



# Museum Square Retail

12906 University Blvd at Savannah Heights Dr, Sugar Land, TX 77479



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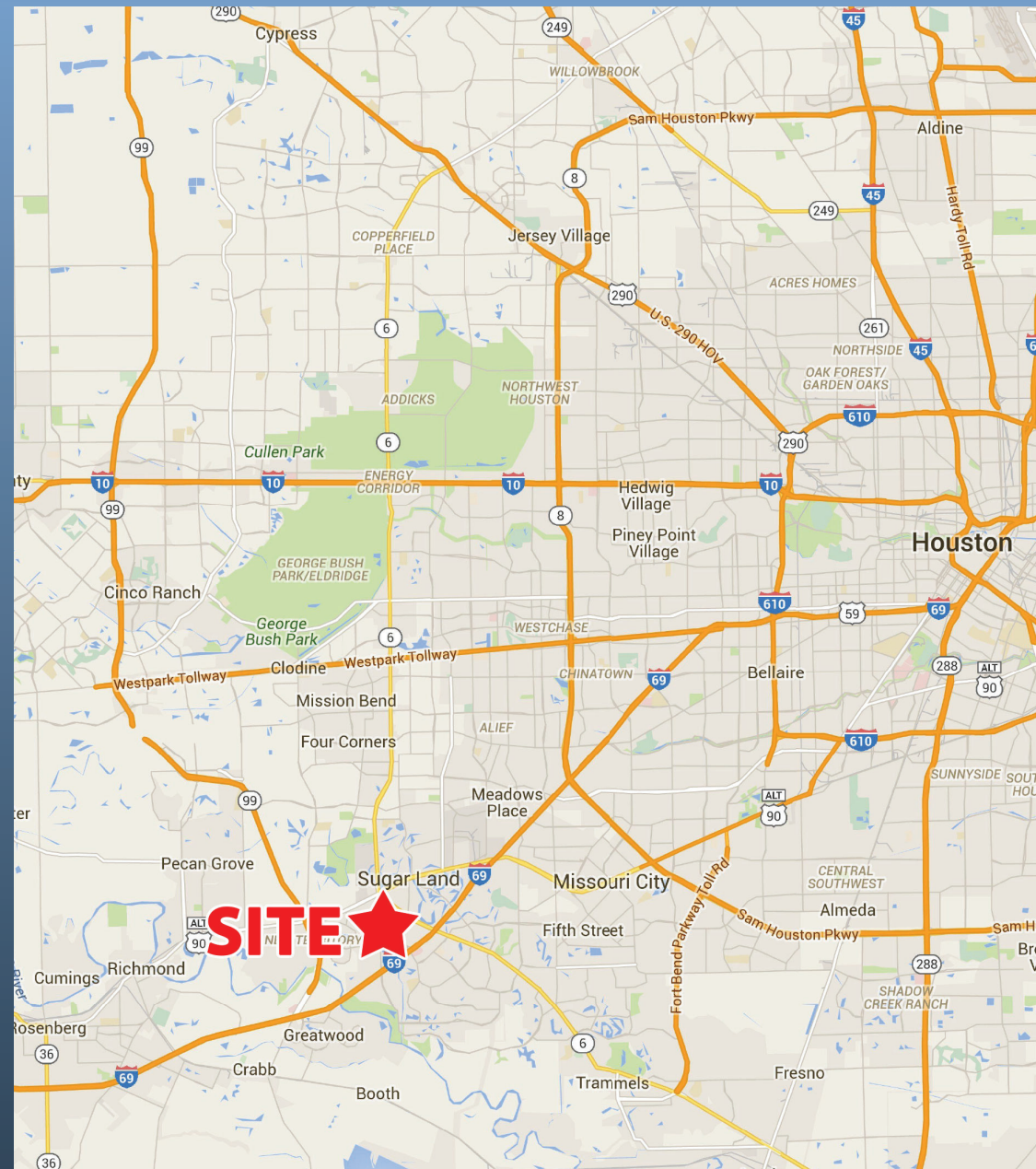


**PROPERTY DATA**

- Up to 10,736 SF proposed retail center, anticipated Q2, 2025 delivery
- In the Telfair market with an average household income of over \$259,000 within one mile
- Great circulation throughout the trade area
- End Cap and inline spaces available with potential for patio and a drive-thru
- Easy access to Highway 6, Southwest Fwy (IH-69), and Highway 90

