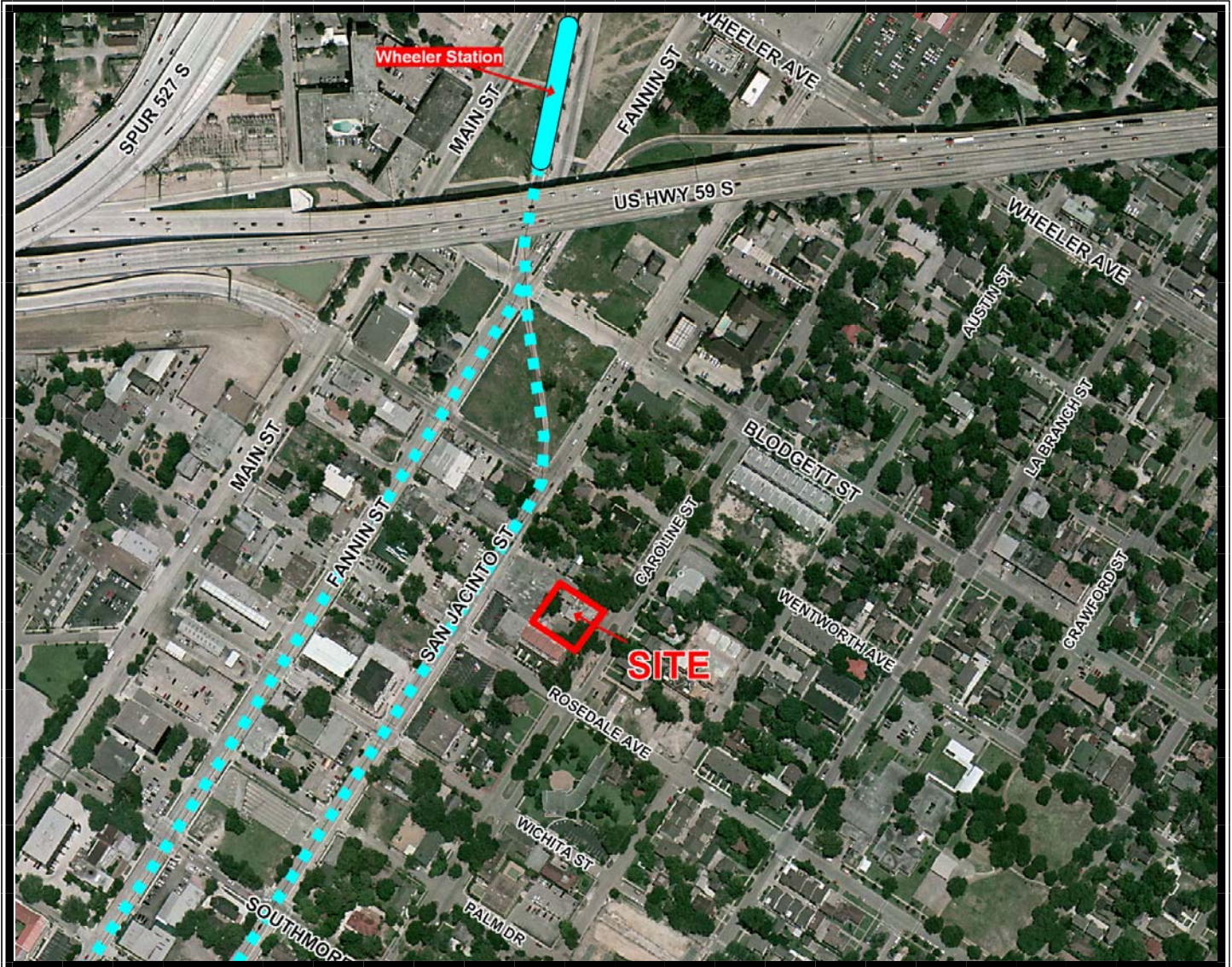




For Sale or Lease

4820 Caroline

12 Greenway Plaza ♦ Suite 1500 ♦ Houston, Texas 77046 ♦ www.wulfe.com



PROPERTY DATA

- ± 5,500 sf office and 15,500 sf of land.
- Two blocks from the light rail.
- In the heart of the Museum District.

DEMOGRAPHICS

	1 Mile Radius	2 Mile Radius	3 Mile Radius
Daytime Population			
2007 Estimate	21,618	158,379	368,239
Residential Population:			
2007 Estimate	17,508	70,184	150,146
Average HH Income			
2007 Estimate	\$68,008	\$72,641	\$82,468

Contact: Adam Brackman ♦ Jeff Kaplan ♦ 713.621.1700

The Information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Wulfe & Co. or by any agent, independent associate or employee of Wulfe & Co. This information is subject to change without notice.



