

# FOR LEASE

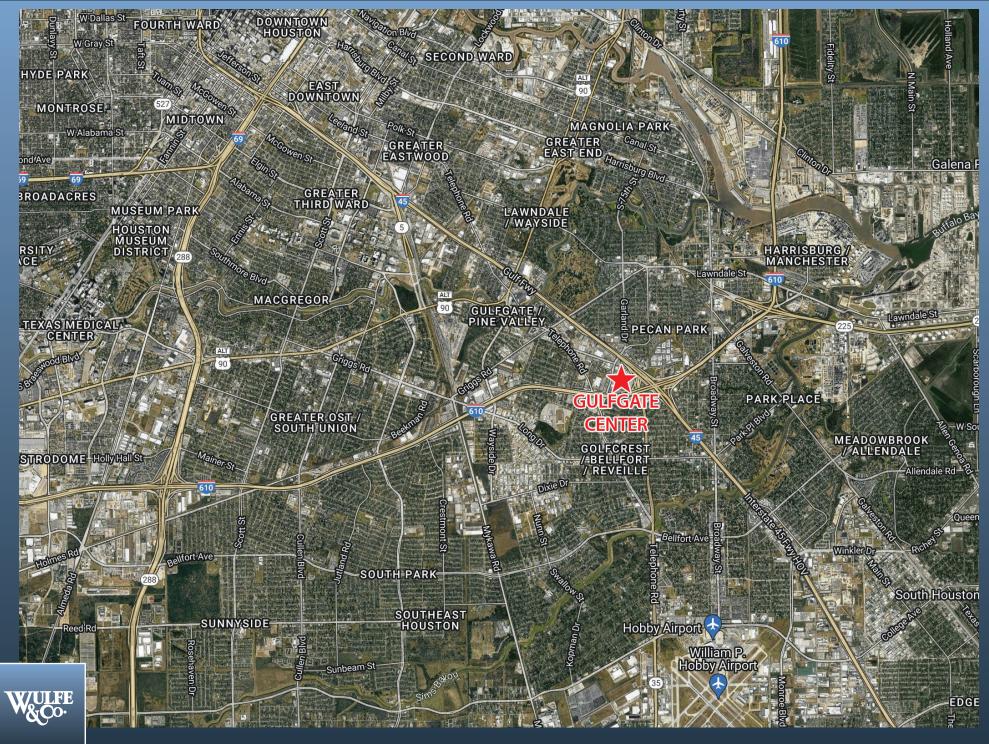
# Gulfgate Center - 520 Gulfgate Center Mall, Houston, TX 77087

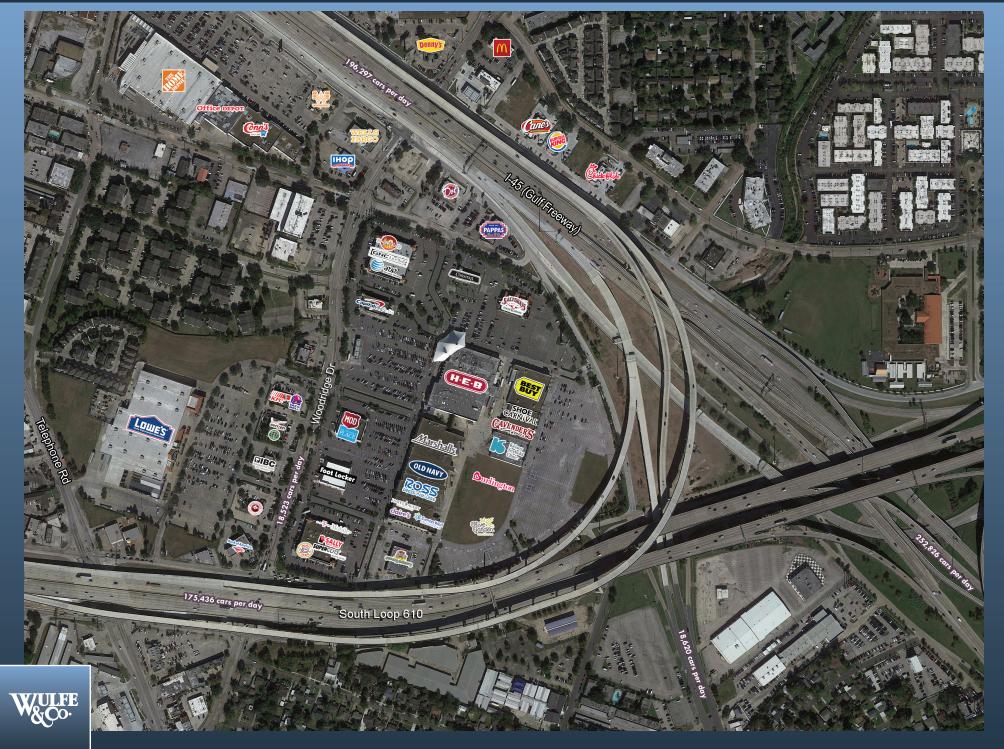




PROPERTY DATA	DE/	MOGRAPHICS	CONTACT
<ul> <li>Located at the northwest corner of IH-45 S and South Loop 610</li> </ul>		1 Mile 3 Mile 5 Mile Radius Radius Radius	<b>Katherine Wildman</b> kwildman@wulfe.com
<ul> <li>Very busy retail site with strong lineup of retail and restaurants</li> </ul>	Population 2025 Estimate	25,045 139,565 320,351	(713) 621-1220 (office) (713) 569-8990 (mobile)
<ul> <li>Total traffic count of over 400,000 cars per day</li> </ul>	<b>Avg HH Income</b> 2025 Estimate	\$62,894 \$68,226 \$72,410	
<ul> <li>Major tenants include HEB, Lowes, Marshalls, Old Navy, Ross, Best Buy, Shoe Carnival, Cavender's, Olive Garden, and Burlington</li> </ul>	Traffic Counts I-45 South loop 610 Woodridge	207,562 cars per day 177,502 cars per day 19,677 cars per day	Wulfe & Co. 1800 Post Oak Blvd., Suite 400 Houston, Texas 77056 (713) 621-1700

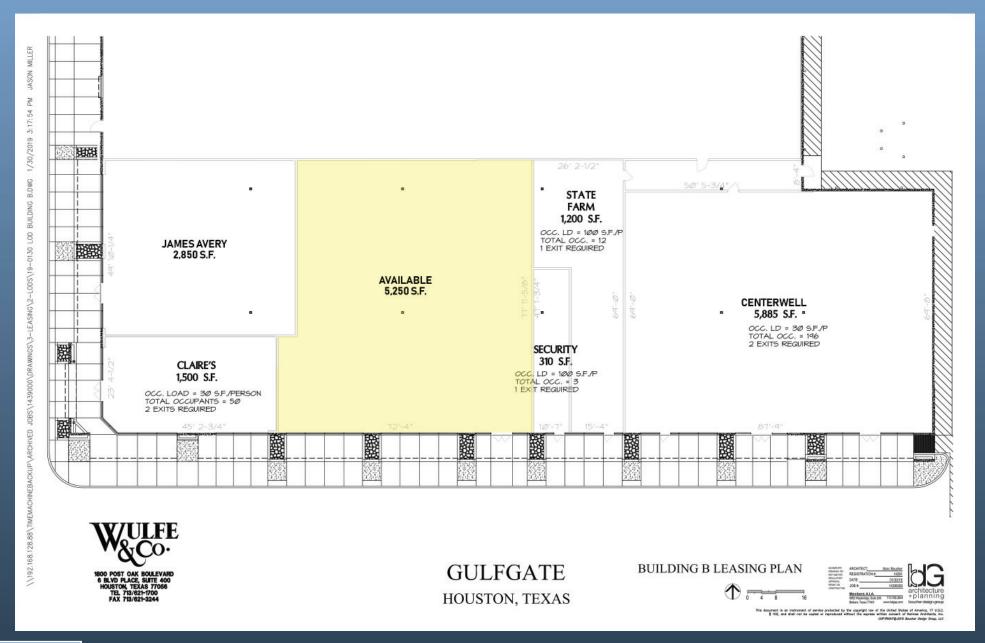
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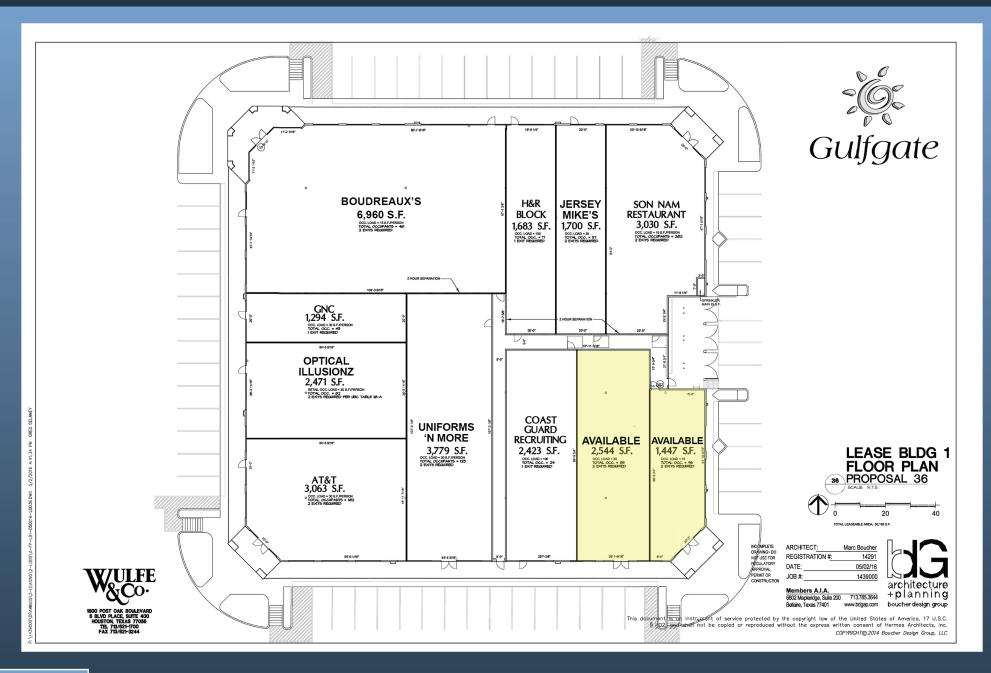




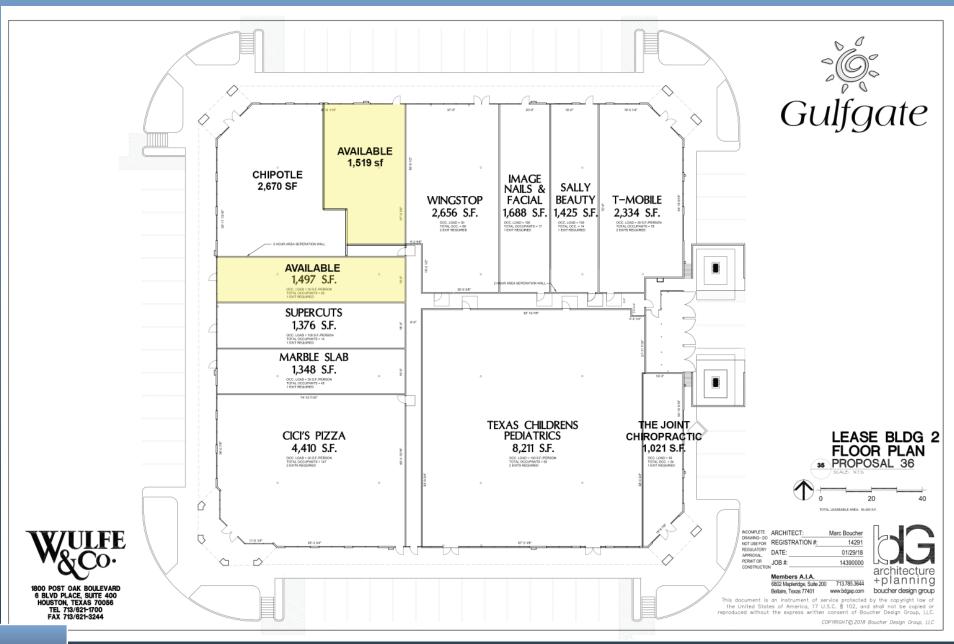
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## **Summary Profile**

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



Lat/Lon: 29.6973/-95.2954

Polustion         radius         radius           Population         25.045         138.565         320.351           2030 Projected Population         27.038         135.945         315.947           2010 Census Population         27.038         145.870         315.957           2010 Census Population         27.038         145.870         315.957           2010 Census Population         27.051         143.118         307.602           Projected Annual Growth 2015 to 2030         -0.6%         -0.5%         -0.2%           Habstorical Annual Growth 2016 to 2025         -0.8%         -0.2%         -0.3%           Households	E20 Culturate Conton Mall	-		
Population	520 Gulfgate Center Mall	1 mi	3 mi	5 mi
2025 Estimated Population         25,045         139,565         303,015           2030 Projected Population         24,263         135,471         317,477           2010 Census Population         27,061         143,118         307,602           2010 Census Population         27,061         143,118         307,602           Projected Annual Growth 2025 to 2030         -0.6%         -0.5%         -0.2%           Historical Annual Growth 2010 to 2025         318         32         229           BO25 Estimated Households         418         47,075         100,093           2025 Census Households         8,011         45,775         100,093           2020 Census Households         8,117         45,878         101,106           2020 Census Households         7,749         43,750         69,556           2020 Estimated Blouseholds         7,749         43,750         69,556           2020 Estimated Growth 2010 to 2025         60,60         60,80         69,556           2025 Estimated Sel	Houston, TX 77087	radius	radius	radius
2030 Projected Population         24,263         13,541         317,427           2020 Census Population         27,308         14,587         319,575           2010 Census Population         27,001         143,118         30,505           Projected Annual Growth 2015 to 2030         -0.6%         -0.5%         -0.2%           Projected Annual Growth 2010 to 2025         -0.5%         -0.5%         -0.2%           Mostanda Age         -0.5%         -0.5%         -0.2%         -0.3%           2025 Estimated Households         8,420         47,755         100,938           2030 Projected Households         8,301         47,071         10,607           2020 Census Households         8,131         45,578         103,126           2020 Census Households         9,301         47,071         110,607           2020 Census Households         9,301         43,079         9,038           2020 Census Households         9,301         43,079         9,038           2020 Census Households         9,038         9,038         9,038           2020 Census Households         9,038         2,04%         2,04%         2,04%           2025 Estimated Witte         9,048         2,04%         2,04%         2,04%         2,0	Population	-	_	
