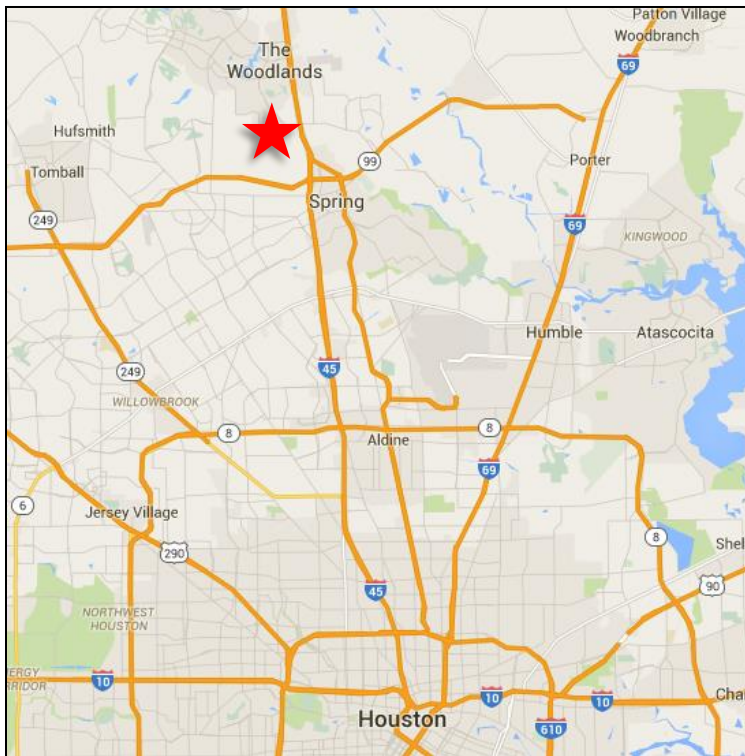


Borough Park

For Lease



Location:

202 S. Sawdust Road
Spring, Texas 77380

Property Information:

- 985 SF Inline
- Located next to H-E-B
- Highly Visible on Sawdust
- Co-Tenants Include:



Traffic Counts

CPD

Sawdust east of Borough Park	41,000
Sawdust west of Borough Park	40,000
Sawdust north of I-45	218,000
Sawdust south of I-45	204,000

Demographics

1 Mile

3 Mile

5 Mile

Total Population	11,208	50,689	134,746
Avg. HH Income	\$73,850	\$90,010	\$79,811
Daytime Population	9,625	54,432	80,888

Bea Naranjo
Telephone: 713.522.4646
bnaranjo@moseleycommercial.com
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www.moseleycommercial.com

