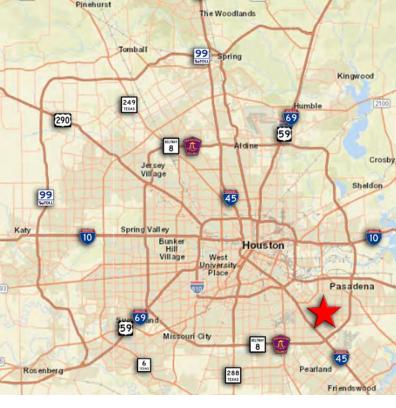


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### **PROPERTY FEATURES:**

- New Retail Remodel Coming Soon
- Frontage on Two Busy Streets
- Up to 9,000 SF For Lease (Divisible)
- 84 Parking Spaces Available (9:1000 ratio)
- Located Between Four (4) Major Supermarkets
- Surrounded by Multi-Family Developments

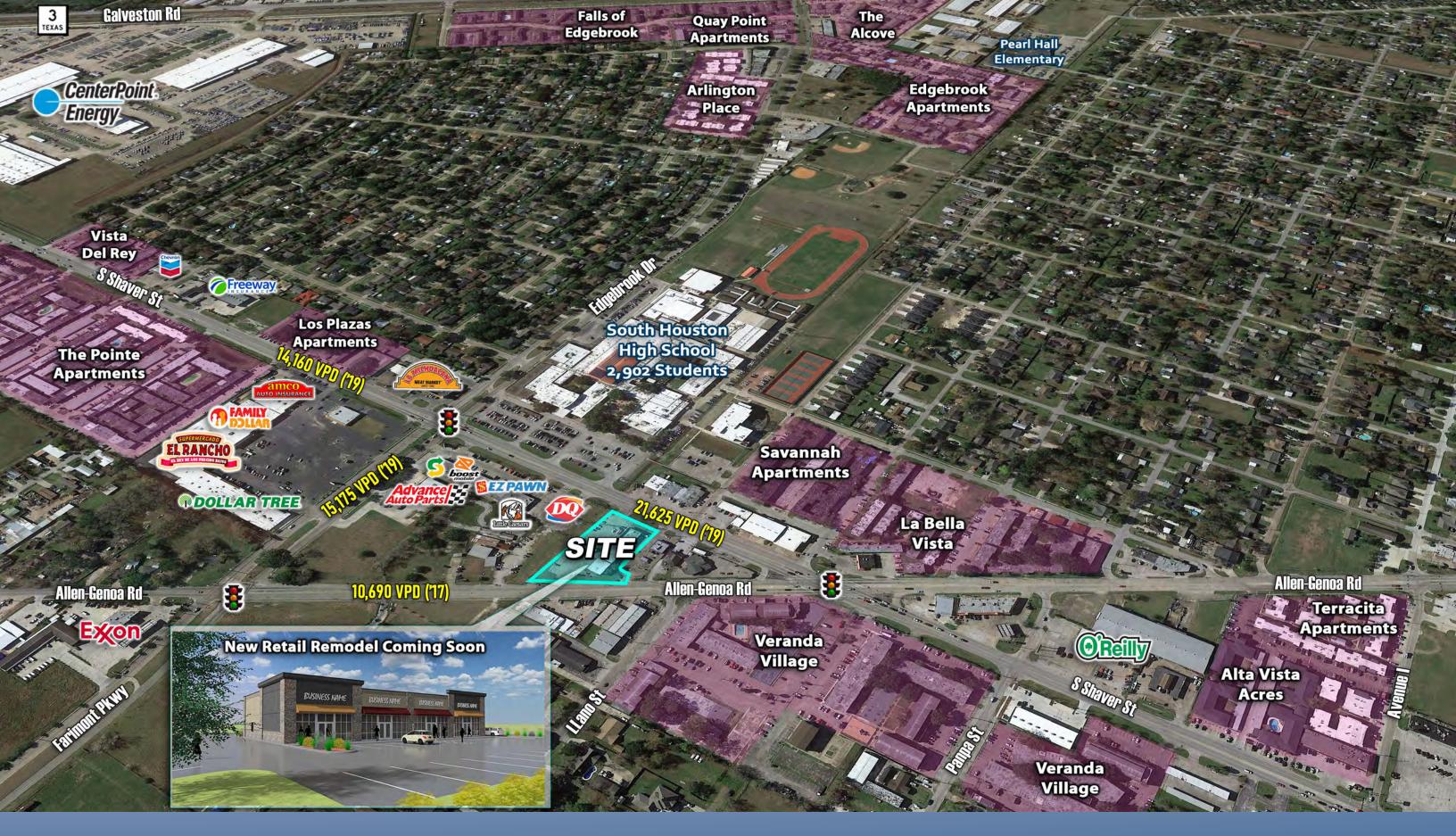
### **DEMOGRAPHIC SUMMARY:**

Radius	1 Mile	3 Mile	5 Mile
2020 Population	19,571	146,824	335,129
Daytime Population	15,669	138,429	309,561
Average HH Income	\$50,553	\$60,762	\$83,153

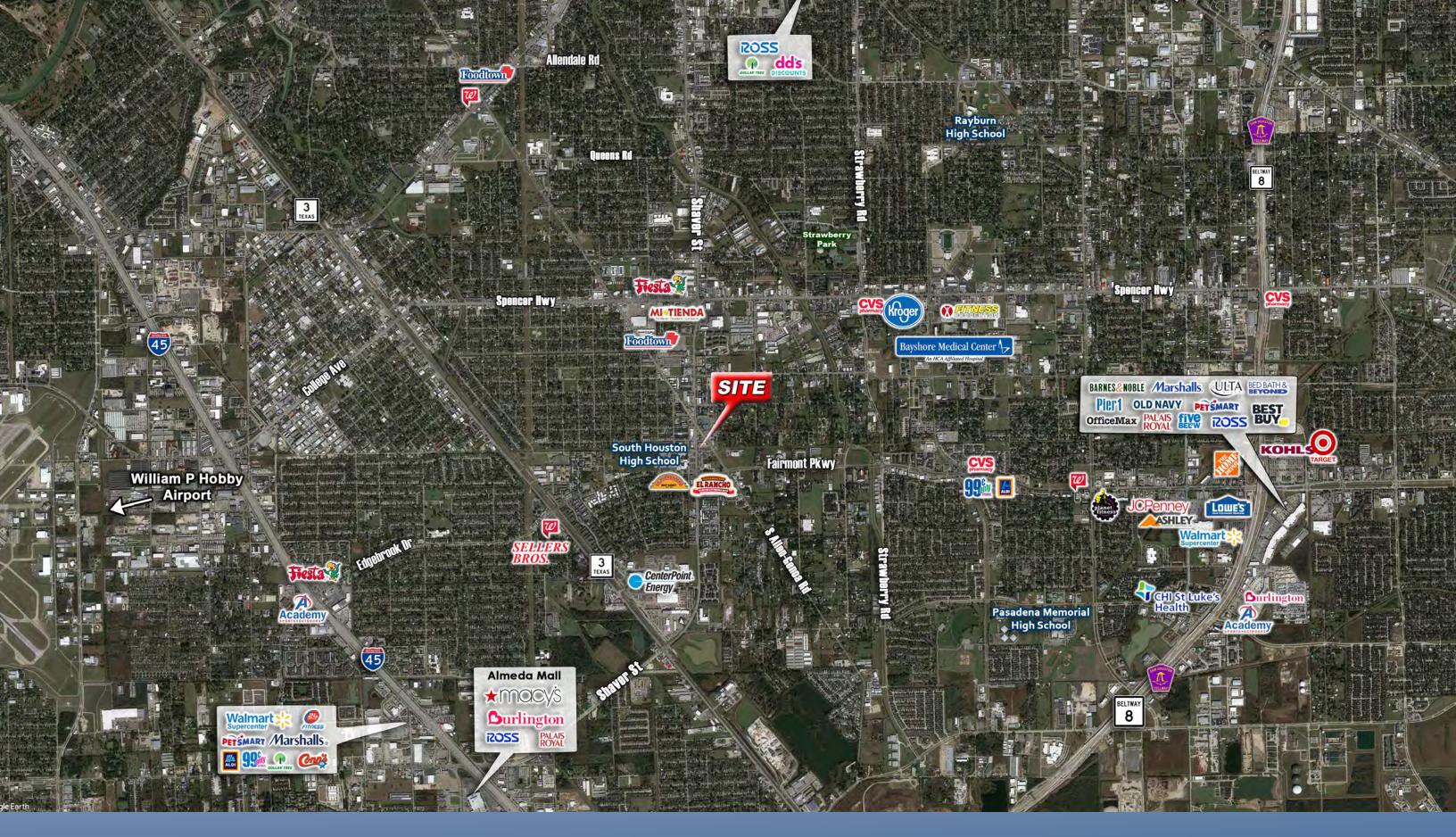
TRAFFIC COUNTS: Fairmont Pkwy: 15,175 VPD Allen-Genoa Rd: 10,690 VPD S Shaver St: 21,625 VPD

