

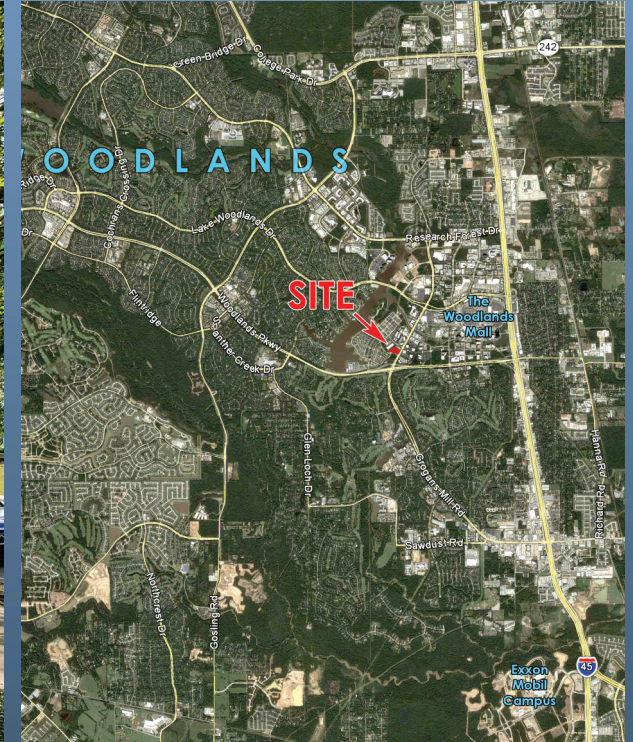
EAST SHORE PLACE

The Woodlands, Texas



East Shore Place - Retail and Office Opportunities

Grogans Mill Rd at East Shore Dr, The Woodlands, Texas 77380



PROPERTY DATA

- Located at the entrance to the affluent East Shore neighborhood at the northwest corner of Grogans Mill Rd and East Shore Drive in The Woodlands, Texas
- Across East Shore Dr from 30-home \$600,000+ new development now open
- 3,625 SF and 640 SF of retail and restaurant spaces remaining on Level One
- 8,707 SF of class A office space remaining on Level Two
- Ground lease pad site on Grogans Mill

