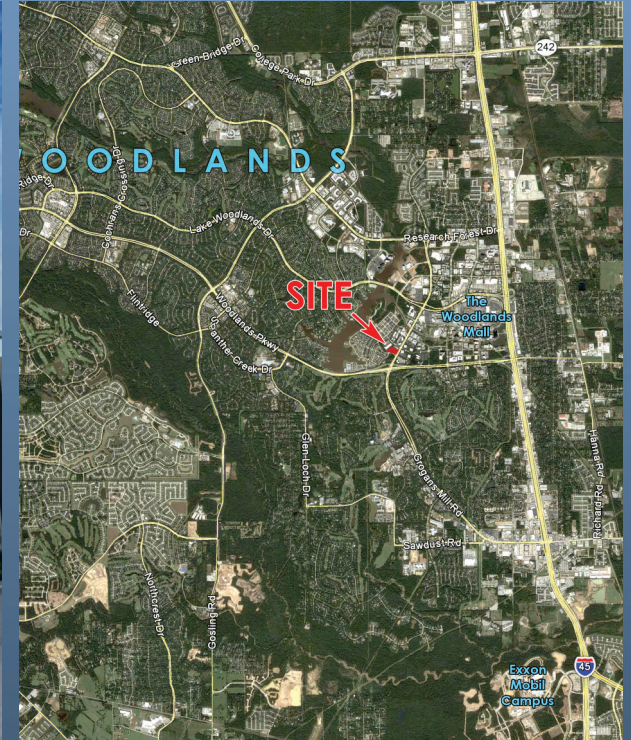


East Shore Place - Ground Lease

Grogans Mill Rd at East Shore Dr, The Woodlands, Texas 77380



PROPERTY DATA

- Located at the entrance to the affluent East Shore neighborhood at the northwest corner of Grogans Mill Rd and East Shore Drive in The Woodlands, Texas
- Across East Shore Dr from 30-home \$600,000+ new development now open
- Pad site available for ground lease, will support 4,300 SF building
- Parking garage and surface parking available

DEMOGRAPHICS

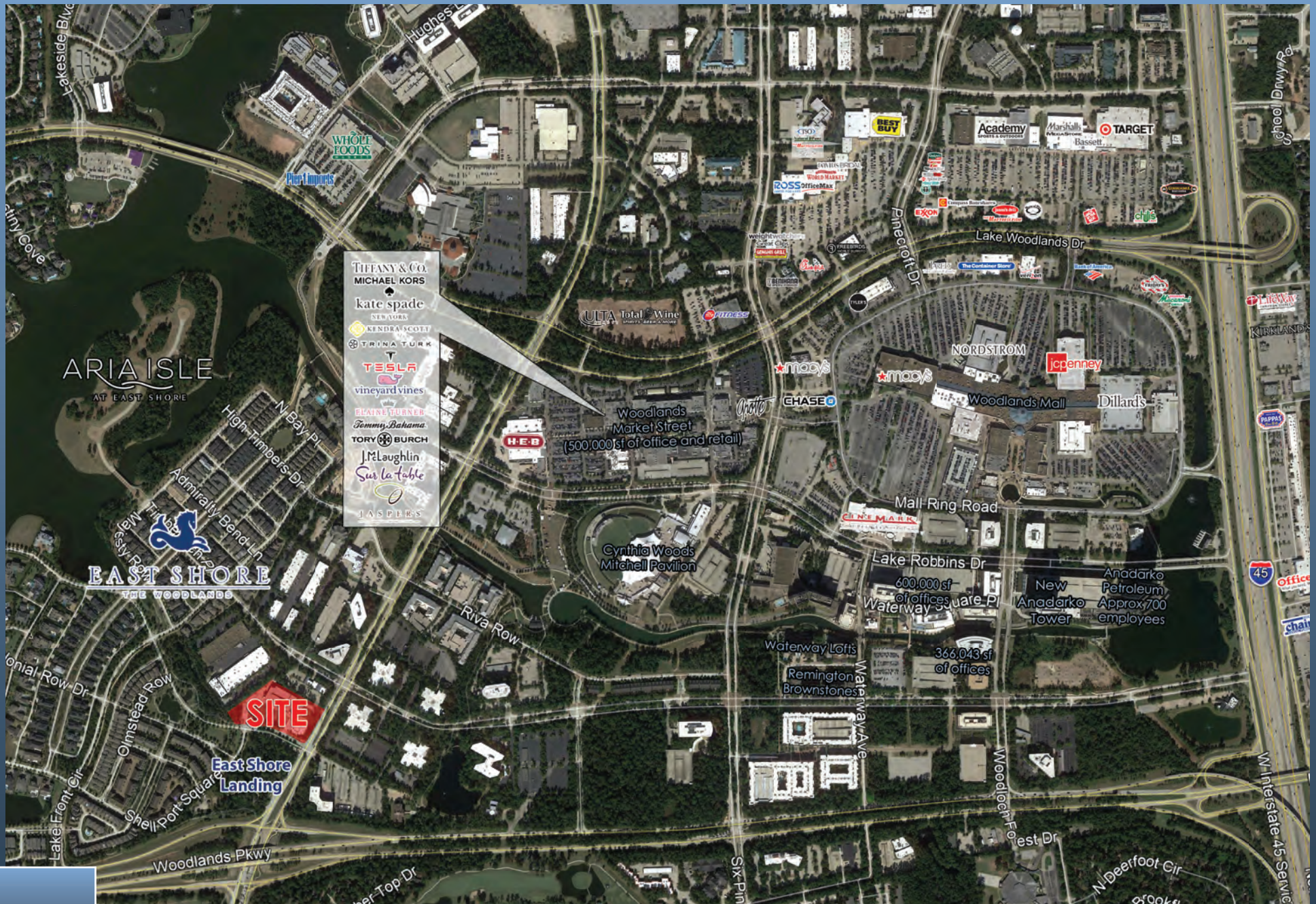
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2025 Estimate	6,762	71,720	182,935
Ave HH Income			
2025 Estimate	\$235,116	\$161,307	\$170,040
Traffic Counts			
Grogans Mill	22,310 cars per day		
Woodlands Pkwy	46,411 cars per day		

