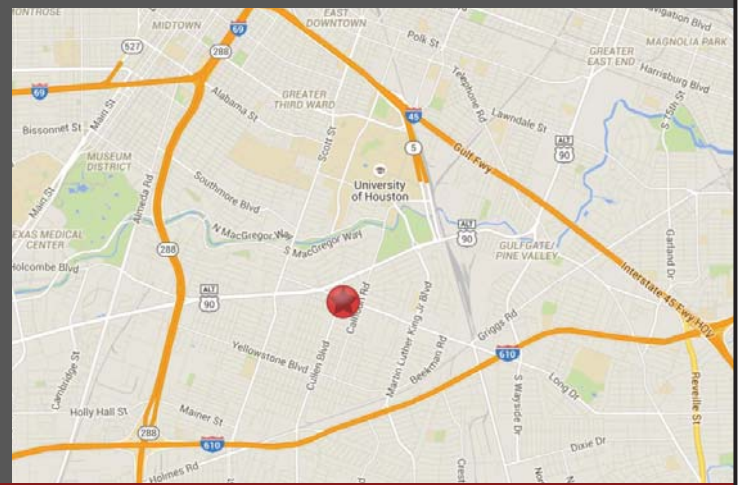
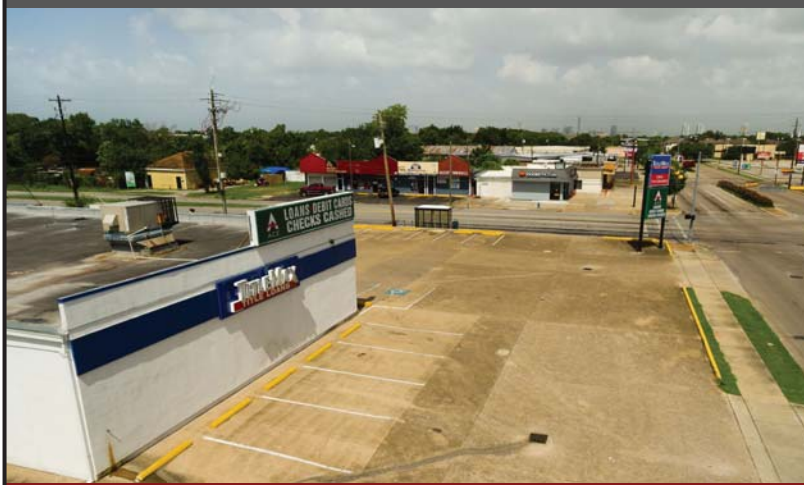


FOR LEASE

THE GRIGGS CENTER

4502 Griggs Rd, Houston, Texas 77021



Property Features:

- Located on the hard corner
- Pylon & excellent building signage



Estimated Population

| 1-mile | 3-miles | 5-miles |
|--------|---------|---------|
| 16,276 | 145,991 | 410,639 |

Area Retailers and Restaurants:



Citi Trends



Avg Household Income

| 1-mile | 3-miles | 5-miles |
|----------|----------|----------|
| \$47,707 | \$58,733 | \$84,904 |

Simply Fashion



Traffic Counts

| | |
|----------------------------|------------|
| Griggs Road at Cullen Blvd | 16,000 CPD |
| Cullen Blvd at Griggs Road | 9,000 CPD |
| YEAR: 2015 SOURCE: TXDOT | |

For more information contact:

Kristen Cavanaugh
kcavanaugh@unitedequities.com
(713) 772-6262

4545 Bissonnet, Ste 100 Bellaire, Texas 77401 www.unitedequities.com

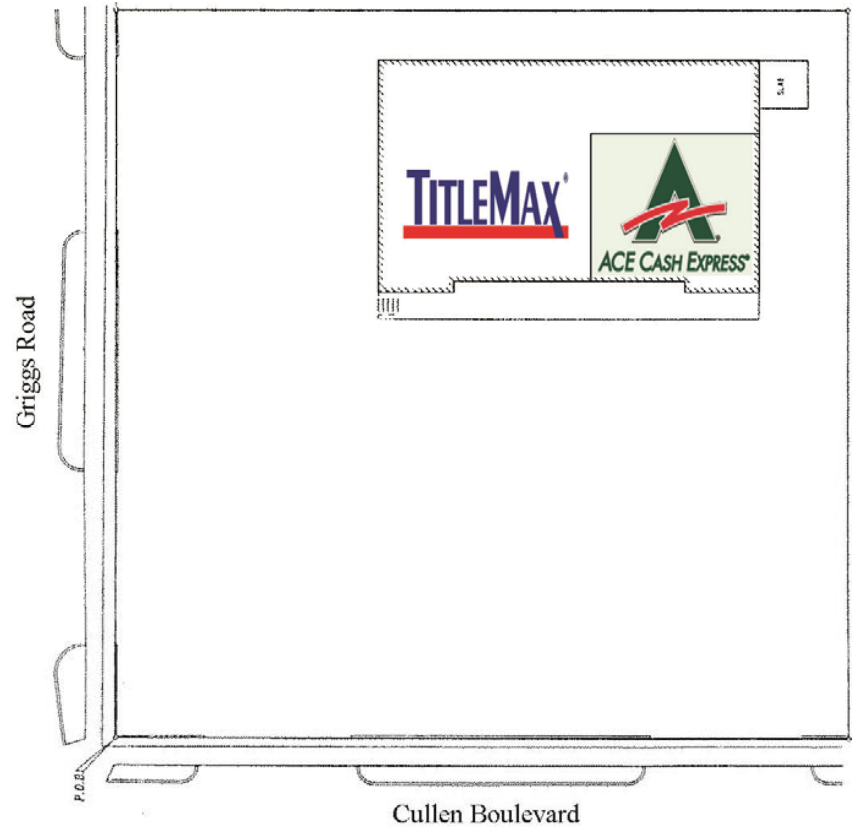
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UNITED EQUITIES
REAL ESTATE
DEVELOPMENT LEASING MANAGEMENT

