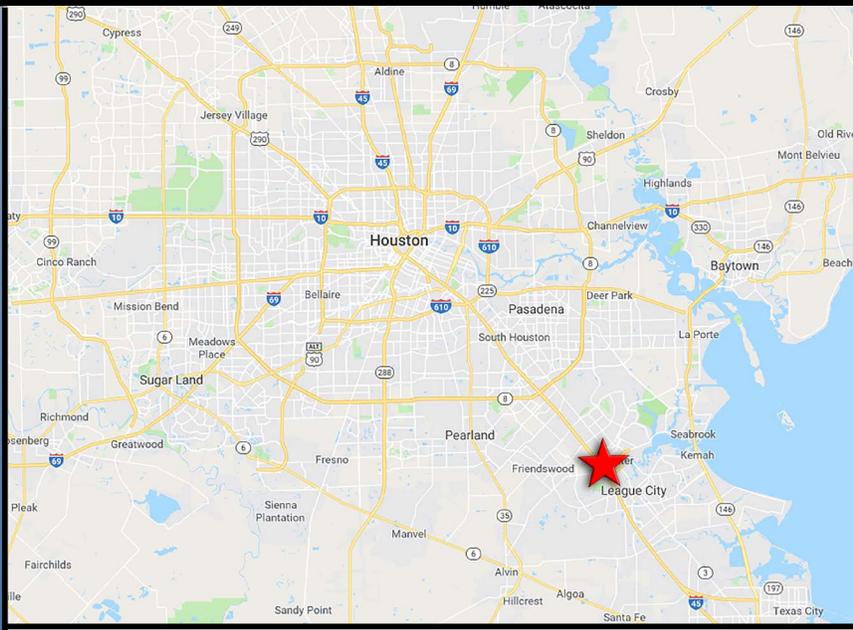




RESTAURANT & PAD BUILDINGS FOR LEASE

Property Features

- Freestanding pad buildings - New Construction
- 4,000 - 5,600 SF, will divide
- Plenty of parking
- Freeway frontage, excellent visibility and multiple curb cuts into the property
- Super-regional location which pulls from League City, Webster, Clear Lake & Friendswood
- High daytime population - close proximity to Johnson Space Center and Clear Lake Medical Center
- Very high area population density
- Surrounded by national credit retailers and restaurants



Demographic Summary:

Radius	1 Mile	3 Mile	5 Mile
2018 Population	3,134	83,465	201,029
2023 Population Est.	3,329	89,828	218,655
Average HH Income	\$45,194	\$88,655	\$108,029

Traffic Counts:

I-45: 156,792 VPD | FM 528: 42,420 VPD | Nasa Bypass: 56,003 VPD (TXDOT 2016)

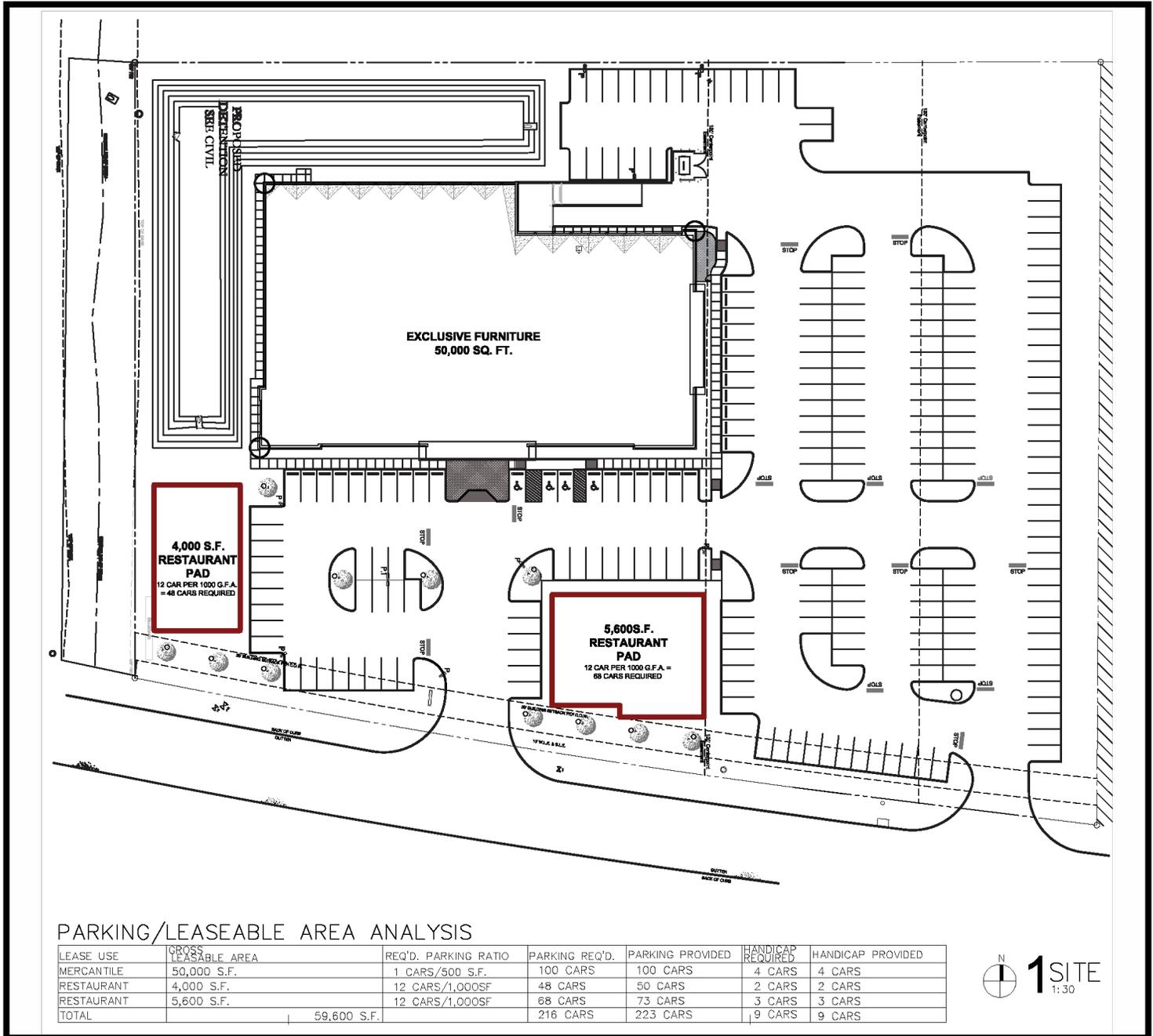
The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