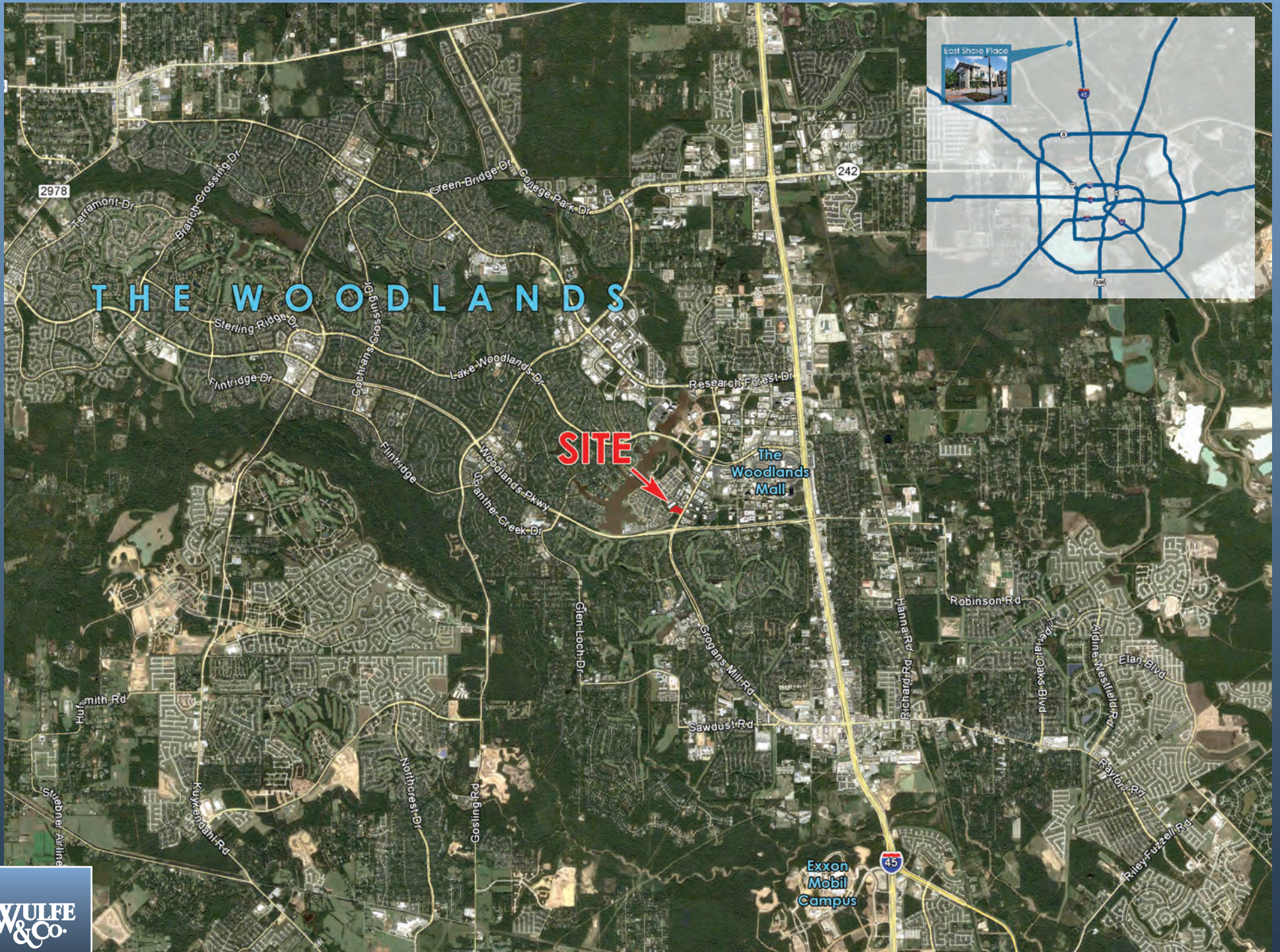
DEMOGRAPHICS

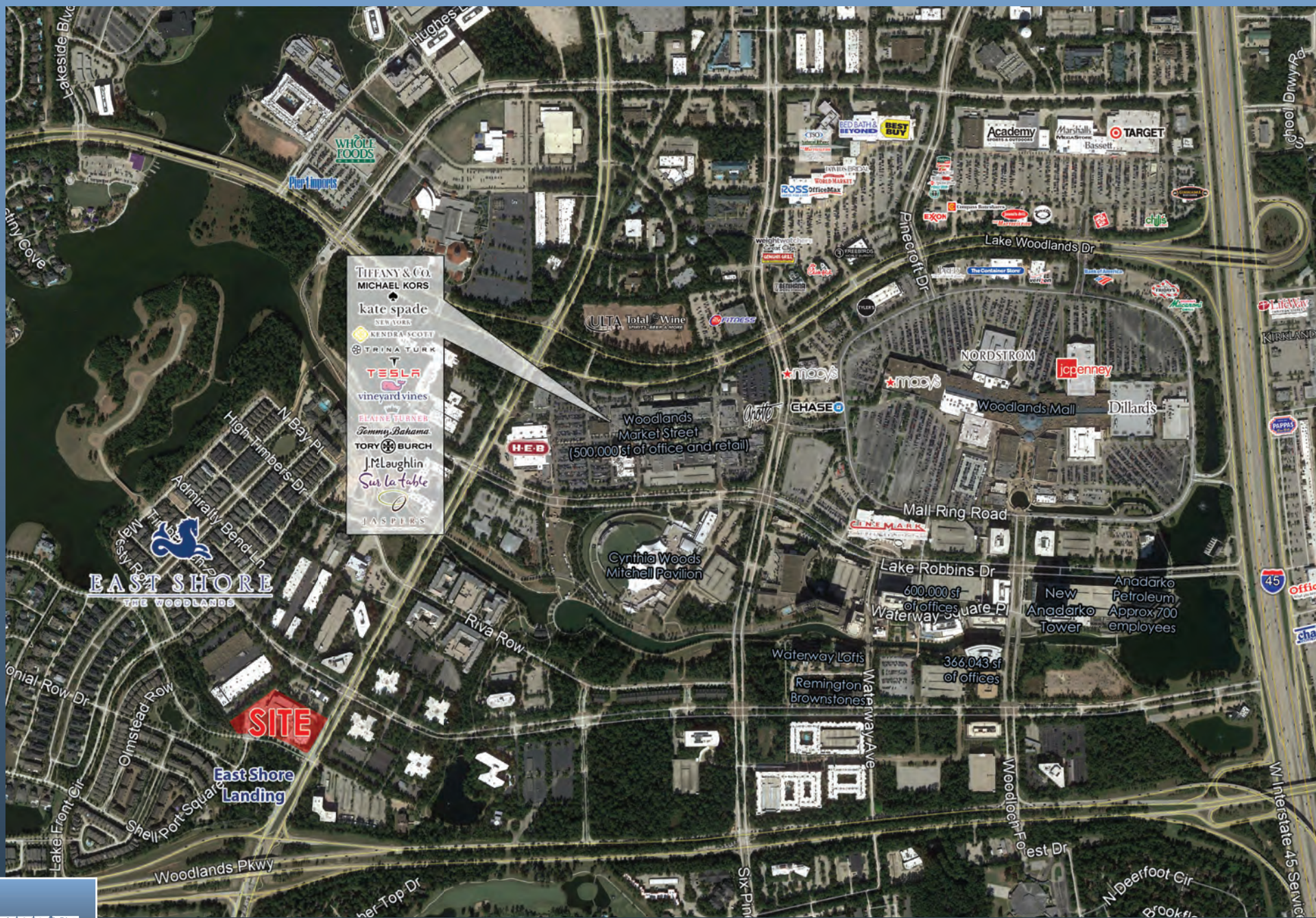
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2021 Estimate	6,570	64,952	168,136
Ave HH Income 2021 Estimate	\$204,549	\$139,019	\$143,016
Traffic Counts Grogans Mill	25,137 cars per day		
Woodlands Pkwy	47,380 cars per day		