CONTACT

Katherine Wildman
 kwildman@wulfe.com
 (713) 621-1220 (office)
 (713) 569-8990 (mobile)

Wulfe & Co.
 1800 Post Oak Blvd., Suite 400
 Houston, Texas 77056
 (713) 621-1700
 www.wulfe.com

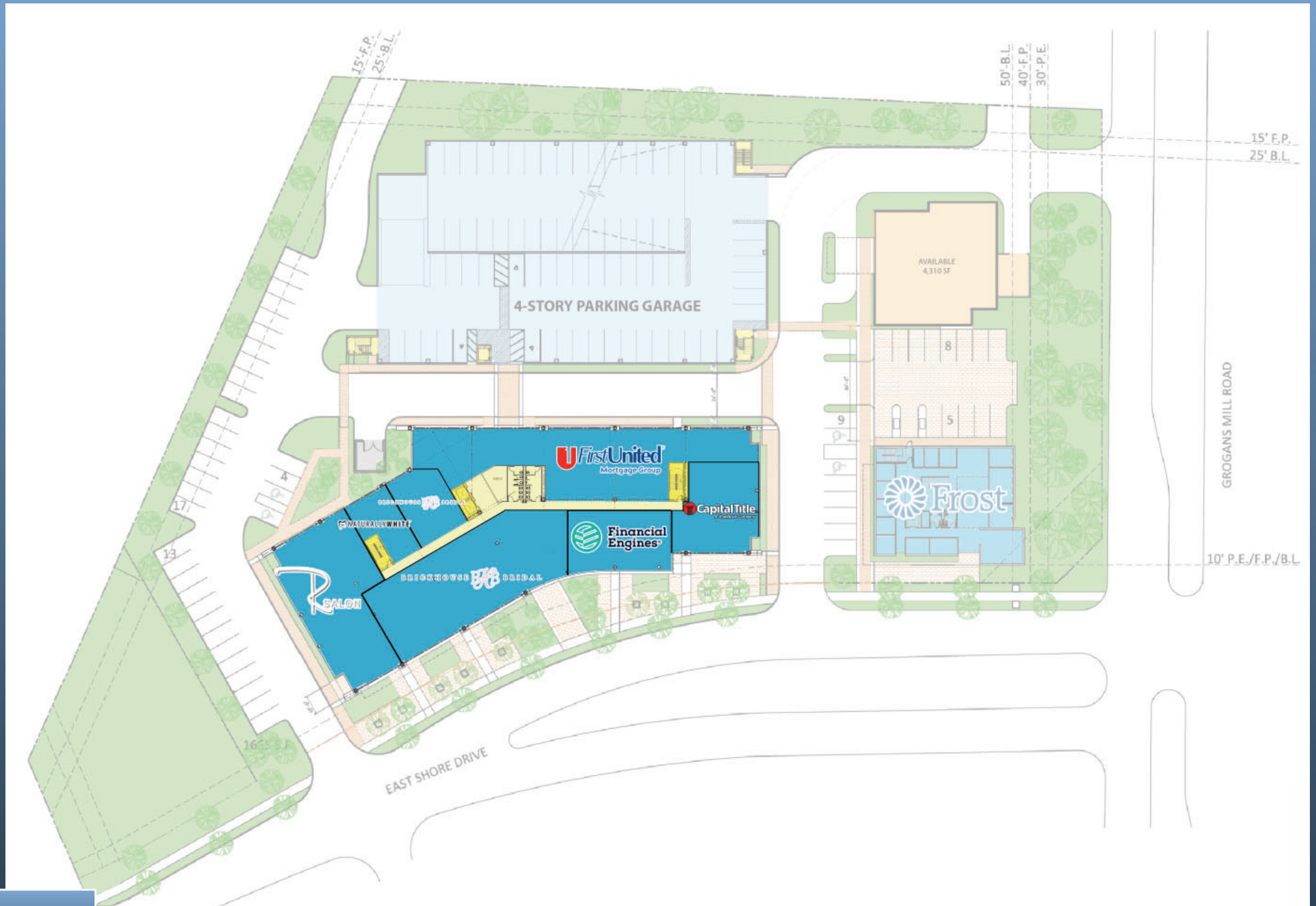








LEVEL 1 PLAN



LEVEL 2 PLAN

Summary Profile

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



Lat/Lon: 30.1582/-95.4726

207 E Shore Dr The Woodlands, TX 77380	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6,762	71,720	182,935
2030 Projected Population	8,078	81,330	204,777
2020 Census Population	5,898	66,391	168,271
2010 Census Population	4,073	57,695	127,583
Projected Annual Growth 2025 to 2030	3.9%	2.7%	2.4%
Historical Annual Growth 2010 to 2025	4.4%	1.6%	2.9%
2025 Median Age	44.8	39.3	37.9
Households			
2025 Estimated Households	3,498	30,919	70,939
2030 Projected Households	4,383	36,293	81,897
2020 Census Households	2,873	27,315	62,207
2010 Census Households	1,924	23,827	48,317
Projected Annual Growth 2025 to 2030	5.1%	3.5%	3.1%
Historical Annual Growth 2010 to 2025	5.5%	2.0%	3.1%
Race and Ethnicity			
2025 Estimated White	72.1%	65.9%	63.6%
2025 Estimated Black or African American	5.3%	8.2%	9.2%
2025 Estimated Asian or Pacific Islander	7.7%	6.2%	6.9%
2025 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.7%
2025 Estimated Other Races	14.5%	19.1%	19.6%
2025 Estimated Hispanic	19.9%	24.4%	25.4%
Income			
