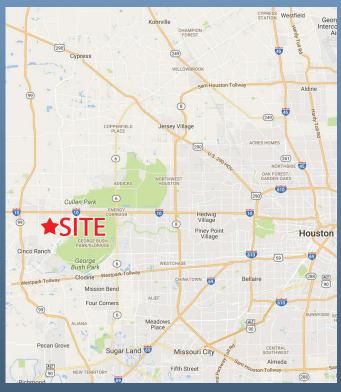


FOR LEASE

Royal Montreal Plaza - 2004 Mason Rd, Katy, Texas 77450

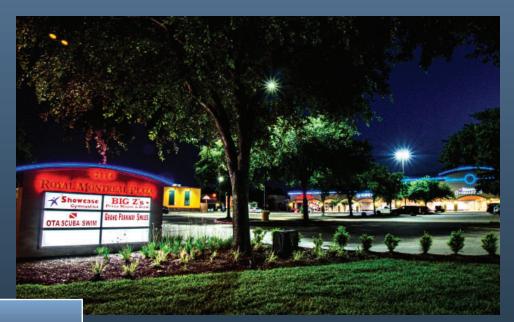




PROPERTY DATA	DEMOGRAPHICS		CONTACT	
 Prime retail space available in the Cinco Ranch master planned community 	Population 2024 Estimate	1 Mile 3 Mile 5 Mile Radius Radius Radius	Paula Hohl phohl@wulfe.com (713) 621-1705	
 Close proximity to Interstate 10 and Grand Parkway 	Ave HH Income 2024 Estimate	\$148,127 \$164,172 \$152,495		
2,360 SF restaurant space available1,039 SF inline space	Traffic Count Mason Rd	27,285 cars per day	Wulfe & Co. 1800 Post Oak Blvd., Suite 400	
• 11,670 SF anchor space	Masorrika	27,200 cais pei aay	Houston, Texas 77056 (713) 621-1700	



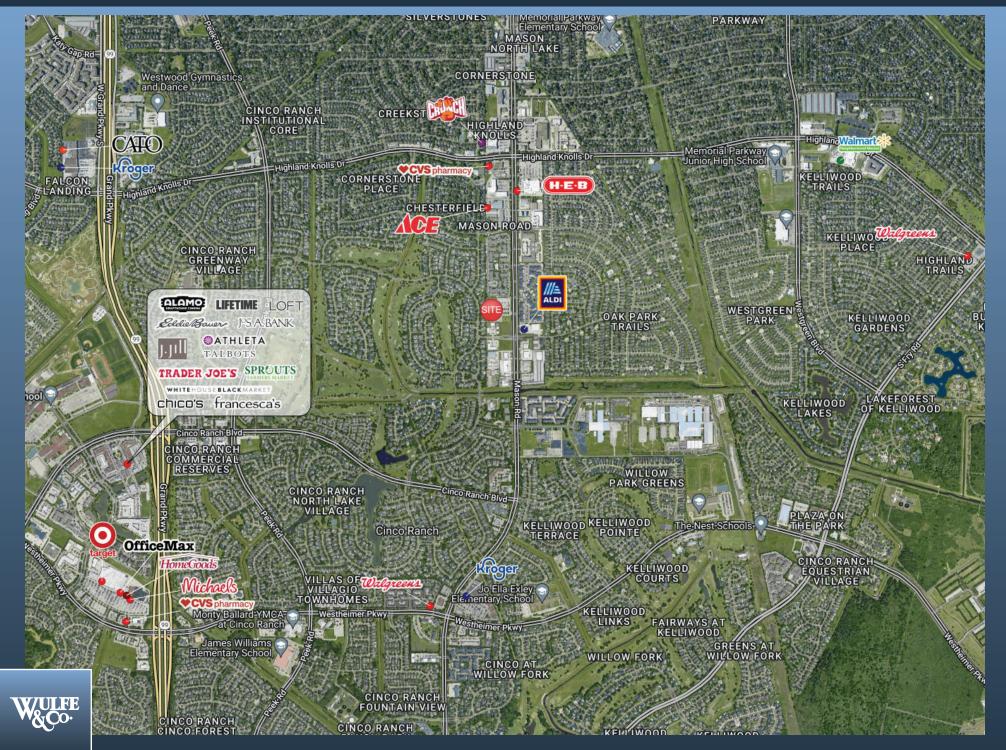
















Summary Profile

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



Lat/Lon: 29.751/-95.7522

Acty, TX 77450 radius radius radius Population 16,188 115,231 289,195 2029 Projected Population 16,188 115,231 289,195 2020 Census Population 15,688 96,335 201,016 Projected Annual Growth 2024 to 2029 13,8 16,68 24,88 Hattorical Annual Growth 2010 to 2024 30 30 30 Households 35,91 40,579 98,514 2024 Estimated Households 5,591 40,579 98,514 2025 Projected Households 5,592 30,513 19,982 2010 Census Households 5,593 30,513 19,982 2024 Estimated Households 5,593 44,216 11,116 2020 Census Households 5,593 30,513 19,982 2010 Census Households 5,593 30,513 19,982 2010 Census Households 5,598 42,204 11,116 2024 Estimated Morth 2024 to 2029 15,89 2,598 42,304 2014 Estimated Morth 2024 to 2029 15,89 <th>2004 S Mason Rd</th> <th></th> <th></th> <th></th>	2004 S Mason Rd			
Population Population 11,269 124,191 29,213,20 2029 Projected Population 16,183 115,231 289,159 2020 Census Population 16,681 16,683 50,002 2010 Census Population 15,686 66,335 20,103 Projected Annual Growth 2010 to 2024 1,98 1,688 24,48 Historical Annual Growth 2010 to 2024 300 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 <		1 mi	3 mi	5 mi
2024 Estimated Population 16,183 115,231 289,196 2029 Orgoted Population 17,69 124,197 280,832 2020 Census Population 15,868 96,335 201,016 Projected Annual Growth 2024 to 2029 1,3% 1,6% 2,4% Historical Annual Growth 2010 to 2024 0,1% 1,4% 3,1% 2024 Median Ape 90 30 2,22 2024 Estimated Households 5,581 40,579 98,514 2029 Projected Households 5,580 40,78 11,116 2020 Census Households 5,593 39,513 91,982 2020 Projected Annual Growth 2024 to 2029 1,59 1,58 2,68 2020 Census Households 5,39 39,513 91,982 2020 Census Households 5,39 39,513 2,68 2020 Projected Annual Growth 2010 to 2024 5,39 39,513 2,68 2024 Estimated Muser Application of Patricia Annual Growth 2010 to 2024 4,38 2,68 2024 Estimated White 5,68 5,27 4,32 2024 Estimate	Katy, TX 77450	radius	radius	radius
2029 Projected Population 17.268 124.19 323.135 2020 Census Population 16.201 11.6674 280.832 2010 Census Population 15.868 90.35 20.016 Projected Annual Growth 2024 to 2029 13.9 1.667 2.48 Historical Annual Growth 2010 to 2024 0.1 1.44 3.35 2024 Edelian Age 3.9 3.7 3.62 Households 5.551 40.57 98.514 2020 Projected Households 5.93 39.51 99.52 2020 Census Households 5.93 39.51 91.98 2010 Census Households 5.93 92.8 <	Population	-	_	
