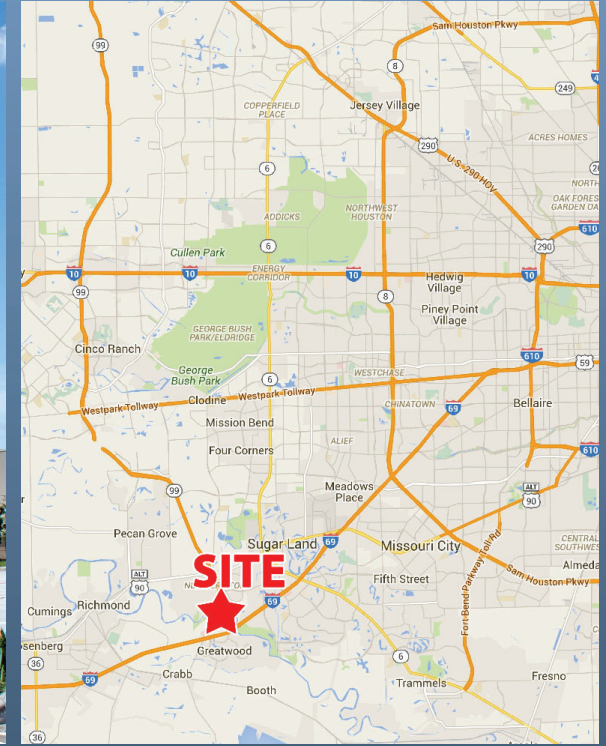


FOR LEASE

Grand Parkway Shopping Center, Sugar Land, TX 77479



PROPERTY DATA

- 12,162 SF retail center on Grand Parkway, north of I-69 (Hwy 59) in the River Park area
- Area tenants include HEB grocery, LA Fitness and Memorial Hermann hospital
- Strong demographics and good visibility from Grand Parkway
- End cap with drive-thru available

DEMOGRAPHICS

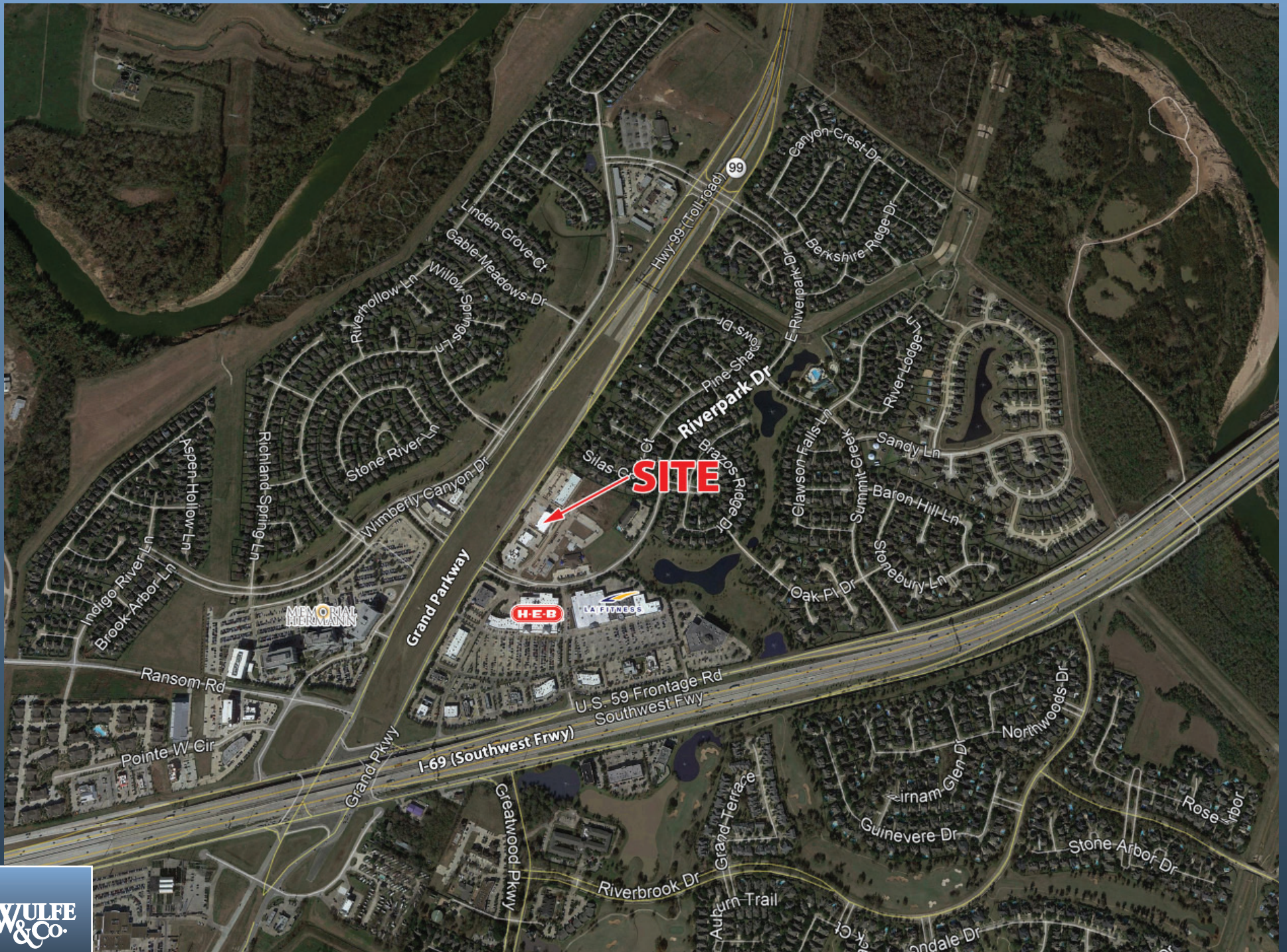
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2021 Estimate	6,961	66,342	155,325
Avg HH Income 2021 Estimate	\$132,303	\$158,127	\$149,032
Traffic Count Grand Parkway	34,857 cars per day		