**DEMOGRAPHICS**

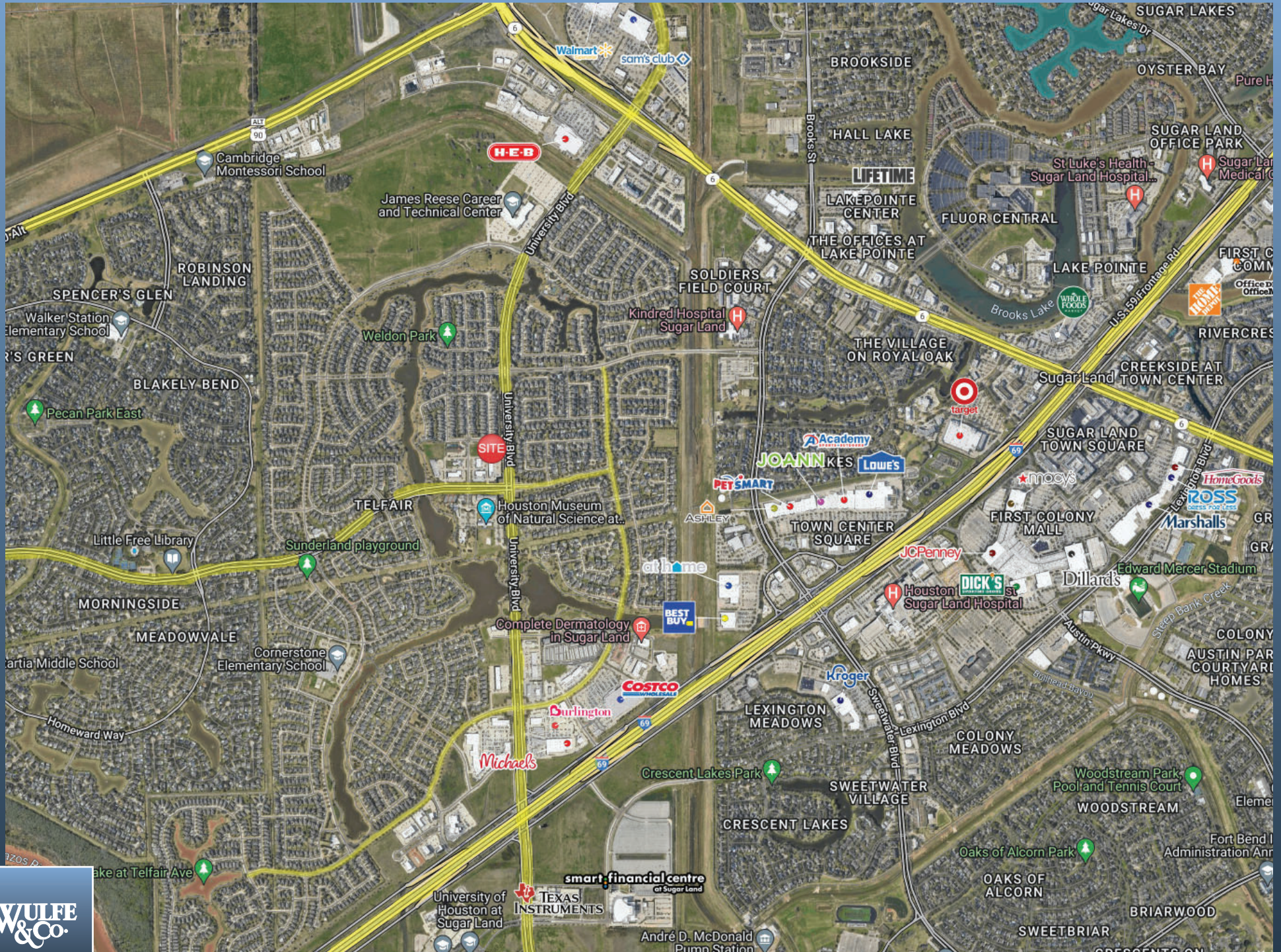
	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>			
2024 Estimate	11,460	78,839	222,025
<b>Avg HH Income</b>			
2024 Estimate	\$259,144	\$197,065	\$173,922
<b>Daytime Pop.</b>			
2024 Estimate	7,787	70,899	159,848
<b>Traffic Counts</b>			
University Blvd	11,836 cars per day		
New Territory Blvd	17,858 cars per day		



