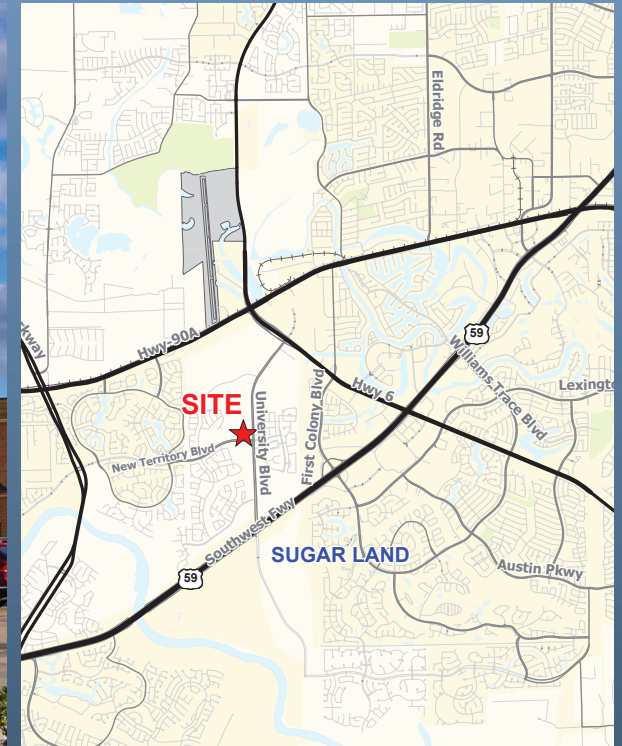


FOR LEASE

Savannah Square II at Telfair Town Center



PROPERTY DATA

- 9,000 SF retail center in the heart of Telfair on New Territory Blvd at University
- Up to 1,700 SF remaining
- Ideal for food use; grease trap included
- Immediate availability
- Adjacent tenants include Memorial Hermann, Bahama Bucks, Aisha's Salon, and River Oaks Cleaners
- In close proximity to Telfair Rec Center and Houston Museum of Natural Science in Sugar Land

DEMOGRAPHICS

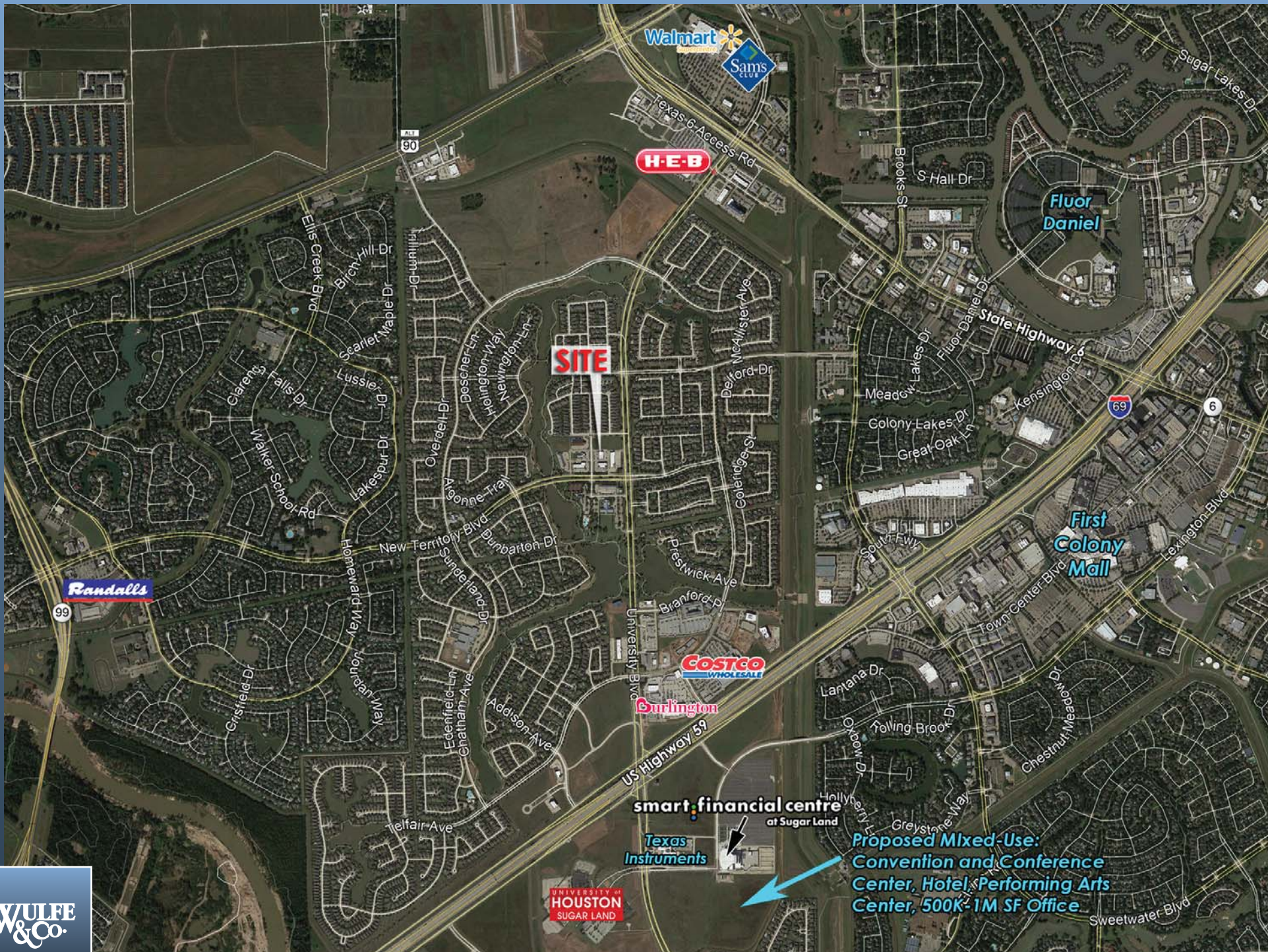
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2021 Estimate	12,115	75,321	209,574
Ave HH Income 2021 Estimate	\$222,032	\$169,901	\$149,732
Traffic Count University Blvd	29,615 cars per day		

