

Rivers Edge Court

503 FM 359
Richmond, TX 77406

Offering Memorandum



WPW
REALTY ADVISORS

WPW Realty Advisors
1330 Post Oak Blvd., Suite 2525
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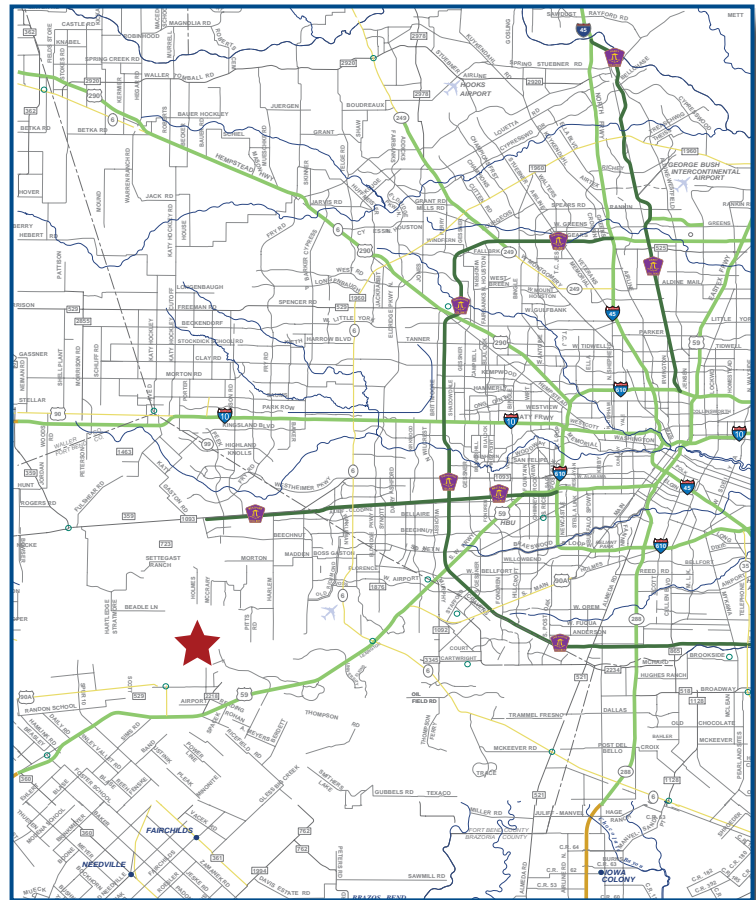
Offering Memorandum

Highlights:

- Located on FM 359 north of Hwy 90-A
- Serves the 386-acre River's Edge community and the Richmond/Pecan Grove trade area
- Building Size: 17,674
- Land Size: 86,535 SF (1.9866 acres)
- Year Built: 2006
- Occupancy: 93%
- Ample Parking (5.5/1,000)
- Located at the entrance of a 386 acre master planned community
- Surrounded by tremendous residential growth
- Convenient access to Highway 90, Grand Park way, US-59 & Westpark Toll Road
- Close Proximity to Sugar Land, Richmond & Cinco Ranch
- Scheduled Rental Increases allowing
- Staggered Expiration Dates
- Signalized intersection (FM 359 & River Trace Dr.)

Traffic Counts:

- FM 359/Mason Road traffic count is:
Mason Road north of FM 359 = 7,790*
FM 359 south of Mason Road = 20,500
FM 359 west of Mason Road = 9,900
2015 Average Daily Traffic Counts except (*) that are 2011 24-Hour Traffic Counts.
- FM 359 at Hwy 90A traffic count is:
FM 359 north of US 90A = 20,500
US 90A west of FM 359 = 32,300
US 90A east of FM 359 = 30,400
2015 Average Daily Traffic Counts



Co-tenants include:



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Location Overview



River's Edge Court is a 17,674 SF shopping center, strategically built parallel to FM 359 for maximum visibility and exposure. Built in 2006, the Center is situated on 1.986 acres and is constructed of concrete with an attractive mixture of stone and brick veneer, and an anodized aluminum storefront with tinted glass. The foundation and 98 space parking lot are constructed of concrete. The property has eight tenant spaces, consisting of suite sizes range from 1,256 SF to 5,742 SF. All leases are "Triple Net", with each tenant being responsible for their own utilities and HVAC systems, as well as most other common area charges, including management fees. The Property also has a multi-tenant monument sign for additional exposure to FM 359's over 20,000 cars per day. The Center is currently 93% leased including Clancy's Public House Restaurant & Bar, The UPS Store, Startex Title Agency (owned by Fidelity), Edward Jones Investments, Hollywood Nails, Humingbird Bakery, Mugz Coffee Bar, and small 1,256 SF vacancy which the Seller has agreed to master lease for twelve months following closing. Also, lease expirations are staggered and many leases provide for rental increases during the term.

River's Edge Court is located on FM 359 between Highway 90-A and Mason Road. It is in the Richmond area, a southwestern suburb of Houston, Texas, boasting an average household income of \$102,974 in a 3 mile radius. The property is located at the main entrance to River's Edge, a 386 acre master planned community 5 acres of sports fields, a recreation center, 2 residential lakes, a nature park, and a recreation center. River's Edge Court is just 8 miles south of Cinco Ranch, 7 miles west of Sugar Land, and 1.5 miles northwest of Richmond, with convenient access to Highway 90, Grand Parkway, US-59 & Westpark Toll Road. In addition, the Property is surrounded by thriving residential subdivisions, including Pecan Grove – a 1,450 acre master planned residential community with over 13,000 residents.

