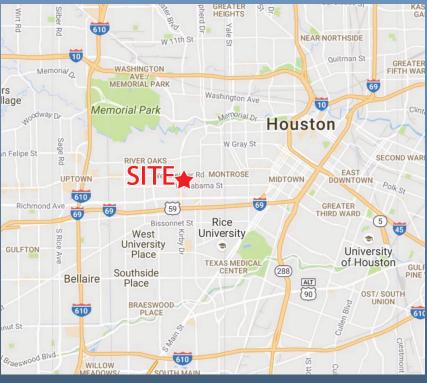


# RETAIL SPACE FOR LEASE

2801 Kirby Dr, Houston, Texas 77098



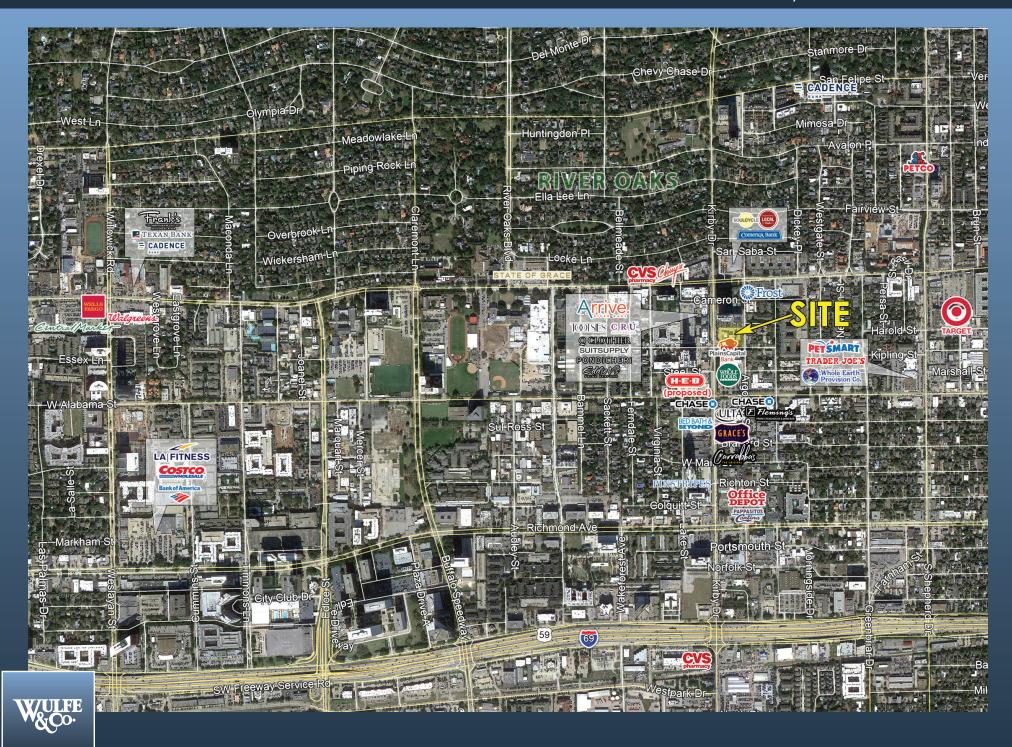
Available 3rd quarter 2023

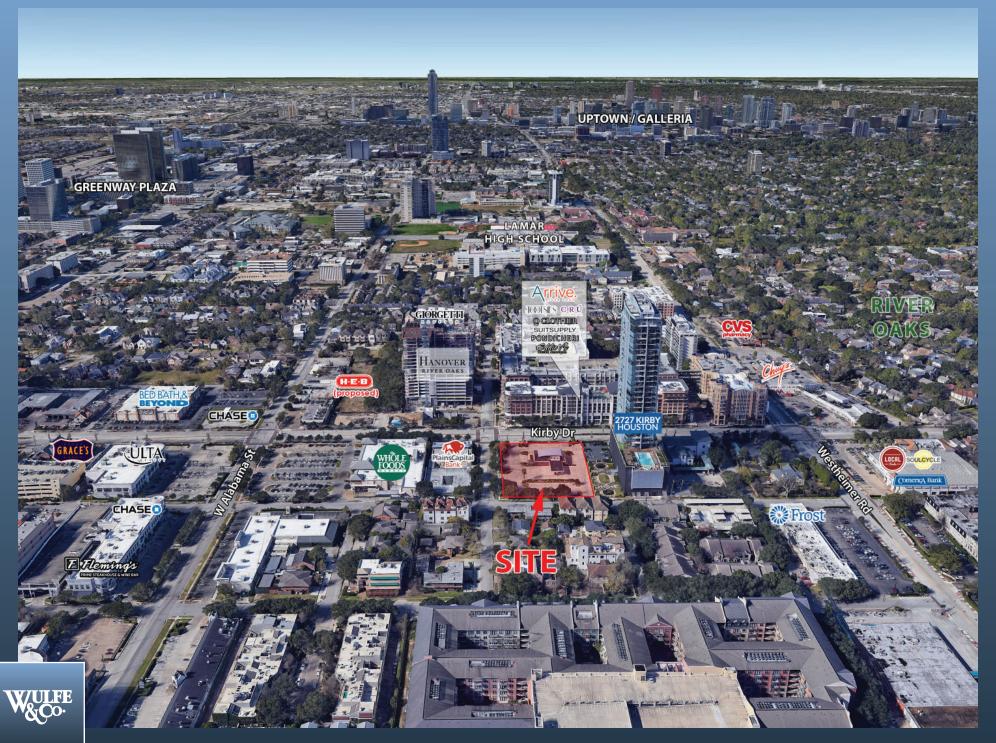


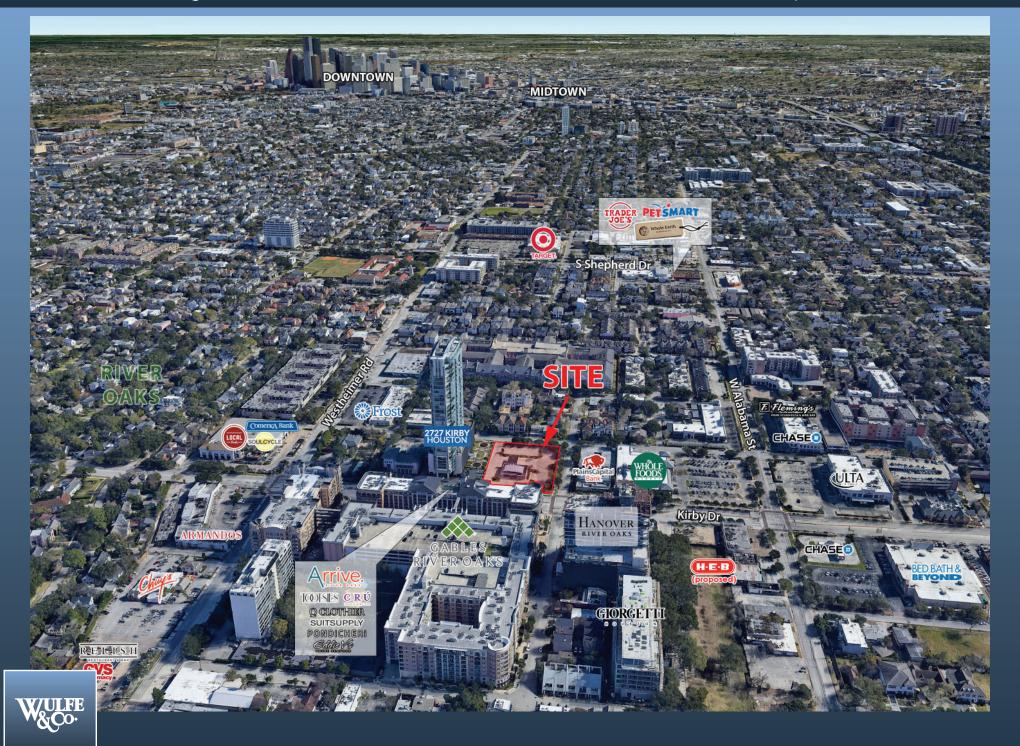
PROPERTY DATA	DEMOGRAPHICS			CONTACT	
Excellent Upper Kirby location		1 Mile 3 M			
<ul> <li>Medical office building with ground</li> </ul>	Population	Radius Rad	dius Radius	Elise Weatherall	
floor retail	2021 Estimate	21,913 195,	,255 516,193	eweatherall@wulfe.com (713) 621-1714	
<ul> <li>Located on the northwest corner of</li> </ul>				(710) 021 1714	
Kirby Drive and Kipling St	Avg HH Income 2021 Estimate	\$176,172 \$164,	001 ¢120 702	Wulfe & Co.	
<ul> <li>Up to 20,000 SF of ground floor retail</li> </ul>	2021 Estimate	\$1/0,1/2 \$10 <del>4</del> ,	,021 \$137,703	1800 Post Oak Blvd., Suite 400	
space	Med Home Value			Houston, Texas 77056	
<ul> <li>Available 3rd quarter 2023</li> </ul>	2021 Estimate	\$876 586 \$657	283 \$551 821	(713) 621-1700	

