

# SHOPPING CENTER - FOR LEASE

2601 Cartwright Rd, Missouri City, TX 77459



## Newly Resurfaced Parking Lot



**Parvez Karedia**

M - (832) 614-0222

O - (713) 713-5400

[parvez@dncommercial.net](mailto:parvez@dncommercial.net)

[www.dncommercial.net](http://www.dncommercial.net)



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



- Price: \$1.00 – \$2.25 SF/MO
- NNN: \$0.35 SF/MO
- Available Spaces:
- +/- 27,499 SF – Shell Space
- +/- 5,000 SF – Office Space
- +/- 1,800 SF – Retail Space
- +/- 1,750 SF – Retail Space
- +/- 4,200 SF – Office/Education/Medical Space
- Frontage: +/- 692' along Cartwright Rd
- Corner lot with dedicated signalized lights on Cartwright Rd & Meadowcreek Dr



- Newly Resurfaced Parking Lot
- Recently installed LED Canopy Lights
- Accessible via seven Curb Cuts
- Great visibility and Accessibility
- Two pylon signages
- Ample parking space and anchored by Alex's Kitchen and UPS
- Approx Miles: 1.1 – FM 2234/Texas Pkwy, 1.2 – FM 1092/Murphy Rd, 2.3 – SH6, 2.4 – Fort Bend Pkwy Toll Rd, 3.7 – US-90 Alt, and 5.1 – US-59/I69.
- Ideal for Professional Services, banquet hall, dine-in restaurant, etc.
- Minutes to Sugar Land, Houston, Pearland, and Stafford









**+/- 1,800 SF**

The image is an aerial photograph of a commercial building with a white roof and light-colored exterior. A blue callout box highlights a specific section of the building, which includes a blue storefront with the word 'TATTOOS' and a portion of the roof. A speech bubble points from this section to the text '+/- 1,800 SF'. The building has several signs, including 'SOLAR NAILS & BARBER SHOP' and 'SHOPS'. A parking lot with yellow markings is in the foreground, and a residential neighborhood with trees and houses is in the background.

**TATTOOS**

**SOLAR NAILS & BARBER SHOP**

**SHOPS**

**UNITED CHURCH OF RECONCILIATION**





**+/- 1,800 SF**







+/- 27,499 SF

+/- 5,000 SF



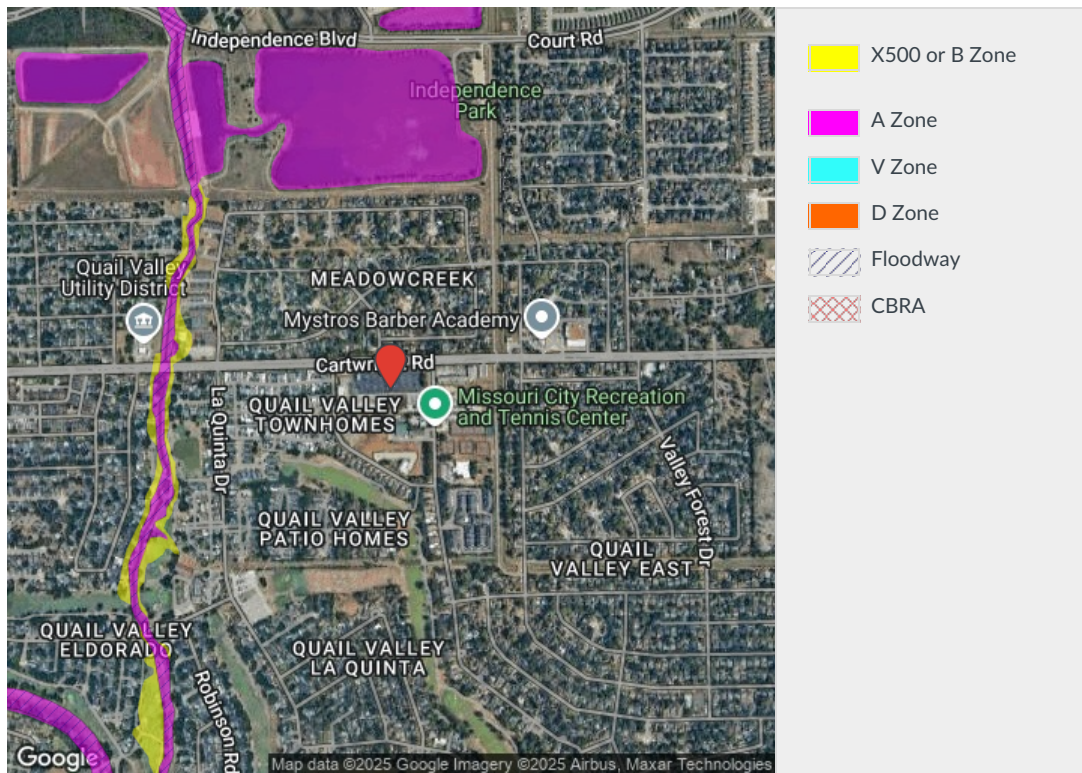
Suite # 2601 A  
+/- 27,499 SF Shell Space  
w/ +/- 5,000 SF



2601 CARTWRIGHT RD MISSOURI CITY, TX 77459

LOCATION ACCURACY: 📍 Excellent**Flood Zone Determination Report****Flood Zone Determination: OUT**

COMMUNITY	480304	PANEL	0285M
PANEL DATE	January 29, 2021	MAP NUMBER	48157C0285M





# Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1-A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1-A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1-V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1-V30.)

*CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.*



Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772  
OR VISIT [www.floodcert.com](http://www.floodcert.com)





## Executive Summary

2601 Cartwright Rd, Missouri City, Texas, 77459  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 29.58208  
Longitude: -95.54451

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2010 Population	10,443	76,576	111,167
2020 Population	11,245	81,937	140,647
2024 Population	11,945	85,616	150,873
2029 Population	12,738	91,088	162,949
2010-2020 Annual Rate	0.74%	0.68%	2.38%
2020-2024 Annual Rate	1.43%	1.04%	1.67%
2024-2029 Annual Rate	1.29%	1.25%	1.55%
2020 Male Population	47.2%	47.6%	47.8%
2020 Female Population	52.8%	52.4%	52.2%
2020 Median Age	40.7	39.7	37.8
2024 Male Population	48.0%	48.4%	48.6%
2024 Female Population	52.0%	51.6%	51.4%
2024 Median Age	41.0	40.3	38.6

In the identified area, the current year population is 150,873. In 2020, the Census count in the area was 140,647. The rate of change since 2020 was 1.67% annually. The five-year projection for the population in the area is 162,949 representing a change of 1.55% annually from 2024 to 2029. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 38.6, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	26.6%	18.4%	20.8%
2024 Black Alone	40.5%	37.6%	33.0%
2024 American Indian/Alaska Native Alone	0.8%	0.6%	0.8%
2024 Asian Alone	6.0%	25.0%	23.9%
2024 Pacific Islander Alone	0.0%	0.1%	0.0%
2024 Other Race	12.3%	8.4%	10.9%
2024 Two or More Races	13.8%	9.9%	10.7%
2024 Hispanic Origin (Any Race)	29.3%	19.7%	24.1%

Persons of Hispanic origin represent 24.1% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 85.3 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	92	118	117
2010 Households	3,768	25,091	38,330
2020 Households	4,078	27,486	48,537
2024 Households	4,372	28,986	52,615
2029 Households	4,721	31,238	57,848
2010-2020 Annual Rate	0.79%	0.92%	2.39%
2020-2024 Annual Rate	1.65%	1.26%	1.92%
2024-2029 Annual Rate	1.55%	1.51%	1.91%
2024 Average Household Size	2.73	2.94	2.86

The household count in this area has changed from 48,537 in 2020 to 52,615 in the current year, a change of 1.92% annually. The five-year projection of households is 57,848, a change of 1.91% annually from the current year total. Average household size is currently 2.86, compared to 2.89 in the year 2020. The number of families in the current year is 38,797 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

March 25, 2025





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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	21.2%	20.5%	23.9%
<b>Median Household Income</b>			
2024 Median Household Income	\$78,293	\$94,432	\$91,619
2029 Median Household Income	\$84,860	\$103,665	\$104,532
2024-2029 Annual Rate	1.62%	1.88%	2.67%
<b>Average Household Income</b>			
2024 Average Household Income	\$99,103	\$123,666	\$130,617
2029 Average Household Income	\$112,201	\$138,908	\$148,395
2024-2029 Annual Rate	2.51%	2.35%	2.59%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$36,073	\$41,866	\$45,658
2029 Per Capita Income	\$41,320	\$47,658	\$52,768
2024-2029 Annual Rate	2.75%	2.63%	2.94%
<b>GINI Index</b>			
2024 Gini Index	36.5	35.8	38.6
<b>Households by Income</b>			

Current median household income is \$91,619 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$104,532 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$130,617 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$148,395 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$45,658 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$52,768 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	101	104	90
2010 Total Housing Units	4,017	26,209	41,430
2010 Owner Occupied Housing Units	3,179	19,876	25,290
2010 Renter Occupied Housing Units	589	5,215	13,040
2010 Vacant Housing Units	249	1,118	3,100
2020 Total Housing Units	4,260	28,835	51,504
2020 Owner Occupied Housing Units	3,167	20,607	31,233
2020 Renter Occupied Housing Units	911	6,879	17,304
2020 Vacant Housing Units	176	1,355	3,010
2024 Total Housing Units	4,524	30,179	55,666
2024 Owner Occupied Housing Units	3,429	21,941	34,084
2024 Renter Occupied Housing Units	943	7,045	18,531
2024 Vacant Housing Units	152	1,193	3,051
2029 Total Housing Units	4,913	32,686	61,091
2029 Owner Occupied Housing Units	3,710	23,748	36,704
2029 Renter Occupied Housing Units	1,010	7,490	21,144
2029 Vacant Housing Units	192	1,448	3,243
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	51.1	50.5	49.0