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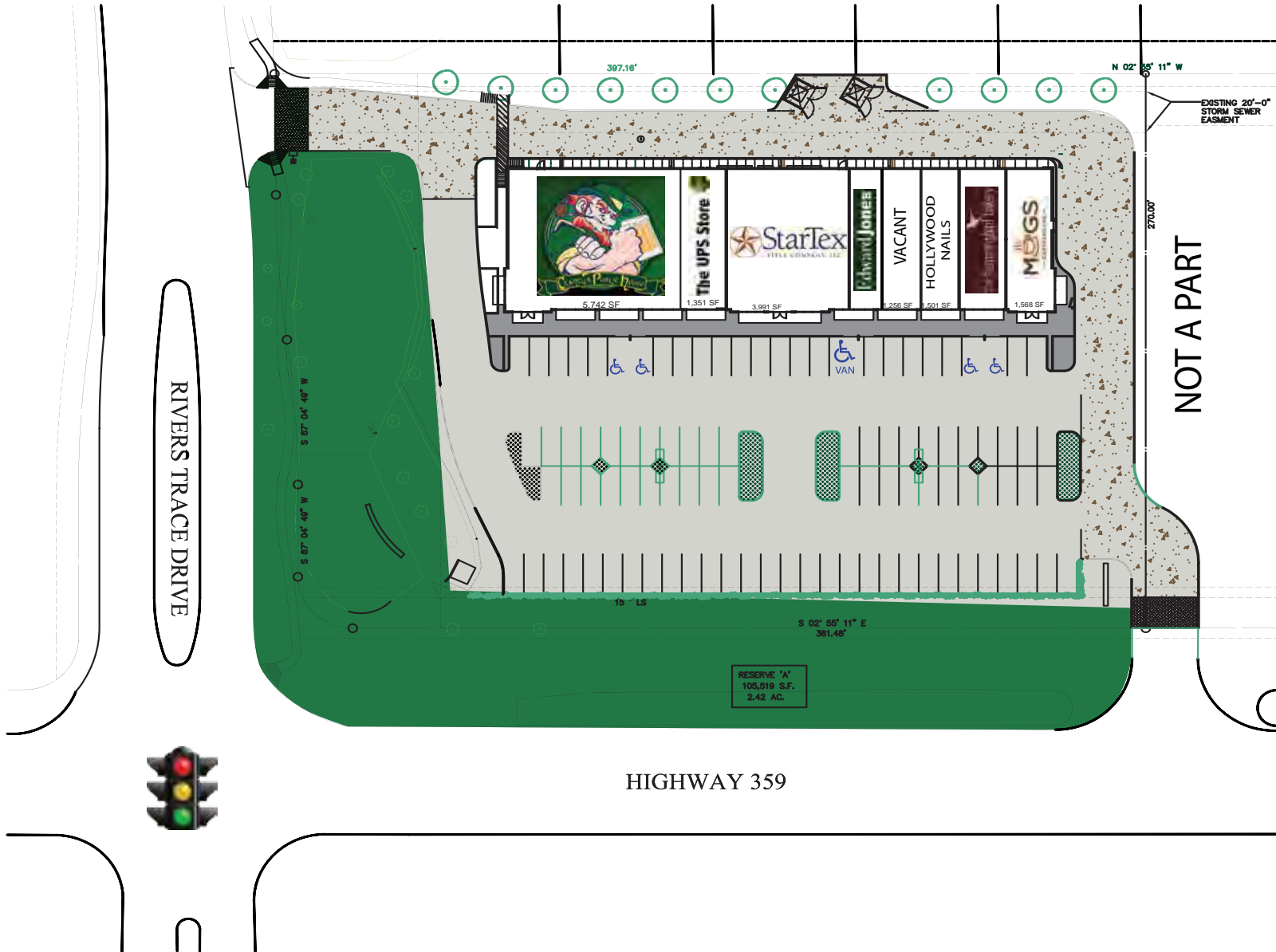
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Site Plan



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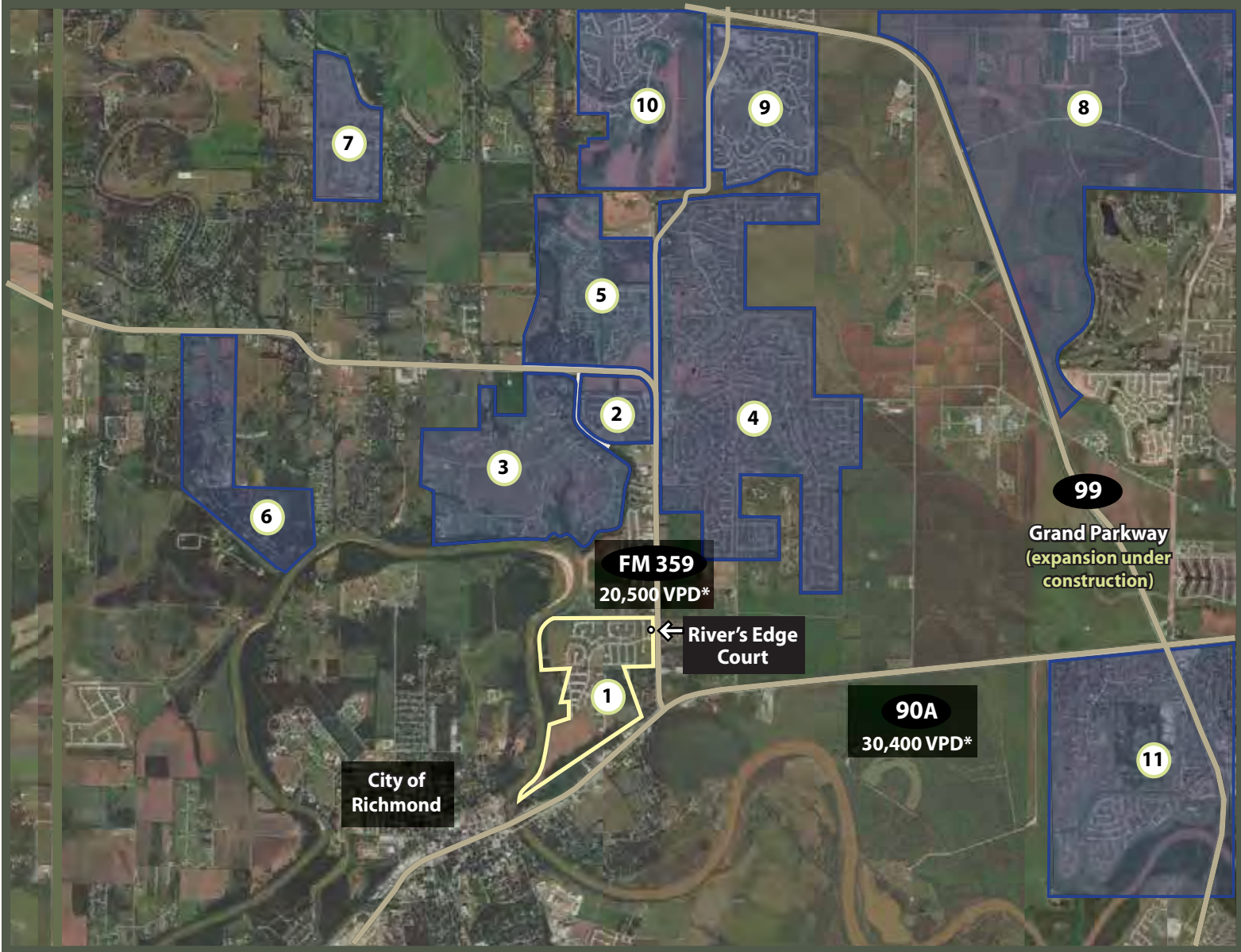
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Residential Aerial

Population

- | | | | | | |
|---|--|--|---|---|---|
| 1 River's Edge
Designed: 2,512
Current: 2,320 | 2 Pecan Lakes
Designed: 1,029
Current: 1,029 | 3 Grand River
Designed: 480
Current: 405 | 4 Pecan Grove
Designed: 13,551
Current: 13,551 | 5 Texana
Designed: 823
Current: 823 | 6 River Forest
Designed: 392
Current: 141 |
| 7 Lakes of Mission Grove
Designed: 609
Current: 215 | 8 Aliana
Designed: 13,361
Current: 4,238 | 9 Waterside Estates
Designed: 3,720
Current: 3,720 | 10 Long Meadow Farms
Designed: 7,222
Current: 5,221 | 11 New Territory
Designed: 14,175
Current: 14,175 | |



