



### PROPERTY DATA

- Total size: 75,016 sf
- 2,800 - 16,250 sf available
- Anchored by Ninfa's
- Recently renovated

### TRAFFIC COUNTS

I-45 S	269,570 cars per day
Monroe	24,860 cars per day

### 2002 POPULATION

1 Mile	22,811
3 Mile	134,877
5 Mile	323,264

### 2002 AVERAGE HOUSEHOLD INCOME

1 Mile	\$44,434
3 Mile	\$49,365
5 Mile	\$49,554

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**Demographic Report  
I-45 South @ Monroe  
1, 3 and 5 Mile Radius**

Pop Facts: Demographic Quick Facts

<b>Pop Facts: Demographic Quick Facts</b>	<b>I-45 @ Monroe 0.00 - 1.00 mi</b>		<b>I-45 @ Monroe 0.00 - 3.00 mi</b>		<b>I-45 @ Monroe 0.00 - 5.00 mi</b>	
<b>Population</b>						
2007 Projection	25,448		146,501		348,514	
2002 Estimate	22,811		134,877		323,264	
2000 Census	21,742		130,235		313,229	
1990 Census	16,415		111,291		275,949	
Growth 1990-2000	32.45%		17.02%		13.51%	
<b>Households</b>						
2007 Projection	7,914		43,367		106,036	
2002 Estimate	7,310		41,041		100,381	
2000 Census	7,100		40,270		98,351	
1990 Census	6,394		38,716		93,645	
Growth 1990-2000	11.03%		4.01%		5.03%	
<b>2002 Estimated Population by Single Race Classification</b>	22,811	% base	134,877	% base	323,264	% base
White alone	8,001	35.08%	62,703	46.49%	158,389	49.00%
Black or African American alone	4,768	20.90%	15,247	11.30%	47,614	14.73%
American Indian and Alaska Native alone	106	0.47%	844	0.63%	2,079	0.64%
Asian alone	726	3.18%	4,807	3.56%	7,850	2.43%
Native Hawaiian and Other Pacific Islander alone	31	0.13%	112	0.08%	192	0.06%
Some other race alone	8,240	36.12%	46,190	34.25%	95,737	29.62%
Two or more races	938	4.11%	4,974	3.69%	11,405	3.53%
<b>2002 Estimated Population Hispanic or Latino</b>	22,811	% base	134,877	% base	323,264	% base
Hispanic or Latino	15,315	67.14%	93,479	69.31%	206,184	63.78%
Not Hispanic or Latino	7,496	32.86%	41,398	30.69%	117,080	36.22%
<b>2000 Tenure of Occupied Housing Units</b>	7,100	% base	40,270	% base	98,351	% base
Owner Occupied	2,259	31.81%	20,171	50.09%	51,051	51.91%
Renter Occupied	4,841	68.19%	20,099	49.91%	47,300	48.09%
<b>2000 Average Household Size</b>	3.07		3.22		3.17	
<b>2002 Estimated Households by Household Income</b>	7,310	% base	41,041	% base	100,381	% base
Less than \$15,000	1,135	15.53%	5,374	13.09%	14,667	14.61%
\$15,000 to \$24,999	1,006	13.76%	5,633	13.73%	13,595	13.54%
\$25,000 to \$34,999	1,118	15.30%	5,901	14.38%	13,821	13.77%
\$35,000 to \$49,999	1,248	17.07%	7,739	18.86%	18,903	18.83%
\$50,000 to \$74,999	1,261	17.25%	8,078	19.68%	19,776	19.70%
\$75,000 to \$99,999	785	10.74%	4,540	11.06%	10,702	10.66%
\$100,000 to \$149,999	547	7.48%	2,519	6.14%	6,205	6.18%
\$150,000 to \$249,999	186	2.55%	1,019	2.48%	2,236	2.23%
\$250,000 to \$499,999	20	0.28%	183	0.45%	365	0.36%
\$500,000 or more	3	0.04%	55	0.13%	111	0.11%
<b>2002 Estimated Average Household Income</b>	\$44,434		\$49,365		\$49,554	
<b>2002 Estimated Median Household Income</b>	\$39,756		\$42,002		\$41,433	
<b>2002 Estimated Per Capita Income</b>	\$13,994		\$14,724		\$15,096	

*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

**B**efore 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.