2020 Census Population         27,308         14,3,108         30,505           2010 Census Population         27,601         13,1,18         307,602           Projected Annual Growth 2025 to 2030         -0.5%         -0.2%         -0.2%           Historical Annual Growth 2010 to 2025         318         33.2         32.29           Households         8,402         47,755         100,908           2025 Estimated Households         8,101         47,075         101,607           2020 Census Households         8,117         43,509         69,36           2010 Census Households         7,748         43,509         69,36           2010 Census Households         7,749         43,509         69,36           2010 Census Households         8,210         4,08         69,36           2010 Census Household Income         2,00         6,0         6,0           2025 Estimated Merican Indian or Native Alaskan         1,0         6,0         6,0           2025 Estimated Merican Indian or	2025 Estimated Population	25,045	139,565	320,351
27010 Census Population         270,51         13,131         307,602           Projected Annual Growth 2025 to 2030         0.0%         0.0%         0.0%           Pilstorical Annual Growth 2010 to 2025         318         32.2         202           Pougetal Anga         318         33.2         32.2           Pougetal Anga         318         33.2         32.2           Pougetal Anga         81,00         47,75         100,988           2030 Projected Households         81,01         45,77         101,098           2030 Projected Households         161,7         45,97         103,128           2010 Census Households         7,749         43,750         96,956           Projected Annual Growth 2010 to 2025         0.0%         0.0%         0.0%           Poisted Annual Growth 2010 to 2025         0.0%         0.0%         0.0%           Poisted Annual Growth 2010 to 2025         202         0.0%         0.0%         0.0%           2025 Estimated Muse on Practic Islander         10.0%         2.0%         2.0%           2025 Estimated Marian Practic Islander         10.0%         0.0%         0.0%           2025 Estimated Other Races         62.0%         5.0%         0.0%         0.0%	2030 Projected Population	24,263	135,941	317,427
Projected Annual Growth 2025 to 2030         - 0.6%         - 0.5%         - 0.2%           Historical Annual Growth 2010 to 2025         - 0.6%         - 0.5%         - 0.3%           2025 Feddina Age         - 3.18         - 3.28         - 2.28           Households         - 8.42         - 4.755         - 10.998           2030 Projected Households         - 8.42         - 4.779         - 10.909           2030 Census Households         - 8.41         - 4.579         - 10.102           2010 Census Households         - 7.74         - 4.759         - 9.69           Projected Annual Growth 2025 to 2030         - 0.3%         - 0.3%         - 0.49           Projected Annual Growth 2010 to 2025         - 0.0%         - 0.0%         - 0.0%           Reace and Ethnicty         - 2.4%         - 2.5%         - 2.44%           2025 Estimated Mile         2 4.0%         2 5.0%         - 2.44%           2025 Estimated Projected Mile         2 4.0%         2 5.0%         - 2.44%           2025 Estimated Alexin Projectic Islander         1 6.0%         2 6.0%         2 6.0%           2025 Estimated Main or Pacific Islander         1 6.0%         2 6.0%         2 6.0%         2 6.0%           2025 Estimated Alexin Holusehold Income         5 6.289	2020 Census Population	27,308	145,870	319,575
Historical Annual Growth 2010 to 2025	2010 Census Population	27,051	143,118	307,602
2025 Median Age         31.8         33.2         32.9           Households         8.420         47.755         109.998           2030 Projected Households         8.311         47.755         109.998           3030 Projected Households         8.311         45.756         101.067           2020 Census Households         7.749         43.750         69.656           Projected Annual Growth 2025 to 2030         0.3         0.3%         0.3%           Historical Annual Growth 2010 to 2025         8.24         4.25         2.44%           2025 Estimated White         4.0%         25.0%         24.4%           2025 Estimated Plack or African American         10.3%         17.9%         26.8%           2025 Estimated Assian or Pacific Islander         1.0%         1.0%         1.0%           2025 Estimated American Indian or Native Alaskan         1.5%         1.0%         1.0%           2025 Estimated Hispanic         8.68         5.24         5.24           2025 Estimated Household Income         \$6.88         \$8.256         \$72.41           2025 Estimated Per Capital Income         \$6.18         \$8.26         \$72.41           2025 Estimated Per Capital Income         \$1.2         \$1.5         \$2.61           2	Projected Annual Growth 2025 to 2030	-0.6%	-0.5%	-0.2%