Currently, 61.2% of the 55,666 housing units in the area are owner occupied; 33.3%, renter occupied; and 5.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 51,504 housing units in the area and 5.8% vacant housing units. The annual rate of change in housing units since 2020 is 1.85%. Median home value in the area is \$349,856, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.70% annually to \$440,139.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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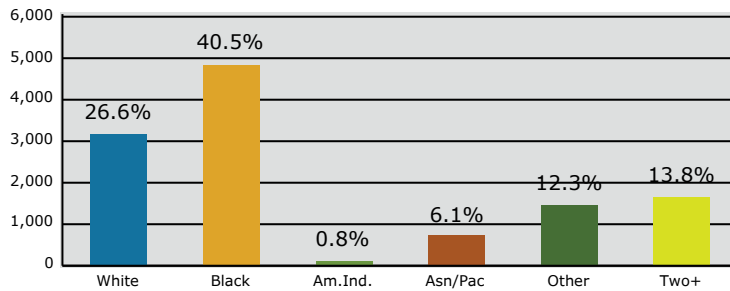


## Graphic Profile

2601 Cartwright Rd, Missouri City, Texas, 77459  
Ring band: 0 - 1 mile radius

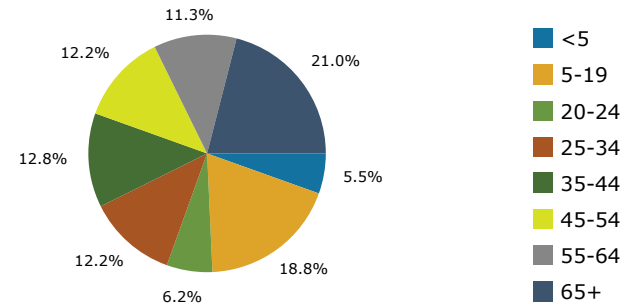
Prepared by Esri  
Latitude: 29.58208  
Longitude: -95.54451