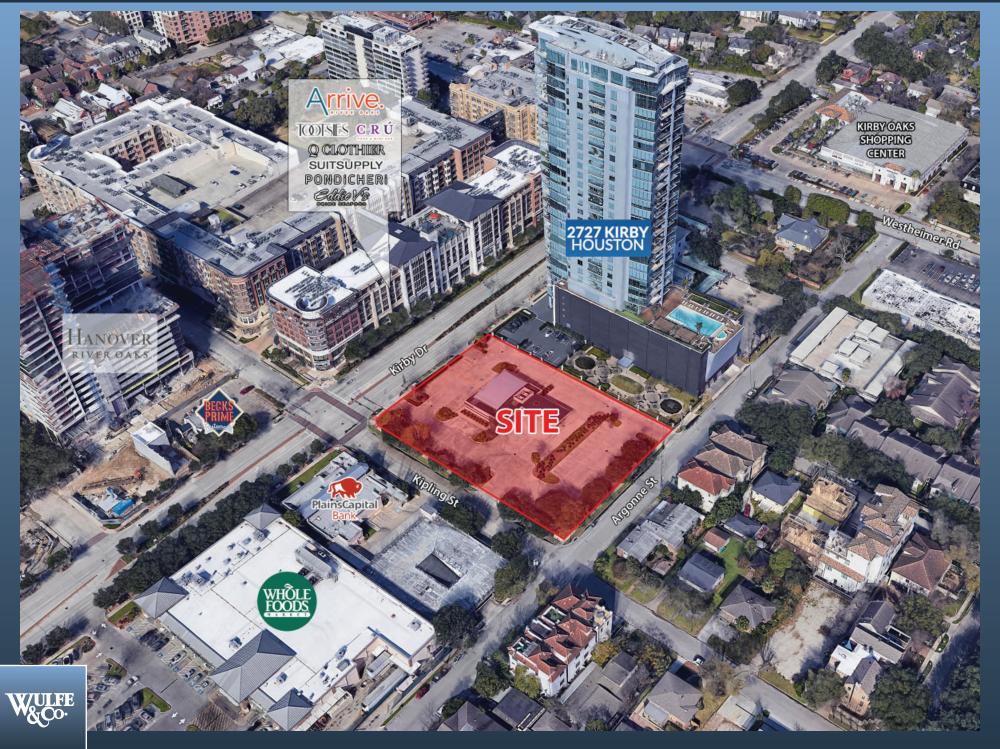
\$876,586 \$657,283 \$551,821

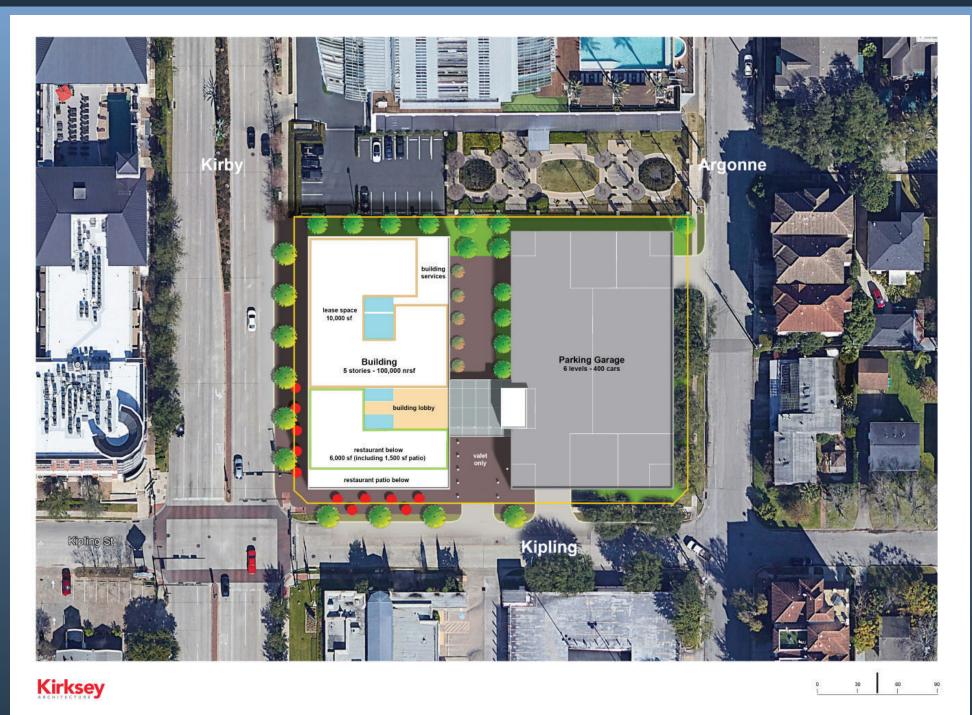
2021 Estimate

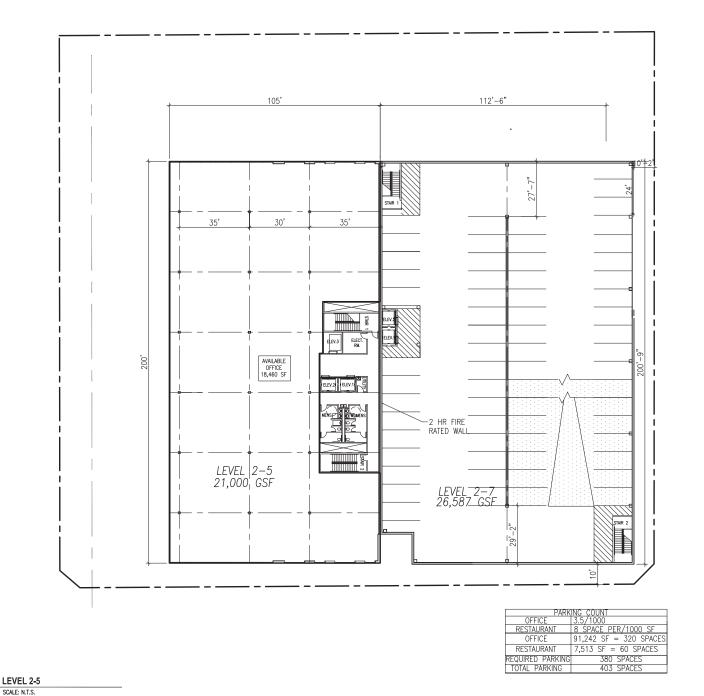












NEW M.O.B. OFFICE FOR CLAY M.O.B. @ KIRBY DR. REV ISSUE DATE ISSUE DESCRIPTION 11/30/20 FOR REVIEW 03/15/21 FOR REVIEW 05/17/21 FOR REVIEW COMMERCIAL DESIGN-BUILDERS 1244 N. POST OAK RD . Sulte 200 Houston, TX 77055 Phone (713)789-2529 Fax (713)782-3755 SITE AREA 1.61 ± ACRES LEVEL 1 GSF 20,000 S.F. 21,000 S.F. LEVEL 2 GSF LEVEL 3 GSF 21,000 S.F. LEVEL 4 GSF 21,000 S.F. LEVEL 5 GSF 21,000 S.F. TOTAL GSF 104,000 S.F. LEVEL 1 NRSF 18,951 S.F. LEVEL 2 NRSF 19,951 S.F. LEVEL 3 NRSF 19,951 S.F. LEVEL 4 NRSF 19,951 S.F. LEVEL 5 NRSF 19,951 S.F. TOTAL NRSF 98,755 S.F. REQ. PARKING 380 SPACES 3.5/1000 7 1/2 STORY 26.587 SF PER LEV PARKING GARAGE 403 SPACES 6" CONC. PAVING 6,558 ± S.F. 5" CONC. PAVING 3,424 ± S.F. AMPS 2000 SPRINKLER SYSTEM YES T.O. PARAPET OFFICE 78'-9"