2020 Census Population 15,605 95,335 201,00 2010 Census Population 15,666 95,335 201,00 Projected Annual Growth 2010 to 2024 13,00 14,00 14,00 2024 Median Age 30 37.9 35.60 Households 5,551 40,579 95,514 2024 Estimated Households 5,930 44,216 111,116 2026 Census Households 5,930 30,513 65,729 2010 Census Households 5,930 30,503 65,729 Projected Annual Growth 2010 to 2024 30 1,980 2,80 Policyted Stimuted William Convit 2014 to 2024 30 5,980 41,98 2024 Estimated William Growth 2010 to 2024 30 9,990 41,99 2024 Estimated William Growth 2010 to 2024 30 9,990 41,99 2024 Estima	2024 Estimated Population	16,183	115,231	289,159
2010 Census Population 15,868 96,335 20,1016 Projected Annual Growth 2010 to 2024 1,0% 1,0% 2,4% Historical Annual Growth 2010 to 2024 30 30 36.2 2024 Median Age 30 30 36.2 Households 5,551 40,579 98,514 2029 Estimated Households 5,990 40,579 99,514 2029 Census Households 5,993 32,307 65,729 Projected Annual Growth 2014 to 2029 15 1,59 32,307 65,729 Projected Annual Growth 2010 to 2024 30 30 30 65,729 Projected Annual Growth 2010 to 2024 30 30 30 65,729 Polected Annual Growth 2010 to 2024 30 30 30 30 30 2024 Estimated Minite 54,68 52,29 43,26 43,26 2024 Estimated Black or African American 30 40 46 46 42,66 42,66 42,66 42,66 42,66 42,66 42,66 42,66	2029 Projected Population	17,269	124,191	323,135
Projected Annual Growth 2024 to 2029 1.3% 1.6% 2.4% Historical Annual Growth 2010 to 2024 0.1% 1.4% 3.1% 2024 Median Age 30.9 3.2% 3.2% Households 5.551 40.579 98.514 2029 Projected Households 5.981 44.216 11.116 2029 Crous Households 5.932 30.307 65.729 Projected Annual Growth 2024 to 2029 1.5% 1.5% 2.6% Historical Annual Growth 2014 to 2024 5.6% 5.2% 4.2% 2024 Estimated White 5.6% 5.22% 4.2% 2024 Estimated Black or African American 9.0% 9.0% 1.6% 2024 Estimated Asian or Pacific Islander 1.4% 1.6% 1.6% 2024 Estimated American Indian or Native Alaskan 9.0% 1.4% 1.6% 2024 Estimated American Indian or Native Alaskan 9.1% 2.2% 2.2% 2024 Estimated American Indian or Native Alaskan 9.1% 2.2% 2.2% 2024 Estimated American Indian or Native Alaskan 9.1% 2.2%	2020 Census Population	16,201	116,674	280,832
Historical Annual Growth 2010 to 2024	2010 Census Population	15,868	96,335	201,016
2024 Median Age 39.0 37.9 36.2 Households 5.551 40.579 98.514 2024 Estimated Households 5.551 40.579 98.514 2029 Projected Households 5.532 38.513 19.192 2020 Census Households 5.392 38.513 19.192 2010 Census Households 5.93 38.203 65.729 Projected Annual Growth 2024 to 2029 15.9 15.9 18.0 65.729 Pistorical Annual Growth 2010 to 2024 38.0 38.0 78.0 78.0 Pistorical Annual Growth 2010 to 2024 48.0 52.2% 42.2% 2024 Estimated White 54.6% 52.2% 42.2% 2024 Estimated Black or African American 9.0 9.9 14.9% 2024 Estimated Assian or Pacific Islander 14.3 14.8% 16.6% 2024 Estimated American Indian or Native Alaskan 40.6 26.0% 26.0% 2024 Estimated Hispanic 15.8 15.6 25.495 26.0% 2024 Estimated Hispanic Husehold Income 51.8 <t< td=""><td>Projected Annual Growth 2024 to 2029</td><td>1.3%</td><td>1.6%</td><td>2.4%</td></t<>	Projected Annual Growth 2024 to 2029	1.3%	1.6%	2.4%