### 2024 Population by Race

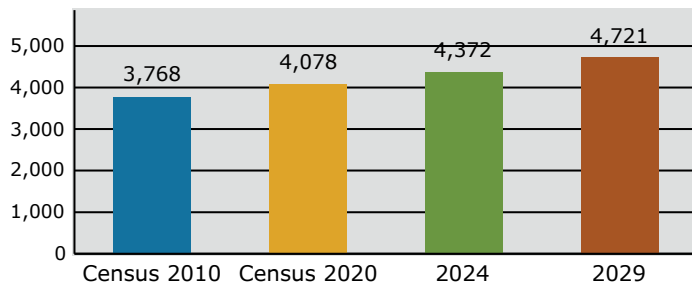


2024 Percent Hispanic Origin: 29.3%

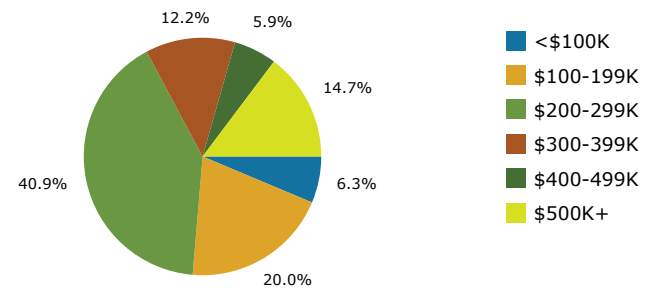
### 2024 Population by Age



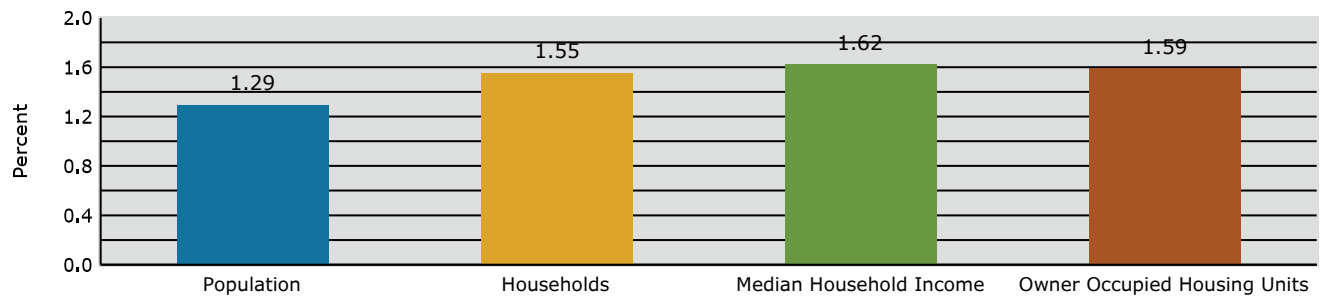
### Households



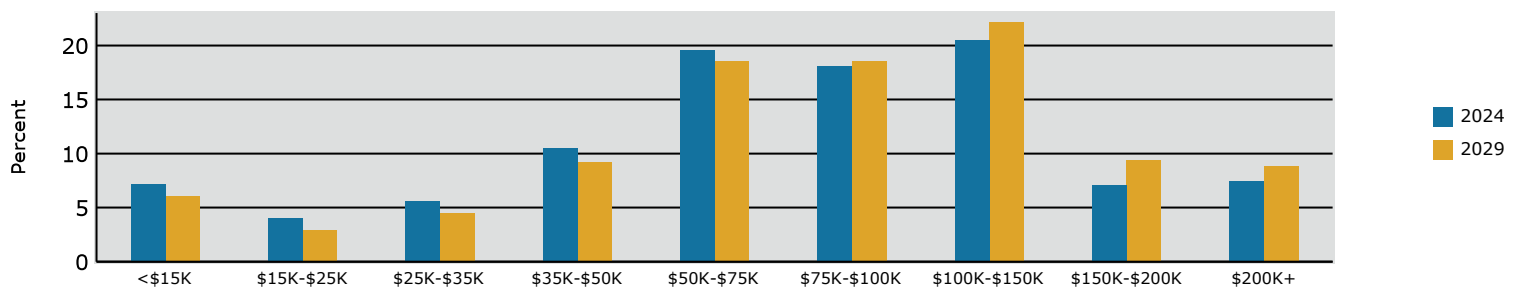
### 2024 Home Value



### 2024-2029 Annual Growth Rate



### Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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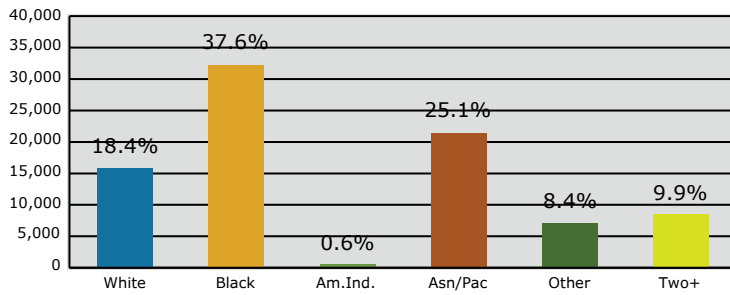


## Graphic Profile

2601 Cartwright Rd, Missouri City, Texas, 77459  
Ring band: 1 - 3 mile radius

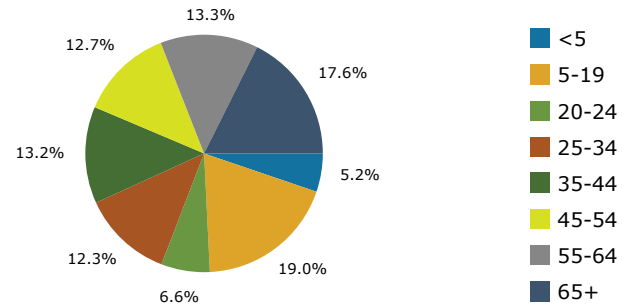
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Latitude: 29.58208  
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### 2024 Population by Race