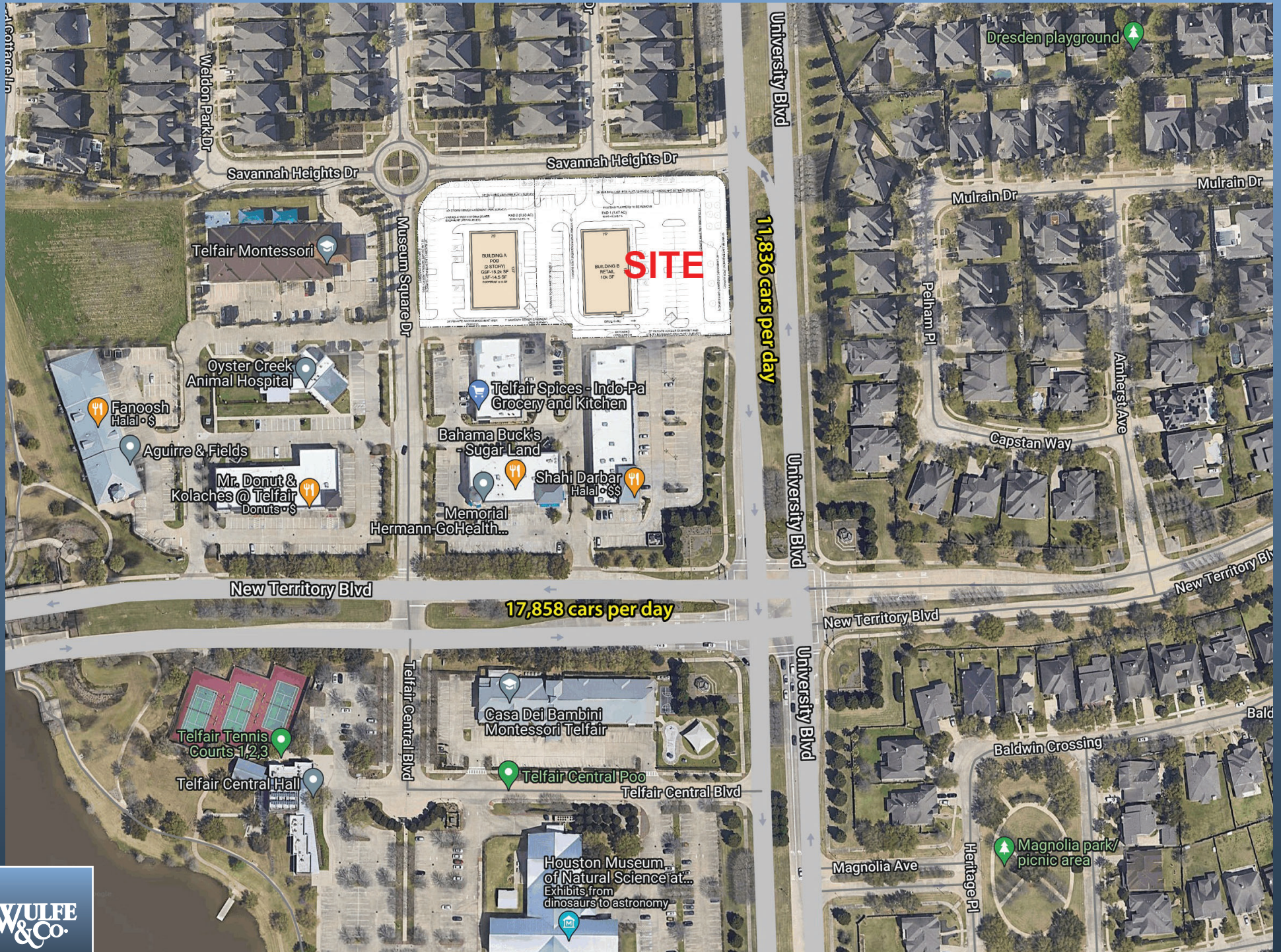
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