Households 2024 Estimated Households 5,511 40,579 98,514 2029 Projected Households 5,980 44,216 111,116 2020 Census Households 5,980 44,216 111,116 2020 Census Households 5,293 39,513 91,982 2010 Census Households 5,293 32,307 55,729 Projected Annual Growth 2024 to 2029 1,5% 1,6% 1,6% Historical Annual Growth 2010 to 2024 3,3% 1,8% 3,6% Roce and Ethnicty 3,4% 3,2% 3,24% 2024 Estimated White 5,46% 52,2% 42,2% 2024 Estimated Asian or Pacific Islander 1,43% 1,4% 1,6% 2024 Estimated American Indian or Native Alaskan 0,4% 0,6% 2,6% 2024 Estimated Hispanic 2,18% 2,26% 2,48 2024 Estimated Average Household Incone \$1,48,12 \$1,54,29 51,24,95 2024 Estimated Median Household Incone \$1,48,12 \$1,52,495 51,48 22 2024 Estimated Median Household Incone \$1,50 </td <td>Historical Annual Growth 2010 to 2024</td> <td>0.1%</td> <td>1.4%</td> <td>3.1%</td>	Historical Annual Growth 2010 to 2024	0.1%	1.4%	3.1%
2024 Estimated Households 5.551 40.579 98.514 2029 Projected Households 5.980 44.216 111.116 2020 Census Households 5.980 39.513 91.982 2010 Census Households 5.293 32.307 65.729 Projected Annual Growth 2010 to 2024 5.08 1.88 2.68 Historical Annual Growth 2010 to 2024 30.38 5.28 4.82 Rece and Ethnicity 3.98 5.48 5.28 4.82 2024 Estimated White 5.48 5.28 4.82 2024 Estimated Black or African American 9.0% 9.9% 1.49% 2024 Estimated Asian or Pacific Islander 9.0 9.9% 1.49% 2024 Estimated American Indian or Native Alaskan 9.0 9.9% 1.49% 2024 Estimated Alexage Household Income \$18.12 \$18.24 \$18.24 2024 Estimated Average Household Income \$10.84 \$18.24 \$18.24 2024 Estimated Per Capita Income \$50.90 \$57.93 \$19.24 2024 Estimated Per Capita Income \$50.90 \$	2024 Median Age	39.0	37.9	36.2
2029 Projected Households 5,980 44,216 111,16 2020 Census Households 5,392 39,513 91,982 2010 Census Households 5,293 32,307 65,729 Projected Annual Growth 2024 to 2029 1,5% 1,5% 26,6% Historical Annual Growth 2010 to 2024 30,3 1,5% 36,8 Race and Ethnicity 2024 Estimated White 54,6% 52,2% 43,2% 2024 Estimated Marcian American 9,0% 9,0% 14,3% 2024 Estimated American Indian or Native Alaskan 0,4% 0,4% 0,6% 2024 Estimated Other Races 21,8% 22,0% 24,6% 2024 Estimated Other Races 21,8% 22,0% 24,6% 2024 Estimated Other Races 21,8% 22,0% 24,6% 2024 Estimated Other Races 318,1% 318,1% 318,1% 318,14 318,14 318,14 318,14 318,14 318,14 318,14 318,14 318,14 318,14 318,14 318,14 318,14 318,14 318,14 318,14 318,14	Households			
2020 Census Households 5,392 39,513 91,982 2010 Census Households 5,293 32,307 65,729 Projected Annual Growth 2024 to 2029 1,5% 1,6% 2,6% Historical Annual Growth 2010 to 2024 3,6% 1,8% 3,6% Race and Ethnictiv 2024 Estimated White 9,0% 9,9% 14,9% 2024 Estimated Black or African American 9,0% 9,9% 14,9% 2024 Estimated American Indian or Native Alaskan 0,4% 0,4% 0,6% 2024 Estimated Other Races 11,8% 22,6% 24,6% 2024 Estimated Other Races 11,8% 22,6% 24,6% 2024 Estimated Other Races 11,8% 2,6% 24,6% 2024 Estimated Other Races 11,8% 2,6% 24,6% 2024 Estimated Other Races 11,8% 2,6% 24,6% 2024 Estimated Other Races 11,8% 2,14,6% 26,6% 2024 Estimated Other Races 11,8% 2,14,6% 26,14 26,14 2024 Estimated Per Capita Income 51,8% 2,14,6 </td <td>2024 Estimated Households</td> <td>5,551</td> <td>40,579</td> <td>98,514</td>	2024 Estimated Households	5,551	40,579	98,514