Kayla Holley

Moseley Commercial

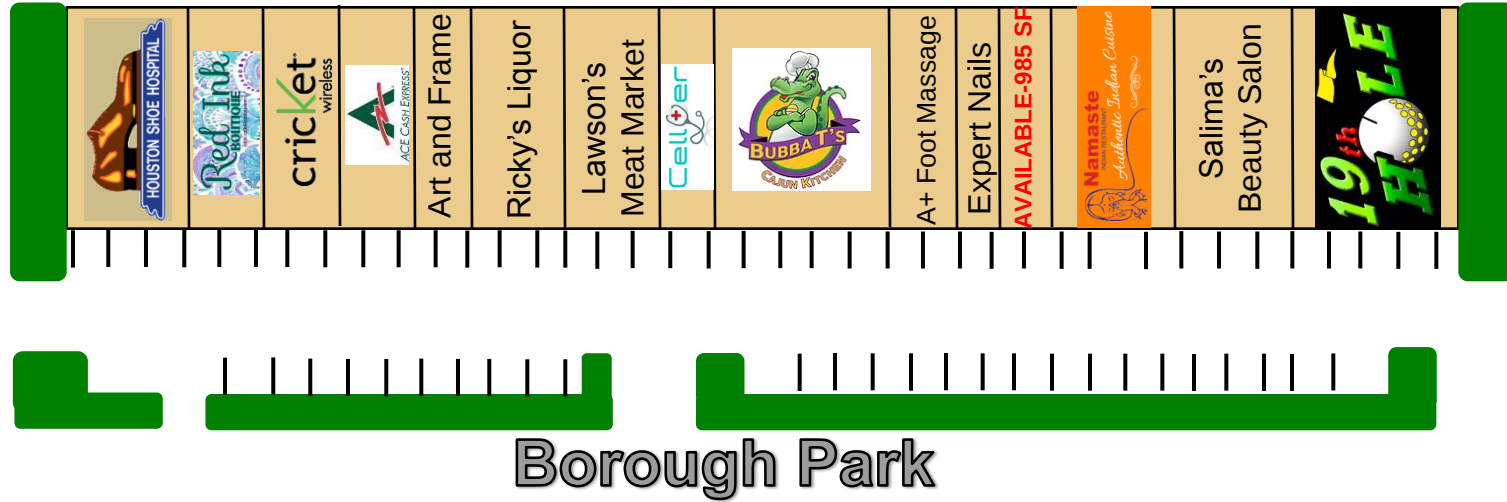
REAL ESTATE

4309 Center Street, Houston, Texas 77007

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this presentation, while based upon information supplied by sources deemed to be reliable, is not, in any way, warranted or guaranteed, either expressed or implied, by Lifestyle Leasing Company or Moseley Commercial Real Estate, Inc. All information contained herein should be verified to the satisfaction of the person relying thereon. This presentation is to be used solely for information. Under no circumstances whatsoever is it to be deemed a contract, note, memorandum or any other form of binding commitment.