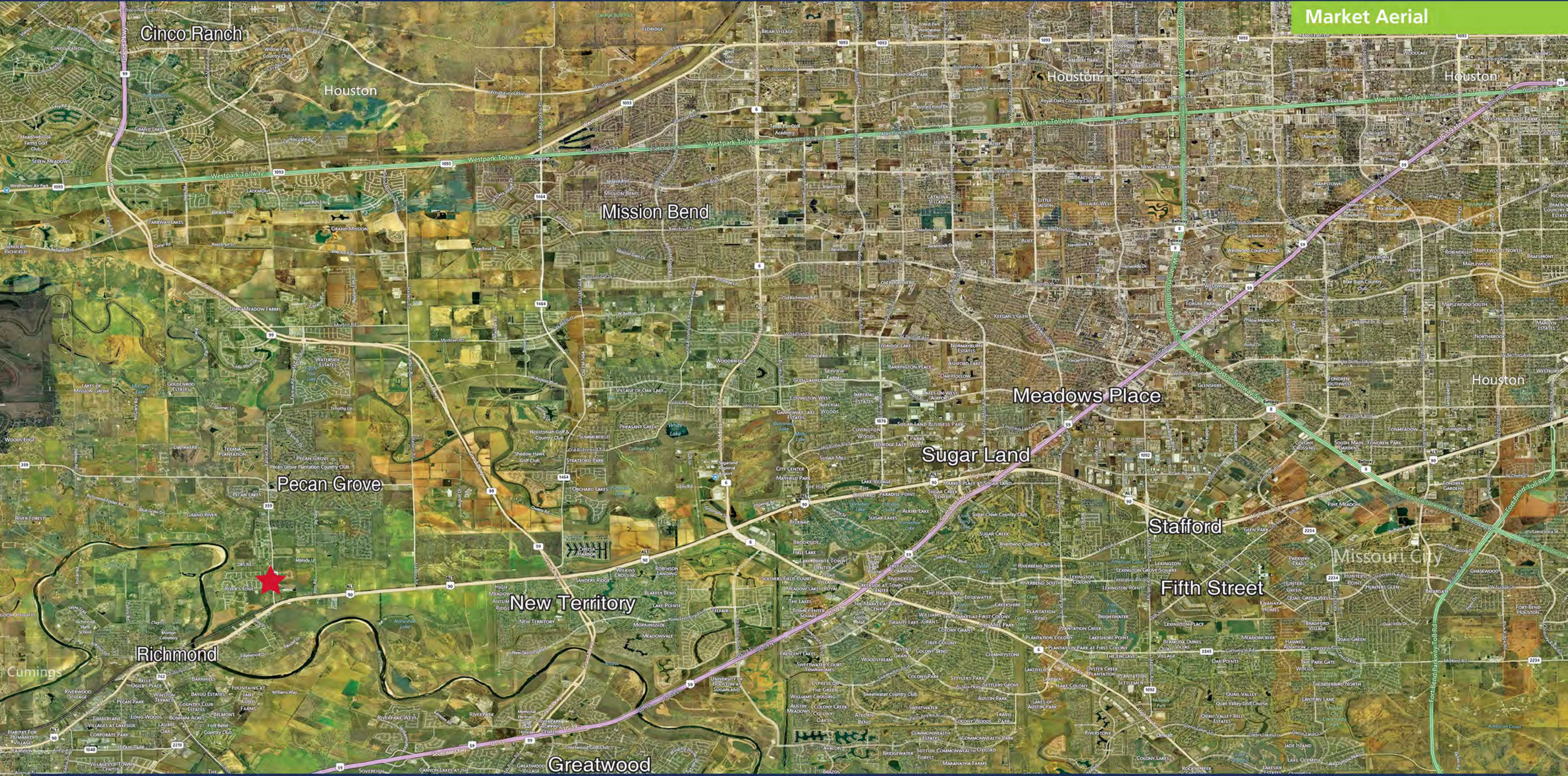
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Complete Profile

503 FM 359 Rd

Richmond, TX 77406

1 mi radius

3 mi radius

5 mi radius

Population

Estimated Population (2016)	4,178		36,315		121,780	
Projected Population (2021)	5,004		42,942		144,943	
Census Population (2010)	3,681		33,100		105,108	
Census Population (2000)	2,427		28,535		69,777	
Projected Annual Growth (2016-2021)	826	4.0%	6,627	3.6%	23,163	3.8%
Historical Annual Growth (2010-2016)	497	2.2%	3,215	1.6%	16,672	2.6%
Historical Annual Growth (2000-2010)	1,254	5.2%	4,565	1.6%	35,331	5.1%
Estimated Population Density (2016)	1,330 <i>psm</i>		1,285 <i>psm</i>		1,551 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>	

Households

Estimated Households (2016)	1,433		11,951		39,545	
Projected Households (2021)	1,689		14,088		46,580	
Census Households (2010)	1,237		10,326		32,948	
Census Households (2000)	777		8,169		20,535	
Projected Annual Growth (2016-2021)	257	3.6%	2,136	3.6%	7,035	3.6%
Historical Annual Change (2000-2016)	656	5.3%	3,782	2.9%	19,011	5.8%

Average Household Income

Estimated Average Household Income (2016)	\$110,708		\$106,066		\$109,964	
Projected Average Household Income (2021)	\$130,126		\$127,028		\$132,343	
Census Average Household Income (2010)	\$97,804		\$91,594		\$95,602	
Census Average Household Income (2000)	\$97,159		\$76,144		\$78,318	
Projected Annual Change (2016-2021)	\$19,418	3.5%	\$20,962	4.0%	\$22,378	4.1%
Historical Annual Change (2000-2016)	\$13,549	0.9%	\$29,922	2.5%	\$31,647	2.5%

Median Household Income

Estimated Median Household Income (2016)	\$92,483		\$91,168		\$94,306	
Projected Median Household Income (2021)	\$101,180		\$100,351		\$103,918	
Census Median Household Income (2010)	\$91,373		\$76,636		\$81,830	
Census Median Household Income (2000)	\$78,727		\$62,505		\$65,729	
Projected Annual Change (2016-2021)	\$8,697	1.9%	\$9,183	2.0%	\$9,612	2.0%
Historical Annual Change (2000-2016)	\$13,755	1.1%	\$28,663	2.9%	\$28,577	2.7%

Per Capita Income

Estimated Per Capita Income (2016)	\$37,960		\$35,846		\$36,092	
Projected Per Capita Income (2021)	\$43,934		\$42,468		\$42,852	
Census Per Capita Income (2010)	\$32,868		\$28,575		\$29,968	
Census Per Capita Income (2000)	\$30,574		\$21,826		\$22,936	
Projected Annual Change (2016-2021)	\$5,974	3.1%	\$6,622	3.7%	\$6,761	3.7%
Historical Annual Change (2000-2016)	\$7,386	1.5%	\$14,020	4.0%	\$13,156	3.6%
Estimated Average Household Net Worth (2016)	\$833,234		\$812,621		\$871,889	