SHEET LEVEL 2-5

### **Summary Profile**

2010-2020 Census, 2021 Estimates with 2026 Projections Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7405/-95.4183

Propertiation			<u>.</u>	
Population   Population   21.913	2801 Kirby Dr			
2021 Estimated Population         21,913         195,255         516,193           2026 Polested Population         22,548         207,348         544,475           2020 Census Population         19,881         194,785         512,329           2010 Census Population         19,881         115,700         40,041           Projected Annual Growth 2021 to 2026         0,6%         1,3%         11,8%           Hidtorical Annual Growth 2010 to 2021         38.8         36.5         35.4           2021 Estimated Households         13,360         106,81         245,188           2026 Porjected Households         13,360         116,660         265,60           2026 Census Households         13,154         106,600         265,60           2020 Census Households         13,154         106,600         265,60           2020 Census Households         11,541         80,056         203,15           2021 Estimated Moral Growth 2010 to 2026         10         10         10         424,13           2021 Estimated White         52,8         57,0%         42,2%           2021 Estimated Moral Cowd Polito 2021         52,8         57,0%         42,2%           2021 Estimated Moral Cowd Arican American         6,6%         9,5%         16,9%	Houston, TX 77098	radius	radius	radius
2026 Projected Population         22,548         207,948         54,475           2020 Consus Population         21,985         194,785         512,232           2010 Consus Population         19,881         157,200         40,0041           Projected Annual Growth 2021 to 2026         0.68         1.3%         11.4%           Historical Annual Growth 2010 to 2021         0.98         2.2%         1.6%           2021 Editinated Households         13,316         106,913         246,138           2022 Projected Households         13,160         106,400         266,760           2020 Consus Households         13,16         106,400         263,130           2020 Consus Households         1,154         106,400         263,130           2020 Consus Households         1,154         106,600         263,70           2020 Consus Households         1,06         1,154         106,400         243,13           2021 Consus Households         1,06         1,154         106,400         243,13           2021 Consus Households         1,06         1,154         106,400         243,18           2021 Editinated American Indian Growth 2021 to 2026         1,06         6,52%         57,50%         44,2%           2021 Estimated Black or African Ame	Population			
2020 Census Population         21,985         194,785         512,329           2010 Census Population         19,881         197,208         40,041           Projected Annual Growth 2010 to 2021         0,9%         2,2%         1,6%           1802 Median Age         38.8         36.5         35.4           Households         33,316         106,913         266,183           2021 Estimated Households         13,316         106,408         243,138           2020 Census Households         13,164         106,408         243,138           2010 Census Households         11,541         80,506         200,118           2010 Census Households         1,548         1,74         1,74           2010 Estimated Glack or Micro Annual Growth 2010 to 2021         1,548         2,68         20,11           2012 Estimated Merican Indian or Native Alaskan         6,69         9,5%         1,59           2021 Estimated	2021 Estimated Population	21,913	195,255	516,193
2010 Census Population         19.881         157,208         440,401           Projected Annual Growth 2021 to 2026         0.0%         1.3%         1.1%           Historical Annual Growth 2010 to 2021         38.8         36.5         35.8           2021 Median Age         38.8         36.5         35.8           Households         13.316         10.931         246,183           2026 Projected Households         13.154         10.640         267,083           2020 Census Households         11.541         83.056         203,155           Projected Households         11.541         83.056         203,155           2020 Census Households         11.541         83.056         203,155           Projected Households         11.541         83.056         203,155           Projected Annual Growth 2021 to 2026         10.0         1.0%         203,155           Projected Households         65.0         20.0         20.0           Projected Household Projected Household Incore         65.2         57.0%         42.4           2021 Estimated Annual Growth 2021 to 2026         10.0         1.0         1.0         1.0         1.0         1.0         1.0         1.0         1.0         1.0         1.0         1.0	2026 Projected Population	22,548	207,948	544,475
Projected Annual Growth 2021 to 2026         0.6%         1.3%         1.1%           Historical Annual Growth 2010 to 2021         0.9%         2.2%         1.6%           2021 Median Age         3.88         3.68         3.64         1.6%           Mouseholds         3.316         106,913         26,168         26,268         26,268         26,268	2020 Census Population	21,985	194,785	512,329
Historical Annual Growth 2010 to 2021	2010 Census Population	19,881	157,208	440,041
2021 Median Age         38.8         36.5         35.4           Households         13.316         106.913         246.183           2026 Projected Households         13.316         106.913         246.183           2026 Projected Households         13.154         106.00         267.670           2020 Census Households         11.541         83.056         203.155           Projected Annual Growth 2021 to 2026         10.0         11.541         83.056         20.176           Historical Annual Growth 2010 to 2021         10.0         15.0         15.0         16.0         17.0         17.0         17.0         17.0         17.0         17.0         17.0         17.0         17.0         17.0         17.0         18.0         17.0         18.0         17.0         18.0         17.0         18.0         17.0         18.0         17.0         18.0         18.0         17.0         18.0         17.0         18.0	Projected Annual Growth 2021 to 2026	0.6%	1.3%	1.1%
