FOR SALE OR LEASE: FREESTANDING OFFICE CONDOS

Copperfield Office Square - 8725-8737 Highway 6 North | Houston, Texas 77095

S&P INTERESTS

Ethan Beck
832.454.8586 | ebeck@spinterests.com

WWW.SPINTERESTS.COM
Main: 713.766.4500
5353 WEST ALABAMA, SUITE 602
HOUSTON, TX 77056

Property Overview

Location
SWQ of Highway 6 & Point NW Blvd
Houston, Texas 77095

Building Sizes
1,440 SF & 2,400 SF

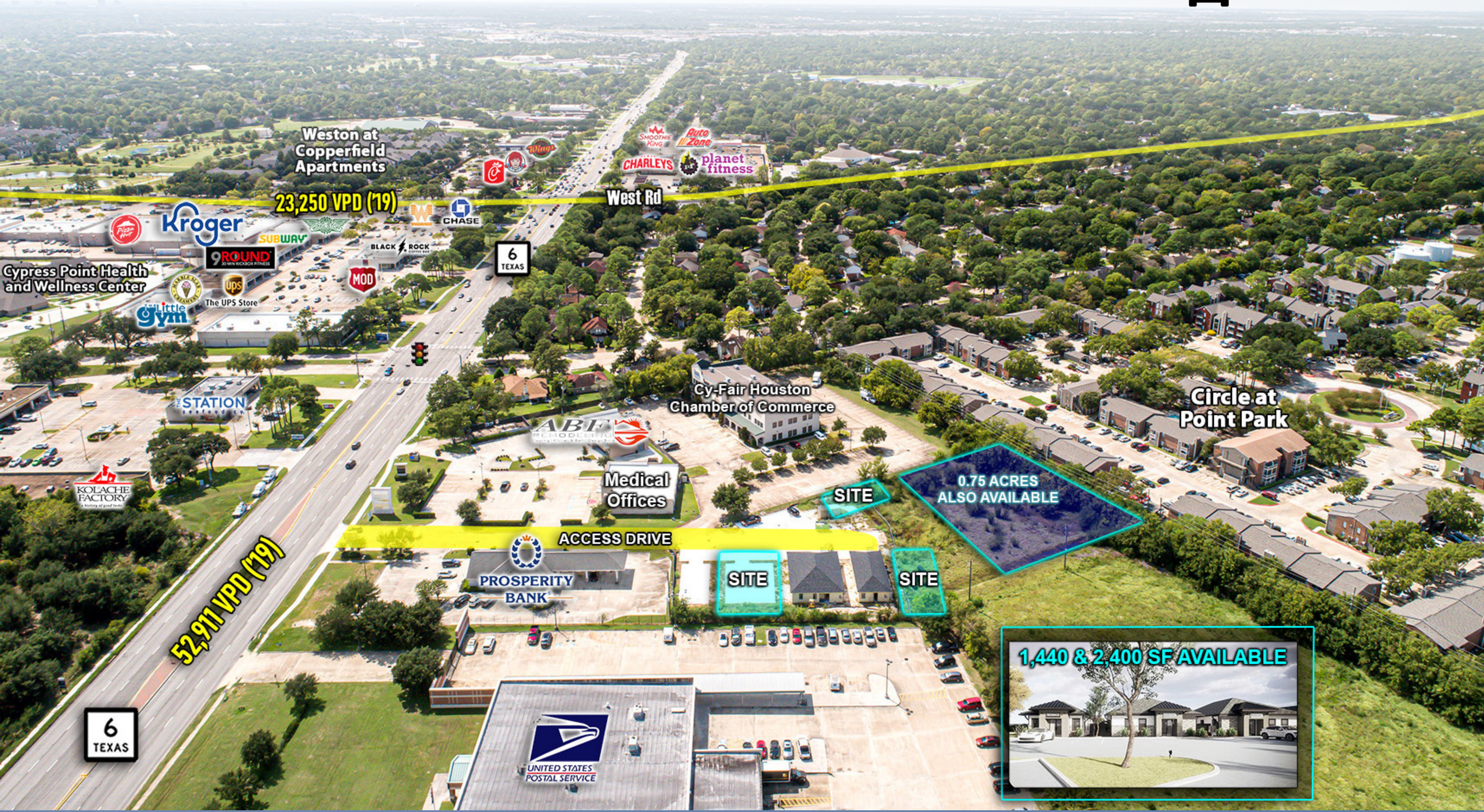
Land Size
53,265 SF

Population
121,988 within 3 miles

Average HH Income
$103,306 within 5 miles

Rental Rates
Call Broker for Pricing

Traffic Counts
52,911 VPD on Hwy 6



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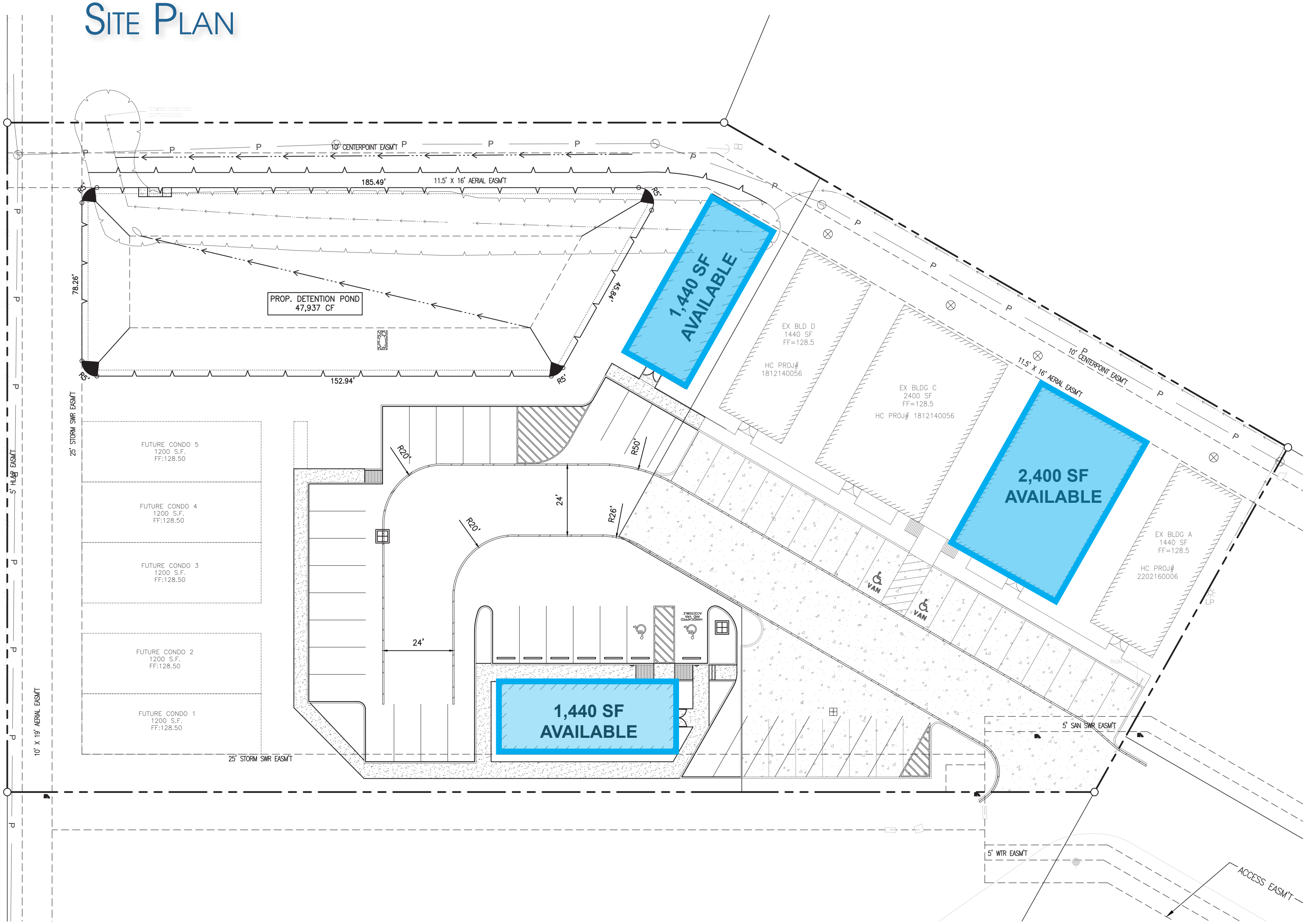
Site Plan



