



Description:

- End Cap & In-Line Spaces Available
- Join Dollar Tree, Jumping World, T-Mobile, Hertz, Kolache Factory, Advance America Cash, Crafty Crab & Texas Direct Auto
- Excellent visibility at a signalized intersection with freeway visibility and signage
- Call for Pricing

Available Space:

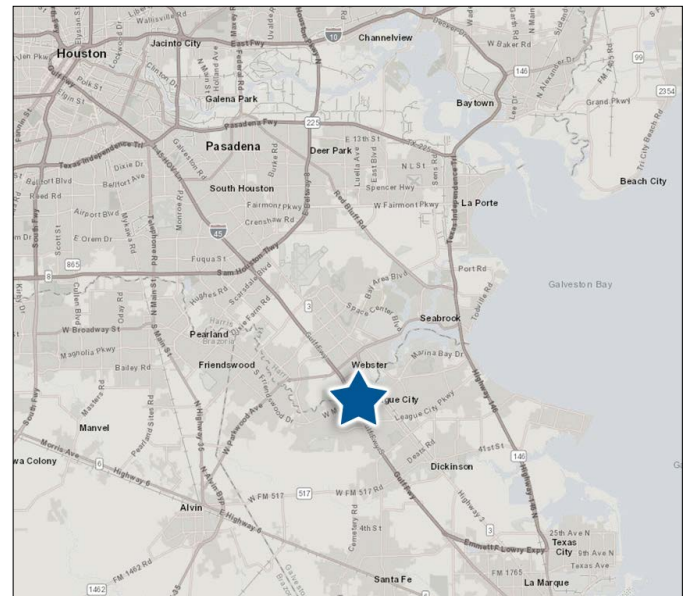
1,200 SF - 7,076 SF

Traffic Counts:

I-45: 155,535 VPD | FM 518: 29,173 VPD
(TXDOT 2020)

Demographics:

	1 mile	3 mile	5 mile
2021 Population:	9,499	68,106	203,146
Daytime Pop:	8,999	67,699	196,893
Avg HH Income:	\$110,092	\$112,684	\$108,875



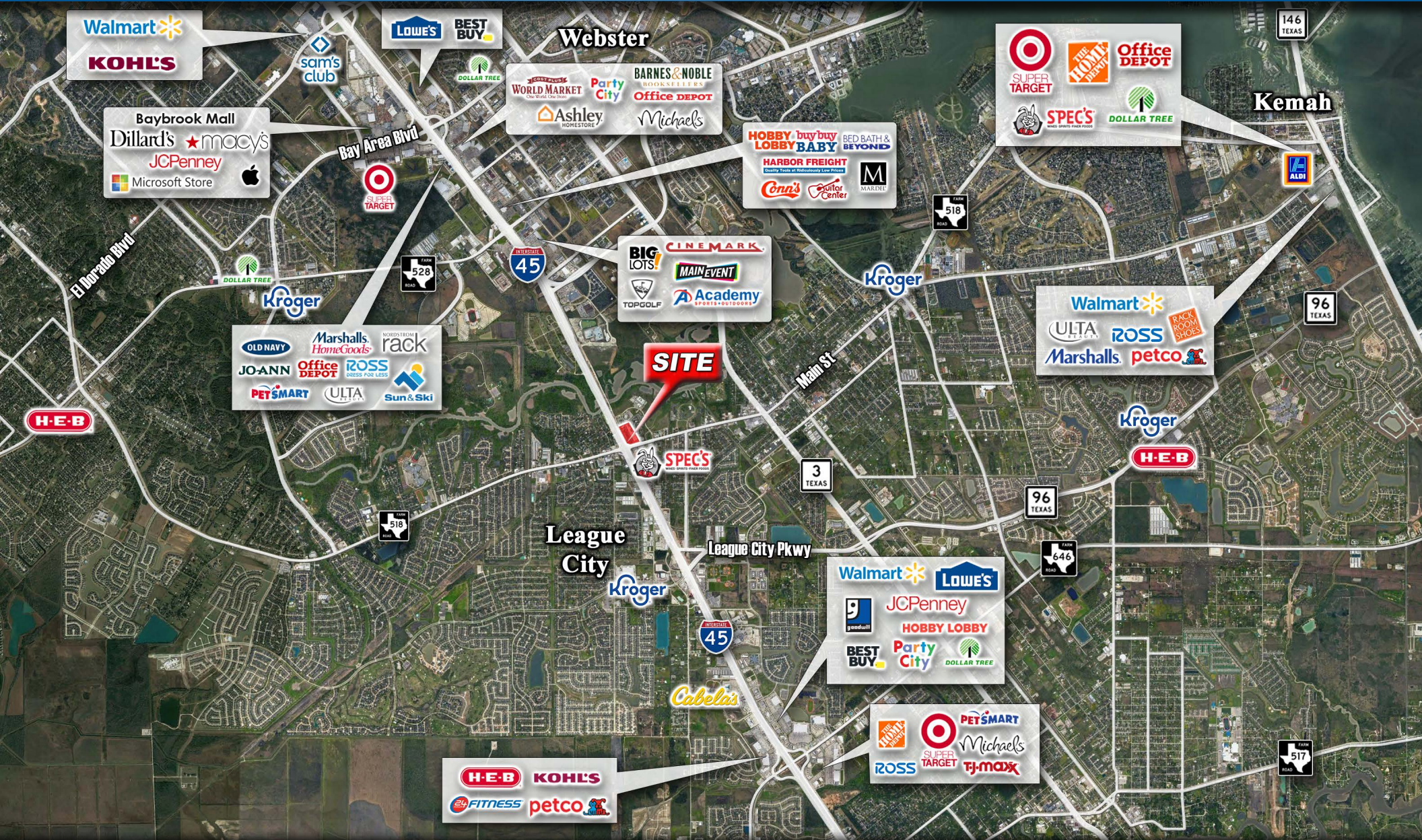
For More Information:
David Werlin
dwerlin@WPWMgmt.com
713-627-2711





