

# RETAIL FOR LEASE – UP TO 20,000 SF AVAILABLE

7214 AIRLINE DRIVE | HOUSTON, TEXAS 77076



**S&P** INTERESTS

**JOSHUA SEBESTA**  
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5353 WEST ALABAMA, SUITE 306  
HOUSTON, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



## PROPERTY OVERVIEW



**ADDRESS**  
7214 Airline Drive



**BUILDING SIZE**  
20,000 SF (divisible)



**LAND SIZE**  
Approximately 2.30 Acres



**CURB CUTS**  
5 driveways



**FRONTAGE**  
250' on Airline Drive



**POPULATION**  
136,521 within 3 miles



## TRAFFIC COUNT

24,664 VPD on Airline Dr @ Parker Rd

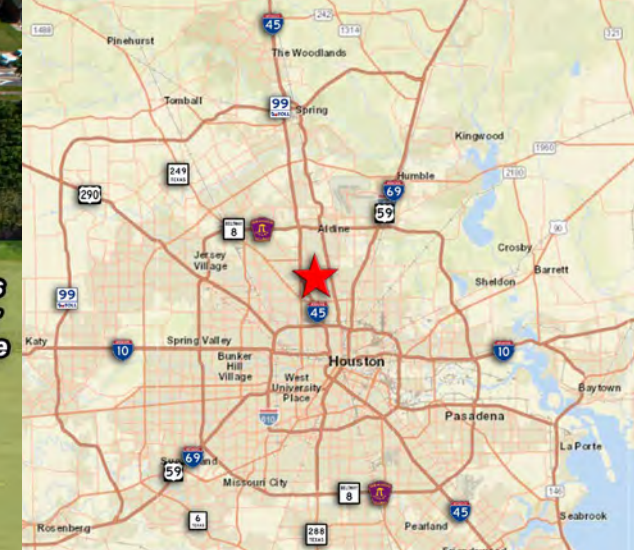


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### PROPERTY FEATURES:

- Building Size: 20,000 SF (divisible)
- Land Size: Approx. 2.30 Acres
- Curb Cuts: 5 driveways
- Frontage: 250' on Airline Drive
- Traffic Count: 24,664 Cars Per Day
- Population (3 miles): 136,521
- New Remodel Coming Soon

### DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2020 Population	18,007	136,521	340,202
2025 Population Est.	18,579	142,235	360,330
Daytime Population	13,972	117,997	320,326
Average HH Income	\$47,617	\$46,815	\$64,682

### TRAFFIC COUNTS:

Airline Dr: 24,664 VPD near Parker Rd  
(TXDOT 2019)

