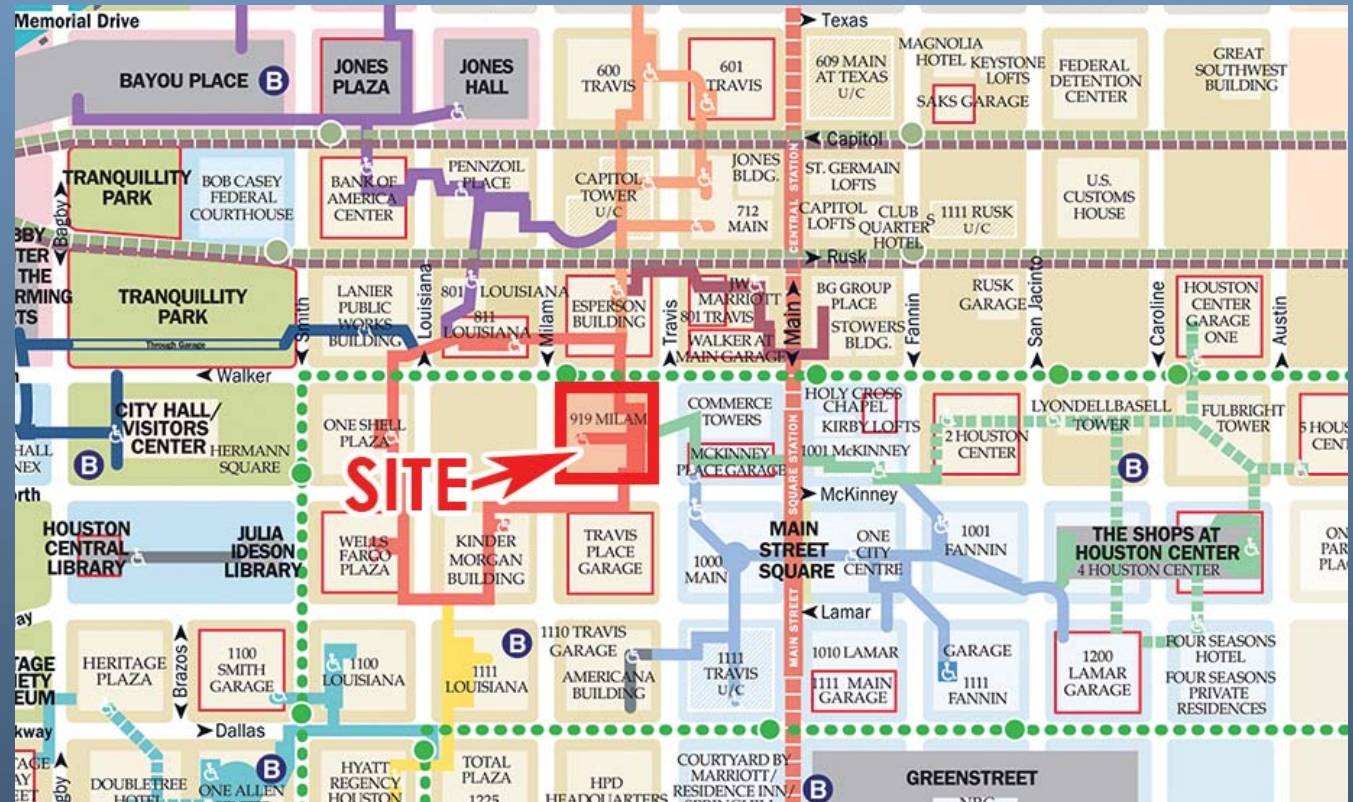


FOR LEASE

919 Milam - Tunnel Level Retail



PROPERTY DATA

- 776 SF - 4,195 SF available within the downtown Houston tunnel system
- Retail tenants include Beck's Prime, Subway and Salata
- Average daily use of downtown Houston tunnel system 90,000 people per day

