

EAST SHORE PLACE

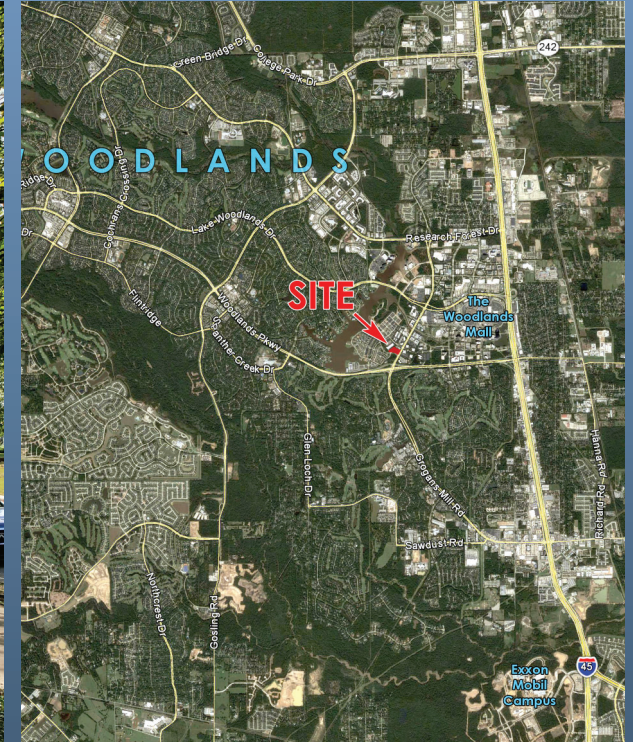
The Woodlands, Texas

WULFE
& Co.



East Shore Place - Retail and Office Opportunities

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
- 1,702 SF of retail/restaurant space with patios remaining on Level One
- 1,291 SF of class A office space remaining on Level Two
- Ground lease pad site on Grogans Mill

DEMOGRAPHICS

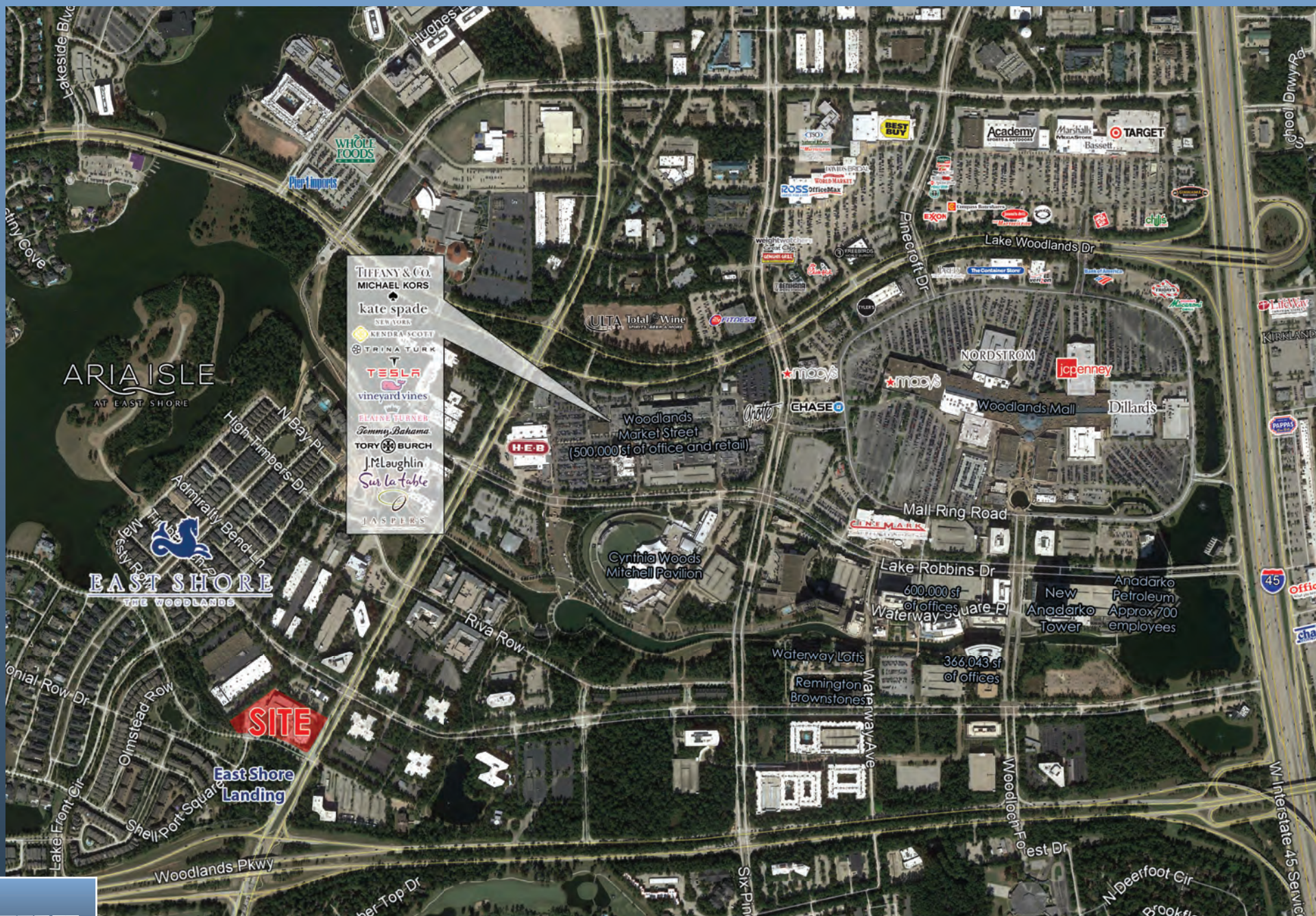
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2023 Estimate	6,287	72,608	179,385
Ave HH Income 2023 Estimate	\$266,391	\$147,754	\$160,928
Traffic Counts Grogans Mill	21,452 cars per day		
Woodlands Pkwy	43,202 cars per day		