Site Plan

Sawdust Road

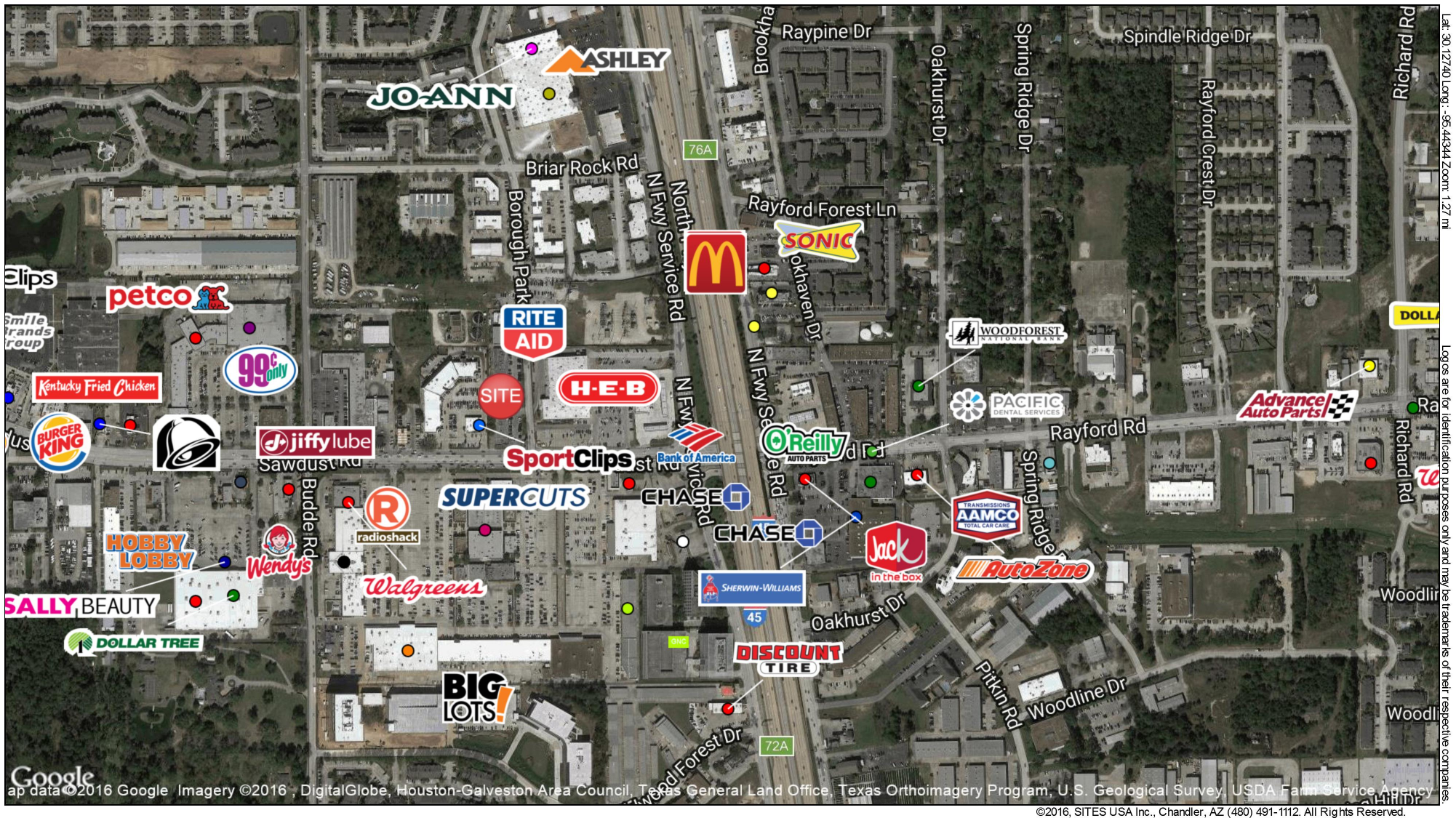


Suite	Tenant	SF
100	Houston Shoe Hospital	1,617
101	Red Ink Boutique	1,515
103	Cricket Wireless	1,510
104	Ace Cash Express	1,320
105	Woodland Art and Frame	1,075
106	Ricky's Liquor	1,680
108	Lawson's Meat Market	1,650
109	Cell ER	930

Suite	Tenant	SF
110	Bubba's Cajun	2,870
112	A+ Foot Massage	1,320
113	Expert Nails	852
114	AVAILABLE	985
115	Namaste	2,500
117	Hair Expressions	2,100
118	The 19 th Hole	4,820

Moseley Commercial
REAL ESTATE

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202 Sawdust Rd

Spring, TX 77380



December 2016

Moseley Commercial Real Estate, Inc.

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

FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Moseley Commercial Real Estate, Inc.