2010 Census Households 5,293 32,307 65,729 Projected Annual Growth 2014 to 2029 1,5% 1,8% 2,6% Historical Annual Growth 2010 to 2024 3,3% 1,8% 3,6% Race and Ethnicity 3,5% 55,6% 52,2% 43,2% 2024 Estimated Black or African American 9,0% 14,3% 16,8% 2024 Estimated American Indian or Native Alaskan 0,4% 0,4% 0,6% 2024 Estimated American Indian or Native Alaskan 0,4% 0,4% 0,6% 2024 Estimated Hispanic 21,8% 22,6% 24,6% 2024 Estimated Deter Races 1,8% 20,6% 24,6% 2024 Estimated Hispanic 31,8% 26,6% 24,6% 2024 Estimated Determance 31,8% 26,1% 26,6% 2024 Estimated Per Capita Indiane 31,8,1 316,4,72 315,245 2024 Estimated Per Capita Indicone 51,8,2 55,7,83 55,145 2024 Estimated Per Capita Indicone 55,8 3,5 55,17 2024 Estimated Seme High School (Grade Level 0 to 8) 5,8 </td <td>2029 Projected Households</td> <td>5,980</td> <td>44,216</td> <td>111,116</td>	2029 Projected Households	5,980	44,216	111,116
Projected Annual Growth 2024 to 2029 1.5% 1.8% 2.6% Historical Annual Growth 2010 to 2024 3.3% 1.8% 3.6% Race and Ethnicity 3.4% 5.4.6% 5.2.2% 4.2.2% 2024 Estimated White 5.4.6% 5.2.2% 4.2.2% 2024 Estimated Black or African American 1.0.4% 9.0.4% 1.6.8% 2024 Estimated Asian or Pacific Islander 1.0.4% 0.4.% 0.6% 2024 Estimated Other Races 2.1.8% 2.2.6% 2.2.6% 2024 Estimated Hispanic 2.1.8% 2.2.6% 2.2.6% 2024 Estimated Average Household Income 5148,127 5164,172 5152,495 2024 Estimated Median Household Income 5108,01 518,00 518,00 518,00 2024 Estimated Per Capita Income 5108,01 518,00 518,00 518,00 518,00 518,00 518,00 518,00 518,00 518,00 518,00 518,00 518,00 518,00 518,00 518,00 518,00 518,00 518,00 518,00 518,00 518,00 <td< td=""><td>2020 Census Households</td><td>5,392</td><td>39,513</td><td>91,982</td></td<>	2020 Census Households	5,392	39,513	91,982
Historical Annual Growth 2010 to 2024 Race and Ethnicity 2024 Estimated White 54.6% 55.2% 43.2% 2024 Estimated Black or African American 9.0% 9.9% 14.9% 2024 Estimated Assian or Pacific Islander 14.3% 14.8% 16.8% 2024 Estimated American Indian or Native Alaskan 0.4% 20.6% 20.24 Estimated American Indian or Native Alaskan 2024 Estimated Other Races 21.8% 22.6% 22.6% 22.6% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 22.2% 2	2010 Census Households	5,293	32,307	65,729
Race and Ethnicity 54.6% 52.2% 43.2% 2024 Estimated White 54.6% 52.2% 43.2% 2024 Estimated Black or African American 9.0% 9.9% 14.9% 2024 Estimated Asian or Pacific Islander 14.3% 14.8% 16.8% 2024 Estimated American Indian or Native Alaskan 0.4% 0.4% 0.6% 2024 Estimated Other Races 21.8% 22.6% 24.6% 2024 Estimated Hispanic 7.7% 27.2% 29.6% Income 518.127 5164.12 3152.495 2024 Estimated Average Household Income \$18.127 \$164.12 \$152.495 2024 Estimated Median Household Income \$108.401 \$118.706 \$114.309 2024 Estimated Per Capita Income \$50.80 \$57.835 \$51.94 Education (Age 25+) 2024 Estimated Some High School (Grade Level 9 to 11) 3.6% 2.8% 3.4% 2024 Estimated High School Graduate 19.8% 14.6% 16.1% 2024 Estimated Machier Degree Only 7.2% 7.2% 7.2% 7.2%	Projected Annual Growth 2024 to 2029	1.5%	1.8%	2.6%
