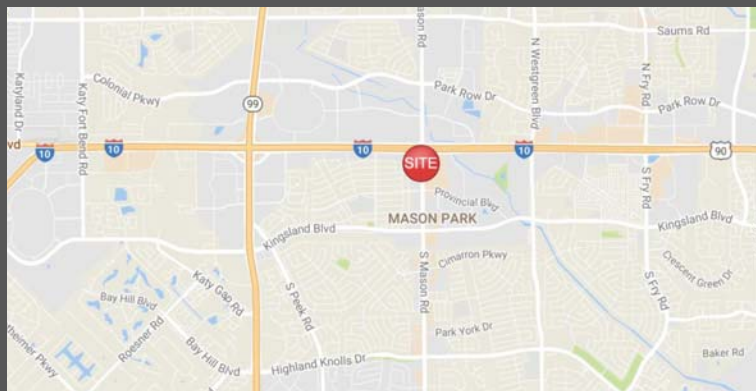


FOR LEASE POINTE WEST SHOPPING CENTER

300 South Mason Road, Katy, Texas 77450



Property Features:

- Fiesta anchored center
- 1,750 SF available fronting S. Mason Road
- 1,400 SF of inline space available
- Located at the center of the Katy market
- Easy access from Katy Freeway, Grand Parkway and the Sam Houston Tollway



Estimated Population

1-mile	3-miles	5-miles
12,114	139,524	267,826



Avg Household Income

1-mile	3-miles	5-miles
\$91,157	\$106,657	\$114,415



Traffic Counts

Katy Freeway	111,000 CPD
South Mason Road south of I-10	43,000 CPD
YEAR: 2015 SOURCE: TXDOT	

For more information contact:

Doug Freedman
dfreedman@unitedequities.com
(713) 772-6262

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

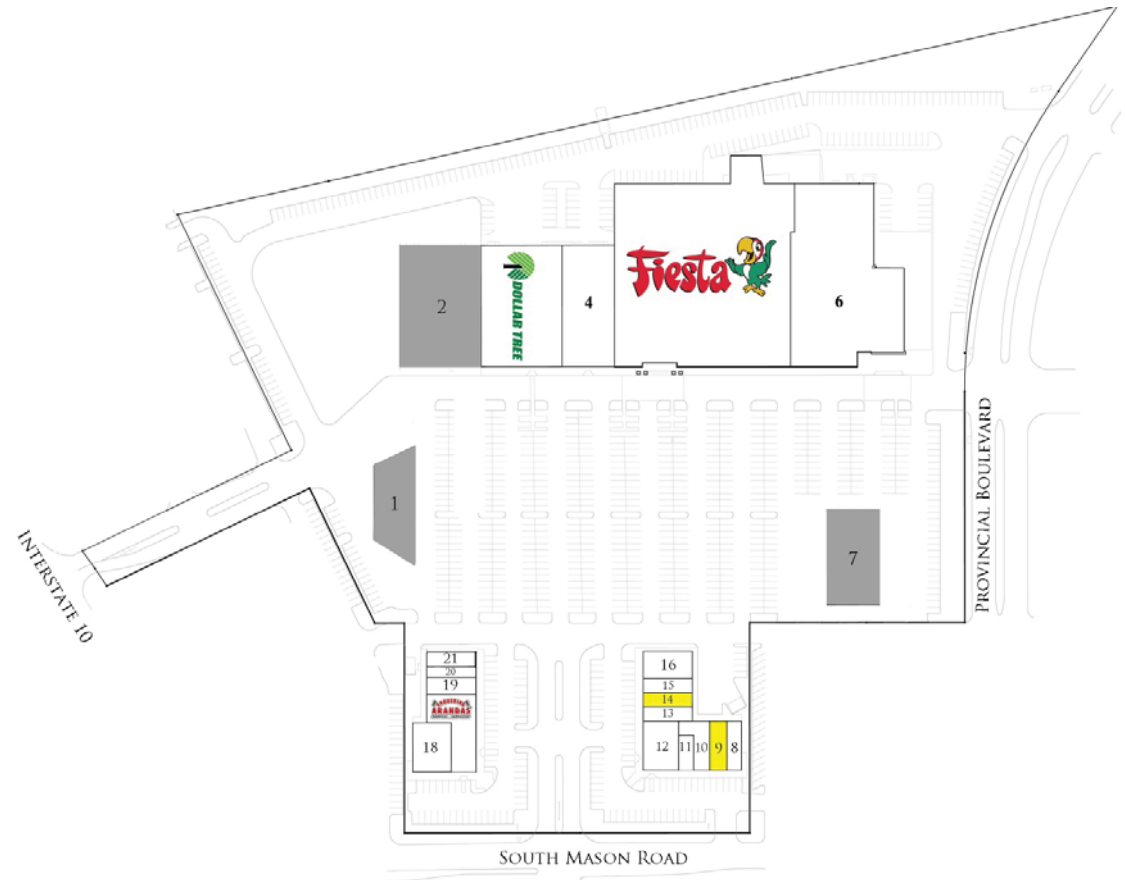
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UNITED EQUITIES
REAL ESTATE
DEVELOPMENT LEASING MANAGEMENT