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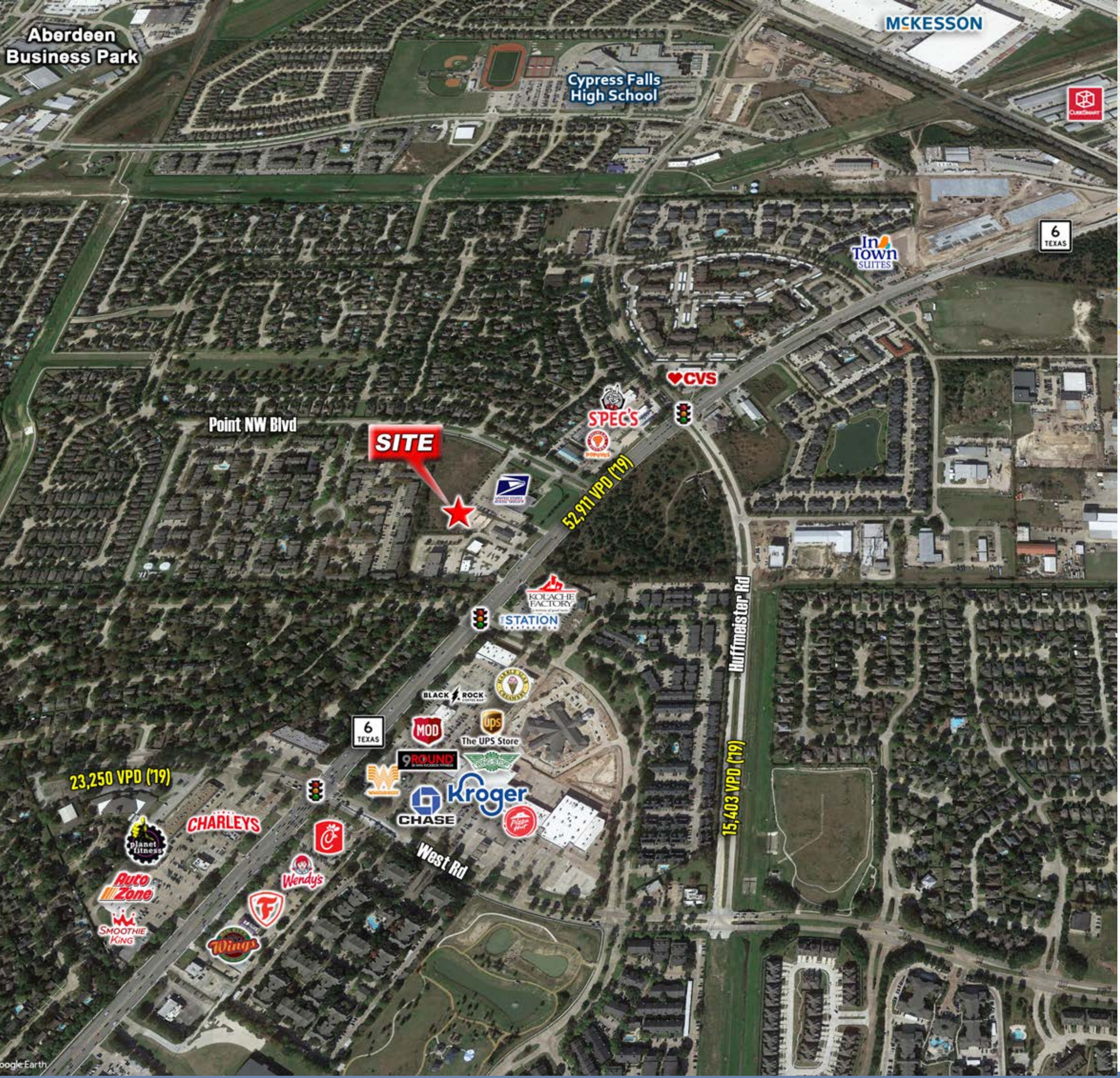

