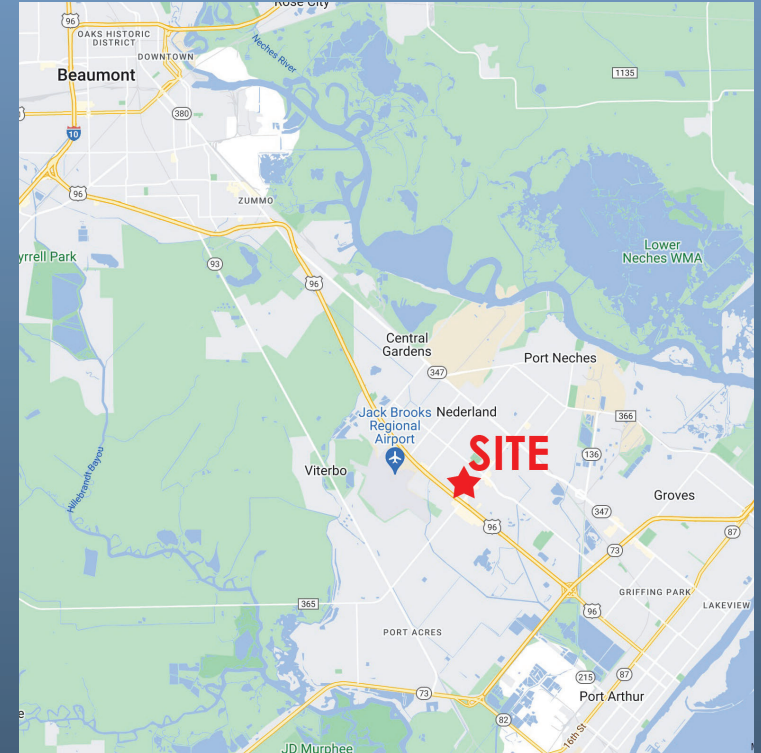


FOR LEASE - BOSTON PLAZA

3624 FM 365 at S 37th St, Nederland, TX 77657



PROPERTY DATA

- Located at the northeast quadrant of Highway 96 and FM 365
- 1,263 SF office space now available
- Area retailers include Target, Dillards, JC Penney, Walmart, Lowe's, Academy Sports, Hobby Lobby, Best Buy, PetSmart, Petco, and Ross Dress for Less