2024 Estimated White 54.6% 52.2% 43.2% 2024 Estimated Black or African American 9.0% 9.9% 14.9% 2024 Estimated Asian or Pacific Islander 14.3% 14.8% 16.8% 2024 Estimated American Indian or Native Alaskan 0.4% 0.4% 0.6% 2024 Estimated Other Races 21.8% 22.6% 24.6% 2024 Estimated Hispanic 27.3% 27.2% 29.6% Income 2024 Estimated Average Household Income \$148.127 \$164.172 \$152.495 2024 Estimated Per Capita Income \$108.00 \$118.706 \$114.369 2024 Estimated Per Capita Income \$50.800 \$57.935 \$51.942 Education (Age 25+) 2024 Estimated Elementary (Grade Level 0 to 8) 5.5% 3.6% 4.2% 2024 Estimated High School Graduate 9.5% 3.6% 4.2% 2024 Estimated High School Graduate 9.1% 4.6% 1.6.1% 2024 Estimated Associates Degree Only 3.1% 4.6% 1.6.1% 2024 Estimated Bachelors Degree Only 3.1.4 3.4.7% 2.6% 2024 Estimated Graduate D	Historical Annual Growth 2010 to 2024	0.3%	1.8%	3.6%
2024 Estimated Black or African American 9.0% 9.9% 14.9% 2024 Estimated Asian or Pacific Islander 14.3% 14.8% 16.8% 2024 Estimated American Indian or Native Alaskan 0.4% 0.4% 0.6% 2024 Estimated Other Races 21.8% 22.6% 24.6% 2024 Estimated Hispanic 27.3% 27.2% 29.6% Income 2024 Estimated Average Household Income \$184,127 \$164,172 \$152,495 2024 Estimated Per Capita Income \$108,401 \$118,706 \$114,369 2024 Estimated Per Capita Income \$50,809 \$57,835 \$51,974 Education (Age 25+) 2024 Estimated Elementary (Grade Level 0 to 8) 5.5% 3.6% 4.2% 2024 Estimated Some High School (Grade Level 9 to 11) 3.6% 2.8% 3.4% 2024 Estimated Some College 17.5% 17.0% 17.2% 2024 Estimated Bachelors Degree Only 3.11% 34.7% 2.6% 2024 Estimated Graduate Degree 15.2% 20.3% 19.0% 2024 Estimated Graduate Degree	Race and Ethnicity			
2024 Estimated Asian or Pacific Islander 14.3% 14.8% 16.8% 2024 Estimated American Indian or Native Alaskan 0.4% 0.6% 2024 Estimated Other Races 21.8% 22.6% 24.6% 2024 Estimated Hispanic 27.3% 27.2% 29.6% Income 2024 Estimated Average Household Income \$18.412 \$16.4172 \$152.495 2024 Estimated Median Household Income \$108.401 \$118.706 \$114.369 2024 Estimated Per Capita Income \$50.809 \$57.835 \$51.974 Education (Age 25+) \$50.809 \$57.835 \$51.974 2024 Estimated Some High School (Grade Level 9 to 11) 3.6% 2.8% 3.4% 2024 Estimated Some College 17.5% 17.0% 17.2% 2024 Estimated Some College 17.5% 17.0% 17.2% 2024 Estimated Bachelors Degree Only 31.1% 34.7% 32.6% 2024 Estimated Graduate Degree 15.2% 20.3% 19.0% Business 78.8 6.162 13.207 2024 Estimated Total Businesses 78.8 6.162 36.515 2024 Estimat	2024 Estimated White	54.6%	52.2%	43.2%
2024 Estimated American Indian or Native Alaskan 0.4% 0.4% 0.6% 2024 Estimated Other Races 21.8% 22.6% 24.6% 2024 Estimated Hispanic 27.3% 27.2% 29.6% Income 2024 Estimated Average Household Income \$148,127 \$164,172 \$152,495 2024 Estimated Median Household Income \$108,401 \$118,706 \$114,369 2024 Estimated Per Capita Income \$50,809 \$57.835 \$51,974 Education (Age 25+) 2024 Estimated Elementary (Grade Level 0 to 8) 5.5% 3.6% 4.2% 2024 Estimated Some High School (Grade Level 9 to 11) 3.6% 2.8% 3.4% 2024 Estimated Some College 17.5% 17.0% 17.2% 2024 Estimated Associates Degree Only 7.2% 6.9% 7.4% 2024 Estimated Graduate Degree 15.2% 20.3% 19.0% 2024 Estimated Graduate Degree 15.2% 20.3% 19.0% 2024 Estimated Total Businesses 78.8 6.162 13.207 2024 Estimated Total Employees 6.	2024 Estimated Black or African American	9.0%	9.9%	14.9%