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Complete Profile

503 FM 359 Rd

Richmond, TX 77406

1 mi radius

3 mi radius

5 mi radius

Race and Ethnicity

Total Population (2016)	4,178		36,315		121,780	
White (2016)	3,319	79.4%	25,589	70.5%	69,208	56.8%
Black or African American (2016)	340	8.1%	4,864	13.4%	20,043	16.5%
American Indian or Alaska Native (2016)	21	0.5%	178	0.5%	494	0.4%
Asian (2016)	149	3.6%	1,717	4.7%	18,776	15.4%
Hawaiian or Pacific Islander (2016)	-	-	7	-	40	-
Other Race (2016)	252	6.0%	3,096	8.5%	9,739	8.0%
Two or More Races (2016)	98	2.3%	864	2.4%	3,480	2.9%
Population < 18 (2016)	1,125	26.9%	8,658	23.8%	32,435	26.6%
White Not Hispanic	613	54.5%	3,474	40.1%	9,851	30.4%
Black or African American	95	8.4%	1,089	12.6%	5,686	17.5%
Asian	35	3.1%	408	4.7%	4,805	14.8%
Other Race Not Hispanic	26	2.3%	195	2.3%	979	3.0%
Hispanic	357	31.7%	3,492	40.3%	11,114	34.3%
Not Hispanic or Latino Population (2016)	3,079	73.7%	24,215	66.7%	85,315	70.1%
Not Hispanic White	2,555	83.0%	17,439	72.0%	45,479	53.3%
Not Hispanic Black or African American	326	10.6%	4,627	19.1%	19,173	22.5%
Not Hispanic American Indian or Alaska Native	10	0.3%	71	0.3%	222	0.3%
Not Hispanic Asian	144	4.7%	1,677	6.9%	18,395	21.6%
Not Hispanic Hawaiian or Pacific Islander	-	-	4	-	31	-
Not Hispanic Other Race	-	-	25	0.1%	166	0.2%
Not Hispanic Two or More Races	44	1.4%	371	1.5%	1,849	2.2%
Hispanic or Latino Population (2016)	1,099	26.3%	12,100	33.3%	36,465	29.9%
Hispanic White	764	69.5%	8,149	67.3%	23,729	65.1%
Hispanic Black or African American	15	1.3%	238	2.0%	870	2.4%
Hispanic American Indian or Alaska Native	10	0.9%	106	0.9%	272	0.7%
Hispanic Asian	5	0.4%	40	0.3%	381	1.0%
Hispanic Hawaiian or Pacific Islander	-	-	3	-	9	-
Hispanic Other Race	252	22.9%	3,070	25.4%	9,573	26.3%
Hispanic Two or More Races	54	4.9%	493	4.1%	1,632	4.5%
Not Hispanic or Latino Population (2010)	2,822	76.7%	22,632	68.4%	74,912	71.3%
Hispanic or Latino Population (2010)	859	23.3%	10,468	31.6%	30,196	28.7%
Not Hispanic or Latino Population (2000)	1,964	80.9%	19,742	69.2%	48,953	70.2%
Hispanic or Latino Population (2000)	463	19.1%	8,793	30.8%	20,824	29.8%
Not Hispanic or Latino Population (2021)	3,617	72.3%	27,947	65.1%	99,788	68.8%
Hispanic or Latino Population (2021)	1,387	27.7%	14,995	34.9%	45,155	31.2%
Projected Annual Growth (2016-2021)	288	5.2%	2,895	4.8%	8,690	4.8%
Historical Annual Growth (2000-2010)	396	8.5%	1,675	1.9%	9,372	4.5%

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Complete Profile

503 FM 359 Rd

Richmond, TX 77406

1 mi radius

3 mi radius

5 mi radius

Total Age Distribution (2016)

	1 mi radius		3 mi radius		5 mi radius	
Total Population	4,178		36,315		121,780	
Age Under 5 Years	261	6.2%	2,102	5.8%	8,016	6.6%
Age 5 to 9 Years	301	7.2%	2,328	6.4%	8,887	7.3%
Age 10 to 14 Years	350	8.4%	2,564	7.1%	9,546	7.8%
Age 15 to 19 Years	311	7.5%	2,612	7.2%	9,137	7.5%
Age 20 to 24 Years	259	6.2%	2,598	7.2%	8,636	7.1%
Age 25 to 29 Years	218	5.2%	2,183	6.0%	7,708	6.3%
Age 30 to 34 Years	253	6.1%	2,202	6.1%	8,119	6.7%
Age 35 to 39 Years	268	6.4%	2,223	6.1%	8,305	6.8%
Age 40 to 44 Years	290	6.9%	2,529	7.0%	9,143	7.5%
Age 45 to 49 Years	319	7.6%	2,751	7.6%	8,857	7.3%
Age 50 to 54 Years	316	7.6%	2,781	7.7%	8,387	6.9%
Age 55 to 59 Years	301	7.2%	2,677	7.4%	7,792	6.4%
Age 60 to 64 Years	280	6.7%	2,250	6.2%	6,522	5.4%
Age 65 to 69 Years	175	4.2%	1,675	4.6%	4,891	4.0%
Age 70 to 74 Years	126	3.0%	1,174	3.2%	3,347	2.7%
Age 75 to 79 Years	75	1.8%	709	2.0%	1,982	1.6%
Age 80 to 84 Years	44	1.0%	502	1.4%	1,310	1.1%
Age 85 Years or Over	31	0.7%	453	1.2%	1,195	1.0%
Median Age	36.8		37.4		34.8	
Age 19 Years or Less	1,224	29.3%	9,606	26.5%	35,585	29.2%
Age 20 to 64 Years	2,503	59.9%	22,195	61.1%	73,469	60.3%
Age 65 Years or Over	451	10.8%	4,514	12.4%	12,725	10.4%

Female Age Distribution (2016)