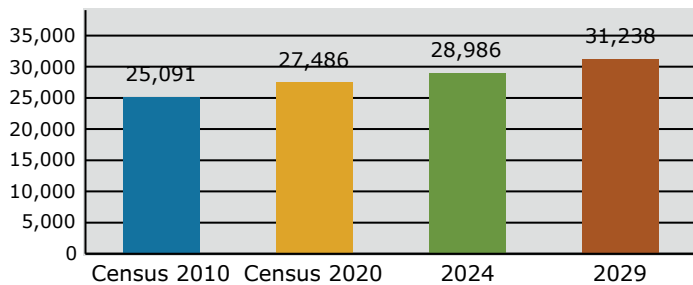


2024 Percent Hispanic Origin: 19.7%

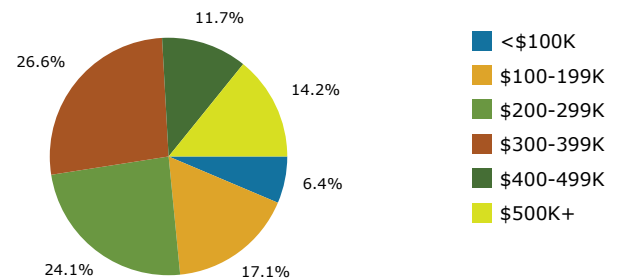
### 2024 Population by Age



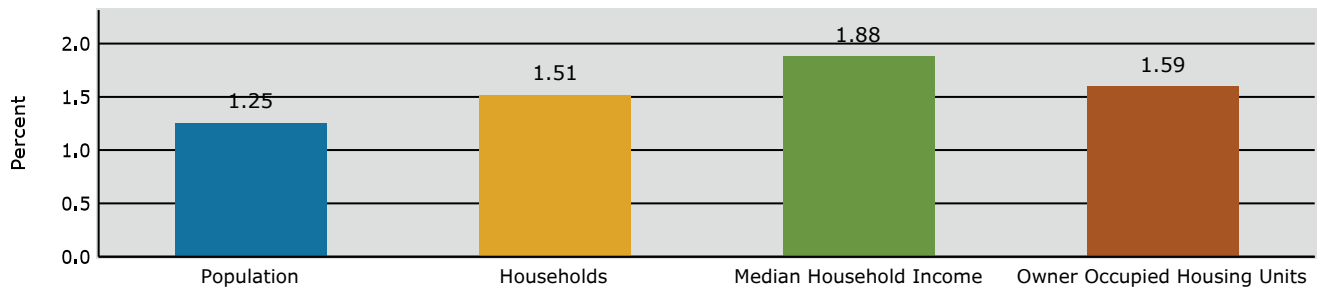
### Households



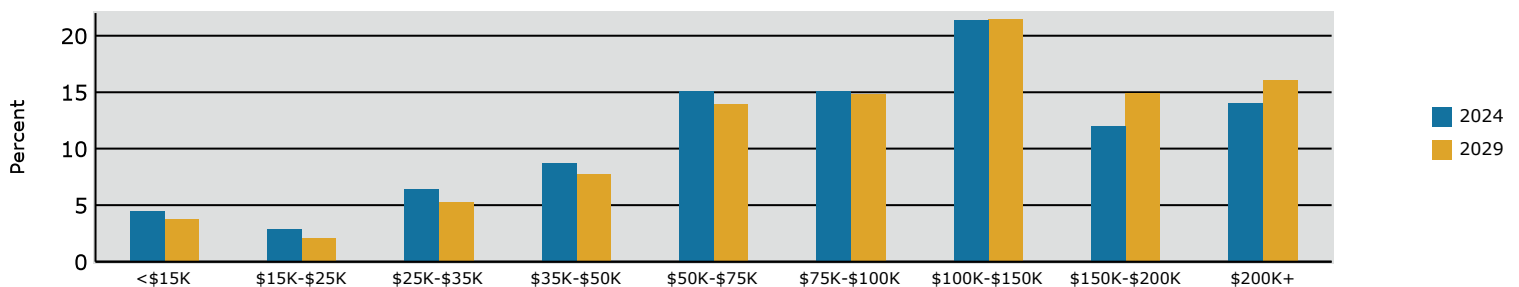
### 2024 Home Value



### 2024-2029 Annual Growth Rate



### Household Income



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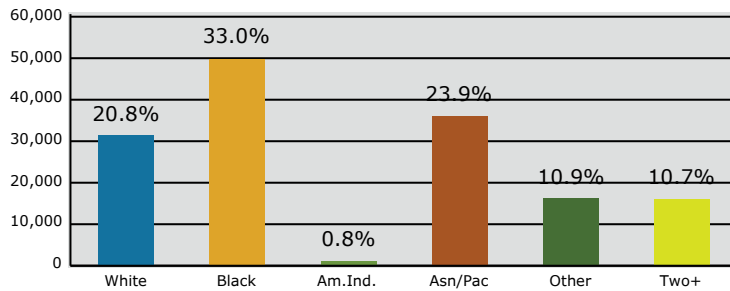


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2601 Cartwright Rd, Missouri City, Texas, 77459  
Ring band: 3 - 5 mile radius

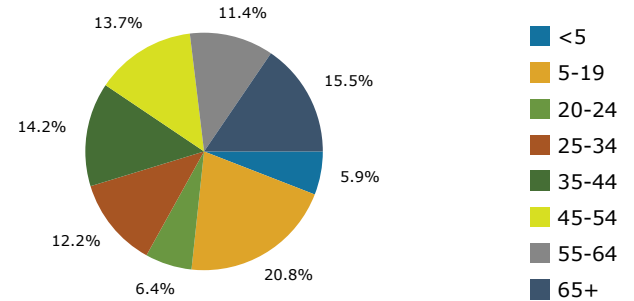
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### 2024 Population by Race