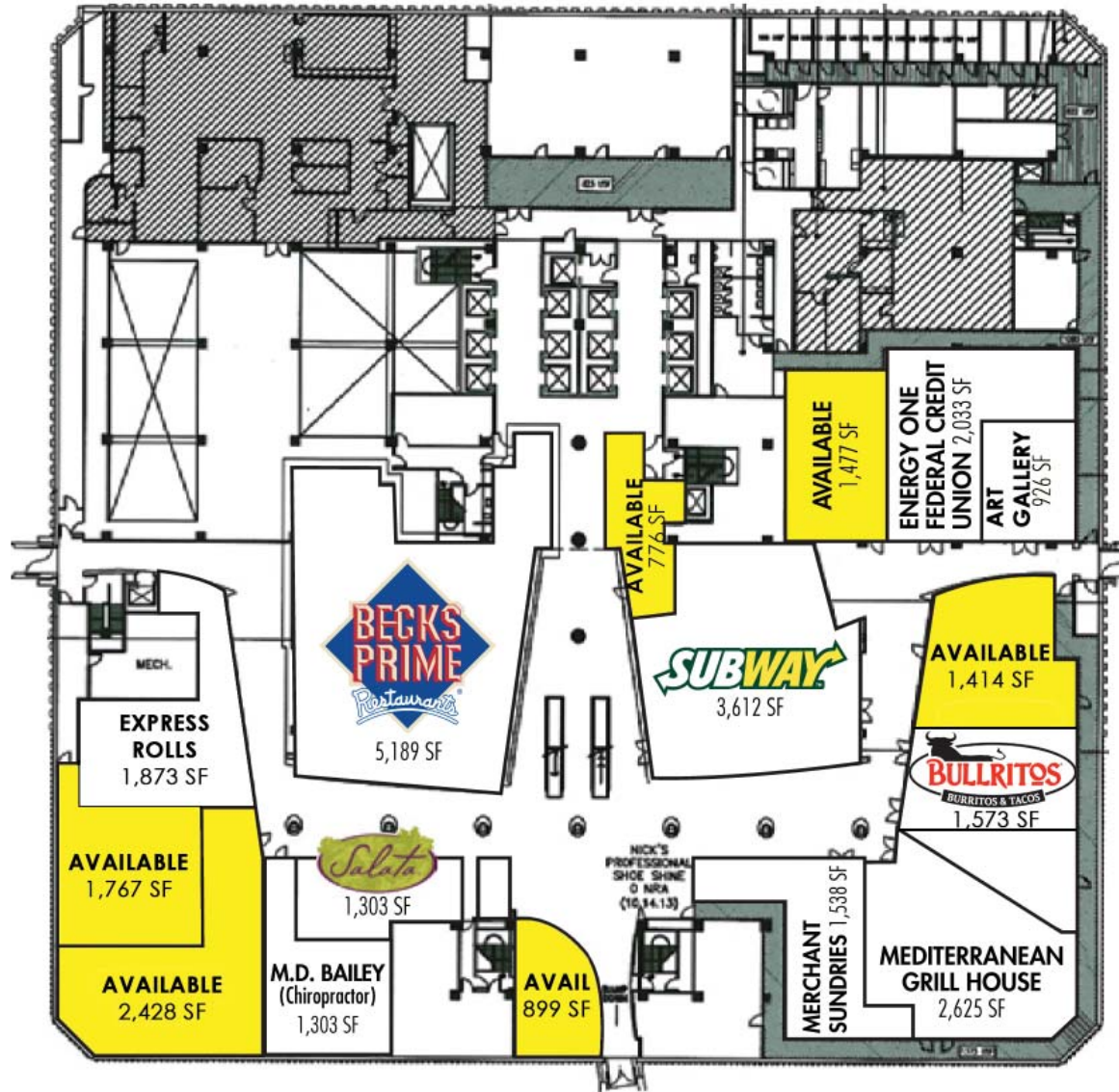
DEMOGRAPHICS

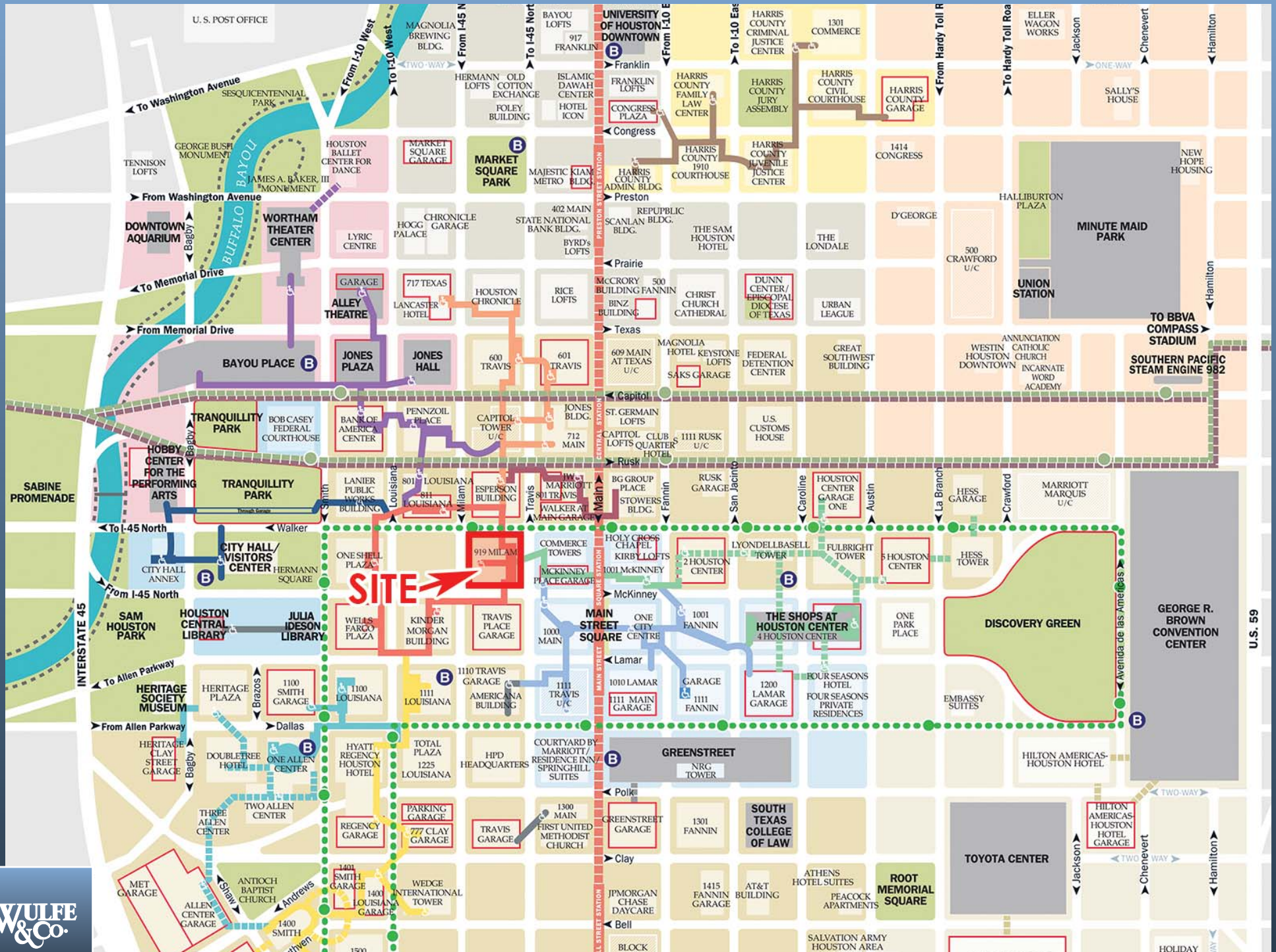
	1/4 Mile Radius	1/2 Mile Radius	1 Mile Radius
Employment 2014 Estimate	48,148	124,997	211,020
Avg HH Income 2014 Estimate	\$117,924	\$94,393	\$87,975

CONTACT

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**Demographic Report
919 Milam St, Houston, Texas**

Pop Facts: Demographic Quick Facts

Pop Facts: Demographic Quick Facts	919 Milam 0.25 mile ring		919 Milam 0.5 mile ring		919 Milam 1 mile ring	
Population						
2019 Projection	655		4,161		27,501	
2014 Estimate	569		3,885		25,650	
2010 Census	495		3,564		23,621	
2000 Census	409		5,035		17,199	
Growth 2014-2019	15.11%		7.11%		7.22%	
Growth 2010-2014	14.95%		9.00%		8.59%	
Growth 2000-2010	21.05%		-29.21%		37.34%	
Households						
2019 Projection	460		2,074		8,512	
2014 Estimate	398		1,770		7,392	
2010 Census	345		1,479		6,385	
2000 Census	218		1,011		3,173	
Growth 2014-2019	15.52%		17.20%		15.15%	
