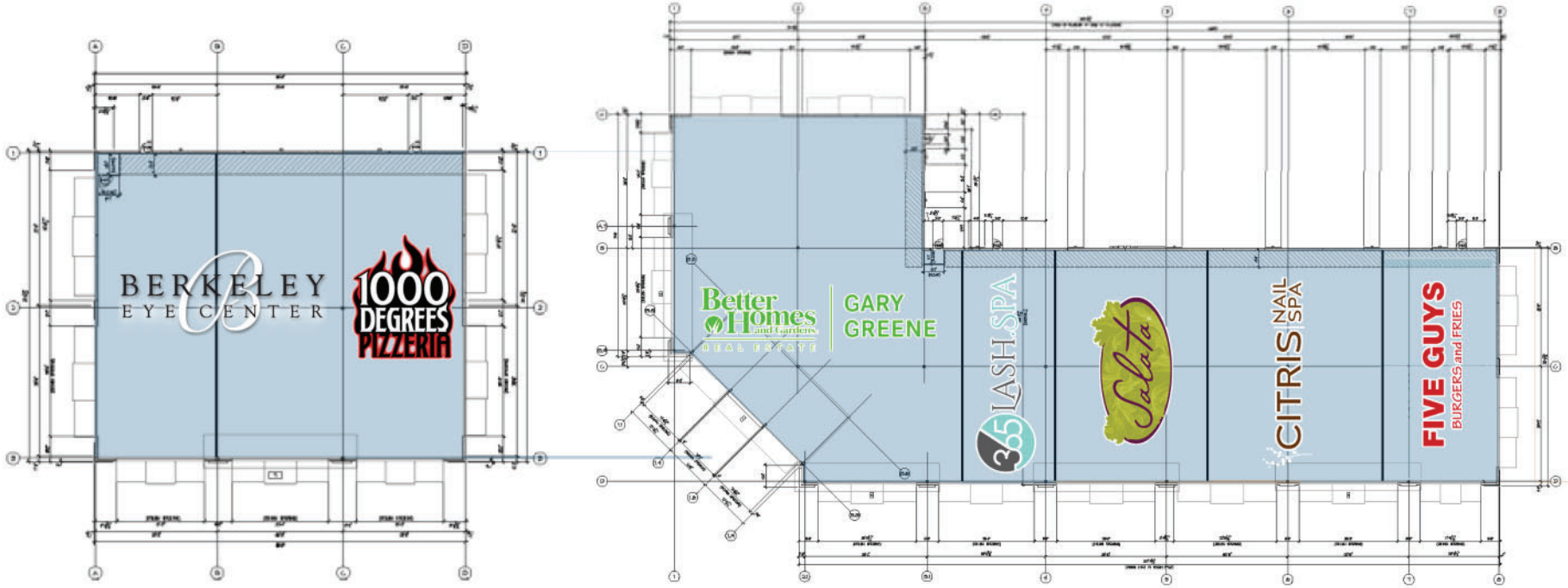
PHASE TWO
STRUCTURED
PARKING #1
7 LEVELS
1,059 CARS
Norris
Conference
Center
PARCEL 'B'
54,885 S.F.
CONFERENCE CENTER
27,243 S.F.
CITY HALL
9,000 S.F.
PARCEL 'A'
176,156 S.F.
OFFICE BUILDING
250,000 S.F.
12 STORY
PARCEL 'C'
122,239 S.F.
Marriott
6 STORY
176 ROOMS
STRUCTURED
PARKING #2
7 LEVELS
533 CARS
Voyager Apartments
97% leased
PARCEL 'D'
209,302 S.F.
RESIDENTIAL
313 ROOMS
SPACE PARK DRIVE
Saturn Two
PARCEL 'E'
122,483 S.F.
(proposed)
OFFICE
142,651 S.F.
6 STORY
SATURN LANE
Saturn One
PARCEL 'F'
135,289 S.F.
OFFICE
105,000 S.F.
4 STORY
STRUCTURED
PARKING #3
4 LEVELS
610 CARS
STRUCTURED
PARKING #4
2 1/2 LEVELS
324 CARS
NOT-A-PART
Available
5,588 SF
BANK
Chick-fil-A
PARCEL 'J'
187,744 S.F.
Medical Office Building
(proposed)
NOT-A-PART
UPPER BAY ROAD
POINT LOOKOUT ROAD
NASA PARKWAY (FM 528)


b1BANK
PARLOR DOUGHNUTS
Summer Moon COFFEE
FLOSS
JIMMY JOHN'S Since 1983 JJ GOURMET SANDWICHES
BULLRITOS BURRITOS & TACOS


Tutti frutti
Office/Retail
Available
5,588 SF

Phase II – Bldg H-2

Phase II – Bldg H-1



NASSAU BAY TOWN SQUARE – PHASE II RETAIL

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.5496/-95.0932

1780 E NASA Pkwy Houston, TX 77058	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	10,572	74,872	191,018
2030 Projected Population	10,512	74,136	187,762
2020 Census Population	9,563	71,498	192,158
2010 Census Population	7,520	64,312	168,358
Projected Annual Growth 2025 to 2030	-0.1%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2025	2.7%	1.1%	0.9%
2025 Median Age	36.8	38.8	38.9
Households			
2025 Estimated Households	5,014	32,942	77,845
2030 Projected Households	5,111	33,443	78,255
2020 Census Households	4,692	31,613	77,464
2010 Census Households	3,746	28,146	66,852
Projected Annual Growth 2025 to 2030	0.4%	0.3%	0.1%
Historical Annual Growth 2010 to 2025	2.3%	1.1%	1.1%
Race and Ethnicity			
2025 Estimated White	57.2%	59.3%	60.6%
2025 Estimated Black or African American	15.1%	11.9%	10.8%
2025 Estimated Asian or Pacific Islander	7.1%	7.1%	8.4%
2025 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.6%
2025 Estimated Other Races	19.9%	20.9%	19.6%
2025 Estimated Hispanic	29.4%	28.6%	26.5%
Income			
2025 Estimated Average Household Income	$104,800	$113,359	$131,673
2025 Estimated Median Household Income	$79,613	$89,849	$109,365
2025 Estimated Per Capita Income	$49,703	$49,939	$53,697
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.3%	4.0%	3.5%
2025 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.4%	3.0%
2025 Estimated High School Graduate	22.0%	17.9%	16.8%
2025 Estimated Some College	20.5%	21.1%	19.9%
2025 Estimated Associates Degree Only	10.4%	10.3%	10.8%
2025 Estimated Bachelors Degree Only	24.6%	27.5%	29.0%
2025 Estimated Graduate Degree	16.9%	16.8%	17.0%
Business			
2025 Estimated Total Businesses	918	5,599	10,702
2025 Estimated Total Employees	11,037	60,320	91,712
2025 Estimated Employee Population per Business	12.0	10.8	8.6
2025 Estimated Residential Population per Business	11.5	13.4	17.8

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, 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.

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 & 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	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Wes Miller	319606	wmiller@wulfe.com	713-621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date