Lat/Lon: 30.1275/-95.4467



RF1

202 Sawdust Rd

Spring, TX 77380

1 mi radius

3 mi radius

5 mi radius

POPULATION	2016 Estimated Population	12,454	59,356	168,234
	2021 Projected Population	14,675	69,682	193,740
	2010 Census Population	11,208	50,689	134,746
	2000 Census Population	8,103	35,731	82,952
	Projected Annual Growth 2016 to 2021	3.6%	3.5%	3.0%
	Historical Annual Growth 2000 to 2016	3.4%	4.1%	6.4%
HOUSEHOLDS	2016 Estimated Households	5,073	23,768	62,810
	2021 Projected Households	5,831	27,279	71,083
	2010 Census Households	4,504	19,713	49,483
	2000 Census Households	3,198	13,452	29,919
	Projected Annual Growth 2016 to 2021	3.0%	3.0%	2.6%
	Historical Annual Growth 2000 to 2016	3.7%	4.8%	6.9%
AGE	2016 Est. Population Under 10 Years	13.1%	13.2%	14.4%
	2016 Est. Population 10 to 19 Years	13.4%	13.2%	13.9%
	2016 Est. Population 20 to 29 Years	20.7%	15.2%	12.8%
	2016 Est. Population 30 to 44 Years	21.1%	21.6%	22.3%
	2016 Est. Population 45 to 59 Years	17.9%	19.7%	19.7%
	2016 Est. Population 60 to 74 Years	10.7%	12.8%	12.5%
	2016 Est. Population 75 Years or Over	3.0%	4.3%	4.4%
	2016 Est. Median Age	31.2	35.5	35.7
MARITAL STATUS & GENDER	2016 Est. Male Population	50.4%	49.0%	48.8%
	2016 Est. Female Population	49.6%	51.0%	51.2%
	2016 Est. Never Married	38.2%	29.2%	26.8%
	2016 Est. Now Married	37.1%	50.2%	54.5%
	2016 Est. Separated or Divorced	21.1%	16.0%	14.1%
	2016 Est. Widowed	3.6%	4.6%	4.6%
INCOME	2016 Est. HH Income \$200,000 or More	8.3%	11.2%	13.9%
	2016 Est. HH Income \$150,000 to \$199,999	6.5%	7.6%	8.5%
	2016 Est. HH Income \$100,000 to \$149,999	12.6%	16.9%	18.3%
	2016 Est. HH Income \$75,000 to \$99,999	14.8%	14.7%	15.3%
	2016 Est. HH Income \$50,000 to \$74,999	16.8%	18.3%	17.1%
	2016 Est. HH Income \$35,000 to \$49,999	18.0%	11.3%	9.5%
	2016 Est. HH Income \$25,000 to \$34,999	11.2%	7.3%	6.5%
	2016 Est. HH Income \$15,000 to \$24,999	8.3%	6.4%	5.2%
	2016 Est. HH Income Under \$15,000	3.3%	6.3%	5.7%
	2016 Est. Average Household Income	\$88,836	\$105,214	\$111,796
	2016 Est. Median Household Income	\$64,335	\$79,869	\$89,848
	2016 Est. Per Capita Income	\$36,216	\$42,140	\$41,752
	2016 Est. Total Businesses	1,353	5,259	8,163
	2016 Est. Total Employees	9,625	54,432	80,888

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FULL PROFILE

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Moseley Commercial Real Estate, Inc.

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RF1

202 Sawdust Rd		1 mi radius	3 mi radius	5 mi radius
Spring, TX 77380				
RACE	2016 Est. White	70.8%	77.9%	77.0%
	2016 Est. Black	7.7%	7.7%	8.0%
	2016 Est. Asian or Pacific Islander	5.5%	4.7%	5.2%
	2016 Est. American Indian or Alaska Native	0.7%	0.5%	0.5%
	2016 Est. Other Races	15.3%	9.2%	9.3%
HISPANIC	2016 Est. Hispanic Population	3,915	13,038	36,746
	2016 Est. Hispanic Population	31.4%	22.0%	21.8%
	2021 Proj. Hispanic Population	32.7%	23.5%	23.4%
	2010 Hispanic Population	29.5%	19.4%	19.4%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	7,849	39,365	110,758
	2016 Est. Elementary (Grade Level 0 to 8)	7.5%	3.3%	2.7%
	2016 Est. Some High School (Grade Level 9 to 11)	8.2%	4.4%	4.4%
	2016 Est. High School Graduate	16.5%	19.4%	19.1%
	2016 Est. Some College	24.4%	25.4%	24.8%
	2016 Est. Associate Degree Only	9.8%	9.0%	8.4%
	2016 Est. Bachelor Degree Only	19.4%	24.0%	26.3%
	2016 Est. Graduate Degree	14.3%	14.6%	14.2%
HOUSING	2016 Est. Total Housing Units	5,215	24,595	65,070
	2016 Est. Owner-Occupied	34.0%	58.3%	71.7%
	2016 Est. Renter-Occupied	63.2%	38.3%	24.8%
	2016 Est. Vacant Housing	2.7%	3.4%	3.5%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	14.3%	15.7%	22.3%
	2010 Homes Built 2000 to 2004	13.8%	14.3%	15.3%
	2010 Homes Built 1990 to 1999	20.9%	18.8%	16.0%
	2010 Homes Built 1980 to 1989	23.3%	20.3%	20.6%
	2010 Homes Built 1970 to 1979	15.7%	19.8%	16.2%
	2010 Homes Built 1960 to 1969	6.9%	6.1%	4.8%
	2010 Homes Built 1950 to 1959	3.0%	2.8%	2.6%
	2010 Homes Built Before 1949	2.1%	2.2%	2.2%
HOME VALUES	2010 Home Value \$1,000,000 or More	3.1%	1.7%	0.9%
	2010 Home Value \$500,000 to \$999,999	7.6%	5.0%	3.7%
	2010 Home Value \$400,000 to \$499,999	1.8%	1.8%	2.5%
	2010 Home Value \$300,000 to \$399,999	3.9%	5.3%	6.7%
	2010 Home Value \$200,000 to \$299,999	12.4%	14.8%	17.0%
	2010 Home Value \$150,000 to \$199,999	24.6%	26.5%	23.0%
	2010 Home Value \$100,000 to \$149,999	31.0%	30.0%	31.3%
	2010 Home Value \$50,000 to \$99,999	11.7%	11.4%	10.9%
	2010 Home Value \$25,000 to \$49,999	0.9%	1.4%	2.2%
	2010 Home Value Under \$25,000	2.9%	2.1%	1.9%
	2010 Median Home Value	\$157,984	\$169,090	\$170,622
	2010 Median Rent	\$770	\$889	\$892