2024 Estimated Other Races 21.8% 22.6% 24.6% 2024 Estimated Hispanic 27.3% 27.2% 29.6% Income 2024 Estimated Average Household Income \$148,127 \$164,172 \$152,495 2024 Estimated Median Household Income \$108,401 \$118,706 \$114,369 2024 Estimated Per Capita Income \$50,809 \$57.83 \$51,974 Education (Age 25+) 2024 Estimated Elementary (Grade Level 0 to 8) 5.5% 3.6% 4.2% 2024 Estimated Some High School (Grade Level 9 to 11) 3.6% 2.8% 3.4% 2024 Estimated Some College 17.5% 17.0% 17.2% 2024 Estimated Associates Degree Only 7.2% 6.9% 7.4% 2024 Estimated Bachelors Degree Only 31.1% 34.7% 32.6% 2024 Estimated Graduate Degree 15.2% 20.3% 19.0% Business 2024 Estimated Total Businesses 788 6,162 13.207 2024 Estimated Total Employees 6,794 36.942 86.515 2024 Estimated Engloyee Population per Business 8.6 6.0 6.6	2024 Estimated Asian or Pacific Islander	14.3%	14.8%	16.8%
2024 Estimated Hispanic 27.3% 27.2% 29.6% Income File Action of Manager Household Income \$148,127 \$164,172 \$152,495 2024 Estimated Median Household Income \$108,401 \$118,706 \$114,369 2024 Estimated Per Capita Income \$50,809 \$57,835 \$51,974 Education (Age 25+) \$50,809 \$57,835 \$61,974 2024 Estimated Elementary (Grade Level 9 to 18) \$5,509 \$3,609 \$4,209 2024 Estimated Some High School (Grade Level 9 to 11) 3,609 \$2,809 \$3,409 2024 Estimated Some College 19,809 14,609 16,109 2024 Estimated Associates Degree Only 7,209 6,909 7,409 2024 Estimated Bachelors Degree Only 31,109 34,709 32,609 2024 Estimated Graduate Degree 15,209 20,309 19,009 Business 7,809 6,162 13,207 2024 Estimated Total Businesses 7,809 36,942 36,515 2024 Estimated Employee Population per Business 8,616 6,09 6,616	2024 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.6%
Income 2024 Estimated Average Household Income \$148,127 \$164,172 \$152,495 2024 Estimated Median Household Income \$108,401 \$118,706 \$114,369 2024 Estimated Per Capita Income \$50,809 \$57,835 \$51,974 Education (Age 25+) 2024 Estimated Elementary (Grade Level 0 to 8) 5.5% 3.6% 4.2% 2024 Estimated Some High School (Grade Level 9 to 11) 3.6% 2.8% 3.4% 2024 Estimated High School Graduate 19.8% 14.6% 16.1% 2024 Estimated Some College 17.5% 17.0% 17.2% 2024 Estimated Associates Degree Only 7.2% 6.9% 7.4% 2024 Estimated Graduate Degree 15.2% 20.3% 19.0% Business 2024 Estimated Total Businesses 788 6,162 13,207 2024 Estimated Total Employees 6,794 36,942 86,515 2024 Estimated Employee Population per Business 8.6 6.0 6.6	2024 Estimated Other Races	21.8%	22.6%	24.6%
2024 Estimated Average Household Income \$148,127 \$164,172 \$152,495 2024 Estimated Median Household Income \$108,401 \$118,706 \$114,369 2024 Estimated Per Capita Income \$50,809 \$57,835 \$51,974 Education (Age 25+) 2024 Estimated Elementary (Grade Level 0 to 8) 5.5% 3.6% 4.2% 2024 Estimated Some High School (Graduate Level 9 to 11) 3.6% 2.8% 3.4% 2024 Estimated Some College 17.5% 17.0% 17.2% 2024 Estimated Associates Degree Only 7.2% 6.9% 7.4% 2024 Estimated Bachelors Degree Only 31.1% 34.7% 32.6% 2024 Estimated Graduate Degree 15.2% 20.3% 19.0% Business 2024 Estimated Total Businesses 788 6,162 13,207 2024 Estimated Total Employees 6,794 36,942 86,515 2024 Estimated Employee Population per Business 8.6 6.0 6.6	2024 Estimated Hispanic	27.3%	27.2%	29.6%