2025 Estimated Average Household Income	\$235,116	\$161,307	\$170,040
2025 Estimated Median Household Income	\$119,411	\$111,757	\$126,932
2025 Estimated Per Capita Income	\$121,913	\$69,630	\$65,978
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.4%	2.4%
2025 Estimated Some High School (Grade Level 9 to 11)	2.0%	1.9%	2.6%
2025 Estimated High School Graduate	11.0%	16.6%	15.2%
2025 Estimated Some College	15.1%	20.4%	18.6%
2025 Estimated Associates Degree Only	7.5%	7.4%	7.8%
2025 Estimated Bachelors Degree Only	35.1%	31.6%	31.7%
2025 Estimated Graduate Degree	27.5%	19.7%	21.6%
Business			
2025 Estimated Total Businesses	1,228	6,668	11,173
2025 Estimated Total Employees	15,692	76,902	109,297
2025 Estimated Employee Population per Business	12.8	11.5	9.8
2025 Estimated Residential Population per Business	5.5	10.8	16.4

©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.



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.

2-10-2025



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.

<u>Wulfe & Co.</u>	<u>478511</u>	<u>info@wulfe.com</u>	<u>713-621-1700</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert D. Sellingsloh</u>	<u>291801</u>	<u>bsellingsloh@wulfe.com</u>	<u>713-621-1700</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Katherine Wildman</u>	<u>326662</u>	<u>kwildman@wulfe.com</u>	<u>713-621-1700</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date