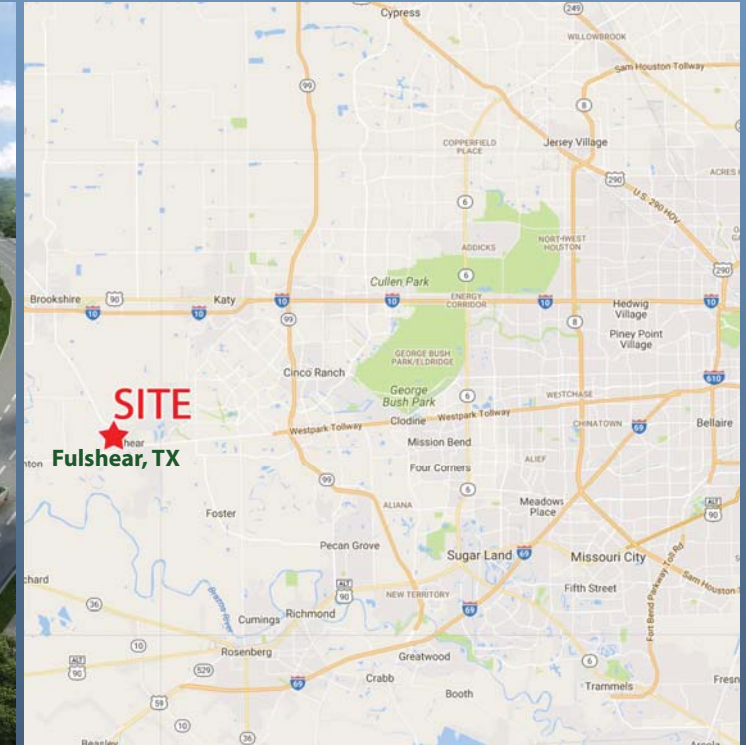


FOR LEASE

Fulshear Village, Fulshear, Texas 77441



PROPERTY DATA

- New mixed-use development located in the heart of downtown Fulshear facing FM 359 at Huggins Rd
- Leasing space for retail, restaurant, and office uses
- Extremely high average household income of over \$163,000
- Estimated delivery in Fall 2018
- Fastest growing community in Fort Bend County with a projected population of 69,000 (www.fulsheartexas.gov)

DEMOGRAPHICS

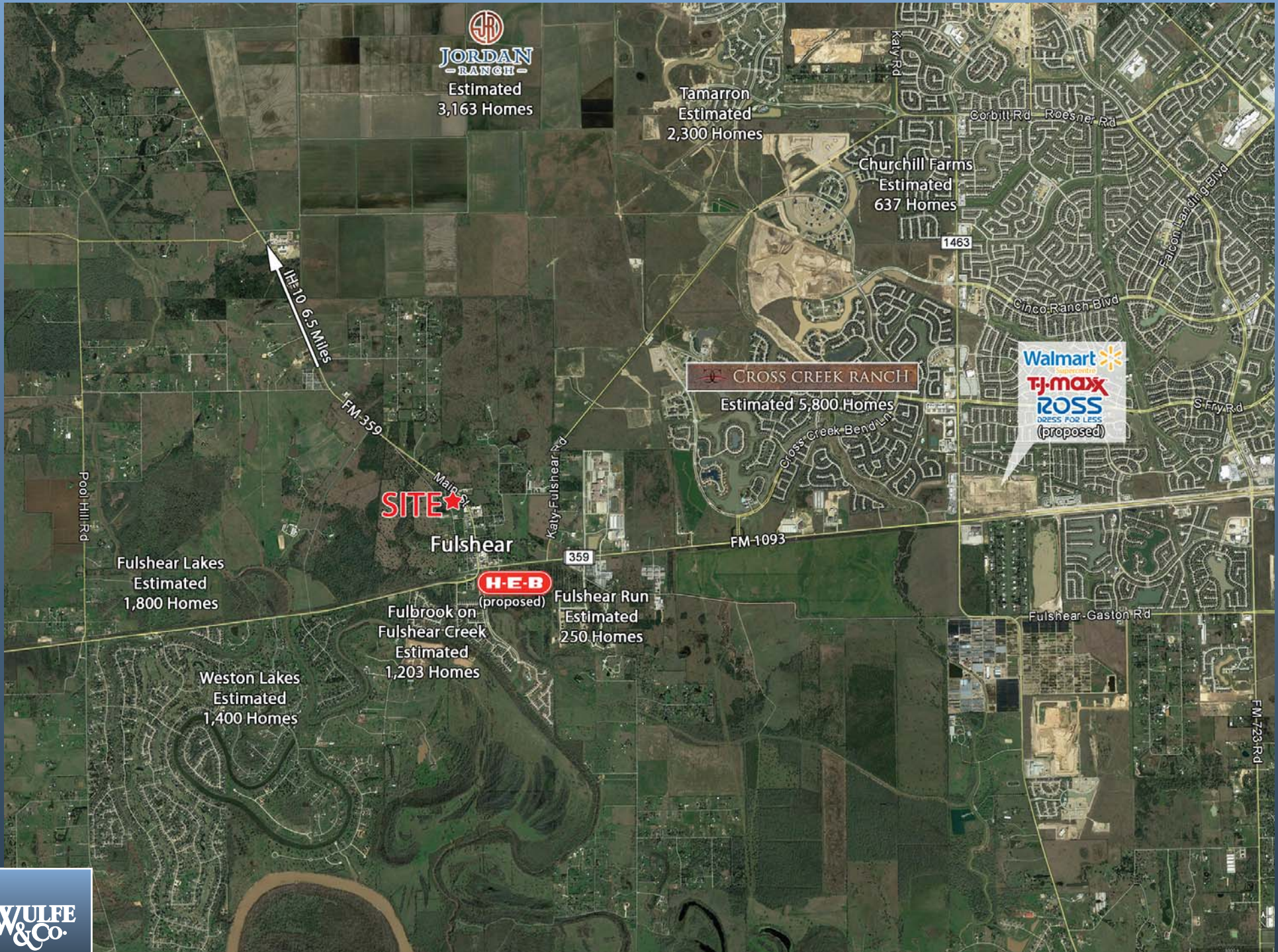
| | 3 Mile Radius | 5 Mile Radius | 7 Mile Radius |
|---------------------------------------|--------------------|---------------|---------------|
| Population 2017 Estimate | 9,683 | 51,075 | 103,937 |
| Avg HH Income 2017 Estimate | \$163,404 | \$159,077 | \$157,318 |
| Traffic Count FM 359 | 8,656 cars per day | | |