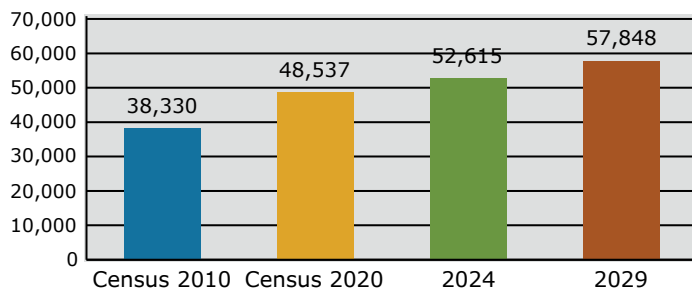


2024 Percent Hispanic Origin: 24.1%

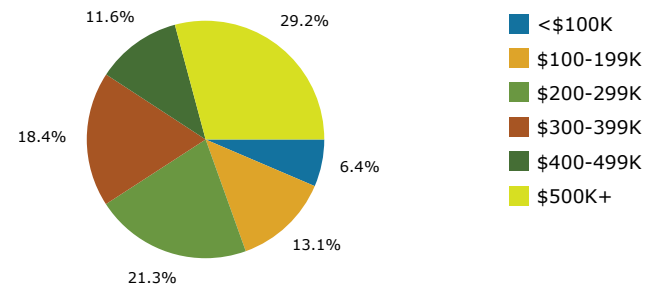
### 2024 Population by Age



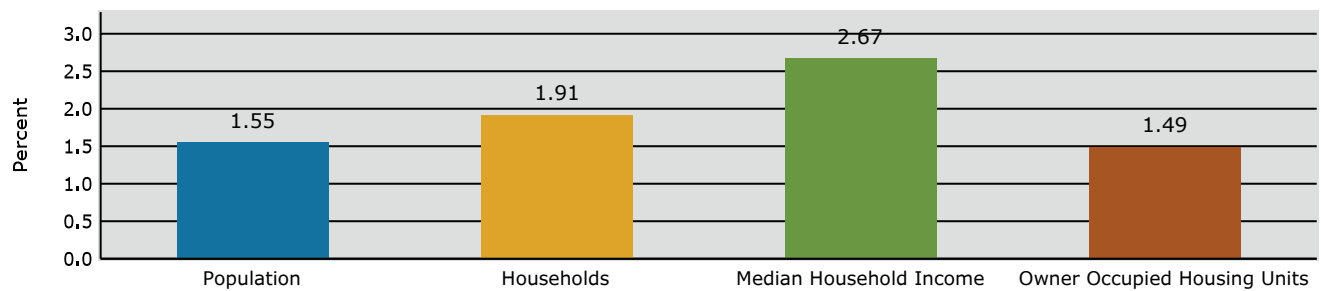
### Households



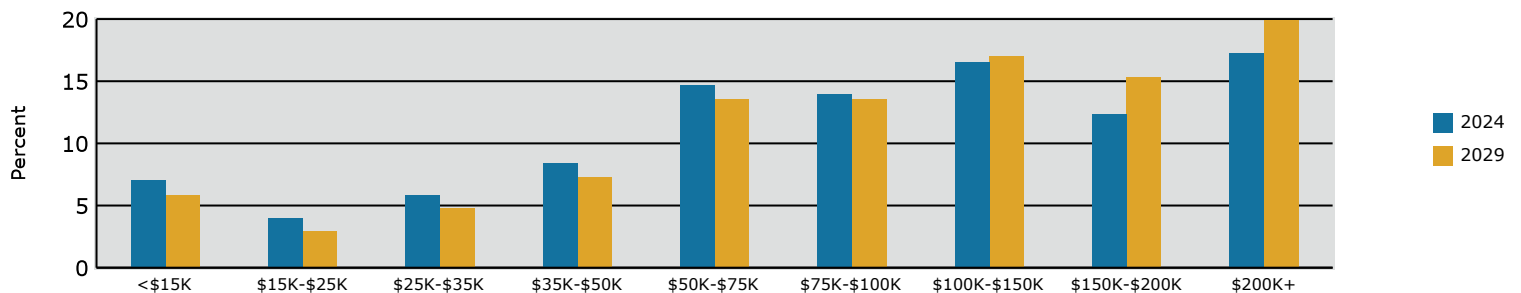
### 2024 Home Value



### 2024-2029 Annual Growth Rate



### Household Income



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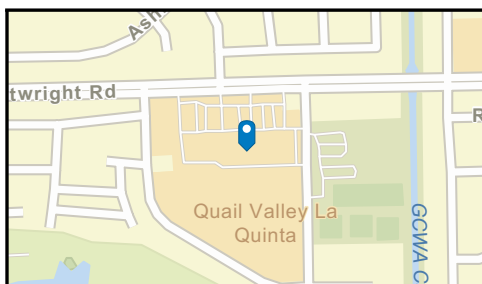
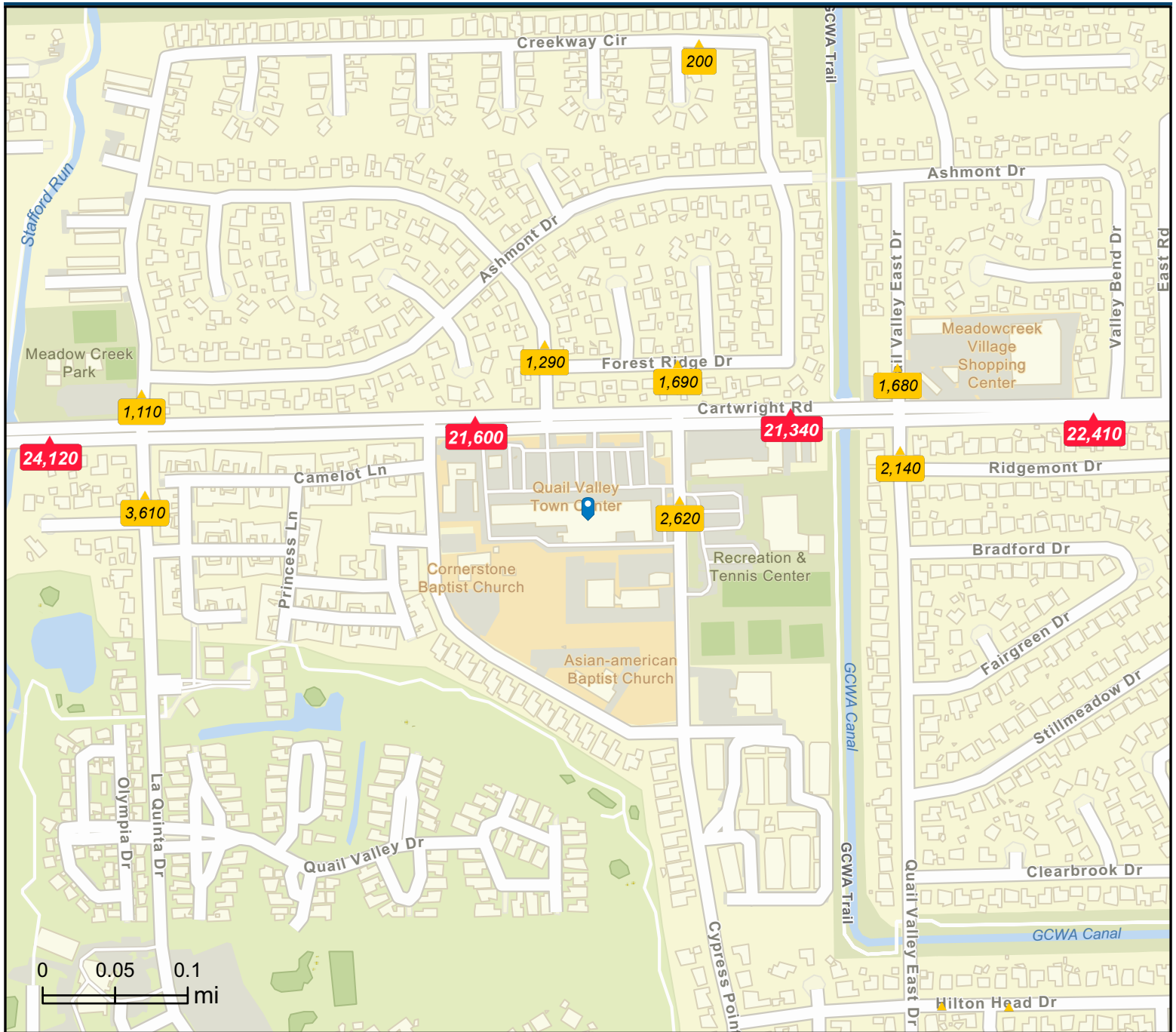