Page   Page	Historical Annual Growth 2010 to 2021	0.9%	2.2%	1.6%
2021 Estimated Households         13,316         106,913         246,183           2026 Projected Households         13,960         116,660         266,760           2020 Census Households         13,154         106,408         243,138           2010 Census Households         11,541         83,056         200,315           Projected Annual Growth 2010 to 2021         1,08         1,08         1,78           Historical Annual Growth 2010 to 2021         4,08         5,09         42,28           Rece and Ethnicity         5         5,09         42,28           2021 Estimated White         6,52         57,09         42,28           2021 Estimated Mack or African American         6,68         9,59         16,98           2021 Estimated Alsian or Pacific Islander         9,7%         12,18         11,88           2021 Estimated American Indian or Native Alaskan         0,0%         20,59         20,99           2021 Estimated Average Household Income         \$17,90         20,0%         20,30           2021 Estimated Merigan Household Income         \$10,05         \$10,00         \$3,00           2021 Estimated Merigan Household Income         \$10,05         \$10,00         \$3,00           2021 Estimated Mily School Graduate         \$1,0         \$1,0<	2021 Median Age	38.8	36.5	35.4
2026 Projected Households         13,66         26,670           2020 Census Households         13,154         106,408         243,138           2010 Census Households         11,541         83,056         200,315           Projected Annual Growth 2021 to 2026         10,00         1,80         1,70           Historical Annual Growth 2010 to 2021         1,40         2,60         2,10           Race and Ethnicty         2021 Estimated White         65,20         57,00         44,20           2021 Estimated Black or African American         6,60         9,50         16,90           2021 Estimated Alexin and Pacific Islander         9,70         12,10         11,80           2021 Estimated American Indian or Native Alaskan         0,60         0,50         0,90           2021 Estimated Hispanic         2,00         2,00         2,00           2021 Estimated Hispanic         2,00         2,00         2,00           2021 Estimated Average Household Income         \$176,172         \$164,821         \$139,70           2021 Estimated Median Household Income         \$10,00         \$10,00         \$10,00         \$10,00           2021 Estimated Ementary (Grade Level 0 to 8)         \$10,00         \$10,00         \$10,00         \$10,00         \$10,00         \$10,00 </td <td>Households</td> <td></td> <td></td> <td></td>	Households			
2020 Census Households         13,154         106,408         243,138           2010 Census Households         11,541         83,056         200,315           Projected Annual Growth 2021 to 2026         1,0%         1,1%         1,7%           Historical Annual Growth 2010 to 2021         1,4%         2,6%         2,1%           Race and Ethnictty         2021 Estimated White         65,2%         57,0%         44,2%           2021 Estimated Black or African American         6,6%         9,5%         16,9%           2021 Estimated Asian or Pacific Islander         9,7%         12,1%         11,8%           2021 Estimated American Indian or Native Alaskan         0,6%         0,5%         0,9%           2021 Estimated Other Races         17,9%         20,5%         20,5%           2021 Estimated Dispanic         9,0%         20,5%         20,5%           2021 Estimated Merican Indian or Native Alaskan         0,6%         0,5%         0,9%           2021 Estimated Other Races         1,2%         20,5%         20,5%           2021 Estimated Other Races         1,2%         3,10         3,10           2021 Estimated Merican Household Income         \$10,0%         \$1,2%         3,10           2021 Estimated Simmated Fine Capita Income         \$1	2021 Estimated Households	13,316	106,913	246,183
2010 Census Households         11,541         83,056         203,315           Projected Annual Growth 2021 to 2026         1,0%         1,8%         1,7%           Historical Annual Growth 2010 to 2021         1,0%         2,6%         2,1%           Race and Ethnicity         2021 Estimated White         65,2%         57,0%         44,2%           2021 Estimated Black or African American         6,6%         9,5%         10,8%           2021 Estimated American Indian or Native Alaskan         0,0%         0,5%         0,9%           2021 Estimated Other Races         17,9%         20,8%         26,2%           2021 Estimated Merican Indian or Native Alaskan         0,0%         20,5%         0,9%           2021 Estimated Dispanic         2,0%	2026 Projected Households	13,960	116,660	266,760
Projected Annual Growth 2021 to 2026         1.0%         1.8%         1.7%           Historical Annual Growth 2010 to 2021         1.4%         2.6%         2.1%           Race and Ethnicity         2021 Estimated White         65.2%         57.0%         44.2%           2021 Estimated Black or African American         6.6%         9.5%         16.9%           2021 Estimated Asian or Pacific Islander         9.7%         12.1%         11.8%           2021 Estimated American Indian or Native Alaskan         0.6%         0.5%         0.6%           2021 Estimated Other Races         17.9%         20.8%         26.2%           2021 Estimated Heispanic         20.6%         23.3%         31.1%           Income         110.25         1516,172         154,821         513,703           2021 Estimated Median Household Income         5176,172         516,4821         513,703           2021 Estimated Per Capita Income         510,253         510,640         593,700           2021 Estimated Elementary (Grade Level 0 to 8)         1.2%         54.4%           2021 Estimated Elementary (Grade Level 9 to 11)         1.3%         1.4%         3.6%           2021 Estimated Some College         1.0%         4.5%         4.5%         4.5%           2021 Estima	2020 Census Households	13,154	106,408	243,138