CONTACT

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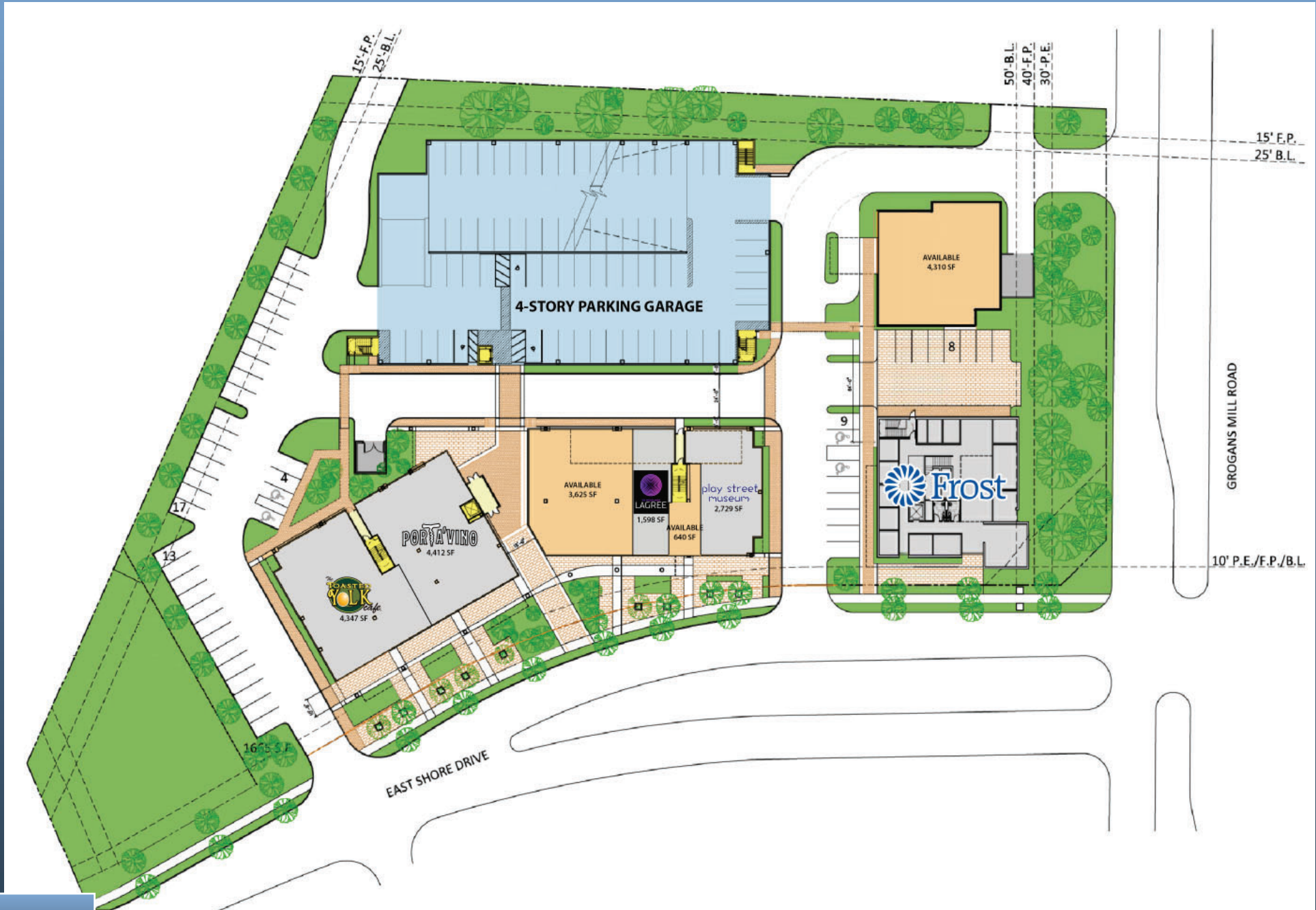