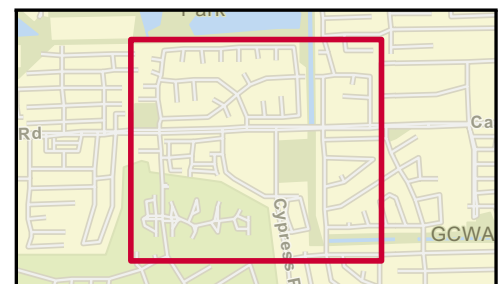
## Traffic Count Map - Close Up

2601 Cartwright Rd, Missouri City, Texas, 77459  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 29.58208  
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**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



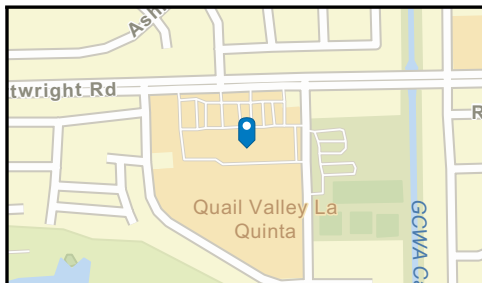
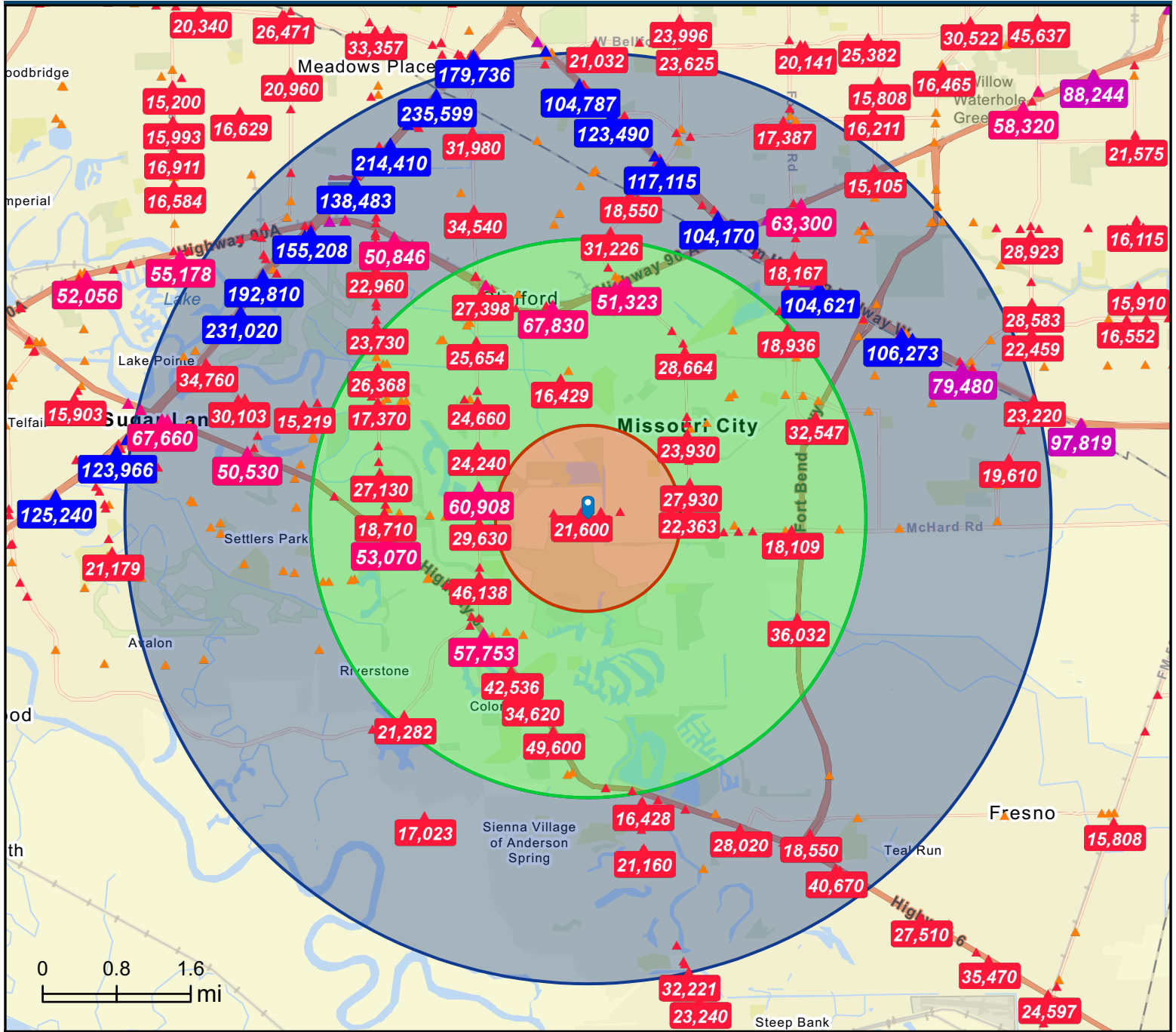
Source: ©2024 Kalibrate Technologies (Q4 2024).