Households         8,420         47,75         109,988           2030 Projected Households         8,301         47,071         110,607           2020 Census Households         8,311         45,071         103,128           2010 Census Households         7,749         43,750         96,956           Projected Annual Growth 2025 to 2030         -0.3%         -0.3%         0.3%           Pictorial Annual Growth 2016 to 2025         -0.0%         -0.0%         2.0%           Race and Ethnicity         -0.0%         2.0%         2.44%           2025 Estimated White         2.40%         3.0%         3.6%           2025 Estimated Plack or African American         10.3%         1.7%         2.68%           2025 Estimated American Indian or Native Alaskan         1.5%         1.4%         1.2%           2025 Estimated American Indian or Native Alaskan         1.5%         1.4%         1.2%           2025 Estimated Hispanic         81.0%         5.0%         4.40%           2025 Estimated American Indian or Native Alaskan         1.5%         5.2%         4.40%           2025 Estimated Hispanic         81.0%         58.2%         52.4%         4.0%           2025 Estimated Median Household Income         81.3%         58.2%         5	Historical Annual Growth 2010 to 2025	-0.5%	-0.2%	0.3%
2025 Estimated Households         8,401         47,751         110,607           2020 Census Households         8,101         45,707         110,607           2020 Census Households         7,749         43,755         96,956           2010 Census Households         7,749         43,755         96,956           Projected Annual Growth 2010 to 2025         0,08         -0,38         10,48           Projected Annual Growth 2010 to 2025         0,08         20,98         24,48           Rec and Ethnicity         24,08         25,09         24,48           2025 Estimated Black or African American         10,38         17,99         26,88           2025 Estimated Plack or African American         10,38         1,09         26,88           2025 Estimated Alsian or Pacific Islander         16,08         3,08         3,68           2025 Estimated Alsian or Pacific Islander         16,08         3,08         3,68           2025 Estimated Albertage Musicular Indian or Native Alaskan         11,09         7,06         5,14           2025 Estimated Average Household Income         \$2,08         5,24         5,24         2,20           2025 Estimated Median Household Income         \$1,00         \$2,12         5,24,61         2,20         5,24,61         2,20	2025 Median Age	31.8	33.2	32.9
2030 Projected Households         8.301         47.071         10.607           2020 Census Households         8.117         45.978         103.126           2010 Census Households         7,749         43.750         96.956           Projected Annual Growth 2025 to 2030         -0.3%         -0.3%         0.0%           Historical Annual Growth 2010 to 2025         -0.6%         0.6%         0.0%           Race and Ethnicity         24.0%         25.0%         24.4%           2025 Estimated White         24.0%         25.0%         24.4%           2025 Estimated Hack or African American         10.3%         17.9%         26.8%           2025 Estimated American Indian or Native Alaskan         1.5%         1.4%         1.2%           2025 Estimated Other Races         62.6%         52.6%         44.0%           2025 Estimated Hispanic         56.28         52.81         57.240           2025 Estimated Household Income         \$62.89         \$62.82         \$72.410           2025 Estimated Average Household Income         \$62.89         \$62.81         \$52.10         \$54.612           2025 Estimated Ementary (Grade Level 9 to 13)         21.0         \$54.612         \$52.12         \$52.12         \$52.61         \$52.61         \$52.61	Households			
2020 Census Households         8,117         45,978         103,126           2010 Census Households         7,749         43,750         96,956           Projected Annual Growth 2025 to 2030         0,3%         0,3%         0,3%           Historical Annual Growth 2010 to 2025         0,6%         0,6%         0,6%           Race and Ethnicty         25         24,4%           2025 Estimated White         41,0%         25,0%         24,4%           2025 Estimated Black or African American         10,3%         17,9%         26,8%           2025 Estimated Asian or Pacific Islander         16,6%         3,0%         26,8%           2025 Estimated Alexancian Indian or Native Alaskan         1,5%         1,4%         1,2%           2025 Estimated Other Races         66,0%         52,6%         44,0%           2025 Estimated Dispanic         86,2%         52,6%         44,0%           2025 Estimated Average Household Income         \$62,8%         \$68,26         \$72,410           2025 Estimated Per Capita Income         \$52,4%         \$68,22         \$72,410           2025 Estimated Some High School Gradulate         \$1,2%         \$1,2         \$1,2           2025 Estimated Some High School Gradulate         31,3%         12,3%         13,4	2025 Estimated Households	8,420	47,755	109,998