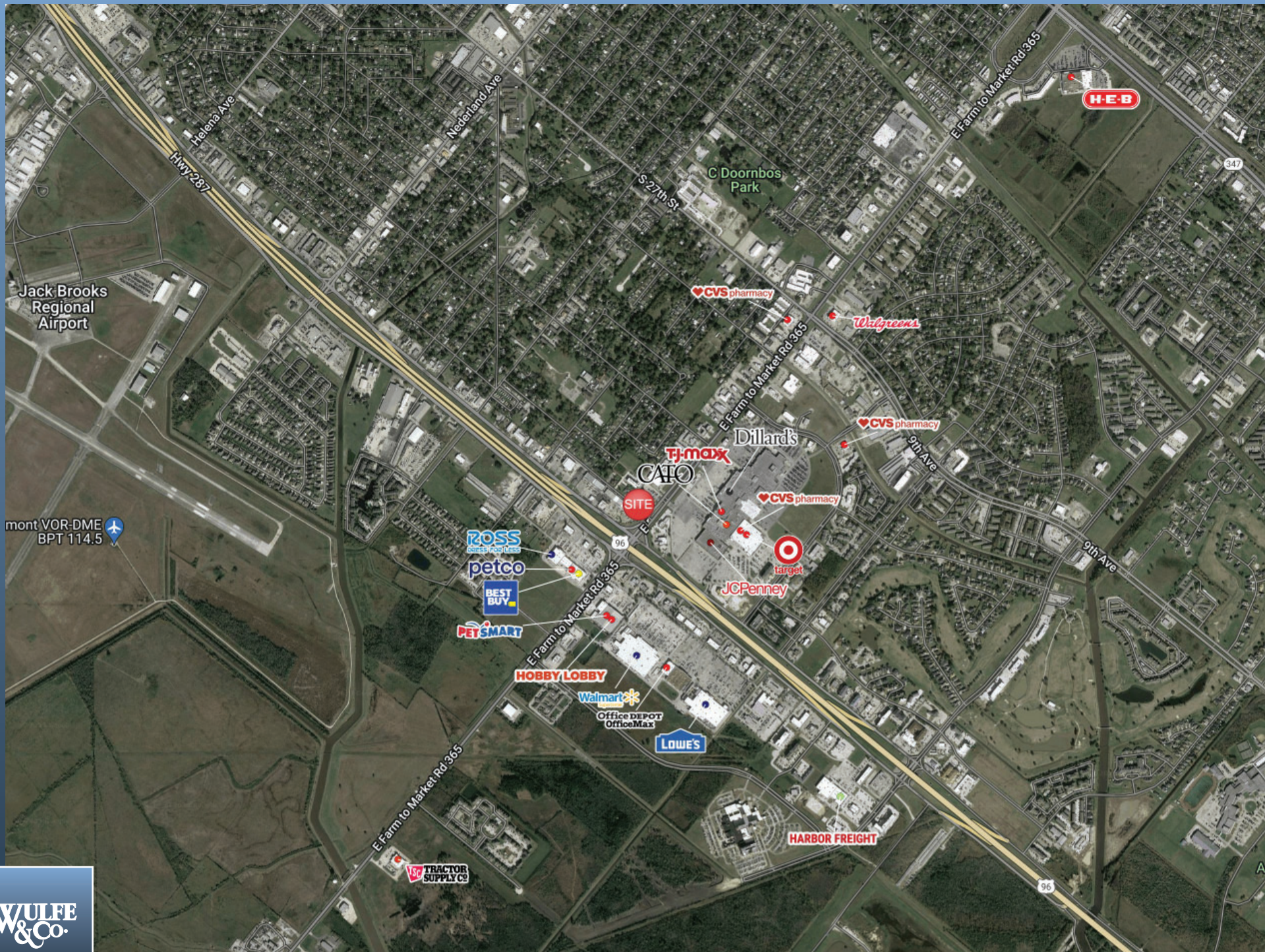
DEMOGRAPHICS

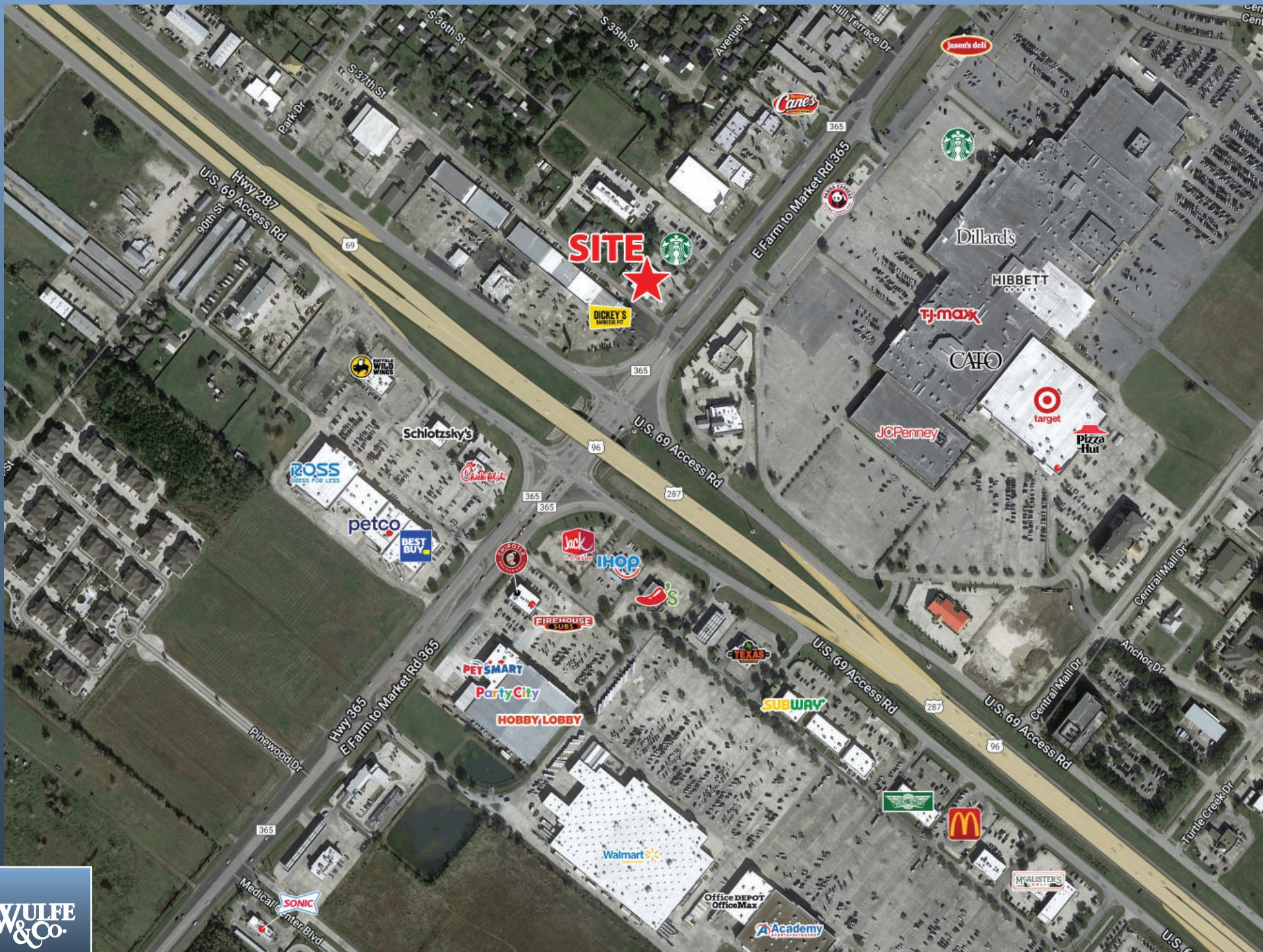
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2025 Estimate	8,759	41,652	84,010
Ave HH Income 2025 Estimate	\$94,573	\$104,306	\$97,601
Traffic Counts			
FM 365	28,944 cars per day		
Highway 287	32,962 cars per day		
S 37th St	996 cars per day		