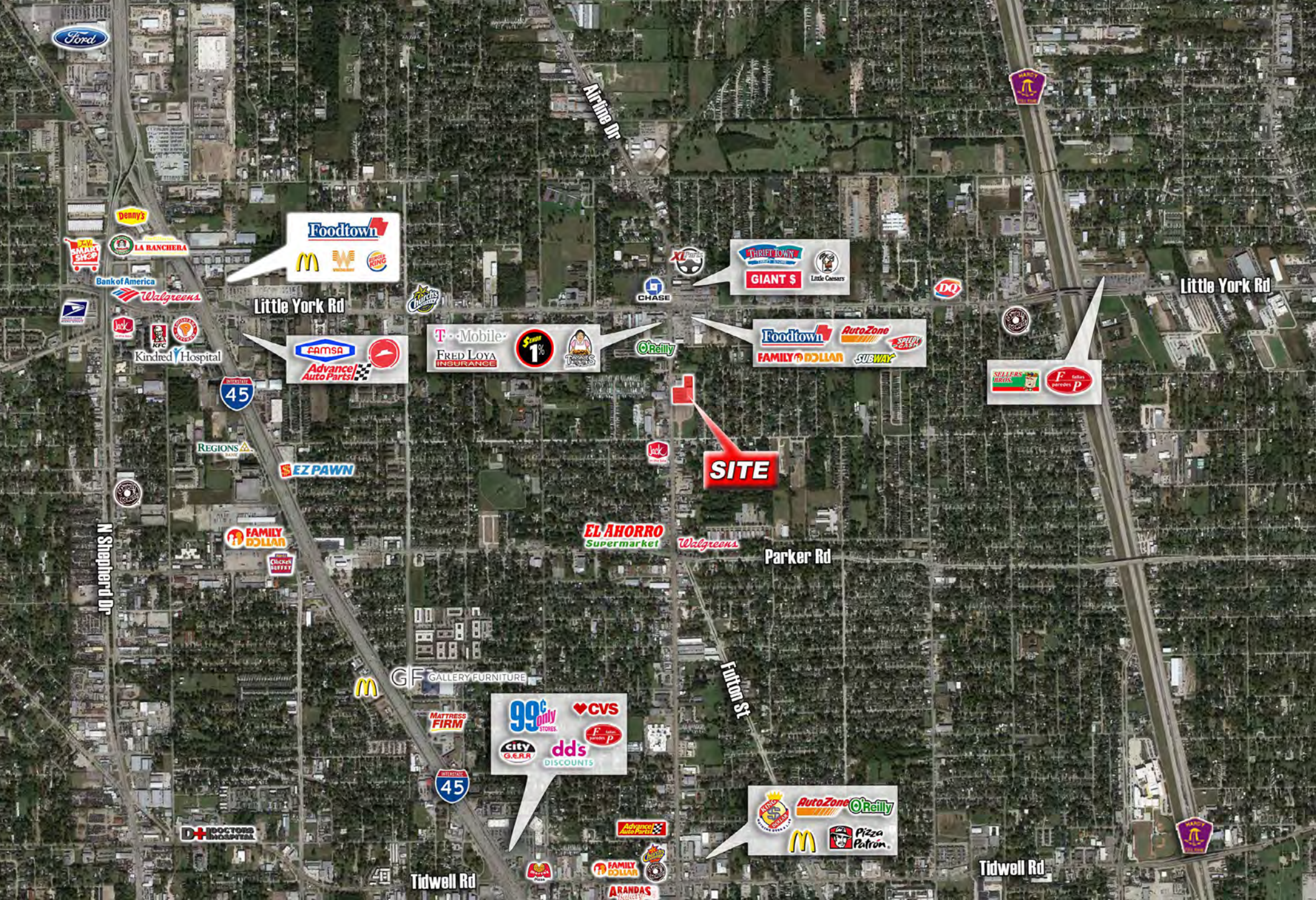
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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	15,102	121,038	307,099
2010 Total Population	17,007	127,702	311,855
2020 Total Population	18,007	136,521	340,202
2020 Group Quarters	102	1,476	1,907
2025 Total Population	18,579	142,235	360,330
2020-2025 Annual Rate	0.63%	0.82%	1.16%
2020 Total Daytime Population	13,972	117,997	320,326
Workers	3,401	35,083	123,355
Residents	10,571	82,914	196,971
<b>Household Summary</b>			
2000 Households	4,301	35,688	95,593
2000 Average Household Size	3.50	3.36	3.19
2010 Households	4,514	36,487	96,868
2010 Average Household Size	3.75	3.46	3.20
2020 Households	4,686	38,466	105,474
2020 Average Household Size	3.82	3.51	3.21
2025 Households	4,800	39,857	111,690
2025 Average Household Size	3.85	3.53	3.21
2020-2025 Annual Rate	0.48%	0.71%	1.15%
2010 Families	3,693	27,757	69,701
2010 Average Family Size	4.09	3.97	3.79
2020 Families	3,819	29,056	74,762
2020 Average Family Size	4.18	4.04	3.83
2025 Families	3,915	30,107	78,787
2025 Average Family Size	4.21	4.07	3.84
2020-2025 Annual Rate	0.50%	0.71%	1.05%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,568	38,392	102,943
Owner Occupied Housing Units	65.6%	56.3%	55.0%
Renter Occupied Housing Units	28.6%	36.6%	37.9%
Vacant Housing Units	5.8%	7.0%	7.1%
2010 Housing Units	4,884	40,356	108,318
Owner Occupied Housing Units	58.3%	49.6%	50.9%
Renter Occupied Housing Units	34.2%	40.8%	38.5%
Vacant Housing Units	7.6%	9.6%	10.6%
2020 Housing Units	5,015	42,035	116,161
Owner Occupied Housing Units	52.7%	45.0%	48.6%
Renter Occupied Housing Units	40.8%	46.5%	42.2%
Vacant Housing Units	6.6%	8.5%	9.2%
2025 Housing Units	5,135	43,586	122,882
Owner Occupied Housing Units	52.8%	45.1%	48.4%
Renter Occupied Housing Units	40.7%	46.4%	42.5%
Vacant Housing Units	6.5%	8.6%	9.1%
<b>Median Household Income</b>			
2020	\$38,445	\$35,191	\$41,235
2025	\$39,985	\$36,527	\$44,215
<b>Median Home Value</b>			
2020	\$108,059	\$103,574	\$143,445
2025	\$121,342	\$118,983	\$176,989
<b>Per Capita Income</b>			
2020	\$12,420	\$13,219	\$20,122
2025	\$13,116	\$14,005	\$21,979
<b>Median Age</b>			
2010	28.2	29.1	30.7
2020	29.4	30.3	32.1
2025	30.1	31.1	33.0
<b>2020 Households by Income</b>			
Household Income Base	4,686	38,466	105,474
<\$15,000	11.3%	19.5%	16.4%
\$15,000 - \$24,999	15.3%	15.5%	13.8%
\$25,000 - \$34,999	18.1%	14.7%	12.7%
\$35,000 - \$49,999	17.9%	16.7%	14.3%
\$50,000 - \$74,999	22.8%	16.8%	16.2%
\$75,000 - \$99,999	8.2%	8.5%	10.1%
\$100,000 - \$149,999	5.7%	6.1%	8.5%
\$150,000 - \$199,999	0.3%	1.3%	3.6%
\$200,000+	0.5%	0.9%	4.5%
Average Household Income	\$47,617	\$46,815	\$64,682