2010 Census Households       7,749       43,750       96,956         Projected Annual Growth 2025 to 2030       -0.3%       -0.3%       0.0%         Historical Annual Growth 2010 to 2025       60.6%       0.6%       0.0%         Race and Ethnicity       2       2       2       2       4.4%         2025 Estimated Black or African American       1.6%       2.0%       3.6%         2025 Estimated American Indian or Pacific Islander       1.6%       3.0%       3.6%         2025 Estimated American Indian or Native Alaskan       1.5%       1.4%       1.2%         2025 Estimated Other Races       62.6%       52.6%       4.4%         2025 Estimated Puspanic       81.0%       70.6%       59.1%         1000       52.5%       52.1%       52.1%       59.1%         1002 Estimated Median Household Income       \$62,894       \$68,29       \$72,410       59.1% </td <td>2030 Projected Households</td> <td>8,301</td> <td>47,071</td> <td>110,607</td>	2030 Projected Households	8,301	47,071	110,607
Projected Annual Growth 2025 to 2030         -0.3%         -0.3%         0.1%           Historical Annual Growth 2010 to 2025         0.6%         0.6%         0.9%           Race and Ethnicity         2025 Estimated White         24.0%         25.0%         24.4%           2025 Estimated Black or African American         10.3%         17.9%         26.68%           2025 Estimated Asian or Pacific Islander         1.0%         3.0%         3.6%           2025 Estimated American Indian or Native Alaskan         1.5%         1.4%         1.2%           2025 Estimated Other Races         62.6%         52.6%         4.4%           2025 Estimated Prospective Medican Household Income         86.894         \$68.22         \$72.410           2025 Estimated Per Capita Income         \$51.435         \$52.10         \$54.612           2025 Estimated Per Capita Income         \$61.845         \$52.10         \$54.612           2025 Estimated Some High School (Grade Level 9 to 8)         24.1%         19.6%         15.7%           2025 Estimated Elementary (Grade Level 9 to 11)         13.3%         12.8%         15.7%           2025 Estimated Some College         14.3%         15.3%         15.8%           2025 Estimated Some College         14.3%         15.3%         15.8%      <	2020 Census Households	8,117	45,978	103,126
Historical Annual Growth 2010 to 2025         0.6%         0.6%         0.6%           Race and Ethnicity         24.0%         25.0%         24.4%           2025 Estimated White         24.0%         25.0%         24.4%           2025 Estimated Black or African American         10.3%         17.9%         26.8%           2025 Estimated Assian or Pacific Islander         1.6%         3.0%         3.6%           2025 Estimated American Indian or Native Alaskan         1.5%         1.4%         1.2%           2025 Estimated Other Races         62.6%         52.6%         44.0%           2025 Estimated Hispanic         86.284         56.826         57.410           Robinson         52.10         55.1435         552.10         55.4612           2025 Estimated Median Household Income         56.284         \$68.26         \$72.410           2025 Estimated Per Capita Income         \$62.894         \$68.26         \$72.410           2025 Estimated Per Capita Income         \$1.33         \$1.28         \$1.612           2025 Estimated Sementary (Grade Level 0 to 8)         41.9         \$1.6%         \$1.5%           2025 Estimated High School Graduate         31.3         \$1.28         \$1.5%         \$1.5%           2025 Estimated Associates Degree Only	2010 Census Households	7,749	43,750	96,956
Race and Ethnicity         24.0%         25.0%         24.4%           2025 Estimated White         24.0%         25.0%         24.4%           2025 Estimated Black or African American         10.3%         17.9%         26.8%           2025 Estimated Asian or Pacific Islander         1.6%         3.0%         3.6%           2025 Estimated American Indian or Native Alaskan         1.5%         1.4%         1.2%           2025 Estimated Other Races         62.6%         52.6%         44.0%           2025 Estimated Hispanic         86.26         52.6%         44.0%           2025 Estimated Average Household Income         \$62.84         \$68.26         \$72.410           2025 Estimated Median Household Income         \$51.435         \$52.109         \$54.612           2025 Estimated Per Capita Income         \$62.84         \$68.26         \$72.410           2025 Estimated Bementary (Grade Level 0 to 8)         41.9         19.6%         15.7%           2025 Estimated Some High School (Grade Level 9 to 11)         13.3%         12.8%         11.8%           2025 Estimated High School Graduate         31.2%         31.1%         30.4%           2025 Estimated Associates Degree Only         3.0         5.5%         5.8%           2025 Estimated Graduate Degree	Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	0.1%