	1 mi radius		3 mi radius		5 mi radius	
Female Population	2,091	50.1%	17,277	47.6%	60,296	49.5%
Age Under 5 Years	123	5.9%	1,011	5.8%	3,876	6.4%
Age 5 to 9 Years	149	7.1%	1,130	6.5%	4,317	7.2%
Age 10 to 14 Years	159	7.6%	1,201	7.0%	4,665	7.7%
Age 15 to 19 Years	142	6.8%	1,209	7.0%	4,272	7.1%
Age 20 to 24 Years	119	5.7%	1,188	6.9%	4,093	6.8%
Age 25 to 29 Years	106	5.1%	957	5.5%	3,731	6.2%
Age 30 to 34 Years	128	6.1%	992	5.7%	4,049	6.7%
Age 35 to 39 Years	140	6.7%	1,031	6.0%	4,179	6.9%
Age 40 to 44 Years	156	7.4%	1,168	6.8%	4,517	7.5%
Age 45 to 49 Years	177	8.5%	1,331	7.7%	4,506	7.5%
Age 50 to 54 Years	159	7.6%	1,289	7.5%	4,088	6.8%
Age 55 to 59 Years	155	7.4%	1,260	7.3%	3,790	6.3%
Age 60 to 64 Years	141	6.7%	1,084	6.3%	3,241	5.4%
Age 65 to 69 Years	82	3.9%	809	4.7%	2,501	4.1%
Age 70 to 74 Years	67	3.2%	612	3.5%	1,787	3.0%
Age 75 to 79 Years	40	1.9%	403	2.3%	1,125	1.9%
Age 80 to 84 Years	27	1.3%	301	1.7%	779	1.3%
Age 85 Years or Over	22	1.0%	303	1.8%	779	1.3%
Female Median Age	38.3		38.5		35.7	
Age 19 Years or Less	573	27.4%	4,550	26.3%	17,130	28.4%
Age 20 to 64 Years	1,280	61.2%	10,300	59.6%	36,195	60.0%
Age 65 Years or Over	238	11.4%	2,427	14.0%	6,970	11.6%

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1 mi radius

3 mi radius

5 mi radius

Male Age Distribution (2016)

	1 mi radius	3 mi radius	5 mi radius
Male Population	2,087 49.9%	19,038 52.4%	61,484 50.5%
Age Under 5 Years	138 6.6%	1,092 5.7%	4,141 6.7%
Age 5 to 9 Years	153 7.3%	1,198 6.3%	4,569 7.4%
Age 10 to 14 Years	191 9.2%	1,363 7.2%	4,881 7.9%
Age 15 to 19 Years	169 8.1%	1,403 7.4%	4,864 7.9%
Age 20 to 24 Years	140 6.7%	1,410 7.4%	4,542 7.4%
Age 25 to 29 Years	112 5.4%	1,226 6.4%	3,977 6.5%
Age 30 to 34 Years	126 6.0%	1,210 6.4%	4,070 6.6%
Age 35 to 39 Years	127 6.1%	1,192 6.3%	4,126 6.7%
Age 40 to 44 Years	134 6.4%	1,361 7.2%	4,626 7.5%
Age 45 to 49 Years	142 6.8%	1,420 7.5%	4,351 7.1%
Age 50 to 54 Years	158 7.6%	1,492 7.8%	4,300 7.0%
Age 55 to 59 Years	146 7.0%	1,417 7.4%	4,001 6.5%
Age 60 to 64 Years	139 6.7%	1,166 6.1%	3,281 5.3%
Age 65 to 69 Years	93 4.5%	866 4.5%	2,390 3.9%
Age 70 to 74 Years	59 2.8%	563 3.0%	1,560 2.5%
Age 75 to 79 Years	35 1.7%	306 1.6%	858 1.4%
Age 80 to 84 Years	16 0.8%	202 1.1%	531 0.9%
Age 85 Years or Over	10 0.5%	150 0.8%	416 0.7%
Male Median Age	34.9	36.4	34.0
Age 19 Years or Less	651 31.2%	5,056 26.6%	18,455 30.0%
Age 20 to 64 Years	1,223 58.6%	11,895 62.5%	37,274 60.6%
Age 65 Years or Over	213 10.2%	2,086 11.0%	5,754 9.4%

Males per 100 Females (2016)

	1 mi radius	3 mi radius	5 mi radius
Overall Comparison	100	110	102
Age Under 5 Years	112 52.8%	108 51.9%	107 51.7%
Age 5 to 9 Years	103 50.6%	106 51.5%	106 51.4%
Age 10 to 14 Years	120 54.5%	113 53.2%	105 51.1%
Age 15 to 19 Years	119 54.4%	116 53.7%	114 53.2%
Age 20 to 24 Years	117 54.0%	119 54.3%	111 52.6%
Age 25 to 29 Years	106 51.3%	128 56.2%	107 51.6%
Age 30 to 34 Years	99 49.7%	122 54.9%	101 50.1%
Age 35 to 39 Years	91 47.6%	116 53.6%	99 49.7%
Age 40 to 44 Years	86 46.3%	117 53.8%	102 50.6%
Age 45 to 49 Years	80 44.4%	107 51.6%	97 49.1%
Age 50 to 54 Years	99 49.8%	116 53.7%	105 51.3%
Age 55 to 59 Years	94 48.4%	112 52.9%	106 51.4%
Age 60 to 64 Years	99 49.8%	107 51.8%	101 50.3%
Age 65 to 69 Years	114 53.3%	107 51.7%	96 48.9%
Age 70 to 74 Years	87 46.6%	92 47.9%	87 46.6%
Age 75 to 79 Years	88 46.7%	76 43.2%	76 43.3%
Age 80 to 84 Years	59 37.3%	67 40.1%	68 40.5%
Age 85 Years or Over	44 30.8%	49 33.1%	53 34.8%
Age 19 Years or Less	114 53.2%	111 52.6%	108 51.9%
Age 20 to 39 Years	102 50.6%	121 54.7%	104 51.0%
Age 40 to 64 Years	91 47.7%	112 52.8%	102 50.5%
Age 65 Years or Over	89 47.2%	86 46.2%	83 45.2%

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Rivers Edge Court

503 FM 359
Richmond, TX 77406

Complete Profile

503 FM 359 Rd

Richmond, TX 77406

1 mi radius

3 mi radius

5 mi radius

Household Type (2016)

Total Households	1,433		11,951		39,545	
Households with Children	586	40.9%	4,653	38.9%	17,274	43.7%
Average Household Size	2.9		2.8		3.0	
Household Density per Square Mile	456		423		504	
Population Family	3,900	93.3%	30,489	84.0%	108,402	89.0%
Population Non-Family	278	6.7%	3,159	8.7%	9,687	8.0%
Population Group Quarters	-	-	2,668	7.3%	3,690	3.0%
Family Households	1,206	84.2%	9,302	77.8%	31,630	80.0%
Married Couple Households	1,005	83.3%	7,151	76.9%	24,652	77.9%
Other Family Households	202	16.7%	2,152	23.1%	6,978	22.1%
Family Households with Children	582	48.3%	4,625	49.7%	17,177	54.3%
Married Couple with Children	455	78.1%	3,255	70.4%	12,610	73.4%
Other Family Households with Children	128	21.9%	1,370	29.6%	4,568	26.6%
Family Households No Children	624	51.7%	4,678	50.3%	14,453	45.7%
Married Couple No Children	550	88.2%	3,896	83.3%	12,042	83.3%
Other Family Households No Children	74	11.8%	782	16.7%	2,411	16.7%
Non-Family Households	226	15.8%	2,649	22.2%	7,915	20.0%
Non-Family Households with Children	3	1.4%	28	1.1%	97	1.2%
Non-Family Households No Children	223	98.6%	2,621	98.9%	7,818	98.8%
Average Family Household Size	3.2		3.3		3.4	
Average Family Income	\$120,952		\$120,273		\$121,543	
Median Family Income	\$102,170		\$103,313		\$105,638	
Average Non-Family Household Size	1.2		1.2		1.2	