**Workplace Report
4820 Caroline Street
iXPRESS 2007 Discovery Series Plus**

Business Facts: Businesses by Major Sectors

Business Facts: Businesses by Major Sectors	4820 Caroline St 0 - 1 mi				4820 Caroline St 0 - 2 mi			
	Total Establishments	Total Employees	Sales (\$ Millions)	Establishments with 20 or more Employees	Total Establishments	Total Employees	Sales (\$ Millions)	Establishments with 20 or more Employees
Total Businesses	1,900	21,618	\$1,999	155	7,434	158,379	\$14,686	794
Dominant Major Group	Services	Services	Services	Services	Services	Services	Services	Services
Dominant Minor Group	Health services	Health services	Health services	Health services	Health services	Health services	Health services	Health services
Retail Trade	307	3,578	\$320	28	1,349	16,051	\$1,612	160
Home Improvement Stores	3	27	\$4	0	31	528	\$73	7
General merchandise stores	4	310	\$34	2	15	482	\$52	5
Food stores	26	324	\$53	2	127	1,487	\$244	7
Auto dealers, gas stations	16	83	\$21	0	70	1,012	\$296	7
Apparel, accessory stores	23	98	\$6	1	103	456	\$30	4
Furniture, home furnishings	25	150	\$34	0	109	936	\$218	5
Eating & drinking places	104	1,593	\$81	16	463	7,924	\$395	105
Miscellaneous Retail Stores	105	994	\$87	7	431	3,225	\$303	21
Finance, Insurance, Real Estate	191	1,164	\$215	7	667	6,477	\$1,168	39
Banks, saving & lending inst.	34	288	\$82	2	139	1,542	\$430	11
Security, commodity brokers	27	201	\$32	2	96	820	\$129	7
Insurance carriers & Agencies	30	115	\$27	0	95	1,549	\$239	2
Real estate, Holding cos.	100	560	\$74	4	336	2,565	\$370	19
Services	1,221	14,753	\$1,246	92	4,491	111,629	\$9,104	407
Hotels & other lodging	13	376	\$9	2	38	1,570	\$45	9
Personal services	180	684	\$34	2	621	4,327	\$274	19
Business services	231	1,379	\$191	9	838	9,849	\$1,360	64
Motion pictures & Amusement	36	270	\$35	1	134	1,665	\$218	7
Health services	323	6,869	\$534	30	1,368	71,835	\$4,692	158
Legal services	184	669	\$122	4	617	3,354	\$603	23
Educational services	37	1,457	\$132	18	132	10,730	\$1,422	68
Social services	71	1,554	\$135	13	209	3,689	\$309	33
Other Services	147	1,494	\$54	13	534	4,611	\$181	27
Agriculture & Natural Resources	9	38	\$1	0	43	290	\$11	3
Resource Extraction	8	43	\$5	0	71	3,600	\$435	13
Construction	40	257	\$56	2	194	3,256	\$775	18
Manufacturing	45	767	\$60	13	212	4,212	\$347	50
Transport/Communication, Utilities	34	572	\$48	7	177	8,874	\$930	52
Wholesale Trade	34	266	\$48	2	137	1,647	\$305	19



Workplace Report
4820 Caroline Street
iXPRESS 2007 Discovery Series Plus

Business Facts: Businesses by Major Sectors	4820 Caroline St 0 - 1 mi				4820 Caroline St 0 - 2 mi			
	Total Establishments	Total Employees	Sales (\$ Millions)	Establishments with 20 or more Employees	Total Establishments	Total Employees	Sales (\$ Millions)	Establishments with 20 or more Employees
Government	11	180	\$0	3	94	2,344	\$0	33
Daytime Population	21,618				158,379			
Residential Population	17,508				70,184			
Households	8,756				33,342			
Average Household Income	\$68,008				\$72,641			
<i>Prepared from Claritas Business-Facts which includes data from infoUSA</i>								



Workplace Report
4820 Caroline Street
iXPRESS 2007 Discovery Series Plus

Business Facts: Businesses by Major Sectors	4820 Caroline St 0 - 3 mi			
	Total Establishments	Total Employees	Sales (\$ Millions)	Establishments with 20 or more Employees
Total Businesses	17,990	368,239	\$38,757	2,108
Dominant Major Group	Services	Services	Services	Services
Dominant Minor Group	Legal services	Health services	Health services	Health services
Retail Trade	2,927	38,550	\$4,132	369
Home Improvement Stores	77	1,817	\$243	19
General merchandise stores	43	1,208	\$131	13
Food stores	255	2,873	\$462	16
Auto dealers, gas stations	185	5,287	\$1,160	16
Apparel, accessory stores	244	1,210	\$81	11
Furniture, home furnishings	246	2,119	\$450	12
Eating & drinking places	1,010	17,237	\$855	229
Miscellaneous Retail Stores	867	6,799	\$750	52
Finance, Insurance, Real Estate	1,768	30,027	\$6,072	173
Banks, saving & lending inst.	366	10,502	\$2,947	46
Security, commodity brokers	330	4,245	\$662	36
Insurance carriers & Agencies	279	5,790	\$985	27
Real estate, Holding cos.	794	9,490	\$1,478	64
Services	10,418	203,832	\$19,249	932
Hotels & other lodging	84	3,823	\$125	27
Personal services	1,305	8,512	\$613	41
Business services	2,071	31,795	\$4,100	214
Motion pictures & Amusement	323	4,264	\$504	31
Health services	2,142	92,131	\$6,198	243
Legal services	2,698	23,296	\$4,168	139
Educational services	271	23,386	\$2,634	132
Social services	374	6,910	\$563	58
Other Services	1,150	9,715	\$345	46
Agriculture & Natural Resources	106	797	\$36	7
Resource Extraction	302	11,576	\$1,414	51
Construction	562	8,141	\$1,699	55
Manufacturing	542	18,158	\$1,498	154
Transport/Communication, Utilities	481	25,741	\$3,216	176
Wholesale Trade	446	8,006	\$1,442	78
Government	438	23,411	\$0	114
Daytime Population	368,239			
Residential Population	150,146			
Households	65,577			
Average Household Income	\$82,468			
<i>Prepared from Claritas Business-Facts which includes data from infoUSA</i>				

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.