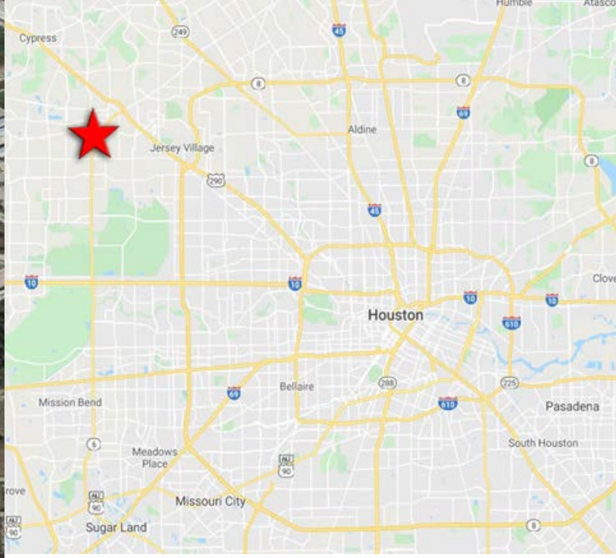

Property Features:

- 1,440 - 2,400 SF freestanding buildings with green space - modern design with natural stone & stucco and custom interior build out
- Pylon signage available
- Strong Traffic Counts
- Convenient access to Highway 6 and Hwy 290
- Zone X per Fema Flood Map
- Surrounded by Affluent Neighborhoods
- Pad Site for Development
- Call for Pricing

Demographic Summary:

Radius	1 Mile	3 Mile	5 Mile
2023 Population	19,325	121,988	325,964
2028 Population Est.	19,348	121,542	328,207
Average HH Income	$96,415	$97,635	$103,306

Traffic Counts:

Hwy 6: 52,911 VPD northeast of site
West Rd: 23,250 VPD
Huffmeister Rd: 15,403 VPD

(TXDOT 2019)