Marital Status (2016)

Population Age 15 Years or Over	3,266		29,321		95,331	
Never Married	780	23.9%	9,074	30.9%	27,344	28.7%
Currently Married	2,147	65.8%	14,202	48.4%	50,142	52.6%
Previously Married	338	10.4%	6,045	20.6%	17,845	18.7%
Separated	61	17.9%	2,067	34.2%	5,970	33.5%
Widowed	88	26.1%	1,106	18.3%	3,496	19.6%
Divorced	189	56.0%	2,872	47.5%	8,379	47.0%

Educational Attainment (2016)

Adult Population Age 25 Years or Over	2,696		24,110		77,558	
Elementary (Grade Level 0 to 8)	94	3.5%	1,880	7.8%	4,803	6.2%
Some High School (Grade Level 9 to 11)	62	2.3%	1,996	8.3%	5,774	7.4%
High School Graduate	653	24.2%	5,984	24.8%	16,218	20.9%
Some College	616	22.8%	5,250	21.8%	17,112	22.1%
Associate Degree Only	190	7.0%	1,413	5.9%	5,357	6.9%
Bachelor Degree Only	743	27.6%	5,123	21.2%	18,636	24.0%
Graduate Degree	338	12.5%	2,465	10.2%	9,657	12.5%
Any College (Some College or Higher)	1,886	70.0%	14,250	59.1%	50,763	65.5%
College Degree + (Bachelor Degree or Higher)	1,081	40.1%	7,588	31.5%	28,293	36.5%



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Housing

Total Housing Units (2016)	1,462		12,207		40,384	
Total Housing Units (2010)	1,282		10,835		34,807	
Historical Annual Growth (2010-2016)	181	2.4%	1,372	2.1%	5,576	2.7%
Housing Units Occupied (2016)	1,433	98.0%	11,951	97.9%	39,545	97.9%
Housing Units Owner-Occupied	1,328	92.7%	8,927	74.7%	29,901	75.6%
Housing Units Renter-Occupied	104	7.3%	3,024	25.3%	9,645	24.4%
Housing Units Vacant (2016)	30	2.1%	256	2.1%	838	2.1%

Household Size (2016)

Total Households	1,433		11,951		39,545	
1 Person Households	186	13.0%	2,231	18.7%	6,537	16.5%
2 Person Households	485	33.8%	3,969	33.2%	11,653	29.5%
3 Person Households	295	20.6%	2,165	18.1%	7,426	18.8%
4 Person Households	277	19.4%	1,956	16.4%	7,622	19.3%
5 Person Households	125	8.8%	999	8.4%	3,796	9.6%
6 Person Households	38	2.7%	355	3.0%	1,496	3.8%
7 or More Person Households	25	1.8%	276	2.3%	1,016	2.6%

Household Income Distribution (2016)

HH Income \$200,000 or More	174	12.1%	1,483	12.4%	5,451	13.8%
HH Income \$150,000 to \$199,999	131	9.1%	1,109	9.3%	4,007	10.1%
HH Income \$125,000 to \$149,999	156	10.9%	1,163	9.7%	3,520	8.9%
HH Income \$100,000 to \$124,999	176	12.3%	1,247	10.4%	4,068	10.3%
HH Income \$75,000 to \$99,999	263	18.3%	1,587	13.3%	5,541	14.0%
HH Income \$50,000 to \$74,999	258	18.0%	1,672	14.0%	5,959	15.1%
HH Income \$35,000 to \$49,999	150	10.5%	1,174	9.8%	3,829	9.7%
HH Income \$25,000 to \$34,999	84	5.8%	949	7.9%	2,341	5.9%
HH Income \$15,000 to \$24,999	37	2.6%	882	7.4%	2,531	6.4%
HH Income \$10,000 to \$14,999	-	-	243	2.0%	916	2.3%
HH Income Under \$10,000	4	0.3%	443	3.7%	1,383	3.5%

Household Vehicles (2016)

Households 0 Vehicles Available	25	1.7%	467	3.9%	1,218	3.1%
Households 1 Vehicle Available	241	16.8%	2,955	24.7%	8,923	22.6%
Households 2 Vehicles Available	703	49.0%	5,506	46.1%	19,230	48.6%
Households 3 or More Vehicles Available	464	32.4%	3,023	25.3%	10,174	25.7%
Total Vehicles Available	3,161		23,988		81,475	
Average Vehicles per Household	2.2		2.0		2.1	
Owner-Occupied Household Vehicles	2,930	92.7%	19,386	80.8%	66,516	81.6%
Average Vehicles per Owner-Occupied Household	2.2		2.2		2.2	
Renter-Occupied Household Vehicles	231	7.3%	4,602	19.2%	14,959	18.4%
Average Vehicles per Renter-Occupied Household	2.2		1.5		1.6	

Travel Time (2010)

Worker Base Age 16 years or Over	1,833		14,257		47,440	
Travel to Work in 14 Minutes or Less	261	14.2%	2,912	20.4%	8,659	18.3%
Travel to Work in 15 to 29 Minutes	558	30.4%	4,309	30.2%	14,045	29.6%
Travel to Work in 30 to 59 Minutes	664	36.2%	5,138	36.0%	17,783	37.5%
Travel to Work in 60 Minutes or More	252	13.8%	1,343	9.4%	4,999	10.5%
Work at Home	97	5.3%	555	3.9%	1,953	4.1%
Average Minutes Travel to Work	27.5		25.8		26.7	

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Transportation To Work (2010)

Worker Base Age 16 years or Over	1,833		14,257		47,440
Drive to Work Alone	1,557	84.9%	11,995	84.1%	39,088
Drive to Work in Carpool	132	7.2%	1,304	9.1%	4,729
Travel to Work by Public Transportation	22	1.2%	131	0.9%	497
Drive to Work on Motorcycle	3	0.2%	12	0.1%	36
Bicycle to Work	-	-	19	0.1%	77
Walk to Work	20	1.1%	124	0.9%	496
Other Means	2	0.1%	117	0.8%	563
Work at Home	97	5.3%	555	3.9%	1,953

Daytime Demographics (2016)

Total Businesses	162		1,259		3,294
Total Employees	903		13,129		31,362
Company Headquarter Businesses	-	-	3	0.2%	5
Company Headquarter Employees	-	-	898	6.8%	1,006
Employee Population per Business	5.6 to 1		10.4 to 1		9.5 to 1
Residential Population per Business	25.7 to 1		28.8 to 1		37.0 to 1
Adj. Daytime Demographics Age 16 Years or Over	1,856		25,060		66,466