SITE PLAN: POINTE WEST SHOPPING CENTER

300 SOUTH MASON AT KATY FREEWAY • KATY, TEXAS 77450

<u>SUITE</u>	<u>TENANT</u>	<u>SQ. FT.</u>
1	FUTURE SPACE	5,000
2	FUTURE SPACE	35,000
3	DOLLAR TREE	20,000
4	PENNY WISE	13,000
5	FIESTA	67,719
6	FITNESS CONNECTION	36,280
8	CASH STORE	1,400
9	AVAILABLE	1,750
10	WHICH WICH	2,062
11	BOOST MOBILE	1,088
12	JEFFERSON DENTAL	3,500
13	ZERO DEGREES	1,400
14	AVAILABLE	1,400
15	HIP CLIPS	1,400
16	TACOS LA BALA	2,800
17	TAQUERIA ARANDAS	5,250
18	WAREHOUSE POOL SUPPLY	3,850
19	KOLACHE FACTORY	1,750
20	IRIS NAIL SPA & FACIAL	1,050
21	LA INSURANCE	1,390
TOTAL SQ. FT.		212,089



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



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SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7822/-95.7499

RS1

300 South Mason Road

Katy, TX 77450

1 mi radius 3 mi radius 5 mi radius

POPULATION	2018 Estimated Population	12,114	139,524	267,826
	2023 Projected Population	12,415	144,973	281,953
	2010 Census Population	10,372	111,084	208,732
	2000 Census Population	8,259	76,459	118,614
	Projected Annual Growth 2018 to 2023	0.5%	0.8%	1.1%
	Historical Annual Growth 2000 to 2018	2.6%	4.6%	7.0%
	2018 Median Age	34.8	34.6	34.1
HOUSEHOLDS	2018 Estimated Households	4,871	49,353	91,066
	2023 Projected Households	5,173	52,968	98,750
	2010 Census Households	3,959	37,130	67,749
	2000 Census Households	2,859	24,487	38,152
	Projected Annual Growth 2018 to 2023	1.2%	1.5%	1.7%
	Historical Annual Growth 2000 to 2018	3.9%	5.6%	7.7%
RACE AND ETHNICITY	2018 Estimated White	72.0%	66.5%	64.6%
	2018 Estimated Black or African American	9.6%	10.9%	11.5%
	2018 Estimated Asian or Pacific Islander	6.3%	10.0%	10.9%
	2018 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
	2018 Estimated Other Races	11.5%	12.0%	12.5%
	2018 Estimated Hispanic	31.0%	31.2%	31.7%
INCOME	2018 Estimated Average Household Income	\$91,157	\$106,657	\$114,415
	2018 Estimated Median Household Income	\$65,863	\$88,846	\$97,477
	2018 Estimated Per Capita Income	\$36,658	\$37,731	\$38,907
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	5.8%	4.3%	4.6%
	2018 Estimated Some High School (Grade Level 9 to 11)	3.3%	4.6%	4.8%
	2018 Estimated High School Graduate	20.9%	18.4%	17.8%
	2018 Estimated Some College	26.1%	22.9%	22.3%
	2018 Estimated Associates Degree Only	10.5%	9.7%	9.1%
	2018 Estimated Bachelors Degree Only	25.8%	27.4%	27.4%
	2018 Estimated Graduate Degree	7.6%	12.7%	14.0%
BUSINESS	2018 Estimated Total Businesses	1,010	3,943	7,440
	2018 Estimated Total Employees	8,532	35,284	70,023
	2018 Estimated Employee Population per Business	8.4	8.9	9.4
	2018 Estimated Residential Population per Business	12.0	35.4	36.0

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

11-2-2015

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.

<u>United Equities, Inc.</u>	<u>314335</u>	<u></u>	<u>(713) 772-6262</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Edwin Freedman</u>	<u>153678</u>	<u>bffreedman@unitedequities.com</u>	<u>(713) 772-6262</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Doug Freedman</u>	<u>571265</u>	<u>dfreedman@unitedequities.com</u>	<u>(713) 772-6262</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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