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



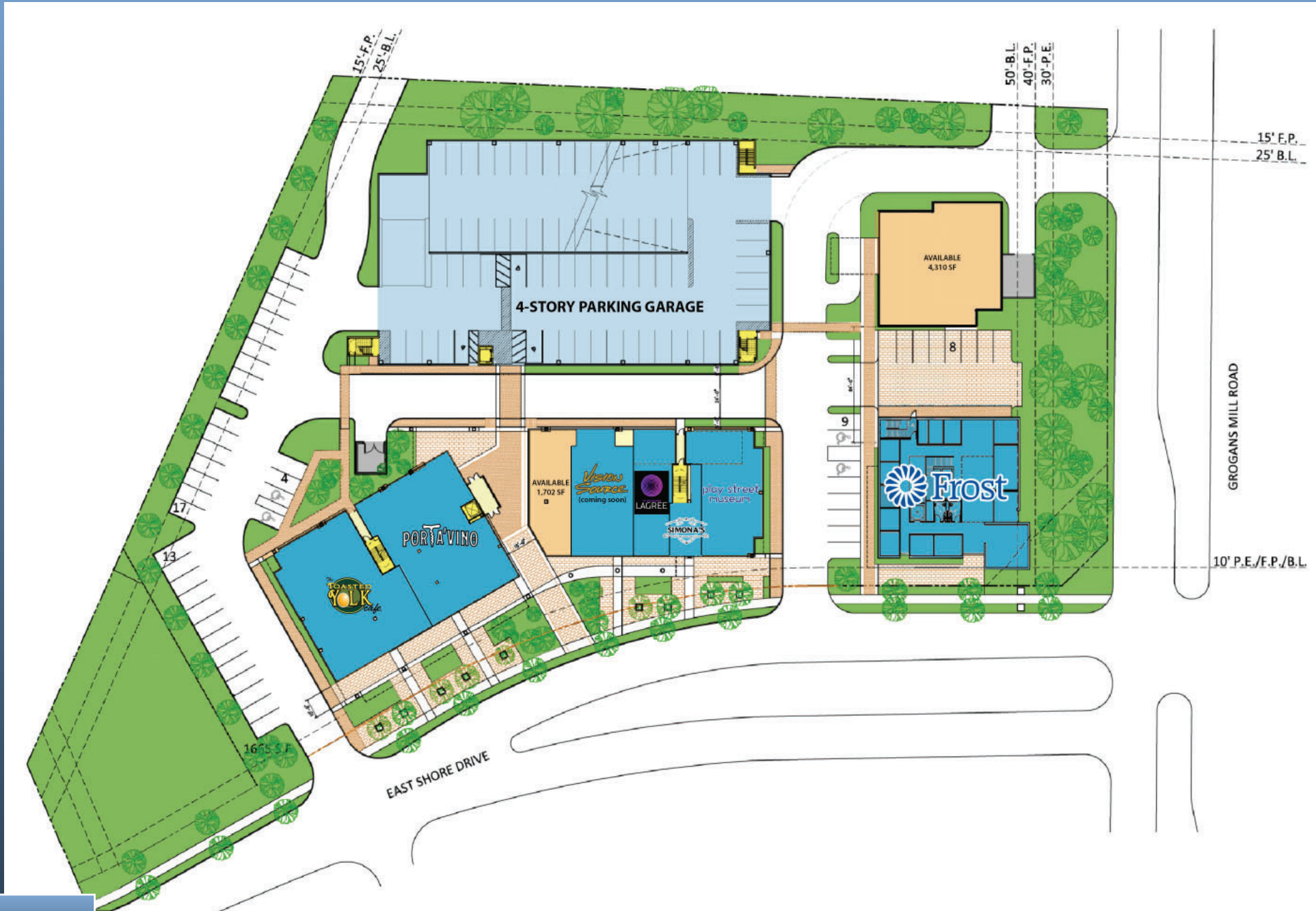


- TIFFANY & CO.
- MICHAEL KORS
- kate spade
- NEW YORK
- KENDEA SCOTT
- TRINA TURK
- TESLA
- vineyard vines
- BLAIRE QUINN
- Tommy Bahama
- TORY BURCH
- J.M. Laughlin
- Sus la Poudre
- JASPER'S