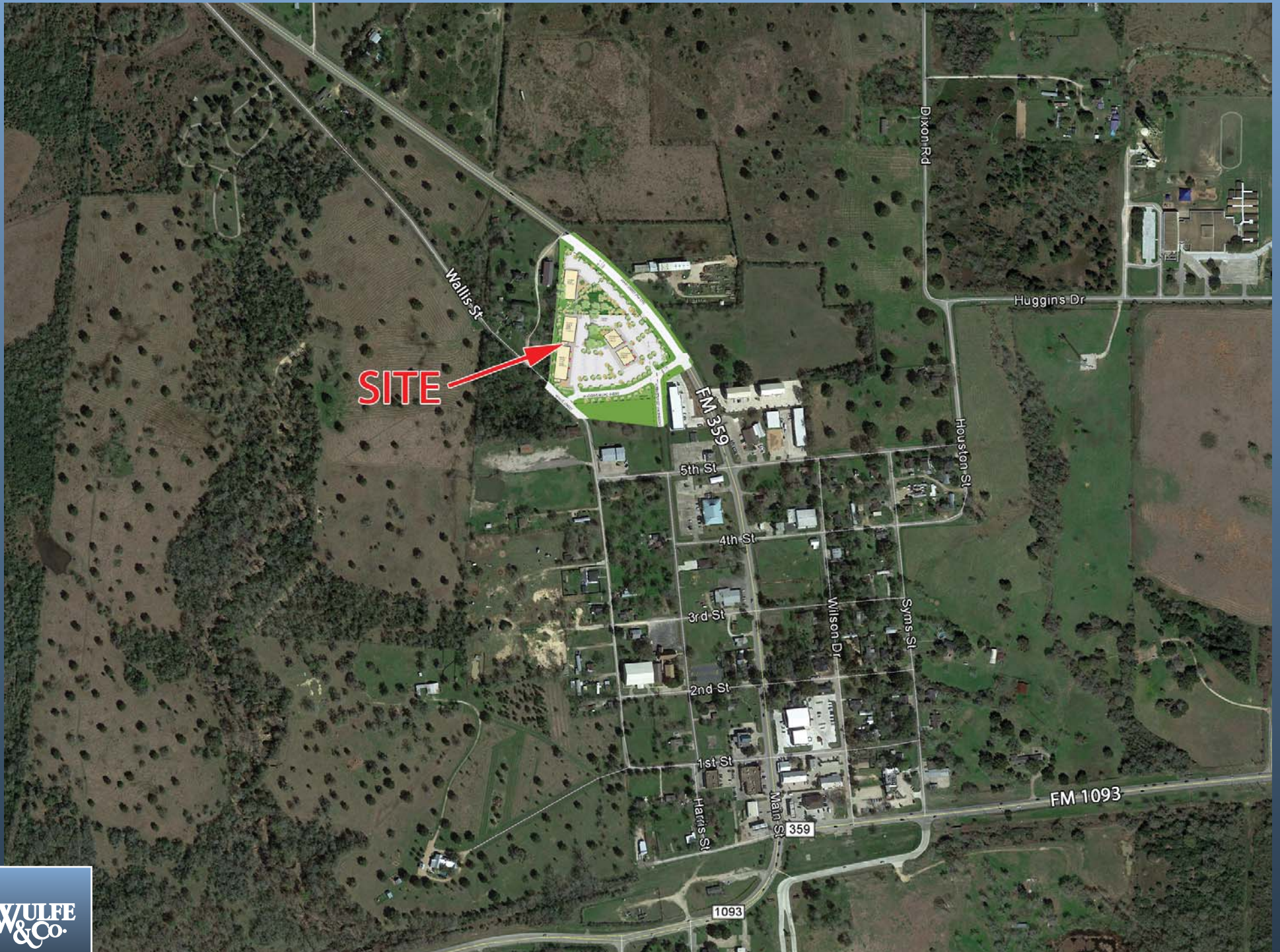
CONTACT

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(713) 621-1220

Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056





SITE



PARKING

| | | |
|------------------|--------------------------------|----------------------------|
| CITY PARK OFFICE | @2.5/1000 NSF x 16,800 NSF | = 10 Spaces = 42 Spaces |
| RESTAURANT | @10.0/1000 GSF x 20,400 GSF | = 204 Spaces |
| RETAIL | @5.0/1000 GSF x 17,900 GSF | = 90 Spaces |

| | |
|------------------|--------------|
| PARKING REQUIRED | = 336 Spaces |
| PARKING PROVIDED | = 341 Spaces |



SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6967/-95.9021

RS1

| 6920-7394 Farm to Market 359 | | 3 mi radius | 5 mi radius | 7 mi radius |
|------------------------------|---|-------------|-------------|-------------|
| Fulshear, TX 77441 | | | | |
| POPULATION | 2017 Estimated Population | 9,683 | 51,075 | 103,937 |
| | 2022 Projected Population | 11,793 | 62,122 | 126,562 |
| | 2010 Census Population | 3,612 | 16,109 | 45,036 |
| | 2000 Census Population | 1,648 | 4,206 | 10,538 |
| | Projected Annual Growth 2017 to 2022 | 4.4% | 4.3% | 4.4% |
| | Historical Annual Growth 2000 to 2017 | 28.7% | 65.5% | 52.1% |
| | 2017 Median Age | 38.3 | 35.8 | 35.1 |
| HOUSEHOLDS | 2017 Estimated Households | 3,311 | 16,344 | 32,756 |
| | 2022 Projected Households | 3,888 | 19,104 | 38,293 |
| | 2010 Census Households | 1,286 | 5,343 | 14,451 |
| | 2000 Census Households | 593 | 1,533 | 3,699 |
| | Projected Annual Growth 2017 to 2022 | 3.5% | 3.4% | 3.4% |
| | Historical Annual Growth 2000 to 2017 | 27.0% | 56.8% | 46.2% |