CONTACT

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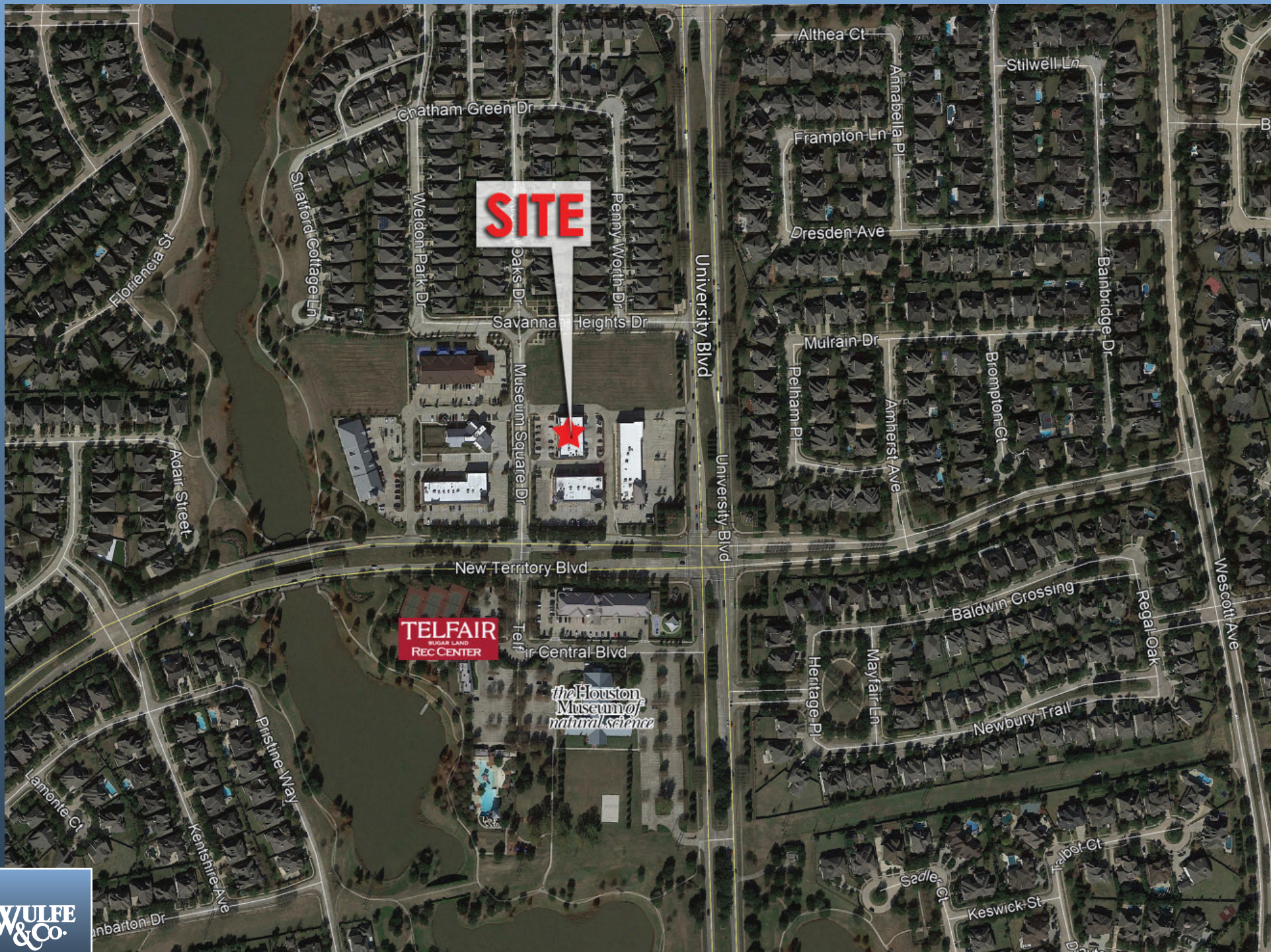