	1 mile	3 miles	5 miles
<b>2025 Households by Income</b>			
Household Income Base	4,800	39,857	111,690
<\$15,000	10.6%	18.4%	15.2%
\$15,000 - \$24,999	14.4%	14.8%	12.9%
\$25,000 - \$34,999	17.5%	14.4%	12.2%
\$35,000 - \$49,999	17.7%	16.8%	14.2%
\$50,000 - \$74,999	23.9%	17.7%	16.7%
\$75,000 - \$99,999	8.9%	9.1%	10.8%
\$100,000 - \$149,999	6.2%	6.6%	9.2%
\$150,000 - \$199,999	0.2%	1.3%	4.0%
\$200,000+	0.5%	0.9%	4.9%
Average Household Income	\$50,645	\$49,876	\$70,674
<b>2020 Owner Occupied Housing Units by Value</b>			
Total	2,641	18,924	56,482
<\$50,000	10.5%	14.0%	9.5%
\$50,000 - \$99,999	34.3%	34.2%	24.3%
\$100,000 - \$149,999	32.2%	25.2%	18.7%
\$150,000 - \$199,999	15.3%	12.4%	9.4%
\$200,000 - \$249,999	2.3%	3.8%	5.6%
\$250,000 - \$299,999	0.0%	2.9%	5.5%
\$300,000 - \$399,999	1.2%	2.5%	10.2%
\$400,000 - \$499,999	0.5%	1.6%	6.2%
\$500,000 - \$749,999	3.2%	1.6%	6.7%
\$750,000 - \$999,999	0.3%	1.1%	2.6%
\$1,000,000 - \$1,499,999	0.2%	0.4%	1.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.0%	0.4%	0.2%
Average Home Value	\$132,296	\$147,219	\$235,914
<b>2025 Owner Occupied Housing Units by Value</b>			
Total	2,711	19,637	59,510
<\$50,000	9.5%	12.0%	7.9%
\$50,000 - \$99,999	27.5%	29.0%	20.0%
\$100,000 - \$149,999	30.5%	23.7%	17.0%
\$150,000 - \$199,999	16.2%	13.2%	9.5%
\$200,000 - \$249,999	3.3%	4.5%	6.4%
\$250,000 - \$299,999	0.0%	4.1%	6.1%
\$300,000 - \$399,999	2.4%	4.2%	11.8%
\$400,000 - \$499,999	1.2%	2.5%	7.5%
\$500,000 - \$749,999	8.2%	3.2%	8.6%
\$750,000 - \$999,999	0.7%	2.2%	3.4%
\$1,000,000 - \$1,499,999	0.6%	0.9%	1.5%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.2%
\$2,000,000 +	0.0%	0.6%	0.3%
Average Home Value	\$175,286	\$188,172	\$272,044
<b>2010 Population by Age</b>			
Total	17,005	127,703	311,857
0 - 4	9.8%	9.8%	9.3%
5 - 9	9.5%	9.2%	8.5%
10 - 14	8.6%	8.2%	7.7%
15 - 24	16.9%	16.4%	15.4%
25 - 34	15.8%	15.2%	15.5%
35 - 44	14.0%	13.2%	13.5%
45 - 54	11.2%	11.9%	12.5%
55 - 64	7.4%	8.2%	8.9%
65 - 74	3.7%	4.5%	5.0%
75 - 84	2.5%	2.7%	2.8%
85 +	0.8%	0.9%	0.9%
18 +	67.0%	67.7%	69.6%

