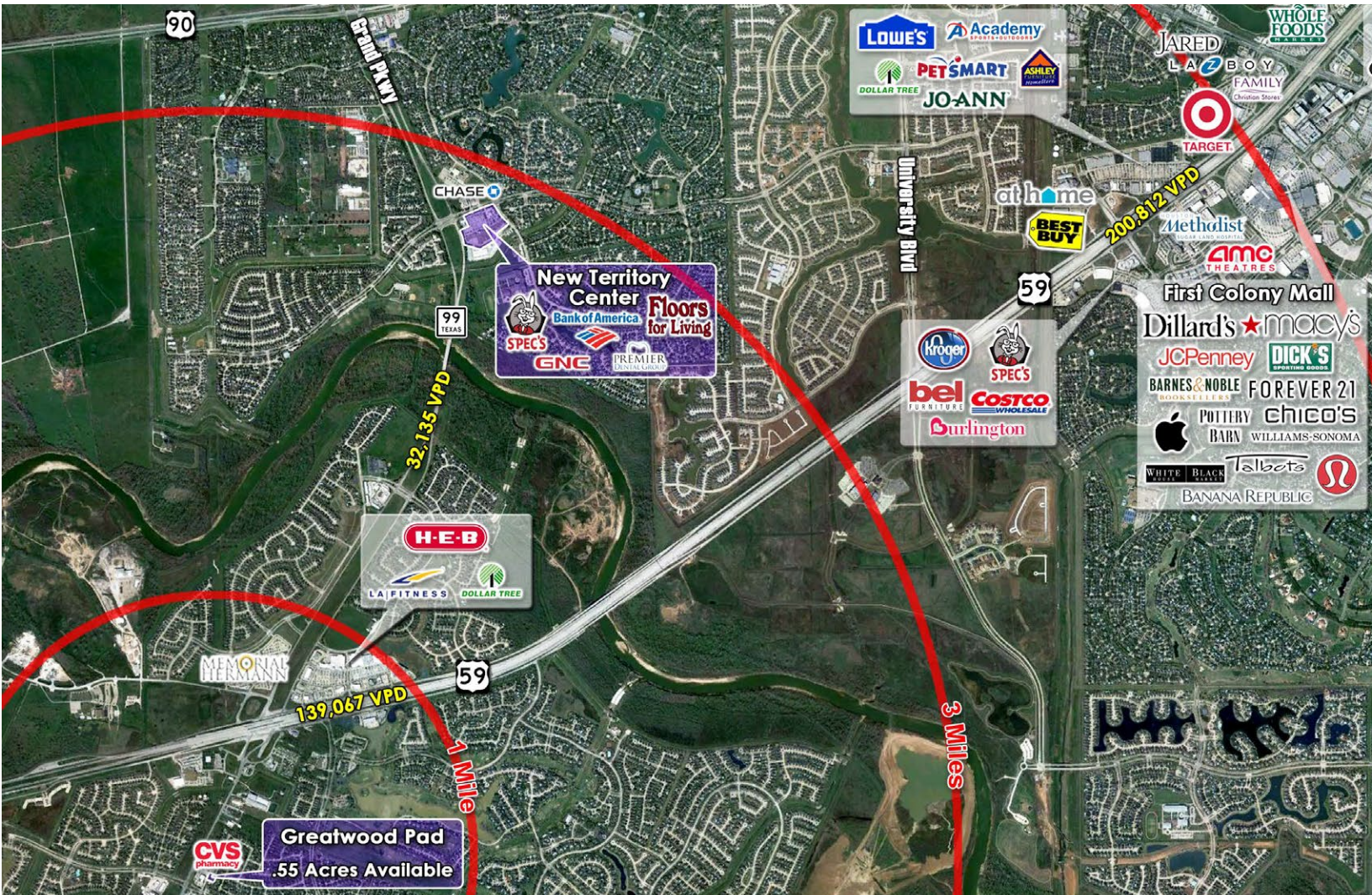


GREATWOOD PAD SITE ■ RICHMOND, TX

East of Crabb River Rd @ Sansbury ■ Richmond, Texas 77469

STRATEGICALLY POSITIONED ON THE MAJOR NORTH-SOUTH THOROUGHFARE

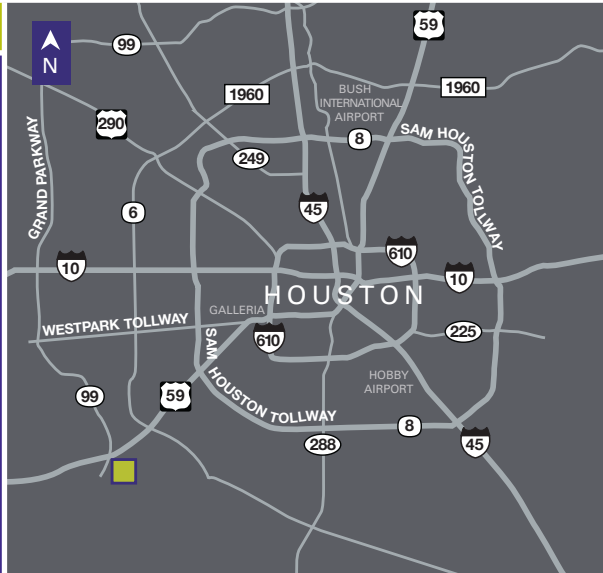


POPULATION ESTIMATE

1 mile	11,810
3 miles	55,616
5 miles	132,255

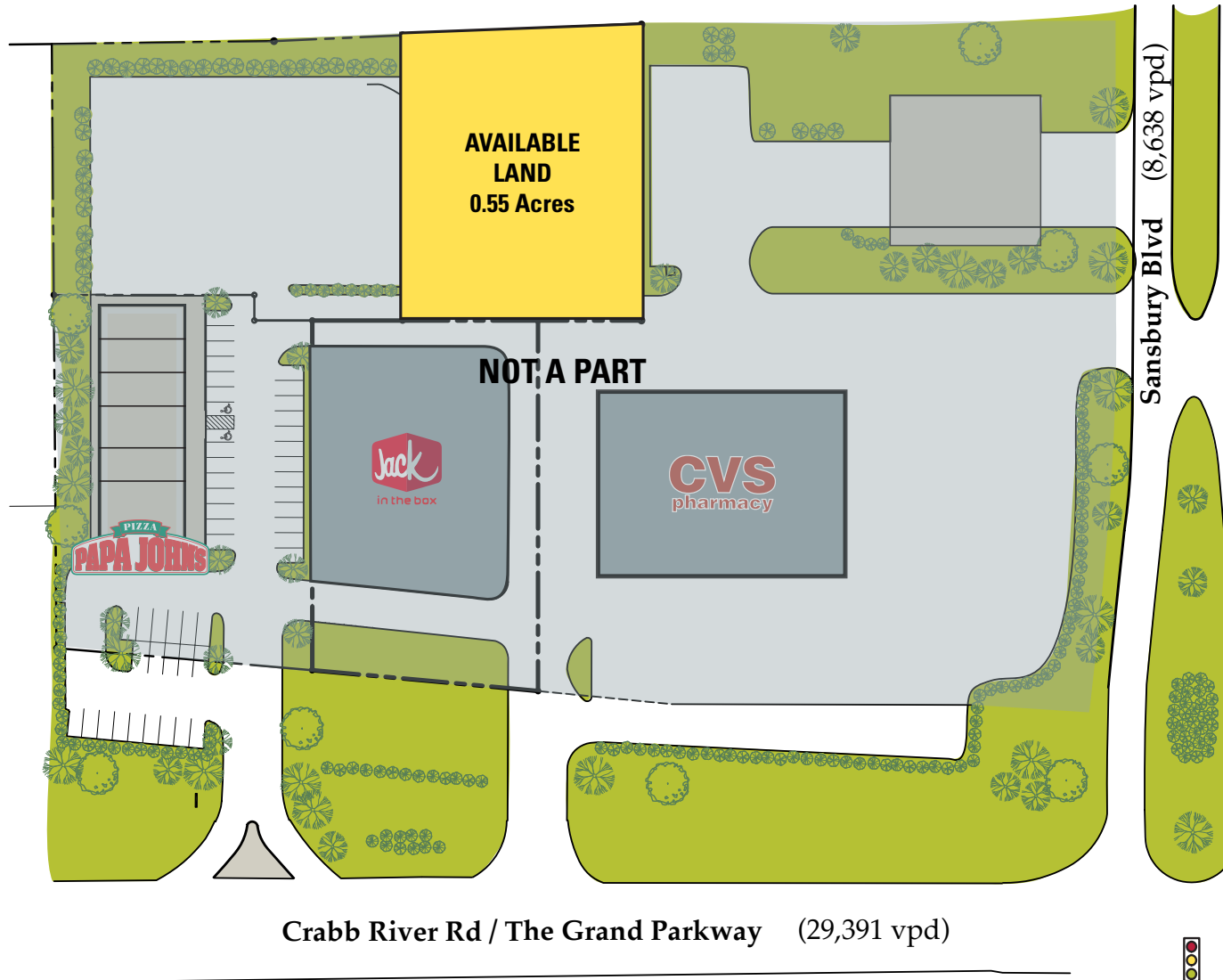
AVERAGE HOUSEHOLD INCOME

1 mile	\$116,545
3 miles	\$136,943
5 miles	\$147,712



TRAFFIC COUNTS

- Grand Parkway north of Sansbury Blvd
29,391 vpd
- Grand Parkway south of Sansbury Blvd
19,561 vpd
- Sansbury Blvd west of Grand Parkway
10,014 vpd
- Sansbury Blvd east of Grand Parkway
8,638 vpd



GREATWOOD PAD SITE ■ DEMOGRAPHICS

FOR MORE DETAILED DEMOGRAPHICS VISIT frpltd.com/Properties/GreatwoodPadSite

	Lat/Long: 29.5523 / -95.6946		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	11,979	57,745	128,325	11,979
	2023 Projected Population	13,732	65,966	146,796	13,732
	2010 Census Population	10,011	43,009	96,544	10,011
	2000 Census Population	6,645	22,013	61,240	6,645