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	15,838	116,773	284,470
2010 Total Population	18,062	136,742	315,551
2020 Total Population	19,571	146,824	335,129
2020 Group Quarters	7	626	1,111
2025 Total Population	20,441	152,638	348,896
2020-2025 Annual Rate	0.87%	0.78%	0.81%
2020 Total Daytime Population	15,669	138,429	309,561
Workers	4,548	54,340	120,086
Residents	11,121	84,089	189,475
Household Summary			
2000 Households	5,307	40,065	93,993
2000 Average Household Size	2.98	2.89	3.01
2010 Households	5,599	43,814	100,510
2010 Average Household Size	3.22	3.11	3.13
2020 Households	5,932	46,037	104,950
2020 Average Household Size	3.30	3.18	3.18
2025 Households	6,147	47,548	108,608
2025 Average Household Size	3.32	3.20	3.20
2020-2025 Annual Rate	0.71%	0.65%	0.69%
2010 Families	4,193	32,177	74,653
2010 Average Family Size	3.69	3.65	3.65
2020 Families	4,426	33,540	77,397
2020 Average Family Size	3.78	3.75	3.73
2025 Families	4,594	34,641	80,106
2025 Average Family Size	3.80	3.77	3.75
2020-2025 Annual Rate	0.75%	0.65%	0.69%
Housing Unit Summary			
2000 Housing Units	5,967	42,956	100,262
Owner Occupied Housing Units	30.9%	49.7%	50.8%
Renter Occupied Housing Units	58.1%	43.6%	43.0%
Vacant Housing Units	11.1%	6.7%	6.3%
2010 Housing Units	6,814	48,403	111,622
Owner Occupied Housing Units	25.4%	47.2%	49.1%
Renter Occupied Housing Units	56.8%	43.3%	41.0%
Vacant Housing Units	17.8%	9.5%	10.0%
2020 Housing Units	7,103	50,414	116,113
Owner Occupied Housing Units	22.1%	42.8%	45.2%
Renter Occupied Housing Units	61.4%	48.5%	45.2%
Vacant Housing Units	16.5%	8.7%	9.6%
2025 Housing Units	7,362	52,097	120,242
Owner Occupied Housing Units	22.1%	42.6%	45.2%
Renter Occupied Housing Units	61.4%	48.6%	45.1%
Vacant Housing Units	16.5%	8.7%	9.7%
Median Household Income			
2020	\$37,930	\$46,756	\$49,873
2025	\$39,532	\$49,986	\$52,188
Median Home Value			
2020	\$113,238	\$120,333	\$129,537
2025	\$125,882	\$131,959	\$141,857
Per Capita Income			
2020	\$15,432	\$19,065	\$19,810
2025	\$16,406	\$20,420	\$21,322
Median Age			
2010	26.7	29.5	29.7
2020	27.8	30.7	31.1
2025	28.3	31.4	31.8