2025 Estimated White       24.0%       25.0%       24.4%         2025 Estimated Black or African American       10.3%       17.9%       26.8%         2025 Estimated Asian or Pacific Islander       1.6%       3.0%       3.6%         2025 Estimated American Indian or Native Alaskan       1.5%       1.4%       1.2%         2025 Estimated Other Races       62.6%       52.6%       44.0%         2025 Estimated Hispanic       81.0%       70.6%       59.1%         Income         2025 Estimated Average Household Income       \$62.894       \$68.26       \$72.410         2025 Estimated Median Household Income       \$51.435       \$52.109       \$54.612         2025 Estimated Per Capita Income       \$12.3%       \$52.109       \$54.612         2025 Estimated Bementary (Grade Level 0 to 8)       24.1%       19.6%       15.7%         2025 Estimated Elementary (Grade Level 9 to 11)       13.3%       12.8%       11.8%         2025 Estimated High School (Gradu Level 9 to 11)       13.3%       12.8%       11.8%         2025 Estimated Associates Degree Only       5.1%       5.5%       5.8%         2025 Estimated Bachelors Degree Only       8.2%       10.2%       11.4%         2025 Estimated Graduate Degree       7.4% <td< td=""><td>Historical Annual Growth 2010 to 2025</td><td>0.6%</td><td>0.6%</td><td>0.9%</td></td<>	Historical Annual Growth 2010 to 2025	0.6%	0.6%	0.9%
2025 Estimated Black or African American       10.3%       17.9%       26.8%         2025 Estimated Asian or Pacific Islander       1.6%       3.0%       3.6%         2025 Estimated American Indian or Native Alaskan       1.5%       1.4%       1.2%         2025 Estimated Other Races       62.6%       52.6%       44.0%         2025 Estimated Hispanic       81.0%       70.6%       59.1%         Income         2025 Estimated Average Household Income       \$62.894       \$68.226       \$72.410         2025 Estimated Median Household Income       \$51.435       \$52.109       \$54.612         2025 Estimated Per Capita Income       \$21.235       \$23.416       \$25.126         Education (Age 25+)       24.1%       19.6%       15.7%         2025 Estimated Some High School (Grade Level 9 to 11)       13.3%       12.8%       11.8%         2025 Estimated Some College       14.3%       15.3%       17.5%         2025 Estimated Some College       14.3%       15.5%       5.8%         2025 Estimated Bachelors Degree Only       5.1%       5.5%       7.4%         2025 Estimated Graduate Degree       3.9%       5.5%       7.4%         Business       62       4.813       11.8%         2025	Race and Ethnicity			
2025 Estimated Asian or Pacific Islander       1.6%       3.0%       3.6%         2025 Estimated American Indian or Native Alaskan       1.5%       1.4%       1.2%         2025 Estimated Other Races       62.6%       52.6%       44.0%         2025 Estimated Hispanic       81.0%       70.6%       59.1%         Income         2025 Estimated Average Household Income       \$62.894       \$68.226       \$72.410         2025 Estimated Per Capita Income       \$51.435       \$52.109       \$54.612         2025 Estimated Per Capita Income       \$12.23       \$23.416       \$25.126         Education (Age 25+)       24.1%       19.6%       15.7%         2025 Estimated Some High School (Grade Level 9 to 11)       13.3%       12.8%       11.8%         2025 Estimated Some College       14.3%       15.3%       17.5%         2025 Estimated Some College       14.3%       15.3%       17.5%         2025 Estimated Bachelors Degree Only       8.2%       10.2%       11.4%         2025 Estimated Graduate Degree       3.9%       5.5%       7.4%         Business       682       4.813       11.820         2025 Estimated Total Businesses       682       4.813       11.536         2025 Estimated T	2025 Estimated White	24.0%	25.0%	24.4%
2025 Estimated American Indian or Native Alaskan         1.5%         1.4%         1.2%           2025 Estimated Other Races         62.6%         52.6%         44.0%           2025 Estimated Hispanic         81.0%         70.6%         59.1%           Income           2025 Estimated Average Household Income         \$62.894         \$68.226         \$72.410           2025 Estimated Median Household Income         \$51.435         \$52.109         \$54.612           2025 Estimated Per Capita Income         \$1.245         \$23.416         \$25.126           2025 Estimated Per Capita Income         \$1.245         \$23.416         \$25.126           Estimated Per Capita Income         \$1.245         \$1.05         \$54.612           2025 Estimated Elementary (Grade Level 0 to 8)         24.1%         \$1.96         \$1.57%           2025 Estimated Some High School (Grade Level 9 to 11)         31.3%         \$1.2%         \$1.8%           2025 Estimated Some College         \$1.4%         \$1.5%         \$5.8%           2025 Estimated Some College         \$1.4%         \$1.5%         \$5.8%           2025 Estimated Bachelors Degree Only         \$1.0         \$5.5%         \$5.8%           2025 Estimated Graduate Degree         \$1.2         \$1.2         \$1.4%	2025 Estimated Black or African American	10.3%	17.9%	26.8%