Growth 2010-2014	15.32%		19.70%		15.77%	
Growth 2000-2010	58.23%		46.26%		101.24%	
2014 Estimated Population by Single Race Classification	569		3,885		25,650	
White Alone	481	84.60%	2,285	58.82%	14,622	57.01%
Black or African American Alone	23	4.09%	676	17.41%	7,912	30.85%
American Indian and Alaska Native Alone	4	0.78%	26	0.66%	92	0.36%
Asian Alone	35	6.16%	135	3.47%	889	3.47%
Native Hawaiian and Other Pacific Islander Alone	0	0.00%	1	0.02%	6	0.02%
Some Other Race Alone	17	2.97%	706	18.18%	1,676	6.53%
Two or More Races	8	1.41%	56	1.44%	453	1.76%
2014 Estimated Population Hispanic or Latino	569		3,885		25,650	
Hispanic or Latino	42	7.34%	887	22.82%	4,677	18.23%
Not Hispanic or Latino	527	92.66%	2,998	77.18%	20,973	81.77%
2014 Tenure of Occupied Housing Units	398		1,770		7,392	
Owner-Occupied	139	34.93%	328	18.55%	2,016	27.27%
Renter-Occupied	259	65.07%	1,442	81.45%	5,376	72.73%
2014 Average Household Size	1.40		1.24		1.68	