Historical Annual Growth 2010 to 2021	2010 Census Households	11,541	83,056	200,315
Race and Ethnicity         65.2%         57.0%         44.2%           2021 Estimated White         65.2%         57.0%         44.2%           2021 Estimated Black or African American         6.6%         9.5%         16.9%           2021 Estimated Asian or Pacific Islander         9.7%         12.1%         11.8%           2021 Estimated American Indian or Native Alaskan         0.6%         0.5%         0.9%           2021 Estimated Other Races         17.9%         20.8%         26.2%           2021 Estimated Hispanic         80.6%         23.3%         31.1%           Income         8176,172         \$164.821         \$19.703           2021 Estimated Median Household Income         \$110,253         \$108.64         \$93.70           2021 Estimated Per Capita Income         \$110,253         \$108.64         \$93.70           2021 Estimated Blementary (Grade Level 0 to 8)         1.2%         \$9.46         \$5.3%           2021 Estimated Some High School (Grade Level 9 to 11)         1.3%         1.4%         3.6%           2021 Estimated High School Graduate         5.3%         6.0%         12.3%           2021 Estimated Associates Degree Only         3.8         3.8         3.2           2021 Estimated Bachelors Degree Only         3.8	Projected Annual Growth 2021 to 2026	1.0%	1.8%	1.7%
2021 Estimated White       65.2%       57.0%       44.2%         2021 Estimated Black or African American       6.6%       9.5%       16.9%         2021 Estimated Asian or Pacific Islander       9.7%       12.1%       11.8%         2021 Estimated American Indian or Native Alaskan       0.6%       0.5%       0.9%         2021 Estimated Other Races       17.9%       20.8%       26.2%         2021 Estimated Hispanic       20.6%       23.3%       31.1%         Income         2021 Estimated Average Household Income       \$176,172       \$164,821       \$139,703         2021 Estimated Median Household Income       \$10,753       \$106,64       \$93,700         2021 Estimated Per Capita Income       \$107,05       \$90,460       \$67,33         2021 Estimated Elementary (Grade Level 0 to 8)       1.2%       \$1,8%       \$5,4%         2021 Estimated High School (Grade Level 9 to 11)       1.3%       1.4%       3.6%         2021 Estimated High School (Graduate       \$1,3%       6.0%       12.3%         2021 Estimated Associates Degree Only       4.2%       4.5%       4.9%         2021 Estimated Bachelors Degree Only       38.3%       38.9%       32.4%         2021 Estimated Graduate Degree       39.2%       36.9% <td>Historical Annual Growth 2010 to 2021</td> <td>1.4%</td> <td>2.6%</td> <td>2.1%</td>	Historical Annual Growth 2010 to 2021	1.4%	2.6%	2.1%
2021 Estimated Black or African American       6.6%       9.5%       16.9%         2021 Estimated Asian or Pacific Islander       9.7%       12.1%       11.8%         2021 Estimated American Indian or Native Alaskan       0.6%       0.5%       0.9%         2021 Estimated Other Races       17.9%       20.8%       26.2%         2021 Estimated Hispanic       20.6%       23.3%       31.1%         Income         2021 Estimated Average Household Income       \$176,172       \$164,821       \$139,703         2021 Estimated Median Household Income       \$110,253       \$108,640       \$93,700         2021 Estimated Per Capita Income       \$107,054       \$90,460       \$67,133         Education (Age 25+)       \$12%       \$1.8%       5.4%         2021 Estimated Elementary (Grade Level 9 to 11)       1.3%       1.4%       3.6%         2021 Estimated Some High School (Grade Level 9 to 11)       1.3%       1.0%       1.2%         2021 Estimated Associates Degree Only       4.2%       4.5%       4.9%         2021 Estimated Bachelors Degree Only       38.3%       38.8%       32.4%         2021 Estimated Graduate Degree       39.2%       36.9%       28.7%         Business       4.678       24,53       50.43 <td>Race and Ethnicity</td> <td></td> <td></td> <td></td>	Race and Ethnicity			
2021 Estimated Asian or Pacific Islander       9.7%       12.1%       11.8%         2021 Estimated American Indian or Native Alaskan       0.6%       0.5%       0.9%         2021 Estimated Other Races       17.9%       20.8%       26.2%         2021 Estimated Hispanic       20.6%       23.3%       31.1%         Income       Total Annual Median Household Income       \$176,172       \$164,821       \$139,703         2021 Estimated Median Household Income       \$107,054       \$90,400       \$67,133         Education (Age 25+)       \$107,054       \$90,400       \$67,133         2021 Estimated Elementary (Grade Level 0 to 8)       1.2%       1.8%       5.4%         2021 Estimated Some High School (Grade Level 9 to 11)       1.3%       1.4%       3.6%         2021 Estimated Some College       10.3%       10.7%       12.7%         2021 Estimated Some College       10.3%       10.7%       12.7%         2021 Estimated Bachelors Degree Only       38.3%       38.8%       32.4%         2021 Estimated Graduate Degree Only       39.2%       36.9%       28.7%         Business       39.2%       36.9%       36.8%       32.4%         2021 Estimated Graduate Degree       46.7%       24.53       50.443	2021 Estimated White	65.2%	57.0%	44.2%
2021 Estimated American Indian or Native Alaskan       0.6%       0.5%       0.9%         2021 Estimated Other Races       17.9%       20.8%       26.2%         2021 Estimated Hispanic       20.6%       23.3%       31.1%         Income         2021 Estimated Average Household Income       \$176,172       \$164,821       \$139,703         2021 Estimated Median Household Income       \$110,253       \$108,640       \$93,700         2021 Estimated Per Capita Income       \$107,054       \$90,460       \$67,133         Estimated Per Capita Income       \$10,054       \$90,460       \$67,133         Estimated Per Capita Income       \$10,054       \$90,460       \$67,133         Estimated Per Capita Income       \$10,054       \$1.8%       \$67,133         Estimated Elementary (Grade Level 0 to 8)       1.2%       1.8%       5.4%         2021 Estimated Some High School (Grade Level 9 to 11)       1.3%       1.0%       1.2%         2021 Estimated Some College       10.3%       1.0%       1.2%         2021 Estimated Associates Degree Only       38.3%       38.8%       32.4%         2021 Estimated Graduate Degree       39.3%       36.9%       36.7%         Business	2021 Estimated Black or African American	6.6%	9.5%	16.9%