Labor Force

Labor Population Age 16 Years or Over (2016)	3,206		28,813		93,359
Labor Force Total Males (2016)	1,577	49.2%	15,121	52.5%	46,872
Male Civilian Employed	1,237	78.5%	9,346	61.8%	31,668
Male Civilian Unemployed	34	2.2%	394	2.6%	1,314
Males in Armed Forces	-	-	-	-	15
Males Not in Labor Force	305	19.4%	5,382	35.6%	13,874
Labor Force Total Females (2016)	1,629	50.8%	13,692	47.5%	46,487
Female Civilian Employed	1,015	62.3%	7,537	55.0%	26,572
Female Civilian Unemployed	47	2.9%	283	2.1%	871
Females in Armed Forces	-	-	-	-	-
Females Not in Labor Force	567	34.8%	5,872	42.9%	19,045
Unemployment Rate		2.5%		2.3%	2.3%
Labor Force Growth (2010-2016)	422	23.1%	2,556	17.8%	10,216
Male Labor Force Growth (2010-2016)	251	25.5%	1,678	21.9%	5,874
Female Labor Force Growth (2010-2016)	171	20.2%	877	13.2%	4,342

Occupation (2010)

Occupation Population Age 16 Years or Over	1,830		14,327		48,024
Occupation Total Males	986	53.9%	7,667	53.5%	25,794
Occupation Total Females	844	46.1%	6,660	46.5%	22,230
Management, Business, Financial Operations	337	18.4%	2,626	18.3%	9,225
Professional, Related	518	28.3%	3,390	23.7%	12,589
Service	279	15.2%	2,234	15.6%	6,780
Sales, Office	482	26.3%	3,804	26.6%	12,223
Farming, Fishing, Forestry	1	0.1%	104	0.7%	208
Construction, Extraction, Maintenance	115	6.3%	1,070	7.5%	3,338
Production, Transport, Material Moving	99	5.4%	1,098	7.7%	3,661
White Collar Workers	1,337	73.0%	9,821	68.5%	34,037
Blue Collar Workers	493	27.0%	4,506	31.5%	13,987

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1 mi radius

3 mi radius

5 mi radius

Units In Structure (2010)

	1 mi radius	3 mi radius	5 mi radius
Total Units	1,237	10,326	32,948
1 Detached Unit	1,145 92.5%	8,051 78.0%	26,199 79.5%
1 Attached Unit	14 1.1%	107 1.0%	520 1.6%
2 Units	- -	68 0.7%	154 0.5%
3 to 4 Units	1 0.1%	116 1.1%	419 1.3%
5 to 9 Units	1 0.1%	277 2.7%	1,078 3.3%
10 to 19 Units	2 0.1%	500 4.8%	1,542 4.7%
20 to 49 Units	1 0.1%	194 1.9%	710 2.2%
50 or More Units	2 0.2%	332 3.2%	981 3.0%
Mobile Home or Trailer	72 5.8%	680 6.6%	1,335 4.1%
Other Structure	- -	2 -	10 -

Homes Built By Year (2010)

Homes Built 2005 or later	246 19.9%	1,430 13.8%	5,725 17.4%
Homes Built 2000 to 2004	181 14.7%	1,026 9.9%	5,995 18.2%
Homes Built 1990 to 1999	232 18.7%	1,807 17.5%	7,311 22.2%
Homes Built 1980 to 1989	354 28.6%	3,027 29.3%	5,612 17.0%
Homes Built 1970 to 1979	107 8.6%	1,458 14.1%	3,831 11.6%
Homes Built 1960 to 1969	47 3.8%	605 5.9%	1,746 5.3%
Homes Built 1950 to 1959	29 2.4%	615 6.0%	1,642 5.0%
Homes Built 1940 to 1949	11 0.9%	142 1.4%	482 1.5%
Homes Built Before 1939	31 2.5%	216 2.1%	603 1.8%
Median Age of Homes	24.2 yrs	28.8 yrs	25.0 yrs

Home Values (2010)

	1 mi radius	3 mi radius	5 mi radius
Owner Specified Housing Units	1,138	7,660	24,747
Home Values \$1,000,000 or More	11 0.9%	27 0.4%	120 0.5%
Home Values \$750,000 to \$999,999	42 3.6%	95 1.2%	187 0.8%
Home Values \$500,000 to \$749,999	59 5.2%	192 2.5%	712 2.9%
Home Values \$400,000 to \$499,999	57 5.0%	195 2.5%	775 3.1%
Home Values \$300,000 to \$399,999	56 4.9%	437 5.7%	2,150 8.7%
Home Values \$250,000 to \$299,999	52 4.6%	679 8.9%	2,393 9.7%
Home Values \$200,000 to \$249,999	78 6.9%	888 11.6%	3,685 14.9%
Home Values \$175,000 to \$199,999	160 14.0%	887 11.6%	2,672 10.8%
Home Values \$150,000 to \$174,999	237 20.8%	1,384 18.1%	3,935 15.9%
Home Values \$125,000 to \$149,999	94 8.2%	642 8.4%	2,233 9.0%
Home Values \$100,000 to \$124,999	117 10.3%	721 9.4%	1,913 7.7%
Home Values \$90,000 to \$99,999	64 5.6%	279 3.6%	860 3.5%
Home Values \$80,000 to \$89,999	30 2.6%	205 2.7%	635 2.6%
Home Values \$70,000 to \$79,999	7 0.6%	170 2.2%	536 2.2%
Home Values \$60,000 to \$69,999	6 0.5%	93 1.2%	309 1.2%
Home Values \$50,000 to \$59,999	5 0.4%	111 1.5%	292 1.2%
Home Values \$35,000 to \$49,999	11 0.9%	184 2.4%	347 1.4%
Home Values \$25,000 to \$34,999	15 1.3%	211 2.8%	450 1.8%
Home Values \$10,000 to \$24,999	32 2.8%	198 2.6%	404 1.6%
Home Values Under \$10,000	7 0.6%	61 0.8%	138 0.6%
Owner-Occupied Median Home Value	\$175,815	\$166,228	\$186,235
Renter-Occupied Median Rent	\$998	\$654	\$763

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Total Annual Consumer Expenditure (2016)

Total Household Expenditure	\$110 M	\$875 M	\$2.96 B
Total Non-Retail Expenditure	\$60.3 M	\$479 M	\$1.63 B
Total Retail Expenditure	\$49.6 M	\$395 M	\$1.34 B
Apparel	\$3.88 M	\$30.8 M	\$105 M
Contributions	\$5.26 M	\$43.2 M	\$148 M
Education	\$4.41 M	\$36.3 M	\$125 M
Entertainment	\$6.28 M	\$49.8 M	\$169 M
Food and Beverages	\$15.7 M	\$124 M	\$421 M
Furnishings and Equipment	\$3.95 M	\$31.2 M	\$106 M
Gifts	\$2.92 M	\$23.7 M	\$80.5 M
Health Care	\$8.28 M	\$65.9 M	\$221 M
Household Operations	\$3.38 M	\$27.2 M	\$93.1 M
Miscellaneous Expenses	\$1.56 M	\$12.4 M	\$41.8 M
Personal Care	\$1.42 M	\$11.3 M	\$38.2 M
Personal Insurance	\$884 K	\$7.15 M	\$24.4 M
Reading	\$245 K	\$1.95 M	\$6.58 M
Shelter	\$22.7 M	\$181 M	\$614 M
Tobacco	\$584 K	\$4.63 M	\$15.5 M
Transportation	\$20.7 M	\$162 M	\$547 M
Utilities	\$7.78 M	\$61.8 M	\$209 M