Joshua Sebesta
josh@spinterests.com
Direct: 713.298.1341

S & P Interests
708 Main St., 10th Floor
Houston, Texas 77002

<http://www.spinterests.com>

Site Plan



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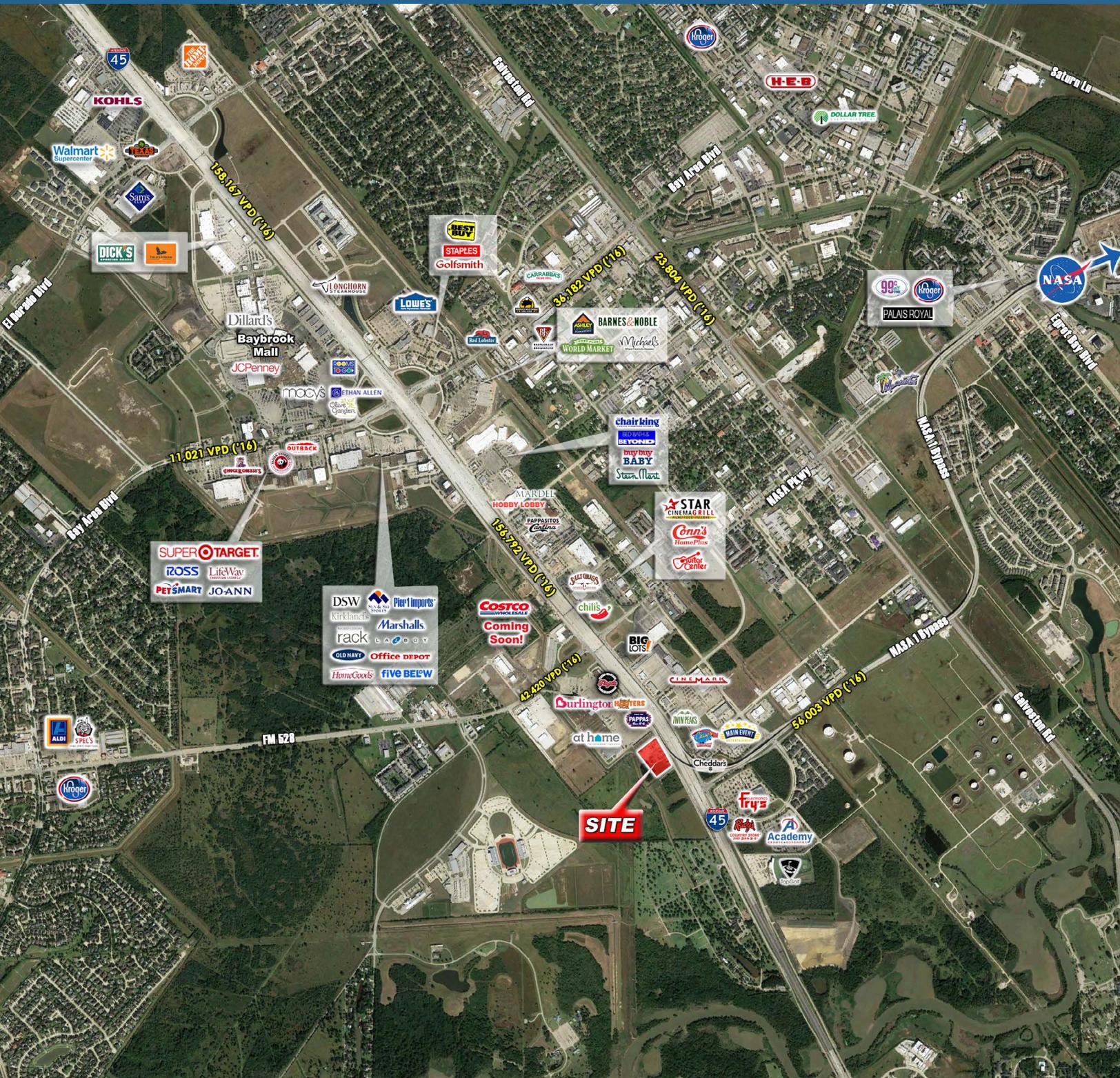
S & P Interests
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Restaurant & Building Pads - Webster SWC of Gulf Fwy & Nasa Rd 1