Kristen Barker, CCIM
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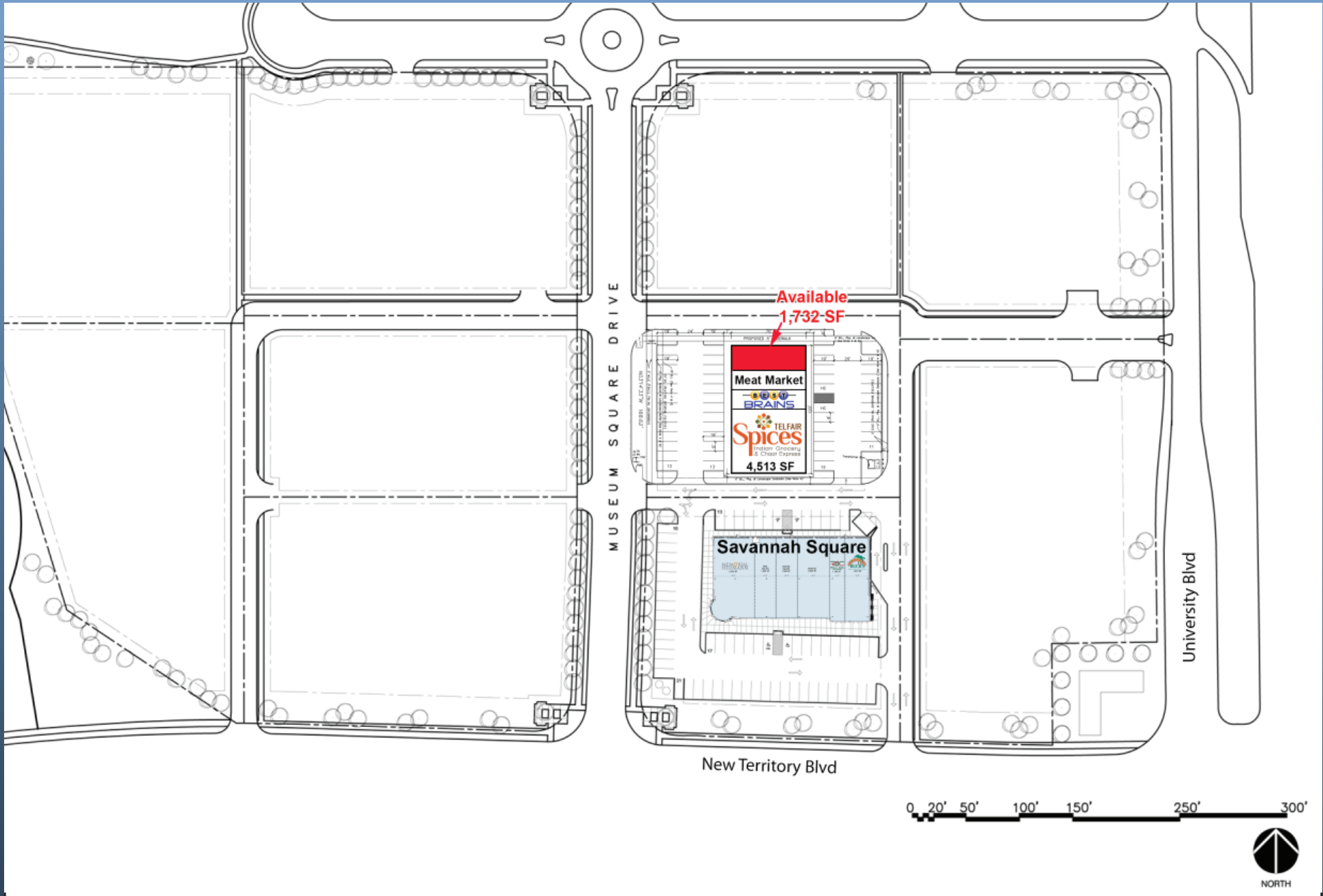