2025 Estimated Other Races       62.6%       52.6%       44.0%         2025 Estimated Hispanic       81.0%       70.6%       59.1%         Income         2025 Estimated Average Household Income       \$62.894       \$68.226       \$72.410         2025 Estimated Median Household Income       \$51.435       \$52.109       \$54.612         2025 Estimated Per Capita Income       \$21.235       \$23.416       \$25.126         Education (Age 25+)       24.1%       19.6%       15.7%         2025 Estimated Elementary (Grade Level 0 to 8)       24.1%       19.6%       15.7%         2025 Estimated Some High School (Grade Level 9 to 11)       13.3%       12.8%       11.8%         2025 Estimated Some College       14.3%       15.3%       17.5%         2025 Estimated Associates Degree Only       5.1%       5.5%       5.8%         2025 Estimated Bachelors Degree Only       8.2%       10.2%       11.4%         2025 Estimated Graduate Degree       3.9%       5.5%       7.4%         Business         2025 Estimated Total Businesses       682       4.813       11.820         2025 Estimated Employee       5.567       42.931       115.36         2025 Estimated Employee Population per Business	2025 Estimated Asian or Pacific Islander	1.6%	3.0%	3.6%
2025 Estimated Hispanic         81.0%         70.6%         59.1%           Income         2025 Estimated Average Household Income         \$62,894         \$68,226         \$72,410           2025 Estimated Median Household Income         \$51,435         \$52,109         \$54,612           2025 Estimated Per Capita Income         \$21,235         \$23,416         \$25,126           Education (Age 25+)         2025 Estimated Elementary (Grade Level 0 to 8)         24.1%         19.6%         15.7%           2025 Estimated Some High School (Grade Level 9 to 11)         13.3%         12.8%         11.8%           2025 Estimated High School Graduate         31.2%         31.1%         30.4%           2025 Estimated Some College         14.3%         15.3%         17.5%           2025 Estimated Associates Degree Only         5.1%         5.5%         5.8%           2025 Estimated Graduate Degree         3.9%         5.5%         7.4%           8 Usiness         3.9%         5.5%         7.4%           2025 Estimated Total Businesses         682         4,813         11,836           2025 Estimated Total Employees         5.56         42,931         115,356           2025 Estimated Enployee Population per Business         8.2         8.9         9.8	2025 Estimated American Indian or Native Alaskan	1.5%	1.4%	1.2%
Income         \$62.894         \$68.226         \$72.410           2025 Estimated Average Household Income         \$51.435         \$52.109         \$54.612           2025 Estimated Per Capita Income         \$12.235         \$23.416         \$25.126           Education (Age 25+)         \$24.1%         19.6%         15.7%           2025 Estimated Elementary (Grade Level 0 to 8)         24.1%         19.6%         11.8%           2025 Estimated Some High School (Grade Level 9 to 11)         13.3%         12.8%         11.8%           2025 Estimated High School Graduate         31.2%         31.1%         30.4%           2025 Estimated Some College         14.3%         15.3%         17.5%           2025 Estimated Associates Degree Only         5.1%         5.5%         5.8%           2025 Estimated Bachelors Degree Only         8.2%         10.2%         11.4%           2025 Estimated Graduate Degree         3.9%         5.5%         7.4%           Business         82         4,813         11,820           2025 Estimated Total Businesses         682         4,813         11,820           2025 Estimated Total Employees         5.567         42,931         115,356           2025 Estimated Employee Population per Business         8.2         8.9	2025 Estimated Other Races	62.6%	52.6%	44.0%