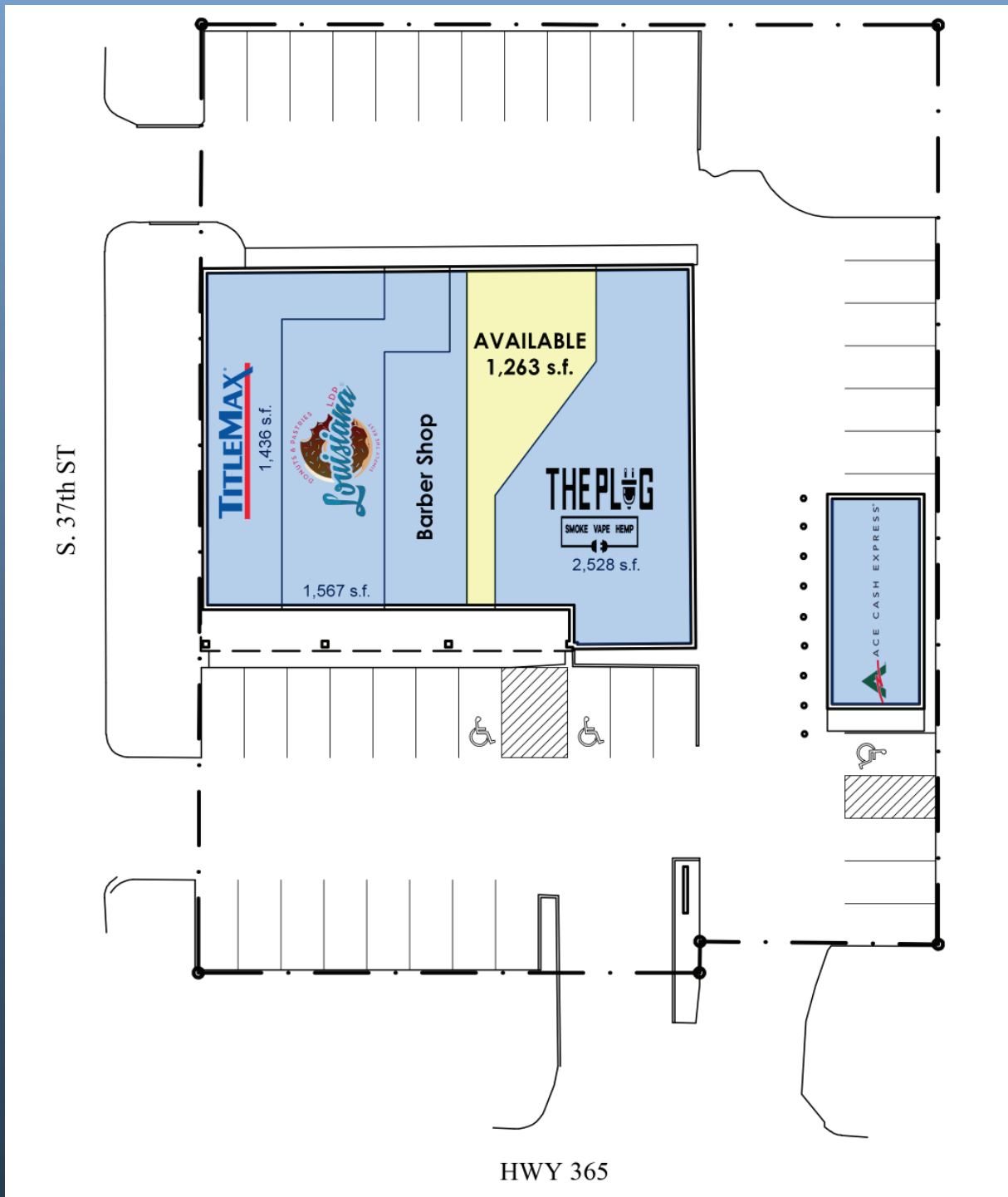
CONTACT

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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.9475/-93.9936

3624 FM 365	1 mi	3 mi	5 mi
Nederland, TX 77627	radius	radius	radius
Population			
2025 Estimated Population	8,759	41,652	84,010
2030 Projected Population	8,370	40,081	81,347
2020 Census Population	8,435	42,158	85,020
2010 Census Population	6,739	37,985	76,702
Projected Annual Growth 2025 to 2030	-0.9%	-0.8%	-0.6%
Historical Annual Growth 2010 to 2025	2.0%	0.6%	0.6%
2025 Median Age	34.3	37.5	36.7
Households			
2025 Estimated Households	3,573	16,985	29,929
2030 Projected Households	3,430	16,392	29,011
2020 Census Households	3,489	17,358	31,131
2010 Census Households	2,807	15,664	28,788
Projected Annual Growth 2025 to 2030	-0.8%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2025	1.8%	0.6%	0.3%
Race and Ethnicity			
2025 Estimated White	43.3%	60.8%	54.2%
2025 Estimated Black or African American	33.7%	17.2%	19.7%
2025 Estimated Asian or Pacific Islander	7.9%	6.9%	4.9%
2025 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.6%
2025 Estimated Other Races	14.8%	14.6%	20.6%
2025 Estimated Hispanic	20.4%	20.2%	27.1%
Income			
2025 Estimated Average Household Income	\$94,573	\$104,306	\$97,601
2025 Estimated Median Household Income	\$62,994	\$80,205	\$75,020
2025 Estimated Per Capita Income	\$38,743	\$42,599	\$34,832
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.8%	3.8%	5.6%
2025 Estimated Some High School (Grade Level 9 to 11)	9.8%	6.5%	7.9%
2025 Estimated High School Graduate	31.3%	29.6%	33.2%
2025 Estimated Some College	22.6%	21.8%	22.7%
2025 Estimated Associates Degree Only	10.3%	13.6%	12.5%
2025 Estimated Bachelors Degree Only	13.7%	16.5%	11.9%
2025 Estimated Graduate Degree	7.6%	8.1%	6.1%
Business			
2025 Estimated Total Businesses	674	2,099	3,200
2025 Estimated Total Employees	6,087	18,978	30,684
2025 Estimated Employee Population per Business	9.0	9.0	9.6
2025 Estimated Residential Population per Business	13.0	19.8	26.3

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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

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

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paula Hohl	301718	phohl@wulfe.com	713-621-1700
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date