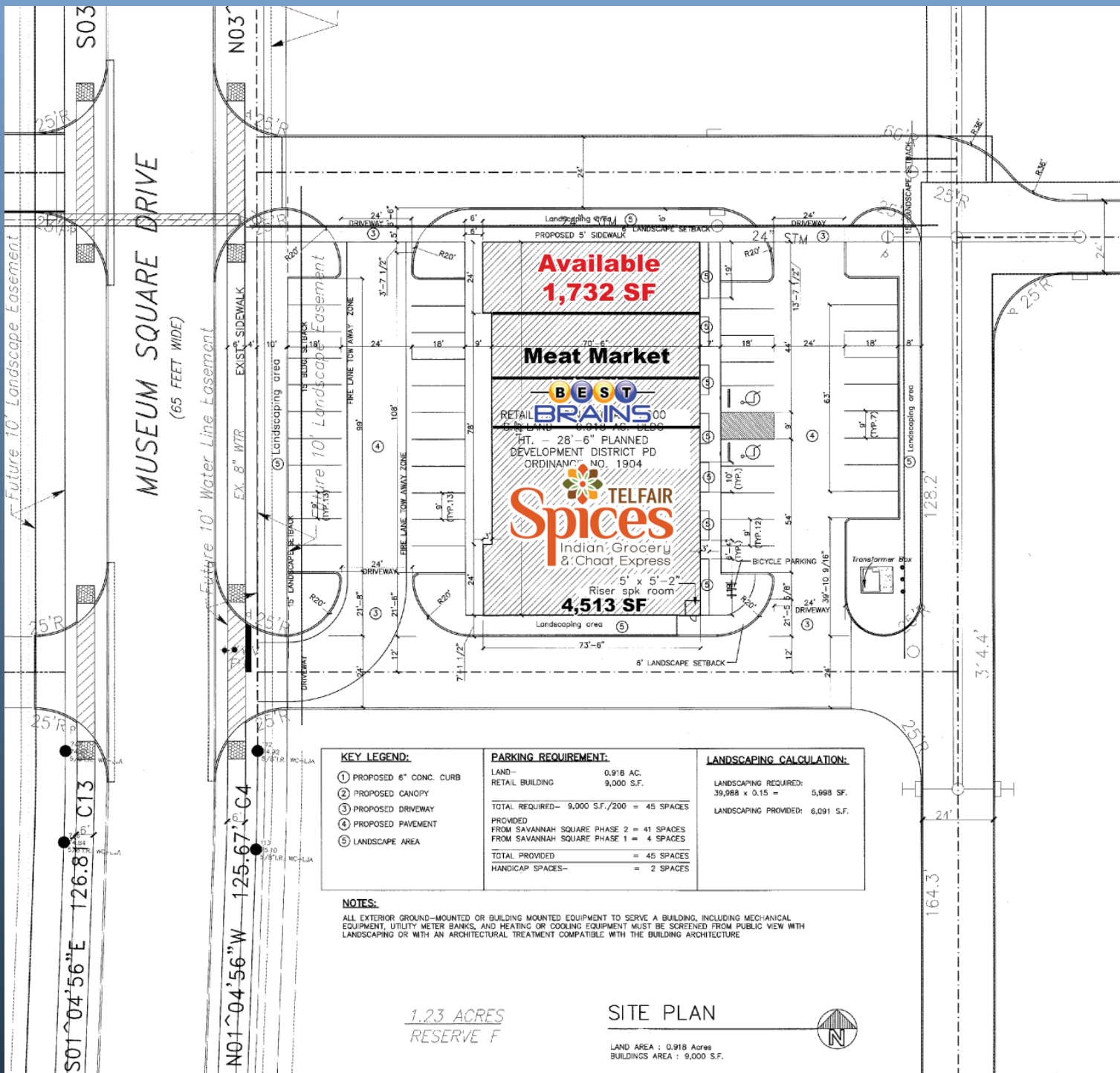
Proposed Mixed-Use:
Convention and Conference Center, Hotel, Performing Arts Center, 500K-1M SF Office











SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.595/-95.65

RS1

1219 Museum Square Dr			1 mi radius	3 mi radius	5 mi radius
Sugar Land, TX 77479					
POPULATION	2021 Estimated Population		12,115	75,321	209,574
	2026 Projected Population		14,360	82,621	229,794
	2010 Census Population		7,637	64,433	176,919
	2000 Census Population		4,465	50,368	128,730
	Projected Annual Growth 2021 to 2026		3.7%	1.9%	1.9%
	Historical Annual Growth 2000 to 2021		8.2%	2.4%	3.0%
	2021 Median Age		39.4	41.4	39.0
HOUSEHOLDS	2021 Estimated Households		3,714	25,698	69,815
	2026 Projected Households		4,403	28,109	76,060
	2010 Census Households		2,253	21,336	57,578
	2000 Census Households		1,178	15,596	40,224
	Projected Annual Growth 2021 to 2026		3.7%	1.9%	1.8%
	Historical Annual Growth 2000 to 2021		10.3%	3.1%	3.5%
RACE AND ETHNICITY	2021 Estimated White		40.5%	40.1%	40.5%
	2021 Estimated Black or African American		9.5%	11.4%	14.5%
	2021 Estimated Asian or Pacific Islander		43.6%	42.5%	37.6%
	2021 Estimated American Indian or Native Alaskan		0.2%	0.2%	0.3%
	2021 Estimated Other Races		6.1%	5.8%	7.1%
	2021 Estimated Hispanic		13.1%	13.0%	16.5%
INCOME	2021 Estimated Average Household Income		\$222,032	\$169,901	\$149,732
	2021 Estimated Median Household Income		\$159,912	\$126,687	\$114,273
	2021 Estimated Per Capita Income		\$68,078	\$58,092	\$50,095
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)		4.0%	2.8%	3.8%
	2021 Estimated Some High School (Grade Level 9 to 11)		1.5%	2.7%	3.5%
	2021 Estimated High School Graduate		11.5%	12.7%	15.0%
	2021 Estimated Some College		8.1%	12.9%	15.8%
	2021 Estimated Associates Degree Only		4.2%	6.3%	7.0%
	2021 Estimated Bachelors Degree Only		32.7%	34.5%	32.6%
	2021 Estimated Graduate Degree		37.9%	27.9%	22.2%
BUSINESS	2021 Estimated Total Businesses		797	5,843	11,555
	2021 Estimated Total Employees		4,629	48,379	90,581
	2021 Estimated Employee Population per Business		5.8	8.3	7.8
	2021 Estimated Residential Population per Business		15.2	12.9	18.1

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kristen Barker	445518	kbarker@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date