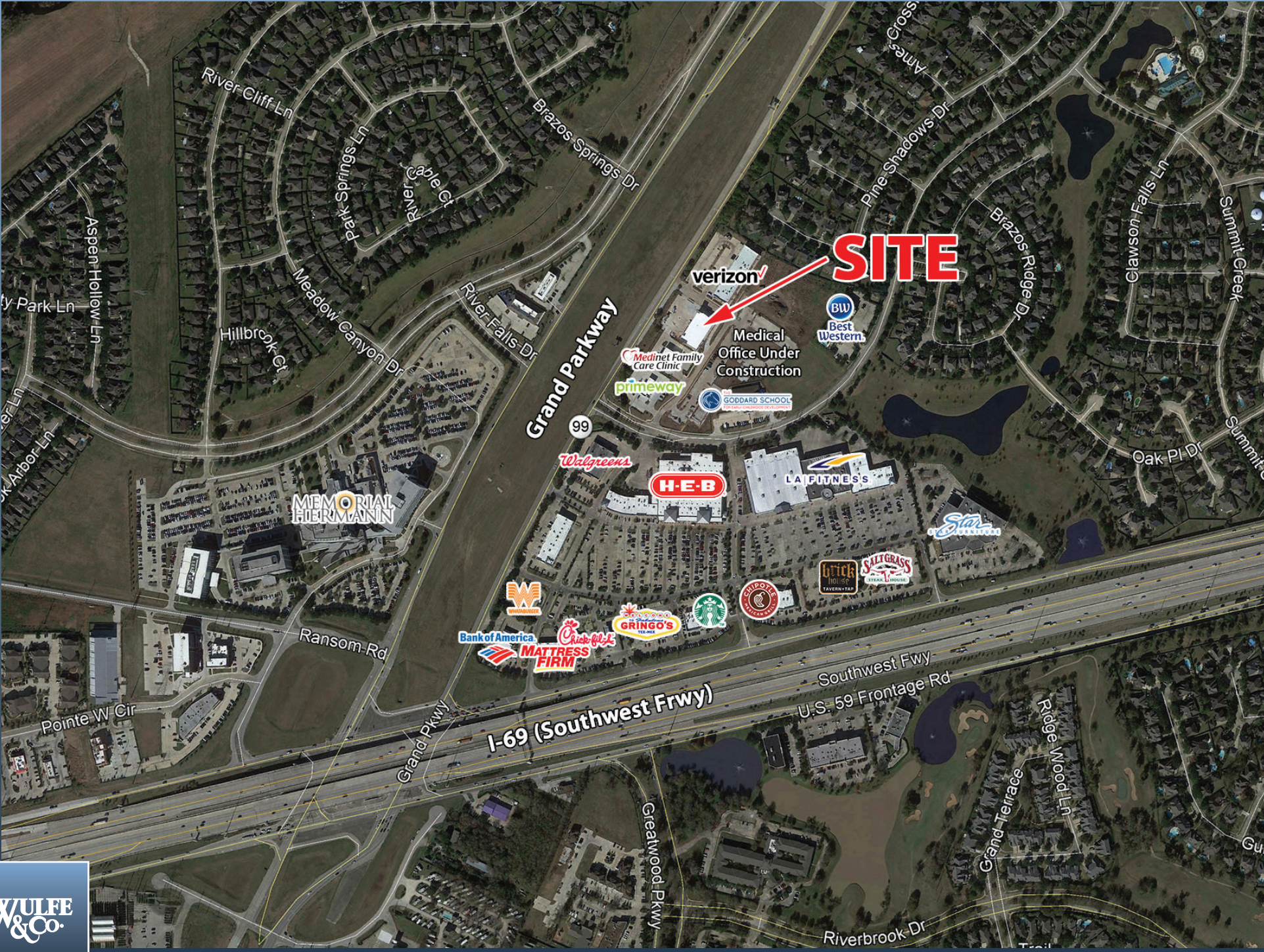
CONTACT

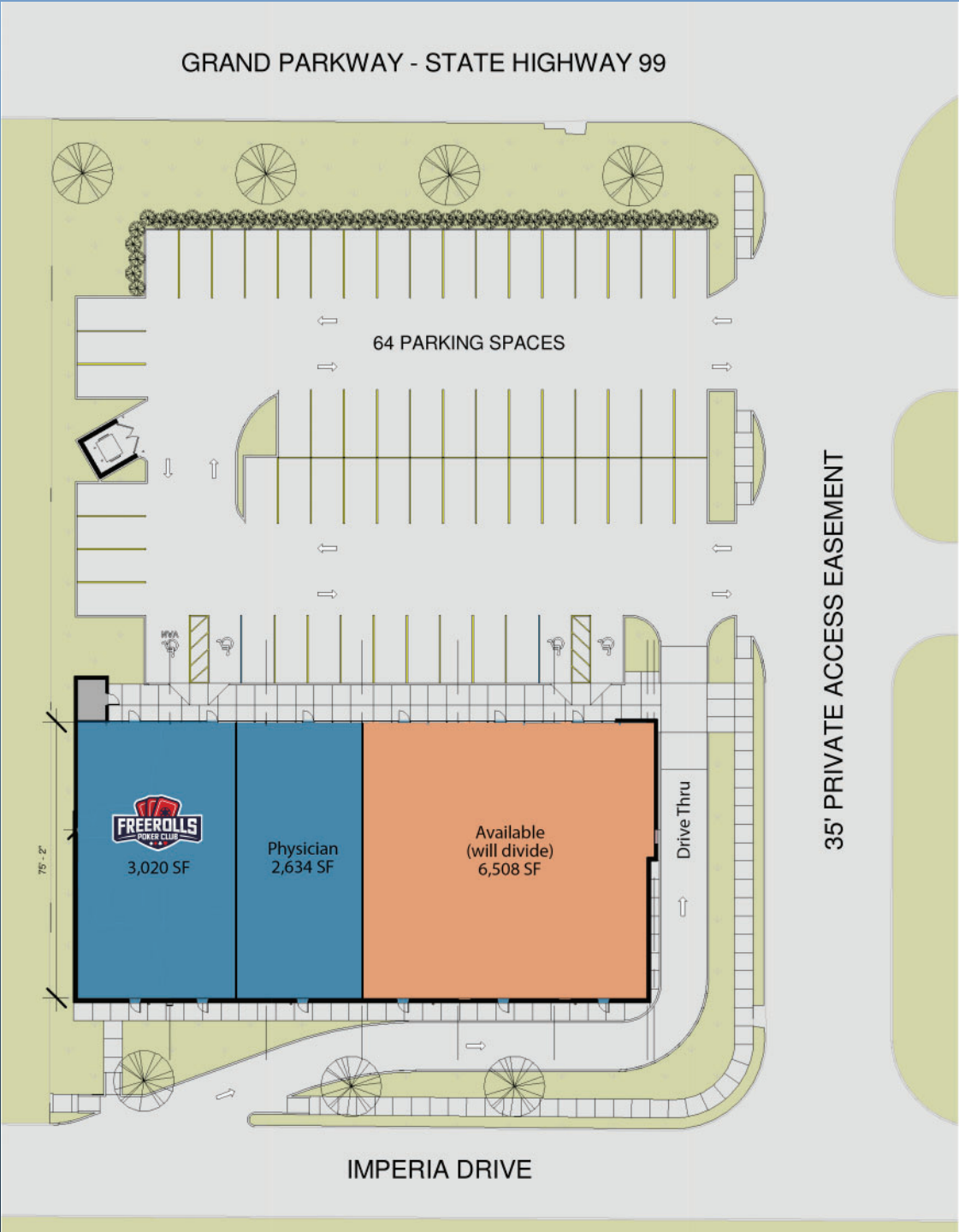
Kristen Barker, CCIM
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 (713) 621-1704