2025 Estimated Average Household Income       \$62,894       \$68,226       \$72,410         2025 Estimated Median Household Income       \$51,435       \$52,109       \$54,612         2025 Estimated Per Capita Income       \$21,235       \$23,416       \$25,126         Education (Age 25+)       \$205 Estimated Elementary (Grade Level 0 to 8)       24.1%       19.6%       15.7%         2025 Estimated Some High School (Grade Level 9 to 11)       13.3%       12.8%       11.8%         2025 Estimated Some College       14.3%       15.3%       17.5%         2025 Estimated Associates Degree Only       5.1%       5.5%       5.8%         2025 Estimated Bachelors Degree Only       8.2%       10.2%       11.4%         2025 Estimated Graduate Degree       3.9%       5.5%       7.4%         Business       682       4,813       11,820         2025 Estimated Total Businesses       5,667       42,931       115,356         2025 Estimated Employee Population per Business       8.2       8.9       9.8	2025 Estimated Hispanic	81.0%	70.6%	59.1%
2025 Estimated Median Household Income       \$51,435       \$52,109       \$54,612         2025 Estimated Per Capita Income       \$21,235       \$23,416       \$25,126         Education (Age 25+)       \$24,100       19,600       15,706         2025 Estimated Elementary (Grade Level 9 to 11)       13,300       12,800       11,800         2025 Estimated Some High School (Graduate       31,200       31,100       30,400         2025 Estimated Some College       14,300       15,300       17,500         2025 Estimated Associates Degree Only       5,100       5,500       5,800         2025 Estimated Bachelors Degree Only       8,200       10,200       11,400         2025 Estimated Graduate Degree       3,900       5,500       7,400         Business       6,820       4,813       11,820         2025 Estimated Total Businesses       6,820       4,813       11,535         2025 Estimated Employee Population per Business       8,200       9,93       9,93	Income			
2025 Estimated Per Capita Income       \$21,235       \$23,416       \$25,126         Education (Age 25+)       24.1%       19.6%       15.7%         2025 Estimated Elementary (Grade Level 0 to 8)       24.1%       19.6%       15.7%         2025 Estimated Some High School (Grade Level 9 to 11)       13.3%       12.8%       11.8%         2025 Estimated High School Graduate       31.2%       31.1%       30.4%         2025 Estimated Some College       14.3%       15.3%       17.5%         2025 Estimated Associates Degree Only       5.1%       5.5%       5.8%         2025 Estimated Bachelors Degree Only       8.2%       10.2%       11.4%         2025 Estimated Graduate Degree       3.9%       5.5%       7.4%         Business         2025 Estimated Total Businesses       682       4.813       11.820         2025 Estimated Total Employees       5.567       42.931       115.356         2025 Estimated Employee Population per Business       8.2       8.9       9.8	2025 Estimated Average Household Income	\$62,894	\$68,226	\$72,410
Education (Age 25+)         2025 Estimated Elementary (Grade Level 0 to 8)       24.1%       19.6%       15.7%         2025 Estimated Some High School (Grade Level 9 to 11)       13.3%       12.8%       11.8%         2025 Estimated High School Graduate       31.2%       31.1%       30.4%         2025 Estimated Some College       14.3%       15.3%       17.5%         2025 Estimated Associates Degree Only       5.1%       5.5%       5.8%         2025 Estimated Bachelors Degree Only       8.2%       10.2%       11.4%         2025 Estimated Graduate Degree       3.9%       5.5%       7.4%         Business         2025 Estimated Total Businesses       682       4,813       11,820         2025 Estimated Total Employees       5,567       42,931       115,356         2025 Estimated Employee Population per Business       8.2       8.9       9.8	2025 Estimated Median Household Income	\$51,435	\$52,109	\$54,612
2025 Estimated Elementary (Grade Level 0 to 8)       24.1%       19.6%       15.7%         2025 Estimated Some High School (Grade Level 9 to 11)       13.3%       12.8%       11.8%         2025 Estimated High School Graduate       31.2%       31.1%       30.4%         2025 Estimated Some College       14.3%       15.3%       17.5%         2025 Estimated Associates Degree Only       5.1%       5.5%       5.8%         2025 Estimated Bachelors Degree Only       8.2%       10.2%       11.4%         2025 Estimated Graduate Degree       3.9%       5.5%       7.4%         Business         2025 Estimated Total Businesses       682       4,813       11,820         2025 Estimated Total Employees       5,567       42,931       115,356         2025 Estimated Employee Population per Business       8.2       8.9       9.8	2025 Estimated Per Capita Income	\$21,235	\$23,416	\$25,126