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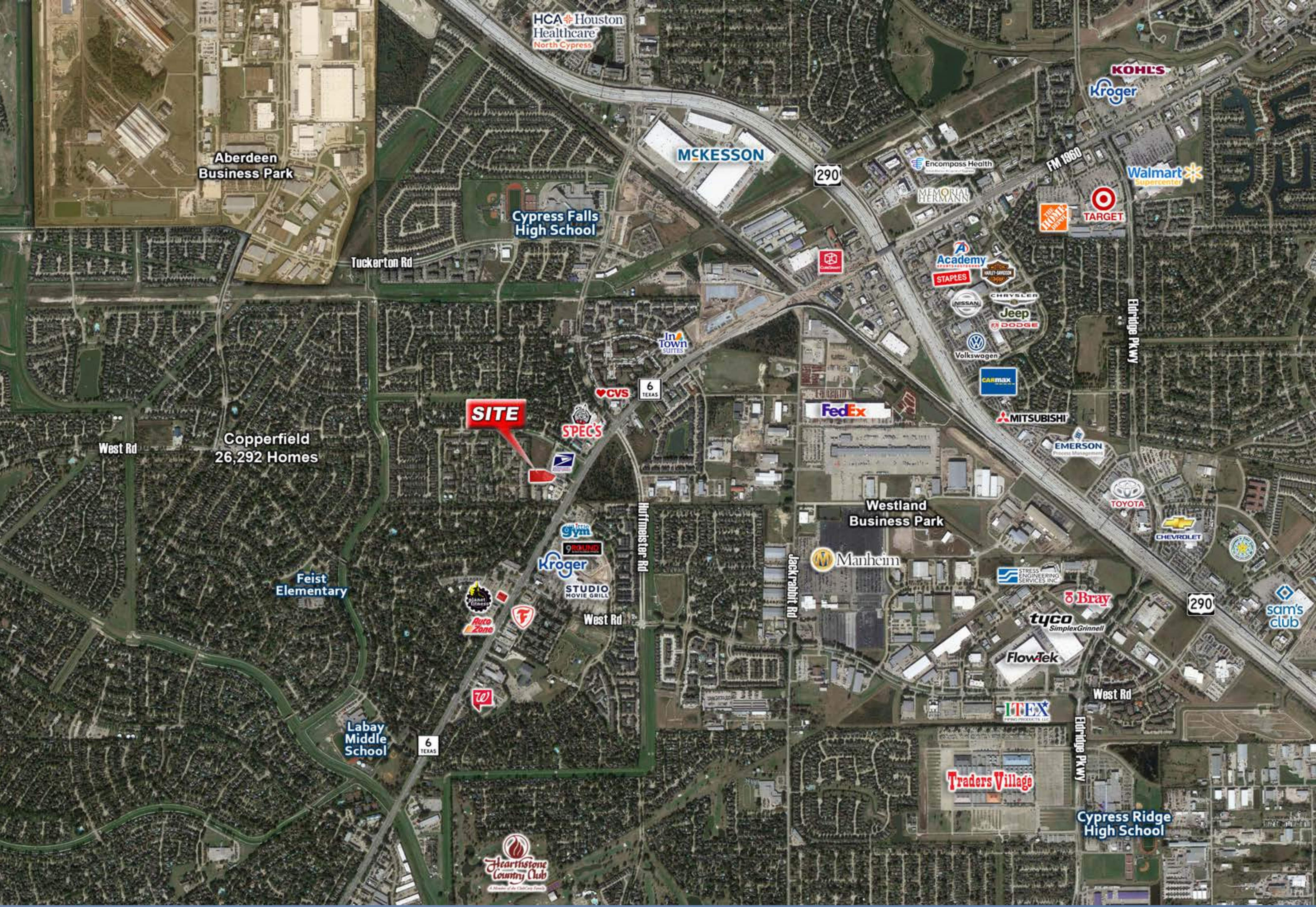