**Demographic Report
919 Milam St, Houston, Texas**

Pop Facts: Demographic Quick Facts	919 Milam 0.25 mile ring		919 Milam 0.5 mile ring		919 Milam 1 mile ring	
2014 Estimated Households by Household Income	398		1,770		7,392	
Less than \$15,000	46	11.55%	349	19.73%	1,308	17.69%
\$15,000 to \$24,999	29	7.39%	163	9.22%	661	8.95%
\$25,000 to \$34,999	23	5.71%	116	6.55%	477	6.45%
\$35,000 to \$49,999	33	8.28%	151	8.52%	746	10.09%
\$50,000 to \$74,999	49	12.19%	210	11.85%	1,084	14.67%
\$75,000 to \$99,999	57	14.31%	216	12.23%	933	12.62%
\$100,000 to \$124,999	33	8.28%	133	7.50%	628	8.49%
\$125,000 to \$149,999	28	6.93%	100	5.63%	381	5.15%
\$150,000 to \$199,999	36	8.94%	126	7.12%	492	6.65%
\$200,000 to \$249,999	17	4.25%	58	3.30%	215	2.90%
\$250,000 to \$499,999	35	8.71%	109	6.16%	350	4.74%
\$500,000 or more	14	3.46%	39	2.19%	117	1.58%
2014 Estimated Average Household Income	\$117,924		\$94,393		\$87,975	
2014 Estimated Median Household Income	\$83,526		\$62,615		\$61,614	
2014 Median Household Income by Single Race Classification or Ethnicity						
White Alone	\$82,474		\$64,544		\$69,573	
Black or African American Alone	\$58,997		\$22,087		\$14,983	
American Indian and Alaska Native Alone	\$34,974		\$27,956		\$17,146	
Asian Alone	\$172,451		\$161,368		\$67,164	
Native Hawaiian and Other Pacific Islander Alone					\$62,500	
Some Other Race Alone	\$83,586		\$78,607		\$69,168	
Two or More Races	\$64,578		\$63,786		\$67,102	
Hispanic or Latino	\$22,890		\$18,676		\$46,078	
Not Hispanic or Latino	\$85,969		\$66,457		\$63,594	



**Demographic Report
919 Milam St, Houston, Texas**

Business Summary - Occupation

Business Summary - Occupation	919 Milam 0.25 mile ring			919 Milam 0.5 mile ring			919 Milam 1 mile ring		
	SOC Code	Employment	%	SOC Code	Employment	%	SOC Code	Employment	%
Total Employment by Occupation	All	48,148		All	124,997		All	211,020	
Management Occupations	11	4,014	8%	11	10,297	8%	11	17,316	8%
Business and Financial Operations Occupations	13	4,227	9%	13	10,755	9%	13	17,762	8%
Computer and Mathematical Occupations	15	1,286	3%	15	3,409	3%	15	5,754	3%
Architecture and Engineering Occupations	17	1,653	3%	17	3,890	3%	17	5,960	3%
Life, Physical, and Social Science Occupations	19	1,109	2%	19	2,570	2%	19	3,892	2%
Community and Social Service Occupations	21	399	1%	21	1,091	1%	21	2,180	1%
Legal Occupations	23	1,828	4%	23	4,899	4%	23	8,571	4%
Education, Training, and Library Occupations	25	456	1%	25	1,204	1%	25	2,344	1%
Arts, Design, Entertainment, Sports, and Media Occupations	27	575	1%	27	1,518	1%	27	2,719	1%
Healthcare Practitioners and Technical Occupations	29	322	1%	29	1,515	1%	29	3,547	2%
Healthcare Support Occupations	31	90	0%	31	338	0%	31	779	0%
Protective Service Occupations	33	1,024	2%	33	2,735	2%	33	4,914	2%
Food Preparation and Serving Related Occupations	35	364	1%	35	1,081	1%	35	2,198	1%
Building and Grounds Cleaning and Maintenance	37	1,418	3%	37	4,226	3%	37	7,997	4%
Personal Care and Service Occupations	39	678	1%	39	2,072	2%	39	3,999	2%
Sales and Related Occupations	41	2,221	5%	41	6,203	5%	41	11,251	5%
Office and Administrative Support Occupations	43	6,820	14%	43	18,100	14%	43	31,108	15%
Farming, Fishing, and Forestry Occupations	45	51	0%	45	145	0%	45	256	0%
Construction and Extraction Occupations	47	7,027	15%	47	17,374	14%	47	27,344	13%
Installation, Maintenance, and Repair Occupations	49	2,517	5%	49	6,333	5%	49	10,351	5%
Production Occupations	51	2,512	5%	51	6,029	5%	51	9,482	4%
Transportation and Material Moving Occupations	53	4,009	8%	53	10,294	8%	53	16,887	8%
Other Occupations	99	3,547	7%	99	8,920	7%	99	14,411	7%
<i>Prepared from Nielsen Business-Facts which includes data from infogroup</i>									



Approved by the Texas Real Estate Commission for Voluntary Use
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, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K