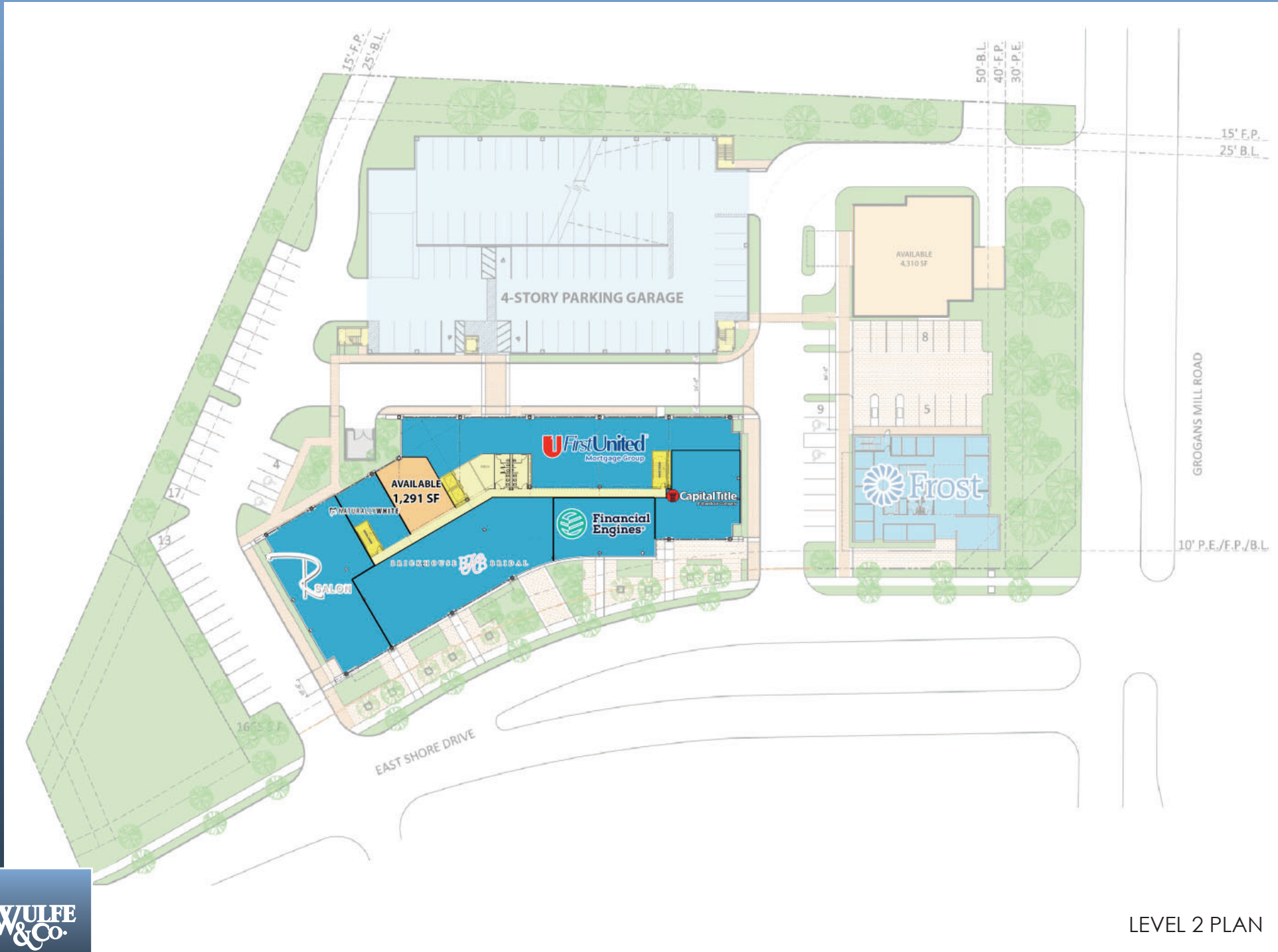




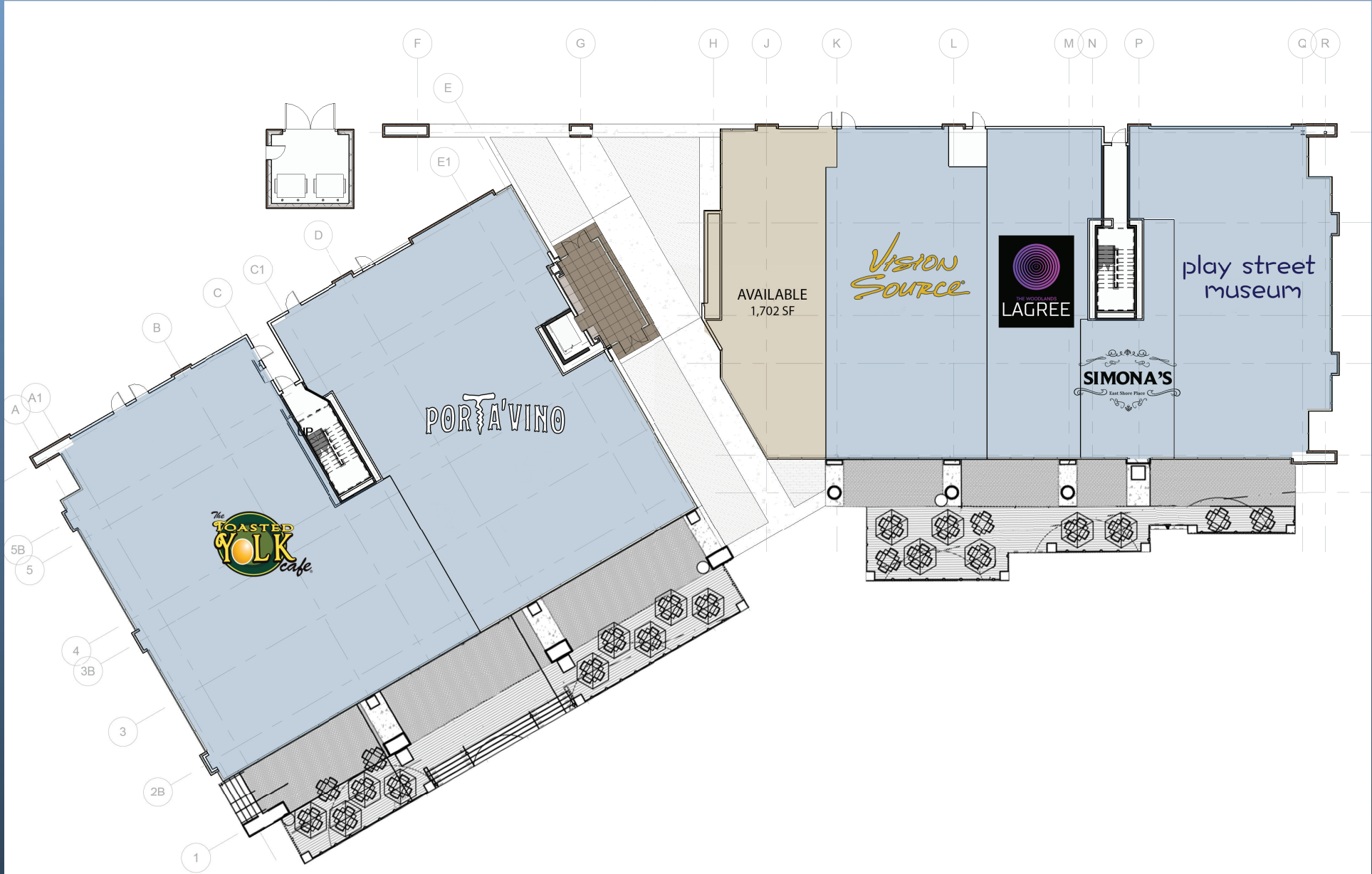




LEVEL 1 PLAN



LEVEL 2 PLAN



Level 1





Level 2



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.1582/-95.4726

207 E Shore Dr	1 mi	3 mi	5 mi
The Woodlands, TX 77380	radius	radius	radius
Population			
2023 Estimated Population	6,287	72,608	179,385
2028 Projected Population	6,930	84,471	202,639
2020 Census Population	5,898	66,391	168,271
2010 Census Population	4,073	57,695	127,583
Projected Annual Growth 2023 to 2028	2.0%	3.3%	2.6%
Historical Annual Growth 2010 to 2023	4.2%	2.0%	3.1%
2023 Median Age	47.4	40.9	38.3
Households			
2023 Estimated Households	3,112	30,558	67,708
2028 Projected Households	3,505	36,831	78,413
2020 Census Households	2,873	27,315	62,207
2010 Census Households	1,924	23,827	48,317