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	19,348		121,542		328,158	
2023 Estimate	19,325		121,988		325,964	
2010 Census	17,704		115,279		287,930	
Growth 2023 - 2028	0.12%		-0.37%		0.67%	
Growth 2010 - 2023	9.16%		5.82%		13.21%	
2023 Population by Age	**19,325**		**121,988**		**325,964**	
Age 0 - 4	1,385	7.17%	8,119	6.66%	21,373	6.56%
Age 5 - 9	1,401	7.25%	8,374	6.86%	22,504	6.90%
Age 10 - 14	1,381	7.15%	8,804	7.22%	24,254	7.44%
Age 15 - 19	1,282	6.63%	8,726	7.15%	24,223	7.43%
Age 20 - 24	1,227	6.35%	8,335	6.83%	22,775	6.99%
Age 25 - 29	1,400	7.24%	8,711	7.14%	23,039	7.07%
Age 30 - 34	1,577	8.16%	8,930	7.32%	23,072	7.08%
Age 35 - 39	1,561	8.08%	8,667	7.10%	22,585	6.93%
Age 40 - 44	1,411	7.30%	8,301	6.80%	22,250	6.83%
Age 45 - 49	1,254	6.49%	7,962	6.53%	21,743	6.67%
Age 50 - 54	1,171	6.06%	7,806	6.40%	21,239	6.52%
Age 55 - 59	1,111	5.75%	7,473	6.13%	19,947	6.12%
Age 60 - 64	1,032	5.34%	6,910	5.66%	18,115	5.56%
Age 65 - 69	847	4.38%	5,713	4.68%	14,837	4.55%
Age 70 - 74	605	3.13%	4,173	3.42%	10,893	3.34%
Age 75 - 79	358	1.85%	2,549	2.09%	6,735	2.07%
Age 80 - 84	186	0.96%	1,366	1.12%	3,640	1.12%
Age 85+	135	0.70%	1,071	0.88%	2,740	0.84%
Age 65+	2,131	11.03%	14,872	12.19%	38,845	11.92%
Median Age	**35.00**		**35.60**		**35.40**	
Average Age	**35.50**		**36.30**		**36.10**	
2023 Population By Race	**19,325**		**121,988**		**325,964**	
White	11,694	60.51%	81,378	66.71%	220,727	67.72%
Black	4,232	21.90%	21,384	17.53%	52,178	16.01%
Am. Indian & Alaskan	164	0.85%	974	0.80%	2,976	0.91%
Asian	2,708	14.01%	15,054	12.34%	41,811	12.83%
Hawaiian & Pacific Island	16	0.08%	120	0.10%	339	0.10%
Other	511	2.64%	3,079	2.52%	7,933	2.43%
Population by Hispanic Origin	**19,325**		**121,988**		**325,964**	
Non-Hispanic Origin	13,622	70.49%	81,021	66.42%	206,961	63.49%
Hispanic Origin	5,703	29.51%	40,967	33.58%	119,003	36.51%
2023 Median Age, Male	**34.40**		**34.60**		**34.40**	
2023 Average Age, Male	**34.90**		**35.50**		**35.40**	
2023 Median Age, Female	**35.70**		**36.50**		**36.30**	
2023 Average Age, Female	**36.10**		**37.00**		**36.80**	

Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation Classification	**14,900**		**94,947**		**252,993**	
Civilian Employed	10,068	67.57%	63,121	66.48%	168,995	66.80%
Civilian Unemployed	496	3.33%	3,229	3.40%	7,965	3.15%
Civilian Non-Labor Force	4,331	29.07%	28,567	30.09%	75,974	30.03%
Armed Forces	5	0.03%	30	0.03%	59	0.02%
Households by Marital Status						
Married	3,463		23,673		65,063	
Married No Children	1,682		11,130		29,349	
Married w/Children	1,781		12,544		35,714	
2023 Population by Education	**13,497**		**84,236**		**223,531**	
Some High School, No Diploma	853	6.32%	8,576	10.18%	24,984	11.18%
High School Grad (Incl Equivalency)	2,925	21.67%	18,159	21.56%	45,271	20.25%
Some College, No Degree	3,978	29.47%	25,574	30.36%	64,633	28.91%
Associate Degree	848	6.28%	4,605	5.47%	12,696	5.68%
Bachelor Degree	3,313	24.55%	18,983	22.54%	52,603	23.53%
Advanced Degree	1,580	11.71%	8,339	9.90%	23,344	10.44%
2023 Population by Occupation	**19,042**		**117,899**		**314,765**	
Real Estate & Finance	922	4.84%	4,276	3.63%	11,256	3.58%
Professional & Management	5,361	28.15%	32,574	27.63%	93,820	29.81%
Public Administration	116	0.61%	1,234	1.05%	3,476	1.10%
Education & Health	1,535	8.06%	12,118	10.28%	31,670	10.06%
Services	1,271	6.67%	8,269	7.01%	22,321	7.09%
Information	269	1.41%	1,092	0.93%	2,728	0.87%
Sales	2,641	13.87%	14,790	12.54%	38,900	12.36%
Transportation	175	0.92%	892	0.76%	2,170	0.69%
Retail	1,305	6.85%	7,583	6.43%	18,541	5.89%
Wholesale	652	3.42%	3,424	2.90%	8,145	2.59%
Manufacturing	1,198	6.29%	7,047	5.98%	18,946	6.02%
Production	1,453	7.63%	8,460	7.18%	20,891	6.64%
Construction	335	1.76%	5,345	4.53%	13,721	4.36%
Utilities	726	3.81%	4,020	3.41%	9,370	2.98%
Agriculture & Mining	616	3.23%	3,107	2.64%	8,194	2.60%
Farming, Fishing, Forestry	6	0.03%	198	0.17%	271	0.09%
Other Services	461	2.42%	3,470	2.94%	10,345	3.29%
2023 Worker Travel Time to Job	**9,668**		**60,727**		**161,501**	
<30 Minutes	3,785	39.15%	26,757	44.06%	67,110	41.55%
30-60 Minutes	4,693	48.54%	26,198	43.14%	72,681	45.00%
60+ Minutes	1,190	12.31%	7,772	12.80%	21,710	13.44%