2024 Estimated Median Household Income \$108,401 \$118,706 \$114,369 2024 Estimated Per Capita Income \$50,809 \$57,835 \$51,974 Education (Age 25+) 2024 Estimated Elementary (Grade Level 0 to 8) 5.5% 3.6% 4.2% 2024 Estimated Some High School (Grade Level 9 to 11) 3.6% 2.8% 3.4% 2024 Estimated High School Graduate 19.8% 14.6% 16.1% 2024 Estimated Some College 17.5% 17.0% 17.2% 2024 Estimated Associates Degree Only 7.2% 6.9% 7.4% 2024 Estimated Bachelors Degree Only 31.1% 34.7% 32.6% 2024 Estimated Graduate Degree 15.2% 20.3% 19.0% Business 2024 Estimated Total Businesses 788 6.162 13.207 2024 Estimated Total Employees 6,794 36,942 86,515 2024 Estimated Employee Population per Business 8.6 6.0 6.6	Income			
2024 Estimated Per Capita Income \$50,809 \$57,835 \$51,974 Education (Age 25+) 3.6% 4.2% 2024 Estimated Elementary (Grade Level 0 to 8) 5.5% 3.6% 4.2% 2024 Estimated Some High School (Grade Level 9 to 11) 3.6% 2.8% 3.4% 2024 Estimated High School Graduate 19.8% 14.6% 16.1% 2024 Estimated Some College 17.5% 17.0% 17.2% 2024 Estimated Associates Degree Only 7.2% 6.9% 7.4% 2024 Estimated Bachelors Degree Only 31.1% 34.7% 32.6% 2024 Estimated Graduate Degree 15.2% 20.3% 19.0% Business 788 6.162 13.207 2024 Estimated Total Businesses 6.794 36,942 86,515 2024 Estimated Employee Population per Business 8.6 6.0 6.6	2024 Estimated Average Household Income	\$148,127	\$164,172	\$152,495
Education (Age 25+) 2024 Estimated Elementary (Grade Level 0 to 8) 5.5% 3.6% 4.2% 2024 Estimated Some High School (Grade Level 9 to 11) 3.6% 2.8% 3.4% 2024 Estimated High School Graduate 19.8% 14.6% 16.1% 2024 Estimated Some College 17.5% 17.0% 17.2% 2024 Estimated Associates Degree Only 7.2% 6.9% 7.4% 2024 Estimated Bachelors Degree Only 31.1% 34.7% 32.6% 2024 Estimated Graduate Degree 15.2% 20.3% 19.0% Business 2024 Estimated Total Businesses 788 6,162 13,207 2024 Estimated Total Employees 6,794 36,942 86,515 2024 Estimated Employee Population per Business 8.6 6.0 6.6	2024 Estimated Median Household Income	\$108,401	\$118,706	\$114,369
2024 Estimated Elementary (Grade Level 0 to 8) 5.5% 3.6% 4.2% 2024 Estimated Some High School (Grade Level 9 to 11) 3.6% 2.8% 3.4% 2024 Estimated High School Graduate 19.8% 14.6% 16.1% 2024 Estimated Some College 17.5% 17.0% 17.2% 2024 Estimated Associates Degree Only 7.2% 6.9% 7.4% 2024 Estimated Bachelors Degree Only 31.1% 34.7% 32.6% 2024 Estimated Graduate Degree 15.2% 20.3% 19.0% Business 2024 Estimated Total Businesses 788 6,162 13,207 2024 Estimated Total Employees 6,794 36,942 86,515 2024 Estimated Employee Population per Business 8.6 6.0 6.6	2024 Estimated Per Capita Income	\$50,809	\$57,835	\$51,974
2024 Estimated Some High School (Grade Level 9 to 11) 3.6% 2.8% 3.4% 2024 Estimated High School Graduate 19.8% 14.6% 16.1% 2024 Estimated Some College 17.5% 17.0% 17.2% 2024 Estimated Associates Degree Only 7.2% 6.9% 7.4% 2024 Estimated Bachelors Degree Only 31.1% 34.7% 32.6% 2024 Estimated Graduate Degree 15.2% 20.3% 19.0% Business 2024 Estimated Total Businesses 788 6,162 13,207 2024 Estimated Total Employees 6,794 36,942 86,515 2024 Estimated Employee Population per Business 8.6 6.0 6.6	Education (Age 25+)			