INTERSTATE 45 (GULF FREEWAY)





2021 Population
(3 mi Radius)

68,106

Average HH Income
(3 mi Radius)

\$112,684

Households
(3 mi Radius)

24,683

2026 Population
(3 mi Radius)

74,034

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	6,353	33,032	122,565
2010 Total Population	8,389	55,422	170,028
2021 Total Population	9,499	68,106	203,146
2021 Group Quarters	134	626	965
2026 Total Population	10,082	74,034	216,719
2021-2026 Annual Rate	1.20%	1.68%	1.30%
2021 Total Daytime Population	8,999	67,699	196,893
Workers	4,275	35,811	100,402
Residents	4,724	31,888	96,491
Household Summary			
2000 Households	2,234	12,254	47,920
2000 Average Household Size	2.80	2.66	2.54
2010 Households	2,997	20,143	65,258
2010 Average Household Size	2.76	2.72	2.59
2021 Households	3,403	24,683	76,831
2021 Average Household Size	2.75	2.73	2.63
2026 Households	3,616	26,778	81,656
2026 Average Household Size	2.75	2.74	2.64
2021-2026 Annual Rate	1.22%	1.64%	1.23%
2010 Families	2,242	14,067	44,022
2010 Average Family Size	3.19	3.26	3.17
2021 Families	2,463	16,998	51,828
2021 Average Family Size	3.22	3.29	3.21
2026 Families	2,600	18,388	55,028
2026 Average Family Size	3.23	3.31	3.23
2021-2026 Annual Rate	1.09%	1.58%	1.21%
Housing Unit Summary			
2000 Housing Units	2,310	13,050	51,181
Owner Occupied Housing Units	67.4%	56.7%	55.5%
Renter Occupied Housing Units	29.3%	37.2%	38.1%
Vacant Housing Units	3.3%	6.1%	6.4%
2010 Housing Units	3,163	21,814	70,472
Owner Occupied Housing Units	64.7%	58.9%	57.5%
Renter Occupied Housing Units	30.1%	33.5%	35.1%
Vacant Housing Units	5.2%	7.7%	7.4%
2021 Housing Units	3,592	26,193	81,826
Owner Occupied Housing Units	60.5%	59.6%	58.9%
Renter Occupied Housing Units	34.2%	34.6%	35.0%
Vacant Housing Units	5.3%	5.8%	6.1%
2026 Housing Units	3,812	28,274	86,518
Owner Occupied Housing Units	60.6%	61.0%	60.3%
Renter Occupied Housing Units	34.3%	33.7%	34.1%
Vacant Housing Units	5.1%	5.3%	5.6%
Median Household Income			
2021	\$87,852	\$90,856	\$84,049
2026	\$99,682	\$100,694	\$93,100
Median Home Value			
2021	\$221,515	\$265,517	\$249,586
2026	\$244,270	\$301,713	\$286,552
Per Capita Income			
2021	\$39,036	\$41,440	\$41,267
2026	\$43,520	\$45,555	\$45,262



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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