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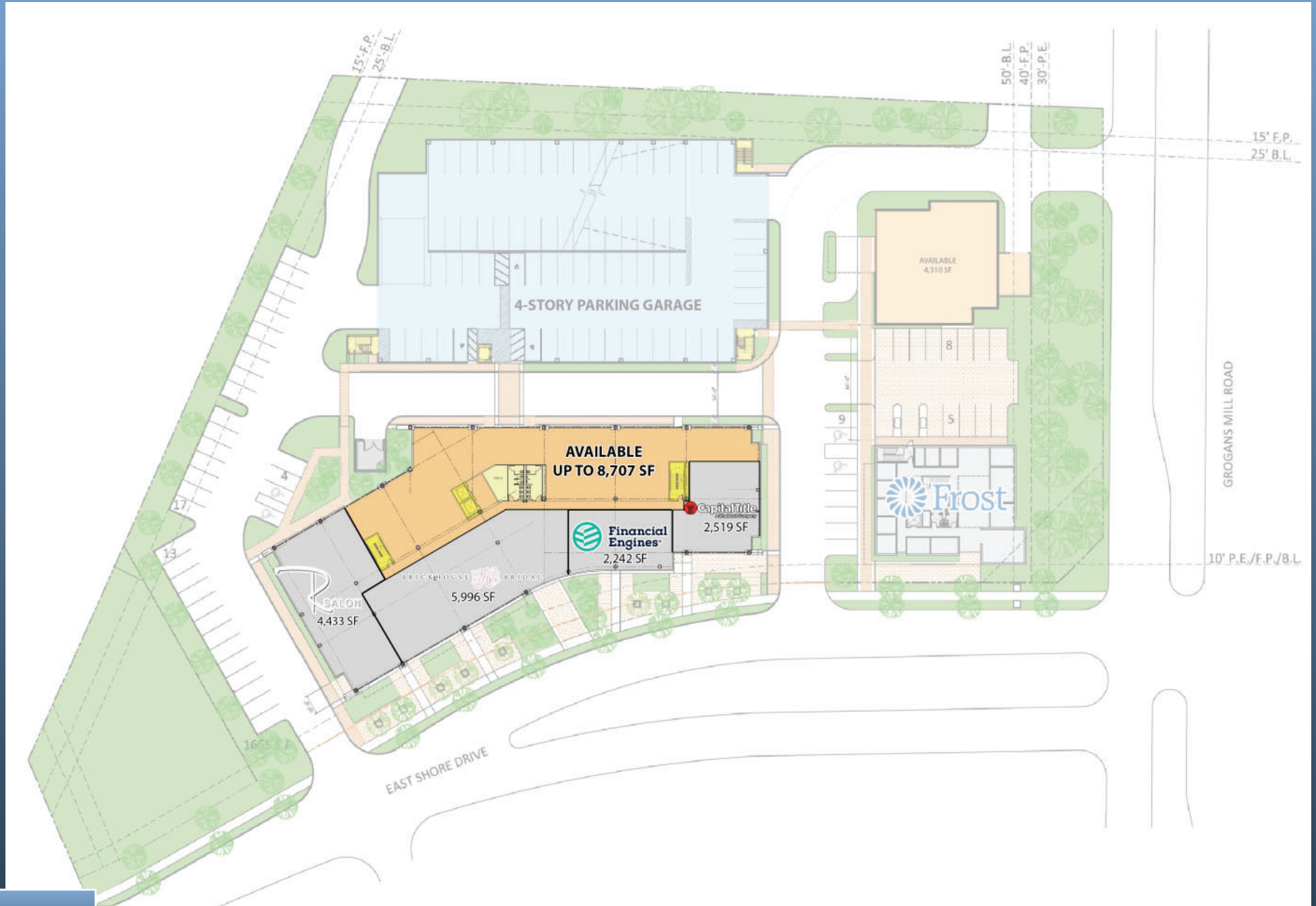