For Lease



Joshua Sebesta
josh@spinterests.com
Direct: 713.298.1341

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708 Main St., 10th Floor
Houston, Texas 77002



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Restaurant & Building Pads - Webster SWC of Gulf Fwy & Nasa Rd 1

For Lease

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	2,311	56,906	131,958
2010 Total Population	2,818	74,090	169,701
2018 Total Population	3,134	83,465	201,029
2018 Group Quarters	132	512	1,056
2023 Total Population	3,329	89,828	218,655
2018-2023 Annual Rate	1.21%	1.48%	1.70%
2018 Total Daytime Population	6,339	92,659	203,128
Workers	4,730	51,942	102,844
Residents	1,609	40,717	100,284
Household Summary			
2000 Households	697	23,283	51,076
2000 Average Household Size	3.06	2.42	2.56
2010 Households	904	29,443	65,555
2010 Average Household Size	2.98	2.50	2.57
2018 Households	1,000	32,998	76,661
2018 Average Household Size	3.00	2.51	2.61
2023 Households	1,061	35,369	82,967
2023 Average Household Size	3.01	2.53	2.62
2018-2023 Annual Rate	1.19%	1.40%	1.59%
2010 Families	622	18,520	44,544
2010 Average Family Size	3.43	3.16	3.14
2018 Families	695	20,518	52,173
2018 Average Family Size	3.46	3.21	3.20
2023 Families	740	21,953	56,460
2023 Average Family Size	3.48	3.23	3.22
2018-2023 Annual Rate	1.26%	1.36%	1.59%
Median Household Income			
2018	\$36,956	\$65,814	\$82,787
2023	\$41,118	\$73,252	\$90,938
Median Home Value			
2018	\$125,000	\$195,239	\$228,138
2023	\$143,056	\$227,770	\$254,505
Per Capita Income			
2018	\$16,218	\$35,342	\$41,507
2023	\$18,328	\$39,378	\$45,738
Median Age			
2010	27.3	33.0	35.6
2018	28.4	34.7	36.9
2023	28.7	35.4	37.6
2018 Households by Income			
Household Income Base	1,000	32,998	76,661
<\$15,000	18.8%	6.7%	5.4%
\$15,000 - \$24,999	14.6%	6.4%	5.3%
\$25,000 - \$34,999	13.0%	9.4%	7.2%
\$35,000 - \$49,999	19.4%	12.8%	10.6%
\$50,000 - \$74,999	18.8%	20.5%	16.6%
\$75,000 - \$99,999	9.6%	12.8%	13.0%
\$100,000 - \$149,999	4.3%	16.7%	20.1%
\$150,000 - \$199,999	1.1%	8.4%	11.4%
\$200,000+	0.3%	6.2%	10.5%
Average Household Income	\$45,194	\$88,655	\$108,029
2018 Population 25+ by Educational Attainment			
Total	1,781	55,566	136,310
Less than 9th Grade	12.5%	3.8%	2.5%
9th - 12th Grade, No Diploma	9.5%	4.9%	3.7%
High School Graduate	26.5%	17.0%	14.9%
GED/Alternative Credential	3.3%	2.9%	2.5%
Some College, No Degree	27.7%	24.0%	22.2%
Associate Degree	5.3%	10.6%	10.2%
Bachelor's Degree	11.1%	24.8%	28.7%
Graduate/Professional Degree	4.1%	11.9%	15.4%



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date