2021 Estimated Other Races       17.9%       20.8%       26.2%         2021 Estimated Hispanic       20.6%       23.3%       31.1%         Income       \$176,172       \$164,821       \$139,703         2021 Estimated Average Household Income       \$110,253       \$108,640       \$93,700         2021 Estimated Per Capita Income       \$107,054       \$90,40       \$93,700         2021 Estimated Per Capita Income       \$107,054       \$90,40       \$67,133         Education (Age 25+)       \$120       1.2%       \$1.8%       \$5.4%         2021 Estimated Elementary (Grade Level 0 to 8)       1.2%       1.8%       \$5.4%         2021 Estimated Some High School (Graduate       5.3%       6.0%       12.3%         2021 Estimated High School Graduate       5.3%       6.0%       12.3%         2021 Estimated Some College       10.3%       10.7%       12.7%         2021 Estimated Associates Degree Only       38.3%       38.8%       32.4%         2021 Estimated Graduate Degree       39.2%       36.9%       28.7%         Business       39.2%       36.9%       28.7%         2021 Estimated Total Businesses       4.678       24.53       50.443         2021 Estimated Total Employees       62.933       28	2021 Estimated Asian or Pacific Islander	9.7%	12.1%	11.8%
2021 Estimated Hispanic         20.6%         23.3%         31.1%           Income         176,172         \$164,821         \$139,703           2021 Estimated Average Household Income         \$176,172         \$164,821         \$139,703           2021 Estimated Median Household Income         \$10,053         \$10,640         \$93,700           2021 Estimated Per Capita Income         \$107,054         \$90,40         \$67,133           Education (Age 25+)         \$128         1.8%         5.4%           2021 Estimated Some High School (Grade Level 9 to 11)         1.3%         1.4%         3.6%           2021 Estimated High School Graduate         5.3%         6.0%         12.3%           2021 Estimated Some College         10.3%         10.7%         12.7%           2021 Estimated Associates Degree Only         4.2%         4.5%         4.9%           2021 Estimated Bachelors Degree Only         38.3%         38.8%         32.4%           2021 Estimated Graduate Degree         39.2%         36.9%         28.7%           Business         4,678         24,530         50,443           2021 Estimated Total Businesses         62,93         28.913         618,64           2021 Estimated Employee Population per Business         13.5         11.8	2021 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.9%
Strain	2021 Estimated Other Races	17.9%	20.8%	26.2%
2021 Estimated Average Household Income       \$176,172       \$164,821       \$139,703         2021 Estimated Median Household Income       \$110,253       \$108,640       \$93,700         2021 Estimated Per Capita Income       \$107,054       \$90,460       \$67,133         Education (Age 25+)         2021 Estimated Elementary (Grade Level 0 to 8)       1.2%       1.8%       5.4%         2021 Estimated Some High School (Grade Level 9 to 11)       1.3%       1.4%       3.6%         2021 Estimated Some College       10.3%       10.7%       12.7%         2021 Estimated Associates Degree Only       4.2%       4.5%       4.9%         2021 Estimated Bachelors Degree Only       38.3%       38.8%       32.4%         2021 Estimated Graduate Degree       39.2%       36.9%       28.7%         Business         2021 Estimated Total Businesses       4.678       24,530       50,443         2021 Estimated Total Employees       62,933       288,913       618,864         2021 Estimated Employee Population per Business       13.5       11.8       12.3	2021 Estimated Hispanic	20.6%	23.3%	31.1%
2021 Estimated Median Household Income       \$110,253       \$108,640       \$93,700         2021 Estimated Per Capita Income       \$107,054       \$90,460       \$67,133         Education (Age 25+)         2021 Estimated Elementary (Grade Level 0 to 8)       1.2%       1.8%       5.4%         2021 Estimated Some High School (Grade Level 9 to 11)       1.3%       1.4%       3.6%         2021 Estimated High School (Graduate       5.3%       6.0%       12.3%         2021 Estimated Some College       10.3%       10.7%       12.7%         2021 Estimated Associates Degree Only       4.2%       4.5%       4.9%         2021 Estimated Bachelors Degree Only       38.3%       38.8%       32.4%         2021 Estimated Graduate Degree       39.2%       36.9%       28.7%         Business       4,678       24,530       50,443         2021 Estimated Total Businesses       4,678       24,530       50,443         2021 Estimated Employee Population per Business       13.5       11.8       12.3	Income			
2021 Estimated Per Capita Income         \$107,054         \$90,460         \$67,133           Education (Age 25+)         Section (Age 25+) <td>2021 Estimated Average Household Income</td> <td>\$176,172</td> <td>\$164,821</td> <td>\$139,703</td>	2021 Estimated Average Household Income	\$176,172	\$164,821	\$139,703
Education (Age 25+)         2021 Estimated Elementary (Grade Level 0 to 8)       1.2%       1.8%       5.4%         2021 Estimated Some High School (Grade Level 9 to 11)       1.3%       1.4%       3.6%         2021 Estimated High School Graduate       5.3%       6.0%       12.3%         2021 Estimated Some College       10.3%       10.7%       12.7%         2021 Estimated Associates Degree Only       4.2%       4.5%       4.9%         2021 Estimated Bachelors Degree Only       38.3%       38.8%       32.4%         2021 Estimated Graduate Degree       39.2%       36.9%       28.7%         Business         2021 Estimated Total Businesses       4,678       24,530       50,443         2021 Estimated Total Employees       62,933       288,913       618,864         2021 Estimated Employee Population per Business       13.5       11.8       12.3	2021 Estimated Median Household Income	\$110,253	\$108,640	\$93,700