	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	5,932	46,037	104,950
<\$15,000	16.4%	11.1%	11.4%
\$15,000 - \$24,999	14.3%	12.6%	11.7%
\$25,000 - \$34,999	14.4%	12.7%	12.3%
\$35,000 - \$49,999	18.3%	16.3%	14.8%
\$50,000 - \$74,999	16.6%	19.4%	19.8%
\$75,000 - \$99,999	8.5%	12.0%	12.8%
\$100,000 - \$149,999	8.7%	11.4%	12.1%
\$150,000 - \$199,999	1.6%	2.6%	3.2%
\$200,000+	1.0%	1.9%	2.0%
Average Household Income	\$50,553	\$60,762	\$63,153
2025 Households by Income			, ,
Household Income Base	6,147	47,548	108,608
<\$15,000	15.2%	10.2%	10.5%
\$15,000 - \$24,999	13.4%	11.7%	10.8%
\$25,000 - \$34,999	14.2%	12.2%	11.7%
\$35,000 - \$49,999	18.5%	15.9%	14.3%
\$50,000 - \$74,999	17.5%	20.0%	20.1%
\$75,000 - \$99,999	9.2%	12.8%	13.5%
\$100,000 - \$149,999	9.3%	12.4%	13.2%
\$150,000 - \$199,999	1.7%	2.9%	3.7%
\$200,000+	1.0%	1.9%	2.1%
Average Household Income	\$54,155	\$65,513	\$68,393
2020 Owner Occupied Housing Units by Value	\$54,155	\$05,515	φ00,3 <i>9</i> 3
	1 570	21 505	F2 427
Total	1,570	21,585	52,427
<\$50,000 *F0,000, *00,000	12.7%	9.5%	7.2%
\$50,000 - \$99,999	29.0%	27.9%	24.4%
\$100,000 - \$149,999	31.3%	30.9%	31.2%
\$150,000 - \$199,999	11.2%	16.4%	19.4%
\$200,000 - \$249,999	8.7%	6.8%	8.2%
\$250,000 - \$299,999	0.8%	2.9%	3.9%
\$300,000 - \$399,999	3.4%	1.9%	2.5%
\$400,000 - \$499,999	0.8%	1.4%	1.0%
\$500,000 - \$749,999	1.1%	0.9%	1.0%
\$750,000 - \$999,999	0.3%	0.5%	0.5%
\$1,000,000 - \$1,499,999	0.6%	0.7%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.0%
\$2,000,000 +	0.0%	0.1%	0.2%
Average Home Value	\$138,535	\$148,660	\$156,456
2025 Owner Occupied Housing Units by Value			
Total	1,627	22,203	54,306
<\$50,000	11.1%	8.5%	6.2%
\$50,000 - \$99,999	23.5%	23.5%	20.4%
\$100,000 - \$149,999	29.6%	28.2%	28.0%
\$150,000 - \$199,999	11.7%	17.1%	19.6%
\$200,000 - \$249,999	10.5%	9.1%	10.7%
\$250,000 - \$299,999	1.0%	4.2%	5.6%
\$300,000 - \$399,999	6.6%	3.2%	4.0%
\$400,000 - \$499,999	1.5%	2.2%	1.8%
\$500,000 - \$749,999	2.6%	1.7%	1.7%
\$750,000 - \$999,999	0.7%	1.0%	1.1%
\$1,000,000 - \$1,499,999	1.0%	1.0%	0.8%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.0%	0.2%	0.3%
Average Home Value	\$169,345	\$176,143	\$184,255

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	1 mile	3 miles	5 miles
2010 Population by Age			
Total	18,062	136,742	315,549
0 - 4	11.1%	9.4%	9.3%
5 - 9	10.3%	8.9%	8.7%
10 - 14	8.2%	8.3%	8.3%
15 - 24	17.4%	16.1%	16.1%
25 - 34	17.1%	15.9%	15.8%
35 - 44	13.4%	13.5%	13.6%
45 - 54	10.7%	11.7%	12.2%
55 - 64	6.1%	8.0%	8.4%
65 - 74	3.2%	4.3%	4.3%
75 - 84	1.9%	2.9%	2.5%
85 +	0.6%	1.0%	0.8%
18 +	65.7%	68.7%	68.9%
2020 Population by Age			
Total	19,570	146,822	335,130
0 - 4	10.3%	8.7%	8.5%
5 - 9	9.3%	8.3%	8.2%
10 - 14	8.0%	7.7%	7.7%
15 - 24	17.0%	15.5%	15.0%
25 - 34	18.1%	16.7%	16.9%
35 - 44	12.5%	13.0%	13.1%
45 - 54	9.9%	10.9%	11.0%
55 - 64	7.9%	9.2%	9.6%
65 - 74	4.3%	6.0%	6.2%
75 - 84	2.0%	2.9%	2.7%
85 +	0.7%	1.2%	1.0%
18 +	67.7%	70.9%	71.2%
2025 Population by Age			
Total	20,440	152,638	348,896
0 - 4	10.4%	8.7%	8.6%
5 - 9	9.3%	8.2%	8.1%
10 - 14	7.9%	7.8%	7.8%
15 - 24	16.5%	14.9%	14.4%
25 - 34	17.7%	16.2%	16.3%
35 - 44	13.2%	13.7%	14.1%
45 - 54	9.5%	10.7%	10.8%
55 - 64	7.9%	9.0%	9.1%
65 - 74	4.8%	6.4%	6.7%
75 - 84	2.2%	3.3%	3.2%
85 +	0.7%	1.1%	1.0%
18 +	68.2%	71.1%	71.2%
2010 Population by Sex			
Males	9,110	67,743	157,168
Females	8,952	68,999	158,383
2020 Population by Sex	0,532	00,555	150,505
Males	9,890	72,940	167,029
Females	9,681	72,940	168,100
2025 Population by Sex	5,081	73,004	100,100
Males	10,346	75,940	173,865
Females	10,095	76,698	175,031