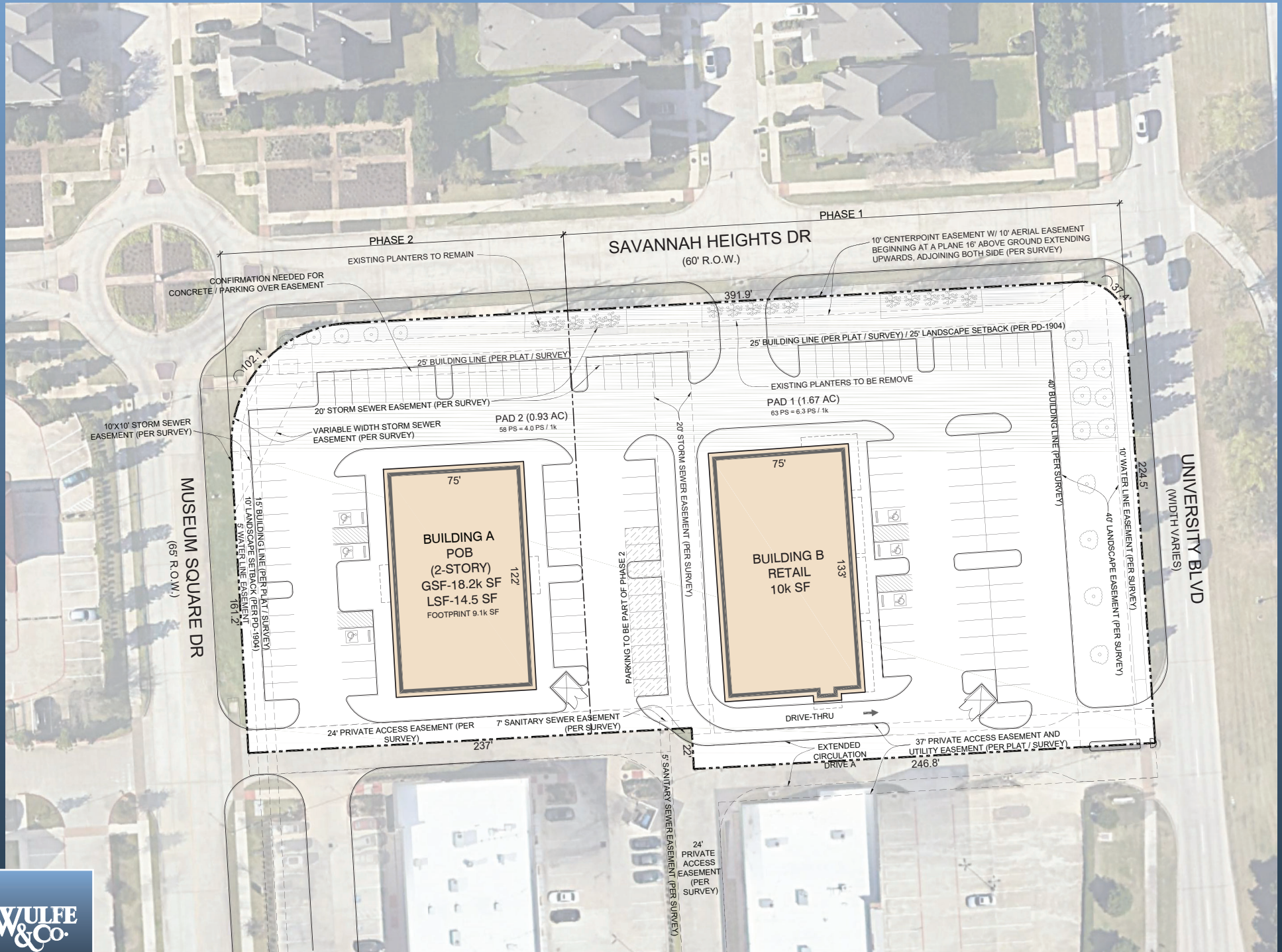