Monthly Household Consumer Expenditure (2016)

Total Household Expenditure	\$6,393	\$6,098	\$6,246
Total Non-Retail Expenditure	\$3,508 54.9%	\$3,340 54.8%	\$3,428 54.9%
Total Retail Expenditures	\$2,884 45.1%	\$2,758 45.2%	\$2,818 45.1%
Apparel	\$226 3.5%	\$215 3.5%	\$221 3.5%
Contributions	\$306 4.8%	\$301 4.9%	\$312 5.0%
Education	\$257 4.0%	\$253 4.2%	\$262 4.2%
Entertainment	\$365 5.7%	\$347 5.7%	\$356 5.7%
Food and Beverages	\$913 14.3%	\$867 14.2%	\$887 14.2%
Furnishings and Equipment	\$230 3.6%	\$218 3.6%	\$223 3.6%
Gifts	\$170 2.7%	\$165 2.7%	\$170 2.7%
Health Care	\$482 7.5%	\$460 7.5%	\$466 7.5%
Household Operations	\$197 3.1%	\$190 3.1%	\$196 3.1%
Miscellaneous Expenses	\$91 1.4%	\$86 1.4%	\$88 1.4%
Personal Care	\$83 1.3%	\$79 1.3%	\$80 1.3%
Personal Insurance	\$51 0.8%	\$50 0.8%	\$52 0.8%
Reading	\$14 0.2%	\$14 0.2%	\$14 0.2%
Shelter	\$1,320 20.6%	\$1,264 20.7%	\$1,293 20.7%
Tobacco	\$34 0.5%	\$32 0.5%	\$33 0.5%
Transportation	\$1,203 18.8%	\$1,127 18.5%	\$1,152 18.4%
Utilities	\$452 7.1%	\$431 7.1%	\$440 7.0%

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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.

11-2-2015



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.

WPW Management Corporation	431211	info@wpwmgmt.com	(713) 627-2711
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

WPW
REALTY ADVISORS

David Werlin - dwerlin@wpwmgmt.com - (713) 627-2711 Ext. 109
Charles Blaschke - charles@wpwmgmt.com - (713) 627-2711 Ext. 107
www.wpwrealtyadvisors.com - 1330 Post Oak Blvd. Ste. 2525 - Houston, TX 77056

Disclaimer: The information contained herein has been obtained from thought to be reliable sources; however, Owner & Broker make no guarantees, representations or warranties, expressed or implied, as to the accuracy of the information and should be verified by buyer/tenant. Property submitted is subject to errors, omissions, changes of price, prior sale/lease, or withdrawal without notice.

BROKERAGE AND CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement, dated _____, 2016, is intended solely for the limited use by the undersigned prospective purchaser (the "**Prospective Purchaser**") and its broker (the "**Prospective Purchaser's Broker**") and collectively with the Prospective Purchaser, the "**Prospective Purchaser Parties**") in considering its pursuit of negotiations to acquire River's Edge Court located at 503 FM 359, Richmond, Texas 77469 (the "**Property**") owned by River 359 Partners, LLC (the "**Owner**") and being represented by WPW Management Corporation ("**Owner's Broker**").

The Marketing Information Package (the "**Package**") delivered with this Confidentiality Agreement, which contains brief, selected information pertaining to the business and affairs of the Property, has been prepared by Owner and/or Owner's Broker, and is not intended to be an offer for the sale of the Property. The Package does not purport to be all-inclusive or to contain all the information that a prospective purchaser may desire. Neither Owner nor Owner's Broker make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Package or its contents, and no legal liability is assumed or implied with respect thereto.

By the Prospective Purchaser Parties' receipt of the Package, it agrees that: the Package's contents (the "**Confidential Information**") are confidential; the Prospective Purchaser Parties will hold and treat the Confidential Information in the strictest of confidence; the Prospective Purchaser Parties will not disclose or permit anyone else to disclose the Confidential Information to any other entity without the prior written authorization of Owner's Broker; the Prospective Purchaser Parties will not permit the Confidential Information to be used in any fashion or manner detrimental to the interest of Owner, and; the Prospective Purchaser Parties will not photocopy or otherwise duplicate the Confidential Information.

The Prospective Purchaser Parties acknowledge that, if the Prospective Purchaser Parties violate or breach any provision of this Confidentiality Agreement, Owner will suffer immediate and irreparable harm, damage, and injury, which cannot be adequately compensated by an award of damages, and Owner will have no other adequate remedy at law. Accordingly, the Prospective Purchaser Parties agree and acknowledge that, in addition to all other remedies available to Owner, Owner will be entitled to seek and procure specific enforcement of this Confidentiality Agreement by injunction or any other remedy available at law or in equity. Nothing prohibits Owner from pursuing any other remedies available to Owner for any breach or threatened breach or this Confidentiality Agreement, including the recovery of damages from the Prospective Purchaser Parties.

THE PACKAGE SHALL NOT BE DEEMED A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THE PACKAGE.

If Prospective Purchaser does not wish to pursue or continue negotiations leading to this acquisition, the Prospective Purchaser Parties hereby agree to return to the address provided below or destroy all information delivered to the Prospective Purchaser Parties relating to the Property.

Prospective Purchaser has authorized Prospective Purchaser's Broker as its exclusive broker or advisor in its negotiations concerning the Property. The Confidential Information furnished to Prospective Purchaser's Broker will not be used by Prospective Purchaser's Broker for any purpose other than for evaluating a possible transaction involving the Property with the Prospective Purchaser. In the event that Prospective Purchaser purchases the Property, Purchaser's Broker will be paid, by Owner at Closing, a commission amount agreed to by Owner as set forth in a separate agreement; and Prospective Purchaser and Prospective Purchaser's Broker, if any, hereby acknowledge that any and all other brokerage commissions due to Purchaser's Broker shall be paid by Purchaser. Furthermore, Prospective Purchaser hereby indemnifies Owner's Broker and Owner against any commission claims by brokers other than Prospective Purchaser's Broker herein identified.

PROSPECTIVE PURCHASER:

By: _____

Name: _____

Its: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

PROSPECTIVE PURCHASER'S BROKER:

By: _____

Name: _____

Its: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

*All information must be completed to receive information.

**PLEASE COMPLETE AND RETURN BY:
FAX TO (713) 627-7211 OR by EMAIL TO dwerlin@wpwmgmt.com**

**WPW Management Corporation
1330 Post Oak Blvd., Suite 2525
Houston, Texas 77056**