2025 Estimated Some High School (Grade Level 9 to 11)       13.3%       12.8%       11.8%         2025 Estimated High School Graduate       31.2%       31.1%       30.4%         2025 Estimated Some College       14.3%       15.3%       17.5%         2025 Estimated Associates Degree Only       5.1%       5.5%       5.8%         2025 Estimated Bachelors Degree Only       8.2%       10.2%       11.4%         2025 Estimated Graduate Degree       3.9%       5.5%       7.4%         Business         2025 Estimated Total Businesses       682       4,813       11,820         2025 Estimated Total Employees       5,567       42,931       115,356         2025 Estimated Employee Population per Business       8.2       8.9       9.8	Education (Age 25+)			
2025 Estimated High School Graduate       31.2%       31.1%       30.4%         2025 Estimated Some College       14.3%       15.3%       17.5%         2025 Estimated Associates Degree Only       5.1%       5.5%       5.8%         2025 Estimated Bachelors Degree Only       8.2%       10.2%       11.4%         2025 Estimated Graduate Degree       3.9%       5.5%       7.4%         Business         2025 Estimated Total Businesses       682       4,813       11,820         2025 Estimated Total Employees       5,567       42,931       115,356         2025 Estimated Employee Population per Business       8.2       8.9       9.8	2025 Estimated Elementary (Grade Level 0 to 8)	24.1%	19.6%	15.7%
2025 Estimated Some College       14.3%       15.3%       17.5%         2025 Estimated Associates Degree Only       5.1%       5.5%       5.8%         2025 Estimated Bachelors Degree Only       8.2%       10.2%       11.4%         2025 Estimated Graduate Degree       3.9%       5.5%       7.4%         Business         2025 Estimated Total Businesses       682       4,813       11,820         2025 Estimated Total Employees       5,567       42,931       115,356         2025 Estimated Employee Population per Business       8.2       8.9       9.8	2025 Estimated Some High School (Grade Level 9 to 11)	13.3%	12.8%	11.8%
2025 Estimated Associates Degree Only       5.1%       5.5%       5.8%         2025 Estimated Bachelors Degree Only       8.2%       10.2%       11.4%         2025 Estimated Graduate Degree       3.9%       5.5%       7.4%         Business         2025 Estimated Total Businesses       682       4,813       11,820         2025 Estimated Total Employees       5,567       42,931       115,356         2025 Estimated Employee Population per Business       8.2       8.9       9.8	2025 Estimated High School Graduate	31.2%	31.1%	30.4%
2025 Estimated Bachelors Degree Only       8.2%       10.2%       11.4%         2025 Estimated Graduate Degree       3.9%       5.5%       7.4%         Business         2025 Estimated Total Businesses       682       4,813       11,820         2025 Estimated Total Employees       5,567       42,931       115,356         2025 Estimated Employee Population per Business       8.2       8.9       9.8	2025 Estimated Some College	14.3%	15.3%	17.5%
2025 Estimated Graduate Degree       3.9%       5.5%       7.4%         Business       5.2%       7.4%         2025 Estimated Total Businesses       682       4,813       11,820         2025 Estimated Total Employees       5,567       42,931       115,356         2025 Estimated Employee Population per Business       8.2       8.9       9.8	2025 Estimated Associates Degree Only	5.1%	5.5%	5.8%
Business         2025 Estimated Total Businesses       682       4,813       11,820         2025 Estimated Total Employees       5,567       42,931       115,356         2025 Estimated Employee Population per Business       8.2       8.9       9.8	2025 Estimated Bachelors Degree Only	8.2%	10.2%	11.4%
2025 Estimated Total Businesses       682       4,813       11,820         2025 Estimated Total Employees       5,567       42,931       115,356         2025 Estimated Employee Population per Business       8.2       8.9       9.8	2025 Estimated Graduate Degree	3.9%	5.5%	7.4%
2025 Estimated Total Employees       5,567       42,931       115,356         2025 Estimated Employee Population per Business       8.2       8.9       9.8	Business			
2025 Estimated Employee Population per Business 8.2 8.9 9.8	2025 Estimated Total Businesses	682	4,813	11,820
2025 Estimated Employee Population per Business 8.2 8.9 9.8	2025 Estimated Total Employees	5,567	42,931	115,356
2025 Estimated Residential Population per Business 36.7 29.0 27.1	2025 Estimated Employee Population per Business	8.2	8.9	9.8
	2025 Estimated Residential Population per Business	36.7	29.0	27.1



# **Information About Brokerage Services**

2-10-2025

EQUAL HOUSING OPPORTUNITY

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:
  - 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.

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
Katherine Wildman	326662	kwildman@wulfe.com	713-621-1700
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter	nant/Seller/Landlo	ord Initials Date	