SITE PLAN: THE GRIGGS CENTER

4502 GRIGGS ROAD • HOUSTON, TEXAS 77021

| <u>SUITE</u> | <u>TENANT</u> | <u>SQ. FT.</u> |
|---------------|------------------|----------------|
| 4502 | ACE CASH EXPRESS | 1,106 |
| 4502-A | TITLE MAX | 2,387 |
| TOTAL SQ. FT. | | 3,493 |



UNITED EQUITIES

REAL ESTATE
DEVELOPMENT LEASING MANAGEMENT

4545 Bissonnet, Suite 100, Bellaire, Texas 77401

www.unitedequities.com ♦ Phone: (713) 772-6262 ♦ Fax: (713) 981-4035



SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7013/-95.3482

RS1

4502 Griggs Rd

Houston, TX 77021

1 mi radius 3 mi radius 5 mi radius

| POPULATION | 2019 Estimated Population | 16,276 | 145,991 | 410,639 |
|---------------------|---|----------|----------|----------|
| | 2024 Projected Population | 17,229 | 154,790 | 431,197 |
| | 2010 Census Population | 15,150 | 133,755 | 371,099 |
| | 2000 Census Population | 14,054 | 131,228 | 360,509 |
| | Projected Annual Growth 2019 to 2024 | 1.2% | 1.2% | 1.0% |
| | Historical Annual Growth 2000 to 2019 | 0.8% | 0.6% | 0.7% |
| | 2019 Median Age | 36.5 | 33.8 | 33.7 |
| HOUSEHOLDS | 2019 Estimated Households | 6,242 | 56,859 | 166,308 |
| | 2024 Projected Households | 6,894 | 62,766 | 181,204 |
| | 2010 Census Households | 5,520 | 48,663 | 140,853 |
| | 2000 Census Households | 5,354 | 45,724 | 129,512 |
| | Projected Annual Growth 2019 to 2024 | 2.1% | 2.1% | 1.8% |
| | Historical Annual Growth 2000 to 2019 | 0.9% | 1.3% | 1.5% |
| RACE AND ETHNICITY | 2019 Estimated White | 16.7% | 30.8% | 44.3% |
| | 2019 Estimated Black or African American | 68.8% | 47.7% | 32.6% |
| | 2019 Estimated Asian or Pacific Islander | 4.1% | 5.1% | 6.2% |
| | 2019 Estimated American Indian or Native Alaskan | 0.3% | 0.5% | 0.5% |
| | 2019 Estimated Other Races | 10.1% | 16.1% | 16.4% |
| | 2019 Estimated Hispanic | 17.4% | 35.6% | 41.2% |
| INCOME | 2019 Estimated Average Household Income | \$47,707 | \$58,733 | \$84,904 |
| | 2019 Estimated Median Household Income | \$46,777 | \$49,801 | \$61,699 |
| | 2019 Estimated Per Capita Income | \$18,701 | \$23,187 | \$35,159 |
| EDUCATION (AGE 25+) | 2019 Estimated Elementary (Grade Level 0 to 8) | 5.7% | 11.4% | 11.3% |
| | 2019 Estimated Some High School (Grade Level 9 to 11) | 10.3% | 10.5% | 9.4% |
| | 2019 Estimated High School Graduate | 26.1% | 24.2% | 21.8% |
| | 2019 Estimated Some College | 24.9% | 20.1% | 17.2% |
| | 2019 Estimated Associates Degree Only | 5.3% | 4.9% | 5.1% |
| | 2019 Estimated Bachelors Degree Only | 16.1% | 15.6% | 18.7% |
| | 2019 Estimated Graduate Degree | 11.6% | 13.2% | 16.4% |
| BUSINESS | 2019 Estimated Total Businesses | 646 | 9,243 | 29,647 |
| | 2019 Estimated Total Employees | 4,465 | 208,880 | 562,833 |
| | 2019 Estimated Employee Population per Business | 6.9 | 22.6 | 19.0 |
| | 2019 Estimated Residential Population per Business | 25.2 | 15.8 | 13.9 |

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.

| | | | |
|---|-------------|-------------------------------|----------------|
| United Equities, Inc. | 314335 | | (713) 772-6262 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Edwin Freedman | 153678 | bfreedman@unitedequities.com | (713) 772-6262 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Kristen Cavanaugh | 484917 | kcavanaugh@unitedequities.com | (713) 772-6262 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date