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	18,061	136,741	315,551
White Alone	66.8%	67.5%	64.7%
Black Alone	6.6%	6.3%	7.8%
American Indian Alone	0.7%	0.8%	0.7%
Asian Alone	0.8%	1.9%	3.7%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	21.8%	20.1%	19.9%
Two or More Races	3.3%	3.3%	3.2%
Hispanic Origin	76.7%	69.3%	65.7%
Diversity Index	71.0	73.6	76.6
2020 Population by Race/Ethnicity			
Total	19,570	146,823	335,130
White Alone	64.9%	64.8%	61.9%
Black Alone	6.6%	6.6%	7.9%
American Indian Alone	0.6%	0.7%	0.7%
Asian Alone	0.9%	2.3%	4.3%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	23.5%	21.9%	21.7%
Two or More Races	3.6%	3.6%	3.5%
Hispanic Origin	81.3%	74.2%	70.3%
Diversity Index	70.4	73.8	77.2
2025 Population by Race/Ethnicity			
Total	20,441	152,637	348,895
White Alone	64.8%	64.2%	61.3%
Black Alone	6.5%	6.6%	7.9%
American Indian Alone	0.6%	0.7%	0.7%
Asian Alone	0.9%	2.4%	4.5%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	23.6%	22.2%	22.0%
Two or More Races	3.7%	3.8%	3.6%
Hispanic Origin	83.3%	76.6%	72.4%
Diversity Index	69.4	73.2	77.0
2010 Population by Relationship and Household Type			
Total	18,062	136,742	315,551
In Households	100.0%	99.6%	99.7%
In Family Households	89.5%	88.9%	89.3%
Householder	23.3%	23.5%	23.7%
Spouse	13.3%	15.5%	15.8%
Child	41.0%	39.6%	39.6%
Other relative	8.1%	7.3%	7.2%
Nonrelative	3.9%	3.1%	3.0%
In Nonfamily Households	10.5%	10.6%	10.3%
In Group Quarters	0.0%	0.4%	0.3%
Institutionalized Population	0.0%	0.3%	0.2%
Noninstitutionalized Population	0.0%	0.1%	0.1%
Nominsulationalized Fopulation	0.070	0.170	0.170

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	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	10,850	87,856	203,014
Less than 9th Grade	20.1%	16.8%	16.1%
9th - 12th Grade, No Diploma	16.9%	13.4%	12.4%
High School Graduate	26.7%	26.5%	26.2%
GED/Alternative Credential	6.4%	6.3%	5.6%
Some College, No Degree	16.4%	20.1%	20.2%
Associate Degree	4.5%	5.6%	6.3%
Bachelor's Degree	6.2%	8.1%	9.2%
Graduate/Professional Degree	2.7%	3.2%	4.0%
2020 Population 15+ by Marital Status			
Total	14,174	110,572	253,169
Never Married	44.9%	38.7%	38.2%
Married	42.9%	46.7%	47.8%
Widowed	4.0%	4.8%	4.5%
Divorced	8.2%	9.8%	9.5%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	9,692	71,485	165,731
Population 16+ Employed	88.5%	89.0%	89.1%
Population 16+ Unemployment rate	11.5%	11.0%	10.9%
Population 16-24 Employed	19.5%	16.1%	14.9%
Population 16-24 Unemployment rate	17.2%	18.5%	18.8%
Population 25-54 Employed	65.6%	68.1%	68.5%
Population 25-54 Unemployment rate	10.5%	9.6%	9.6%
Population 55-64 Employed	11.0%	12.0%	12.7%
Population 55-64 Unemployment rate	8.3%	8.4%	8.5%
Population 65+ Employed	3.9%	3.9%	3.8%
Population 65+ Unemployment rate	6.9%	8.0%	7.7%
2020 Employed Population 16+ by Industry			
Total	8,576	63,630	147,682
Agriculture/Mining	0.6%	1.3%	1.4%
Construction	22.0%	18.7%	18.2%
Manufacturing	13.5%	12.8%	11.7%
Wholesale Trade	1.6%	2.4%	2.6%
Retail Trade	10.6%	10.4%	10.2%
Transportation/Utilities	4.8%	7.5%	7.7%
Information	0.2%	0.7%	0.7%
Finance/Insurance/Real Estate	4.4%	3.9%	4.3%
Services	40.7%	40.0%	40.8%
Public Administration	1.5%	2.3%	2.3%
2020 Employed Population 16+ by Occupation			
Total	8,577	63,631	147,683
White Collar	30.4%	40.3%	42.4%
Management/Business/Financial	5.2%	7.2%	7.7%
Professional	7.5%	11.6%	12.9%
Sales	7.5%	8.8%	9.2%
Administrative Support	10.2%	12.7%	12.6%
Services	24.0%	18.8%	18.5%
Blue Collar	45.6%	40.9%	39.1%
Farming/Forestry/Fishing	0.1%	0.3%	0.2%
Construction/Extraction	17.9%	15.5%	15.0%
Installation/Maintenance/Repair	3.8%	4.7%	4.9%
Production	13.9%	11.0%	9.9%