| RACE AND ETHNICITY | 2017 Estimated White | 75.9% | 74.7% | 72.7% |
| | 2017 Estimated Black or African American | 10.4% | 9.7% | 10.1% |
| | 2017 Estimated Asian or Pacific Islander | 7.2% | 8.4% | 9.5% |
| | 2017 Estimated American Indian or Native Alaskan | 0.7% | 0.5% | 0.5% |
| | 2017 Estimated Other Races | 5.8% | 6.7% | 7.2% |
| | 2017 Estimated Hispanic | 17.1% | 20.1% | 21.7% |
| INCOME | 2017 Estimated Average Household Income | \$163,404 | \$159,077 | \$157,318 |
| | 2017 Estimated Median Household Income | \$133,642 | \$138,049 | \$138,805 |
| | 2017 Estimated Per Capita Income | \$55,872 | \$50,914 | \$49,607 |
| EDUCATION (AGE 25+) | 2017 Estimated Elementary (Grade Level 0 to 8) | 4.1% | 3.6% | 3.6% |
| | 2017 Estimated Some High School (Grade Level 9 to 11) | 3.8% | 3.0% | 3.2% |
| | 2017 Estimated High School Graduate | 18.2% | 14.6% | 13.5% |
| | 2017 Estimated Some College | 18.9% | 16.1% | 15.5% |
| | 2017 Estimated Associates Degree Only | 8.3% | 8.0% | 7.3% |
| | 2017 Estimated Bachelors Degree Only | 32.5% | 35.7% | 36.1% |
| | 2017 Estimated Graduate Degree | 14.2% | 18.9% | 20.7% |
| BUSINESS | 2017 Estimated Total Businesses | 208 | 407 | 1,069 |
| | 2017 Estimated Total Employees | 1,153 | 2,728 | 10,331 |
| | 2017 Estimated Employee Population per Business | 5.5 | 6.7 | 9.7 |
| | 2017 Estimated Residential Population per Business | 46.6 | 125.5 | 97.2 |

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



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.

| | | | |
|--|-------------|----------------|----------------|
| Wulfe & Co. | 478511 | info@wulfe.com | (713) 621-1700 |
| 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