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Radius	1 Mile		3 Mile		5 Mile	
2010 Households by HH Size	**6,965**		**41,278**		**97,889**	
1-Person Households	1,963	28.18%	9,286	22.50%	19,015	19.43%
2-Person Households	2,083	29.91%	11,720	28.39%	27,446	28.04%
3-Person Households	1,237	17.76%	7,710	18.68%	18,329	18.72%
4-Person Households	974	13.98%	7,042	17.06%	17,824	18.21%
5-Person Households	449	6.45%	3,380	8.19%	9,041	9.24%
6-Person Households	168	2.41%	1,330	3.22%	3,690	3.77%
7 or more Person Households	91	1.31%	810	1.96%	2,544	2.60%
2023 Average Household Size	**2.50**		**2.70**		**2.90**	
Households						
2028 Projection	7,845		44,773		114,306	
2023 Estimate	7,809		44,782		113,243	
2010 Census	6,966		41,278		97,890	
Growth 2023 - 2028	0.46%		-0.02%		0.94%	
Growth 2010 - 2023	12.10%		8.49%		15.68%	
2023 Households by HH Income	**7,812**		**44,781**		**113,243**	
<$25,000	768	9.83%	5,132	11.46%	12,340	10.90%
$25,000 - $50,000	1,858	23.78%	8,858	19.78%	21,014	18.56%
$50,000 - $75,000	1,478	18.92%	8,559	19.11%	20,694	18.27%
$75,000 - $100,000	904	11.57%	6,157	13.75%	15,507	13.69%
$100,000 - $125,000	1,046	13.39%	5,036	11.25%	12,372	10.93%
$125,000 - $150,000	512	6.55%	3,409	7.61%	8,740	7.72%
$150,000 - $200,000	534	6.84%	3,767	8.41%	11,246	9.93%
$200,000+	712	9.11%	3,863	8.63%	11,330	10.01%
2023 Avg Household Income	**$96,415**		**$97,635**		**$103,306**	
2023 Med Household Income	**$71,505**		**$74,519**		**$79,149**	
2023 Occupied Housing	**7,809**		**44,782**		**113,243**	
Owner Occupied	3,601	46.11%	27,863	62.22%	78,935	69.70%
Renter Occupied	4,208	53.89%	16,919	37.78%	34,308	30.30%
2010 Housing Units	**8,584**		**48,965**		**124,319**	
1 Unit	4,325	50.38%	33,277	67.96%	95,414	76.75%
2 - 4 Units	98	1.14%	1,283	2.62%	2,746	2.21%
5 - 19 Units	2,488	28.98%	8,337	17.03%	14,361	11.55%
20+ Units	1,673	19.49%	6,068	12.39%	11,798	9.49%
2023 Housing Value	**3,601**		**27,863**		**78,934**	
<$100,000	61	1.69%	1,137	4.08%	3,353	4.25%
$100,000 - $200,000	1,191	33.07%	12,364	44.37%	32,830	41.59%
$200,000 - $300,000	2,117	58.79%	11,550	41.45%	25,686	32.54%
$300,000 - $400,000	185	5.14%	2,108	7.57%	9,533	12.08%
$400,000 - $500,000	43	1.19%	550	1.97%	4,127	5.23%
$500,000 - $1,000,000	4	0.11%	148	0.53%	3,055	3.87%
$1,000,000+	0	0.00%	6	0.02%	350	0.44%
2023 Median Home Value	**$225,909**		**$203,727**		**$212,785**	