March 25, 2025

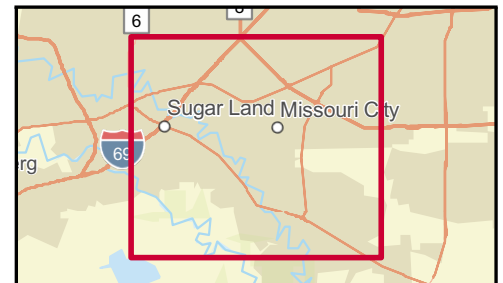
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## Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.06	Cypress Point Dr	Cartwright Rd (0.05 miles N)	2011	2620
0.10	Cartwright Rd	Kingsbook Ln (0.03 miles W)	2005	21600
0.12	Forest Ridge Dr	Meadow WayDr (0.02 miles E)	2006	1690
0.12	Meadowcreek Dr	Ashmont Dr (0.06 miles NW)	2011	1290
0.16	Cartwright Rd	Quail Valley East Dr (0.07 miles E)	2005	21340
0.22	Quail Valley East Dr	Ridgemont Dr (0.01 miles S)	2005	2140
0.24	Quail Valley East Dr	Cartwright Rd (0.03 miles S)	2011	1680
0.30	Ia Quinta Dr	Camelot Ln (0.01 miles N)	2011	3610
0.32	Ia Quinta Dr	Ashmont Dr (0.01 miles N)	2005	1110
0.34	Creekway Cir	Victoria Ct (0.01 miles W)	2011	200
0.35	Cartwright Rd	Valley Bend Dr (0.02 miles E)	2005	22410
0.37	Cartwright Rd	Ia Quinta Dr (0.06 miles E)	2008	24120
0.41	Hilton Head Dr	Quail Valley East Dr (0.02 miles W)	2011	160
0.44	Valley Forest Dr	Fairgreen Dr (0.03 miles NW)	2001	3760
0.44	Hilton Head Dr	Fall Meadow Dr (0.01 miles W)	2001	700
0.46	Ia Quinta Dr	el Dorado Blvd (0.05 miles NW)	2011	2150
0.53	E Pebble Beach Dr	Pebble Beach Dr (0.07 miles SW)	2011	110
0.54	Robinson Rd	el Dorado Blvd (0.03 miles NW)	2011	2610
0.56	Hunters Glen Dr	Fall Meadow Dr (0.04 miles S)	2011	150
0.56	Turtle Creek Dr	Hunters Glen Dr (0.13 miles SE)	2008	503
0.59	Hilton Head Dr	Valley Forest Dr (0.05 miles E)	2011	480
0.59	el Dorado Blvd	Nancy Bell Ln (0.03 miles W)	2011	2300
0.65	Court Rd	Valley Manor Dr (0.04 miles E)	2011	3470
0.66	Hilton Head Dr	Valley Forest Dr (0.04 miles W)	2001	570
0.68	Court Rd	Valley Manor Dr (0.07 miles W)	2005	3228
0.72	Oak Hill Dr	(0.0 miles )	2011	870
0.73	el Dorado Blvd	Skyline Ct (0.02 miles E)	2014	2187
0.74	Valley Forest Dr	Quail Valley East Dr (0.02 miles N)	2011	2130
0.78	Turtle Creek Dr	Valley Forest Dr (0.01 miles W)	2001	1520
0.78	Bermuda Dunes Dr	Palm Desert Ln (0.02 miles S)	2011	910

**Data Note:**The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2024 Kalibrate Technologies (Q4 2024).



## Information About Brokerage Services

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

### 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.

**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.

**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.

<b>DNCommercial</b>	<b>577136</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)270-5400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Danny Nguyen, CCIM</b>	<b>456765</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)478-2972</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036  
Doan Nguyen

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: 7132705400

Fax: 7135838985

Independence Blvd

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 [www.lwolf.com](http://www.lwolf.com)