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Moseley Commercial Real Estate, Inc.

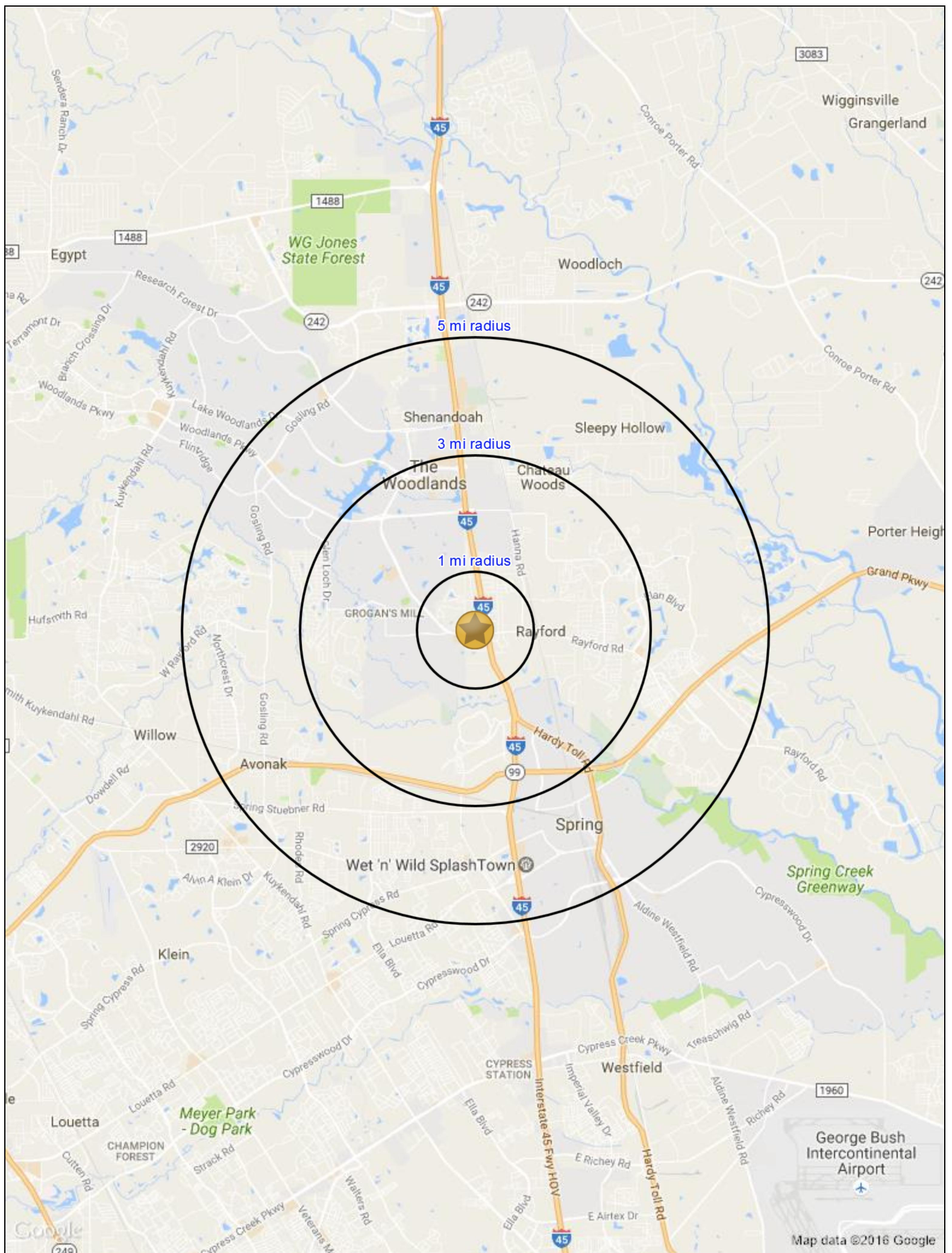
Lat/Lon: 30.1275/-95.4467



RF1

202 Sawdust Rd		1 mi radius	3 mi radius	5 mi radius
Spring, TX 77380				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	9,864	46,720	129,326
	2016 Est. Civilian Employed	77.8%	70.0%	68.8%
	2016 Est. Civilian Unemployed	2.5%	2.3%	2.0%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	19.7%	27.7%	29.2%
	2016 Labor Force Males	50.7%	48.7%	48.1%
	2016 Labor Force Females	49.3%	51.3%	51.9%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	5,908	26,265	67,534
	2010 Mgmt, Business, & Financial Operations	16.1%	17.3%	18.4%
	2010 Professional, Related	18.2%	23.5%	23.6%
	2010 Service	23.9%	14.7%	14.0%
	2010 Sales, Office	26.5%	28.3%	28.3%
	2010 Farming, Fishing, Forestry	0.1%	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	7.9%	8.0%	7.3%
	2010 Production, Transport, Material Moving	7.3%	8.1%	8.3%
	2010 White Collar Workers	60.8%	69.1%	70.3%
	2010 Blue Collar Workers	39.2%	30.9%	29.7%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	83.3%	82.5%	82.4%
	2010 Drive to Work in Carpool	7.7%	8.3%	8.7%
	2010 Travel to Work by Public Transportation	0.9%	1.3%	1.6%
	2010 Drive to Work on Motorcycle	-	0.2%	0.2%