	Projected Annual Growth 2018 to 2023	2.9%	2.8%	2.9%	2.9%
	Historical Annual Growth 2000 to 2018	4.5%	9.0%	6.1%	4.5%
	2018 Median Age	36.6	35.9	36.8	36.6
HOUSEHOLDS	2018 Estimated Households	4,000	18,707	41,034	4,000
	2023 Projected Households	4,642	21,683	47,676	4,642
	2010 Census Households	3,284	13,561	30,024	3,284
	2000 Census Households	2,140	6,714	17,803	2,140
	Projected Annual Growth 2018 to 2023	3.2%	3.2%	3.2%	3.2%
	Historical Annual Growth 2000 to 2018	4.8%	9.9%	7.2%	4.8%
RACE AND ETHNICITY	2018 Estimated White	54.2%	49.5%	47.5%	54.2%
	2018 Estimated Black or African American	21.0%	17.3%	15.5%	21.0%
	2018 Estimated Asian or Pacific Islander	15.8%	25.3%	28.9%	15.8%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%	0.3%
	2018 Estimated Other Races	8.7%	7.6%	7.8%	8.7%
	2018 Estimated Hispanic	23.3%	19.5%	20.7%	23.3%
INCOME	2018 Estimated Average Household Income	\$116,655	\$132,315	\$144,477	\$116,655
	2018 Estimated Median Household Income	\$109,071	\$121,743	\$124,303	\$109,071
	2018 Estimated Per Capita Income	\$39,009	\$43,030	\$46,543	\$39,009
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	4.6%	4.1%	4.1%	4.6%
	2018 Estimated Some High School (Grade Level 9 to 11)	3.8%	4.0%	5.4%	3.8%
	2018 Estimated High School Graduate	17.1%	15.6%	16.5%	17.1%
	2018 Estimated Some College	19.8%	18.7%	17.4%	19.8%
	2018 Estimated Associates Degree Only	8.9%	8.2%	7.8%	8.9%
	2018 Estimated Bachelors Degree Only	28.5%	30.5%	28.7%	28.5%
	2018 Estimated Graduate Degree	17.2%	18.9%	20.1%	17.2%
BUSINESS	2018 Estimated Total Businesses	382	945	3,444	382
	2018 Estimated Total Employees	2,730	7,526	35,527	2,730
	2018 Estimated Employee Population per Business	7.2	8.0	10.3	7.2
	2018 Estimated Residential Population per Business	31.4	61.1	37.3	31.4

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each

party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



01A TREC NO. OP-K

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08/21/12



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