	1 mile	3 miles	5 miles
2020 Population by Age			
Total	18,007	136,520	340,202
0 - 4	9.4%	9.1%	8.5%
5 - 9	9.1%	8.9%	8.3%
10 - 14	8.5%	8.4%	7.9%
15 - 24	15.6%	15.0%	14.1%
25 - 34	16.5%	15.8%	15.6%
35 - 44	13.0%	12.7%	13.1%
45 - 54	11.2%	10.9%	11.3%
55 - 64	8.6%	9.3%	10.2%
65 - 74	5.2%	6.1%	6.9%
75 - 84	2.1%	2.8%	3.1%
85 +	0.8%	1.0%	1.1%
18 +	68.3%	68.8%	71.0%
2025 Population by Age			
Total	18,578	142,235	360,329
0 - 4	9.3%	9.1%	8.5%
5 - 9	9.1%	8.8%	8.1%
10 - 14	8.8%	8.6%	7.9%
15 - 24	15.3%	14.9%	14.1%
25 - 34	14.8%	14.2%	14.5%
35 - 44	14.1%	13.6%	13.6%
45 - 54	10.8%	10.8%	11.2%
55 - 64	9.0%	9.1%	9.8%
65 - 74	5.7%	6.7%	7.7%
75 - 84	2.5%	3.3%	3.7%
85 +	0.7%	1.0%	1.1%
18 +	68.0%	68.8%	71.2%
2010 Population by Sex			
Males	8,740	65,099	157,792
Females	8,267	62,603	154,063
2020 Population by Sex			
Males	9,228	69,434	171,773
Females	8,779	67,087	168,429
2025 Population by Sex			
Males	9,492	72,192	181,525
Females	9,087	70,043	178,805
2010 Population by Race/Ethnicity			
Total	17,007	127,702	311,855
White Alone	61.9%	51.2%	50.4%
Black Alone	2.6%	16.5%	20.5%
American Indian Alone	0.9%	0.9%	0.9%
Asian Alone	0.4%	0.7%	1.0%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	30.4%	27.1%	23.8%
Two or More Races	3.9%	3.6%	3.4%
Hispanic Origin	86.8%	73.7%	64.6%
Diversity Index	70.4	82.3	83.9
2020 Population by Race/Ethnicity			
Total	18,007	136,520	340,202
White Alone	60.1%	49.5%	49.2%
Black Alone	2.5%	16.5%	20.1%
American Indian Alone	0.8%	0.8%	0.8%
Asian Alone	0.4%	0.7%	1.1%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	32.1%	28.7%	25.1%
Two or More Races	4.0%	3.7%	3.6%
Hispanic Origin	90.1%	76.4%	67.2%
Diversity Index	70.3	82.6	84.2