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 1800 Post Oak Blvd., Suite 400
 Houston, Texas 77056
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SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.5666/-95.6856

RS1

17227 W Grand Pkwy S			1 mi radius	3 mi radius	5 mi radius
Sugar Land, TX 77479					
POPULATION	2021 Estimated Population		6,961	66,342	155,325
	2026 Projected Population		7,836	74,255	177,665
	2010 Census Population		6,778	50,632	112,414
	2000 Census Population		3,146	30,071	75,498
	Projected Annual Growth 2021 to 2026		2.5%	2.4%	2.9%
	Historical Annual Growth 2000 to 2021		5.8%	5.7%	5.0%
	2021 Median Age		38.2	37.1	37.8
HOUSEHOLDS	2021 Estimated Households		2,331	21,241	51,006
	2026 Projected Households		2,700	23,725	58,032
	2010 Census Households		2,163	15,691	35,872
	2000 Census Households		990	8,782	22,781
	Projected Annual Growth 2021 to 2026		3.2%	2.3%	2.8%
	Historical Annual Growth 2000 to 2021		6.4%	6.8%	5.9%
RACE AND ETHNICITY	2021 Estimated White		38.1%	44.7%	47.4%
	2021 Estimated Black or African American		22.3%	15.9%	15.5%
	2021 Estimated Asian or Pacific Islander		33.0%	32.0%	29.0%
	2021 Estimated American Indian or Native Alaskan		0.3%	0.3%	0.3%
	2021 Estimated Other Races		6.3%	7.1%	7.8%
	2021 Estimated Hispanic		15.0%	17.6%	20.1%
INCOME	2021 Estimated Average Household Income		\$132,303	\$158,127	\$149,032
	2021 Estimated Median Household Income		\$124,206	\$128,806	\$116,944
	2021 Estimated Per Capita Income		\$44,298	\$50,818	\$49,234
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)		0.9%	2.6%	2.9%
	2021 Estimated Some High School (Grade Level 9 to 11)		2.5%	3.2%	3.5%
	2021 Estimated High School Graduate		13.9%	14.3%	16.4%
	2021 Estimated Some College		14.7%	14.4%	16.3%
	2021 Estimated Associates Degree Only		7.9%	7.1%	7.3%
	2021 Estimated Bachelors Degree Only		37.9%	33.3%	31.2%
	2021 Estimated Graduate Degree		22.3%	25.0%	22.4%
BUSINESS	2021 Estimated Total Businesses		570	2,683	7,290
	2021 Estimated Total Employees		3,406	13,556	57,055
	2021 Estimated Employee Population per Business		6.0	5.1	7.8
	2021 Estimated Residential Population per Business		12.2	24.7	21.3

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.

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.

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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/Tenant/Seller/Landlord Initials

Date