2024 Estimated High School Graduate 19.8% 14.6% 16.1% 2024 Estimated Some College 17.5% 17.0% 17.2% 2024 Estimated Associates Degree Only 7.2% 6.9% 7.4% 2024 Estimated Bachelors Degree Only 31.1% 34.7% 32.6% 2024 Estimated Graduate Degree 15.2% 20.3% 19.0% Business 2024 Estimated Total Businesses 788 6,162 13,207 2024 Estimated Total Employees 6,794 36,942 86,515 2024 Estimated Employee Population per Business 8.6 6.0 6.6	2024 Estimated Elementary (Grade Level 0 to 8)	5.5%	3.6%	4.2%
2024 Estimated Some College 17.5% 17.0% 17.2% 2024 Estimated Associates Degree Only 7.2% 6.9% 7.4% 2024 Estimated Bachelors Degree Only 31.1% 34.7% 32.6% 2024 Estimated Graduate Degree 15.2% 20.3% 19.0% Business 2024 Estimated Total Businesses 788 6,162 13,207 2024 Estimated Total Employees 6,794 36,942 86,515 2024 Estimated Employee Population per Business 8.6 6.0 6.6	2024 Estimated Some High School (Grade Level 9 to 11)	3.6%	2.8%	3.4%
2024 Estimated Associates Degree Only 7.2% 6.9% 7.4% 2024 Estimated Bachelors Degree Only 31.1% 34.7% 32.6% 2024 Estimated Graduate Degree 15.2% 20.3% 19.0% Business 2024 Estimated Total Businesses 788 6,162 13,207 2024 Estimated Total Employees 6,794 36,942 86,515 2024 Estimated Employee Population per Business 8.6 6.0 6.6	2024 Estimated High School Graduate	19.8%	14.6%	16.1%
2024 Estimated Bachelors Degree Only 31.1% 34.7% 32.6% 2024 Estimated Graduate Degree 15.2% 20.3% 19.0% Business 2024 Estimated Total Businesses 788 6,162 13,207 2024 Estimated Total Employees 6,794 36,942 86,515 2024 Estimated Employee Population per Business 8.6 6.0 6.6	2024 Estimated Some College	17.5%	17.0%	17.2%
2024 Estimated Graduate Degree 15.2% 20.3% 19.0% Business 788 6,162 13,207 2024 Estimated Total Businesses 6,794 36,942 86,515 2024 Estimated Employee Population per Business 8.6 6.0 6.6	2024 Estimated Associates Degree Only	7.2%	6.9%	7.4%
Business 2024 Estimated Total Businesses 788 6,162 13,207 2024 Estimated Total Employees 6,794 36,942 86,515 2024 Estimated Employee Population per Business 8.6 6.0 6.6	2024 Estimated Bachelors Degree Only	31.1%	34.7%	32.6%
2024 Estimated Total Businesses 788 6,162 13,207 2024 Estimated Total Employees 6,794 36,942 86,515 2024 Estimated Employee Population per Business 8.6 6.0 6.6	2024 Estimated Graduate Degree	15.2%	20.3%	19.0%
2024 Estimated Total Employees 6,794 36,942 86,515 2024 Estimated Employee Population per Business 8.6 6.0 6.6	Business			
2024 Estimated Employee Population per Business 8.6 6.0 6.6	2024 Estimated Total Businesses	788	6,162	13,207
2024 Estimated Employee Population per Business 8.6 6.0 6.6	2024 Estimated Total Employees	6,794	36,942	86,515
2024 Estimated Residential Population per Business 20.5 18.7 21.9	2024 Estimated Employee Population per Business	8.6	6.0	6.6
	2024 Estimated Residential Population per Business	20.5	18.7	21.9



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 Management Services, Inc	451313		(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
Paula Hohl	301718	phohl@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenai	nt/Seller/Landlor	rd Initials Date	