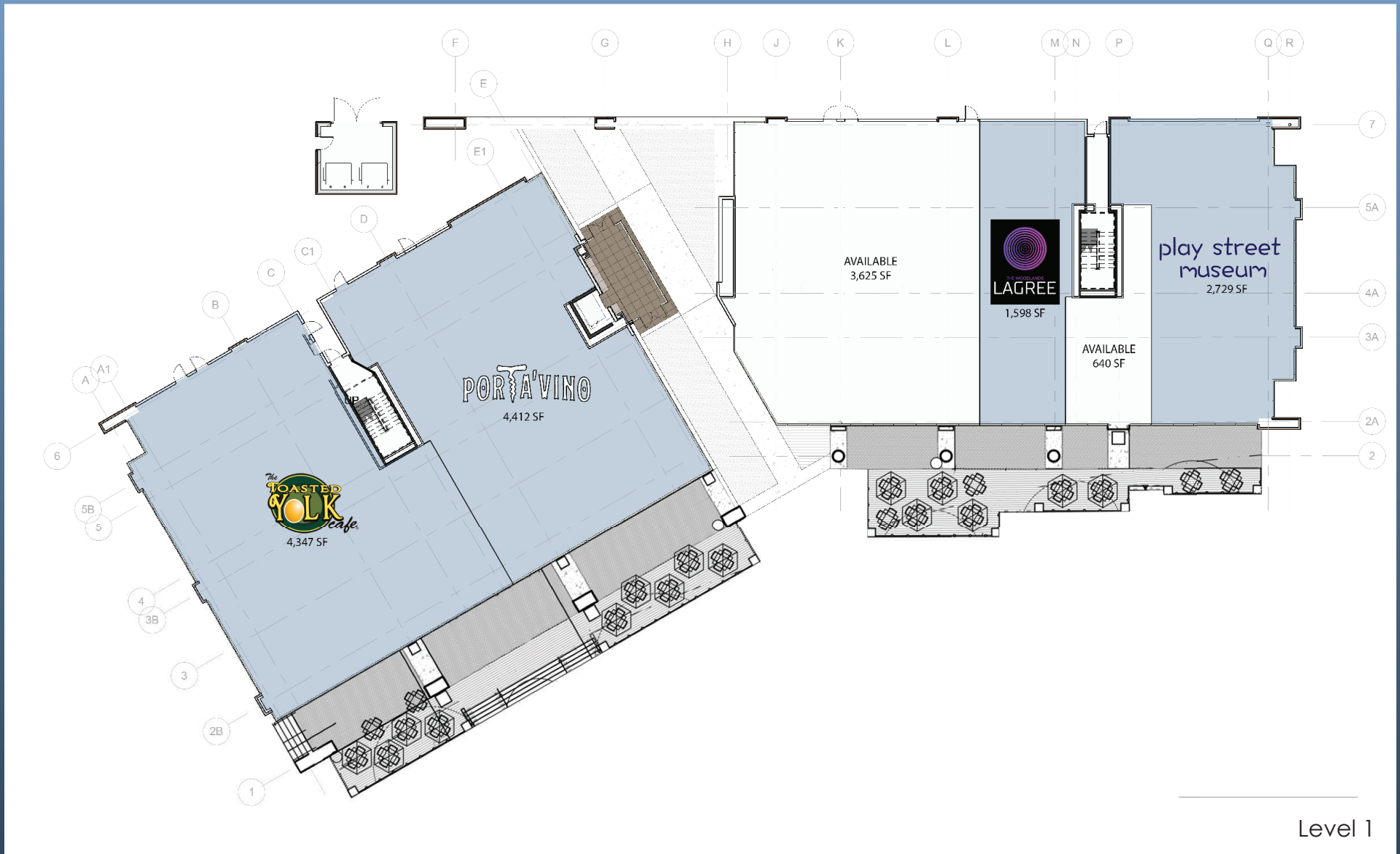


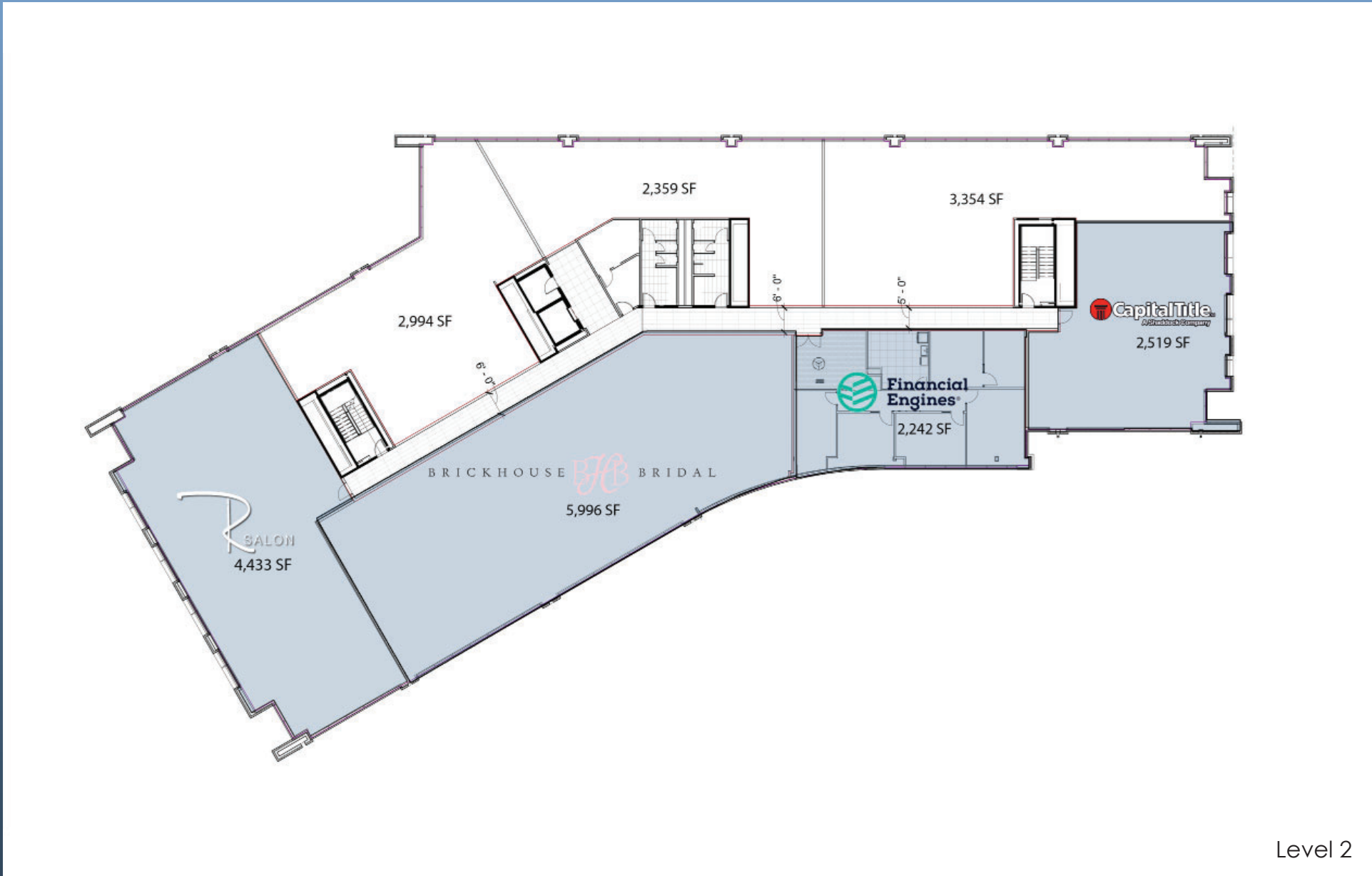


LEVEL 1 PLAN



LEVEL 2 PLAN





Level 2



SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.1582/-95.4727

RS1

203 E Shore Dr			1 mi radius	3 mi radius	5 mi radius
The Woodlands, TX 77380					
POPULATION	2021 Estimated Population		6,570	64,952	168,136
	2026 Projected Population		7,723	69,845	191,658
	2010 Census Population		4,627	57,425	129,393
	2000 Census Population		3,588	50,440	93,936
	Projected Annual Growth 2021 to 2026		3.5%	1.5%	2.8%
	Historical Annual Growth 2000 to 2021		4.0%	1.4%	3.8%
	2021 Median Age		44.1	40.7	38.2
HOUSEHOLDS	2021 Estimated Households		3,474	28,411	65,023
	2026 Projected Households		4,152	30,376	73,281
	2010 Census Households		2,175	23,748	48,722
	2000 Census Households		1,462	18,999	32,948
	Projected Annual Growth 2021 to 2026		3.9%	1.4%	2.5%
	Historical Annual Growth 2000 to 2021		6.6%	2.4%	4.6%
RACE AND ETHNICITY	2021 Estimated White		82.6%	79.7%	78.7%
	2021 Estimated Black or African American		5.3%	6.3%	6.6%
	2021 Estimated Asian or Pacific Islander		5.9%	5.6%	5.8%