2021 Estimated Elementary (Grade Level 0 to 8)       1.2%       1.8%       5.4%         2021 Estimated Some High School (Grade Level 9 to 11)       1.3%       1.4%       3.6%         2021 Estimated High School Graduate       5.3%       6.0%       12.3%         2021 Estimated Some College       10.3%       10.7%       12.7%         2021 Estimated Associates Degree Only       4.2%       4.5%       4.9%         2021 Estimated Bachelors Degree Only       38.3%       38.8%       32.4%         2021 Estimated Graduate Degree       39.2%       36.9%       28.7%         Business       4,678       24,530       50,443         2021 Estimated Total Businesses       4,678       24,530       50,443         2021 Estimated Total Employees       62,933       288,913       618,864         2021 Estimated Employee Population per Business       13.5       11.8       12.3	2021 Estimated Per Capita Income	\$107,054	\$90,460	\$67,133
2021 Estimated Some High School (Grade Level 9 to 11)       1.3%       1.4%       3.6%         2021 Estimated High School Graduate       5.3%       6.0%       12.3%         2021 Estimated Some College       10.3%       10.7%       12.7%         2021 Estimated Associates Degree Only       4.2%       4.5%       4.9%         2021 Estimated Bachelors Degree Only       38.3%       38.8%       32.4%         2021 Estimated Graduate Degree       39.2%       36.9%       28.7%         Business         2021 Estimated Total Businesses       4,678       24,530       50,443         2021 Estimated Total Employees       62,933       288,913       618,864         2021 Estimated Employee Population per Business       13.5       11.8       12.3	Education (Age 25+)			
2021 Estimated High School Graduate       5.3%       6.0%       12.3%         2021 Estimated Some College       10.3%       10.7%       12.7%         2021 Estimated Associates Degree Only       4.2%       4.5%       4.9%         2021 Estimated Bachelors Degree Only       38.3%       38.8%       32.4%         2021 Estimated Graduate Degree       39.2%       36.9%       28.7%         Business         2021 Estimated Total Businesses       4,678       24,530       50,443         2021 Estimated Total Employees       62,933       288,913       618,864         2021 Estimated Employee Population per Business       13.5       11.8       12.3	2021 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.8%	5.4%
2021 Estimated Some College       10.3%       10.7%       12.7%         2021 Estimated Associates Degree Only       4.2%       4.5%       4.9%         2021 Estimated Bachelors Degree Only       38.3%       38.8%       32.4%         2021 Estimated Graduate Degree       39.2%       36.9%       28.7%         Business         2021 Estimated Total Businesses       4,678       24,530       50,443         2021 Estimated Total Employees       62,933       288,913       618,864         2021 Estimated Employee Population per Business       13.5       11.8       12.3	2021 Estimated Some High School (Grade Level 9 to 11)	1.3%	1.4%	3.6%
2021 Estimated Associates Degree Only       4.2%       4.5%       4.9%         2021 Estimated Bachelors Degree Only       38.3%       38.8%       32.4%         2021 Estimated Graduate Degree       39.2%       36.9%       28.7%         Business         2021 Estimated Total Businesses       4,678       24,530       50,443         2021 Estimated Total Employees       62,933       288,913       618,864         2021 Estimated Employee Population per Business       13.5       11.8       12.3	2021 Estimated High School Graduate	5.3%	6.0%	12.3%
2021 Estimated Bachelors Degree Only       38.3%       38.8%       32.4%         2021 Estimated Graduate Degree       39.2%       36.9%       28.7%         Business         2021 Estimated Total Businesses       4,678       24,530       50,443         2021 Estimated Total Employees       62,933       288,913       618,864         2021 Estimated Employee Population per Business       13.5       11.8       12.3	2021 Estimated Some College	10.3%	10.7%	12.7%
2021 Estimated Graduate Degree       39.2%       36.9%       28.7%         Business       2021 Estimated Total Businesses       4,678       24,530       50,443         2021 Estimated Total Employees       62,933       288,913       618,864         2021 Estimated Employee Population per Business       13.5       11.8       12.3	2021 Estimated Associates Degree Only	4.2%	4.5%	4.9%
Business         2021 Estimated Total Businesses       4,678       24,530       50,443         2021 Estimated Total Employees       62,933       288,913       618,864         2021 Estimated Employee Population per Business       13.5       11.8       12.3	2021 Estimated Bachelors Degree Only	38.3%	38.8%	32.4%
2021 Estimated Total Businesses       4,678       24,530       50,443         2021 Estimated Total Employees       62,933       288,913       618,864         2021 Estimated Employee Population per Business       13.5       11.8       12.3	2021 Estimated Graduate Degree	39.2%	36.9%	28.7%
2021 Estimated Total Employees       62,933       288,913       618,864         2021 Estimated Employee Population per Business       13.5       11.8       12.3	Business			
2021 Estimated Employee Population per Business 13.5 11.8 12.3	2021 Estimated Total Businesses	4,678	24,530	50,443
	2021 Estimated Total Employees	62,933	288,913	618,864
2021 Estimated Residential Population per Business 4.7 8.0 10.2	2021 Estimated Employee Population per Business	13.5	11.8	12.3
	2021 Estimated Residential Population per Business	4.7	8.0	10.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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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.

#### **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.

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	
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Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer/Ten	ant/Seller/Landlor	d Initials Date		