Radius	1 Mile		3 Mile		5 Mile	
2023 Housing Units by Yr Built	**8,646**		**49,648**		**126,106**	
Built 2010+	1,176	13.60%	5,938	11.96%	22,495	17.84%
Built 2000 - 2010	2,500	28.92%	14,687	29.58%	38,027	30.15%
Built 1990 - 1999	1,625	18.79%	11,282	22.72%	23,677	18.78%
Built 1980 - 1989	2,771	32.05%	12,607	25.39%	26,608	21.10%
Built 1970 - 1979	525	6.07%	4,488	9.04%	13,051	10.35%
Built 1960 - 1969	19	0.22%	325	0.65%	1,402	1.11%
Built 1950 - 1959	18	0.21%	263	0.53%	641	0.51%
Built <1949	12	0.14%	58	0.12%	205	0.16%
2023 Median Year Built	**1995**		**1995**		**1998**	

Demographic Trend Report

Description	2010		2023		2028	
Population	**17,704**		**19,325**		**19,348**	
Age 0 - 4	1,390	7.85%	1,385	7.17%	1,277	6.60%
Age 5 - 9	1,226	6.92%	1,401	7.25%	1,324	6.84%
Age 10 - 14	1,238	6.99%	1,381	7.15%	1,342	6.94%
Age 15 - 19	1,281	7.24%	1,282	6.63%	1,309	6.77%
Age 20 - 24	1,629	9.20%	1,227	6.35%	1,247	6.45%
Age 25 - 29	1,748	9.87%	1,400	7.24%	1,256	6.49%
Age 30 - 34	1,395	7.88%	1,577	8.16%	1,365	7.05%
Age 35 - 39	1,330	7.51%	1,561	8.08%	1,452	7.50%
Age 40 - 44	1,205	6.81%	1,411	7.30%	1,440	7.44%
Age 45 - 49	1,296	7.32%	1,254	6.49%	1,334	6.89%
Age 50 - 54	1,339	7.56%	1,171	6.06%	1,209	6.25%
Age 55 - 59	1,067	6.03%	1,111	5.75%	1,109	5.73%
Age 60 - 64	681	3.85%	1,032	5.34%	1,023	5.29%
Age 65 - 69	331	1.87%	847	4.38%	904	4.67%
Age 70 - 74	229	1.29%	605	3.13%	723	3.74%
Age 75 - 79	156	0.88%	358	1.85%	506	2.62%
Age 80 - 84	95	0.54%	186	0.96%	298	1.54%
Age 85+	69	0.39%	135	0.70%	230	1.19%
Age 15+	**13,851**	78.24%	**15,157**	78.43%	**15,405**	79.62%
Age 20+	**12,570**	71.00%	**13,875**	71.80%	**14,096**	72.86%
Age 65+	**880**	4.97%	**2,131**	11.03%	**2,661**	13.75%
Median Age	**31**		**35**		**37**	
Average Age	**32.50**		**35.50**		**37.20**	
Population By Race	**17,704**		**19,325**		**19,348**	
White	11,805	66.68%	11,694	60.51%	11,697	60.46%
Black	3,337	18.85%	4,232	21.90%	4,238	21.90%
Am. Indian & Alaskan	147	0.83%	164	0.85%	163	0.84%
Asian	2,016	11.39%	2,708	14.01%	2,723	14.07%
Hawaiian & Pacific Islander	16	0.09%	16	0.08%	16	0.08%
Other	356	2.01%	511	2.64%	511	2.64%

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EQUAL HOUSING OPPORTUNITY

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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph Sebesta	591067	jsebesta@spinterests.com	832.455.7355
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ethan Beck	723996	ebeck@spinterests.com	832.454.8586
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date