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	5,598	43,814	100,509
Households with 1 Person	19.2%	21.5%	20.7%
Households with 2+ People	80.8%	78.5%	79.3%
Family Households	74.9%	73.4%	74.3%
Husband-wife Families	42.8%	48.2%	49.6%
With Related Children	28.1%	29.5%	30.1%
Other Family (No Spouse Present)	32.1%	25.2%	24.6%
Other Family with Male Householder	10.3%	7.9%	7.7%
With Related Children	6.1%	4.8%	4.7%
Other Family with Female Householder	21.9%	17.3%	16.9%
With Related Children	17.3%	12.4%	12.1%
Nonfamily Households	5.9%	5.1%	5.0%
All Households with Children	52.0%	47.2%	47.3%
Multigenerational Households	8.1%	8.7%	8.6%
Unmarried Partner Households	9.7%	7.9%	7.6%
Male-female	8.9%	7.2%	7.0%
Same-sex	0.8%	0.7%	0.6%
2010 Households by Size	0.07.5	<b>5.7</b> , 5	0.075
Total	5,597	43,813	100,510
1 Person Household	19.2%	21.5%	20.7%
2 Person Household	22.4%	23.7%	23.7%
3 Person Household	18.6%	17.0%	17.6%
4 Person Household	17.0%	16.4%	16.8%
5 Person Household	12.1%	11.5%	11.3%
6 Person Household	6.1%	5.5%	5.5%
7 + Person Household	4.6%	4.4%	4.4%
2010 Households by Tenure and Mortgage Status	110 70	11170	11 7 7 0
Total	5,599	43,814	100,510
Owner Occupied	30.9%	52.1%	54.5%
Owned with a Mortgage/Loan	17.8%	32.1%	35.9%
Owned Free and Clear	13.0%	19.3%	18.6%
			45.5%
Renter Occupied	69.1%	47.9%	45.5%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	155	180	178
Percent of Income for Mortgage	12.5%	10.8%	10.9%
Wealth Index	35	49	52
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,814	48,403	111,622
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
2010 Population By Urban/ Rural Status			
Total Population	18,062	136,742	315,551
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

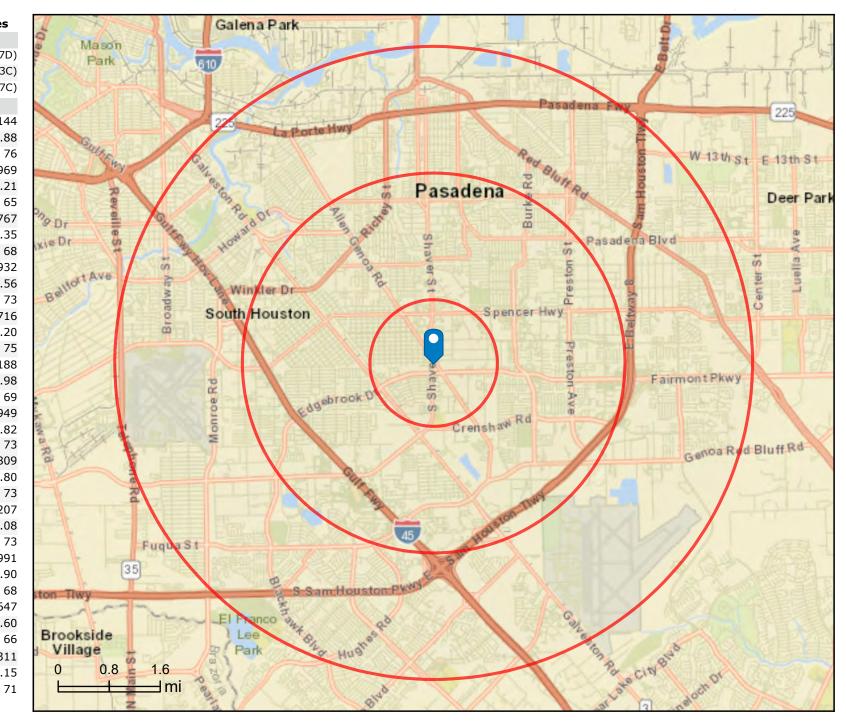
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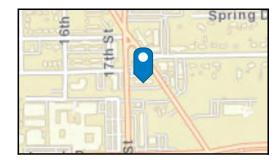