	1 mile	3 miles	5 miles
2025 Population by Race/Ethnicity			
Total	18,580	142,235	360,329
White Alone	60.1%	49.5%	49.3%
Black Alone	2.5%	16.5%	19.7%
American Indian Alone	0.8%	0.8%	0.8%
Asian Alone	0.4%	0.7%	1.2%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	32.1%	28.7%	25.3%
Two or More Races	4.1%	3.8%	3.7%
Hispanic Origin	91.4%	77.6%	68.6%
Diversity Index	69.5	82.2	84.0
2010 Population by Relationship and Household Type			
Total	17,007	127,702	311,855
In Households	99.5%	98.9%	99.4%
In Family Households	92.6%	90.1%	88.2%
Householder	21.8%	21.7%	22.4%
Spouse	14.9%	13.5%	13.8%
Child	42.8%	42.3%	40.0%
Other relative	9.3%	8.9%	8.5%
Nonrelative	3.8%	3.7%	3.5%
In Nonfamily Households	6.8%	8.9%	11.3%
In Group Quarters	0.5%	1.1%	0.6%
Institutionalized Population	0.5%	0.4%	0.2%
Noninstitutionalized Population	0.0%	0.6%	0.4%
2020 Population 25+ by Educational Attainment			
Total	10,339	79,919	208,397
Less than 9th Grade	30.1%	25.8%	20.6%
9th - 12th Grade, No Diploma	18.0%	19.2%	15.3%
High School Graduate	32.3%	27.2%	24.3%
GED/Alternative Credential	4.3%	5.1%	3.9%
Some College, No Degree	11.5%	12.7%	14.5%
Associate Degree	1.5%	3.5%	4.1%
Bachelor's Degree	1.6%	4.8%	10.9%
Graduate/Professional Degree	0.7%	1.8%	6.3%
2020 Population 15+ by Marital Status			
Total	13,153	100,329	256,211
Never Married	49.2%	46.4%	43.6%
Married	38.8%	40.2%	42.4%
Widowed	6.2%	5.8%	5.4%
Divorced	5.7%	7.5%	8.6%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	8,253	60,170	160,382
Population 16+ Employed	91.7%	90.2%	90.3%
Population 16+ Unemployment rate	8.3%	9.8%	9.7%
Population 16-24 Employed	13.7%	14.0%	12.6%
Population 16-24 Unemployment rate	16.1%	16.8%	17.7%
Population 25-54 Employed	70.3%	69.8%	68.5%
Population 25-54 Unemployment rate	6.7%	8.2%	8.4%
Population 55-64 Employed	12.0%	12.2%	13.9%
Population 55-64 Unemployment rate	8.7%	10.1%	8.5%
Population 65+ Employed	4.1%	4.0%	5.0%
Population 65+ Unemployment rate	6.3%	8.2%	7.9%
2020 Employed Population 16+ by Industry			
Total	7,565	54,290	144,890
Agriculture/Mining	1.3%	0.9%	2.0%
Construction	25.9%	26.5%	20.8%
Manufacturing	10.4%	9.1%	9.6%
Wholesale Trade	3.1%	2.3%	3.1%
Retail Trade	10.7%	10.6%	9.2%
Transportation/Utilities	6.5%	6.7%	7.1%
Information	0.6%	0.7%	0.8%
Finance/Insurance/Real Estate	3.4%	3.9%	4.6%
Services	36.8%	37.6%	40.7%
Public Administration	1.3%	1.5%	2.1%





# 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.

11-2-2015

## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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

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

IABS 1-0