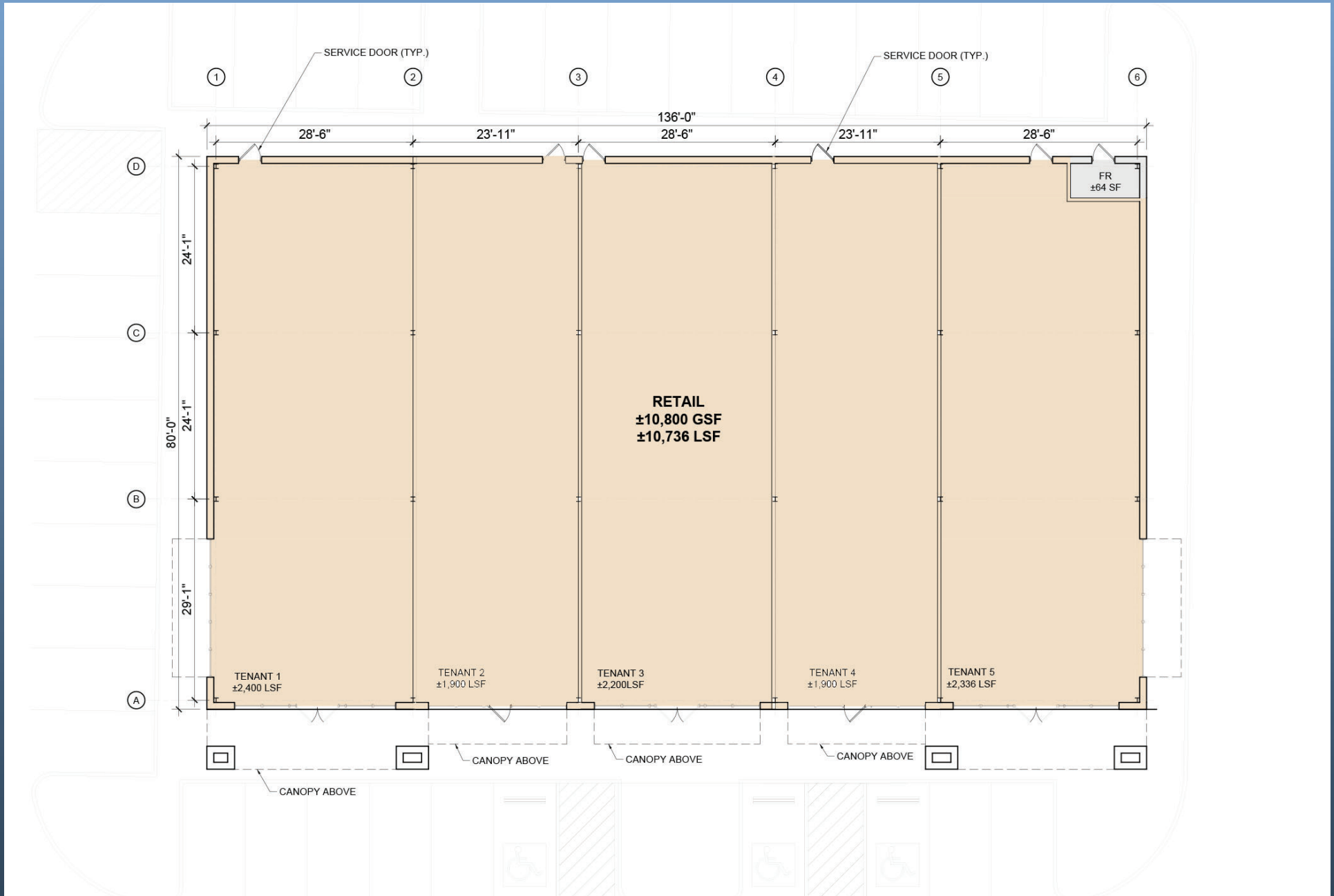












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# Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.5955/-95.6491

<b>12906 University Blvd</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Sugar Land, TX 77479</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2024 Estimated Population	11,460	78,839	222,025
2029 Projected Population	13,001	90,504	255,180
2020 Census Population	10,083	72,715	206,370
2010 Census Population	6,061	65,180	178,376
Projected Annual Growth 2024 to 2029	2.7%	3.0%	3.0%
Historical Annual Growth 2010 to 2024	6.4%	1.5%	1.7%
2024 Median Age	39.6	42.3	40.3
<b>Households</b>			
2024 Estimated Households	3,479	27,538	75,465
2029 Projected Households	4,029	32,270	88,624
2020 Census Households	3,076	24,533	67,519
2010 Census Households	1,786	21,622	57,928
Projected Annual Growth 2024 to 2029	3.2%	3.4%	3.5%
Historical Annual Growth 2010 to 2024	6.8%	2.0%	2.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	21.4%	35.6%	33.9%
2024 Estimated Black or African American	5.6%	9.8%	14.3%
2024 Estimated Asian or Pacific Islander	65.6%	43.6%	38.3%
2024 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2024 Estimated Other Races	7.3%	10.7%	13.2%
2024 Estimated Hispanic	8.2%	12.2%	15.6%
<b>Income</b>			
2024 Estimated Average Household Income	\$259,144	\$197,065	\$173,922
2024 Estimated Median Household Income	\$201,603	\$145,054	\$128,100
2024 Estimated Per Capita Income	\$78,672	\$68,847	\$59,129
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	4.3%	3.4%	4.8%
2024 Estimated Some High School (Grade Level 9 to 11)	2.3%	2.3%	3.1%
2024 Estimated High School Graduate	13.2%	13.7%	15.1%
2024 Estimated Some College	9.3%	13.5%	15.7%
2024 Estimated Associates Degree Only	5.4%	5.9%	6.7%
2024 Estimated Bachelors Degree Only	24.8%	33.5%	31.2%
2024 Estimated Graduate Degree	40.7%	27.8%	23.5%
<b>Business</b>			
2024 Estimated Total Businesses	1,038	7,051	14,493
2024 Estimated Total Employees	4,723	47,693	98,192
2024 Estimated Employee Population per Business	4.5	6.8	6.8
2024 Estimated Residential Population per Business	11.0	11.2	15.3

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# 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date