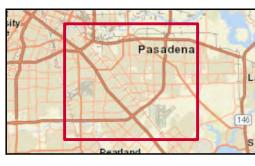
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		1 mile	3 miles	5 miles
Top 3 Tapestry Segments				
1.	NeWest Residents (13C)	Barrios	Urbanos (7D)	Barrios Urbanos (7D)
2.	Barrios Urbanos (7D)	NeWest Re	esidents (13C)	NeWest Residents (13C)
3.	American Dreamers (7C)	American D	Preamers (7C)	American Dreamers (7C)
2020 Consumer Spending				
Apparel & Services: Total \$	\$8,	163,045	\$72,351,888	\$170,426,144
Average Spent	\$1	,376.10	\$1,571.60	\$1,623.88
Spending Potential Index		64	73	76
Education: Total \$	\$5,	546,567	\$51,808,272	\$122,498,969
Average Spent	:	\$935.02	\$1,125.36	\$1,167.21
Spending Potential Index		52	63	65
Entertainment/Recreation: Total \$	\$10,	353,543	\$97,881,249	\$232,185,767
Average Spent	\$1	,745.37	\$2,126.14	\$2,212.35
Spending Potential Index		54	65	68
Food at Home: Total \$	\$19,	413,841	\$174,566,100	\$410,097,932
Average Spent	\$3	3,272.73	\$3,791.87	\$3,907.56
Spending Potential Index		61	71	73
Food Away from Home: Total \$	\$14,	161,173	\$126,941,693	\$298,393,716
Average Spent	\$2	,387.25	\$2,757.38	\$2,843.20
Spending Potential Index		63	73	75
Health Care: Total \$	\$18,	100,477	\$173,819,150	\$414,130,188
Average Spent	\$3	,051.33	\$3,775.64	\$3,945.98
Spending Potential Index		53	66	69
HH Furnishings & Equipment: Total \$	\$7,	515,931	\$70,213,142	\$167,165,949
Average Spent	\$1	,267.01	\$1,525.15	\$1,592.82
Spending Potential Index		58	70	73
Personal Care Products & Services: Total \$	\$3,	252,943	\$29,748,468	\$70,610,809
Average Spent	:	\$548.37	\$646.19	\$672.80
Spending Potential Index		60	70	73
Shelter: Total \$	\$69,	804,657	\$632,039,132	\$1,482,637,207
Average Spent	\$11	,767.47	\$13,728.94	\$14,127.08
Spending Potential Index		61	71	73
Support Payments/Cash Contributions/Gifts in Kind:	Total \$ \$7,	206,673	\$69,847,506	\$168,118,991
Average Spent	\$1	,214.88	\$1,517.20	\$1,601.90
Spending Potential Index		52	65	68
Travel: Total \$	\$7,	175,599	\$70,131,781	\$167,562,647
Average Spent	\$1	,209.64	\$1,523.38	\$1,596.60
Spending Potential Index		50	63	66
Vehicle Maintenance & Repairs: Total \$	\$3,	933,225	\$36,521,710	\$86,284,311
Average Spent		\$663.05	\$793.31	\$822.15
Spending Potential Index		57	68	71











11-2-2015

## 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:

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 OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner,

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 AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a 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; 0
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- ٩ any confidential information or any other information that a party specifically instructs the broker in writing not disclose, unless required to do so by law. 0 0

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/Ten	Buyer/Tenant/Seller/Landlord Initials	Date	