Projected Annual Growth 2023 to 2028	2.5%	4.1%	3.2%
Historical Annual Growth 2010 to 2023	4.8%	2.2%	3.1%
Race and Ethnicity			
2023 Estimated White	74.4%	68.0%	66.3%
2023 Estimated Black or African American	3.9%	7.2%	7.8%
2023 Estimated Asian or Pacific Islander	6.9%	5.7%	6.5%
2023 Estimated American Indian or Native Alaskan	0.3%	0.6%	0.6%
2023 Estimated Other Races	14.4%	18.5%	18.7%
2023 Estimated Hispanic	17.7%	22.9%	23.0%
Income			
2023 Estimated Average Household Income	\$266,391	\$147,754	\$160,928
2023 Estimated Median Household Income	\$123,033	\$104,674	\$121,887
2023 Estimated Per Capita Income	\$132,167	\$62,257	\$60,775
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.5%	1.7%	2.1%
2023 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.9%	2.9%
2023 Estimated High School Graduate	12.9%	17.7%	16.0%
2023 Estimated Some College	13.4%	20.7%	19.0%
2023 Estimated Associates Degree Only	5.5%	6.7%	7.3%
2023 Estimated Bachelors Degree Only	36.5%	33.0%	33.5%
2023 Estimated Graduate Degree	29.5%	17.3%	19.3%
Business			
2023 Estimated Total Businesses	1,170	6,834	11,368
2023 Estimated Total Employees	15,265	78,812	112,452
2023 Estimated Employee Population per Business	13.1	11.5	9.9
2023 Estimated Residential Population per Business	5.4	10.6	15.8

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, 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.

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 & Co.	478511	info@wulfe.com	(713) 621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.		
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/Tenant/Seller/Landlord Initials

Date