	2010 Walk or Bicycle to Work	4.3%	1.7%	1.1%
	2010 Other Means	1.3%	0.9%	0.8%
	2010 Work at Home	2.6%	5.1%	5.3%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	35.9%	28.3%	21.5%
	2010 Travel to Work in 15 to 29 Minutes	29.5%	31.2%	33.0%
	2010 Travel to Work in 30 to 59 Minutes	23.2%	30.3%	34.3%
	2010 Travel to Work in 60 Minutes or More	11.4%	10.2%	11.2%
	2010 Average Travel Time to Work	18.8	22.5	25.3
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$330 M	\$1.73 B	\$4.76 B
	2016 Est. Apparel	\$11.6 M	\$60.8 M	\$168 M
	2016 Est. Contributions, Gifts	\$23.3 M	\$128 M	\$364 M
	2016 Est. Education, Reading	\$13.3 M	\$73.3 M	\$208 M
	2016 Est. Entertainment	\$18.6 M	\$97.9 M	\$271 M
	2016 Est. Food, Beverages, Tobacco	\$50.0 M	\$258 M	\$703 M
	2016 Est. Furnishings, Equipment	\$11.5 M	\$61.1 M	\$170 M
	2016 Est. Health Care, Insurance	\$28.6 M	\$147 M	\$399 M
	2016 Est. Household Operations, Shelter, Utilities	\$102 M	\$534 M	\$1.47 B
	2016 Est. Miscellaneous Expenses	\$4.84 M	\$24.9 M	\$67.9 M
	2016 Est. Personal Care	\$4.28 M	\$22.3 M	\$61.4 M
	2016 Est. Transportation	\$62.1 M	\$322 M	\$881 M

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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.

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