	2021 Estimated American Indian or Native Alaskan		0.3%	0.5%	0.5%
	2021 Estimated Other Races		5.9%	8.0%	8.4%
	2021 Estimated Hispanic		16.0%	21.8%	22.0%
INCOME	2021 Estimated Average Household Income		\$204,549	\$139,019	\$143,016
	2021 Estimated Median Household Income		\$95,208	\$91,097	\$104,697
	2021 Estimated Per Capita Income		\$108,182	\$60,842	\$55,322
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)		1.2%	1.6%	1.6%
	2021 Estimated Some High School (Grade Level 9 to 11)		2.9%	4.2%	3.4%
	2021 Estimated High School Graduate		15.0%	15.0%	15.6%
	2021 Estimated Some College		15.7%	21.3%	20.3%
	2021 Estimated Associates Degree Only		7.4%	8.8%	8.1%
	2021 Estimated Bachelors Degree Only		33.3%	31.5%	32.8%
	2021 Estimated Graduate Degree		24.5%	17.6%	18.2%
BUSINESS	2021 Estimated Total Businesses		1,159	6,101	10,034
	2021 Estimated Total Employees		17,788	70,993	103,201
	2021 Estimated Employee Population per Business		15.3	11.6	10.3
	2021 Estimated Residential Population per Business		5.7	10.6	16.8

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
Katherine Wildman	326662	kwildman@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date