

INNER LOOP GROUND LEASE OPPORTUNITY

201 PATTON ST, HOUSTON, TEXAS 77009

S&P INTERESTS



Downtown
Houston

Near
Northside

Houston
Heights

Main St



North Freeway



Patton St

SITE
±.6 Acres (24,738 SF)

Fremont St



S&P INTERESTS

JOSEPH SEBESTA
832.455.7355
jsebesta@spinterests.com

JOSH SEBESTA
713.298.1341
josh@spinterests.com

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



5 MILE POPULATION
427,446



ADDRESS
201 Patton Street
Houston, Texas 77009



LAND SIZE
24,738 SF



RENTAL RATE
NEGOTIABLE



DIMENSIONS
245.5' x ±100'



TRAFFIC COUNTS
Patton St: 14,810 VPD
I-45: 211,847 VPD north of Patton St
I-45: 208,379 VPD south of Patton St

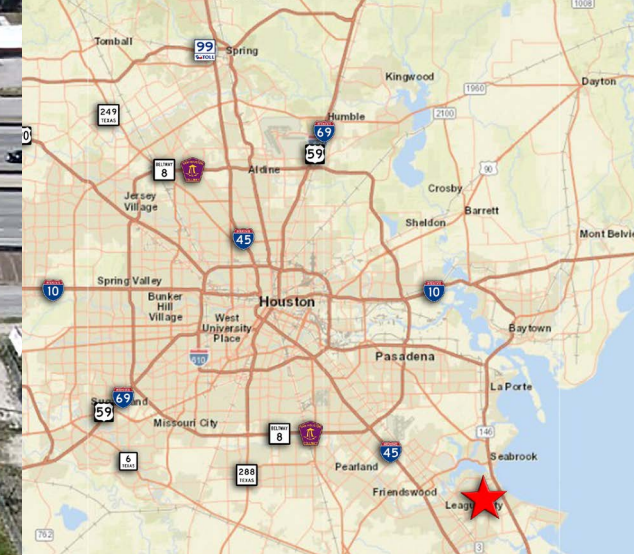
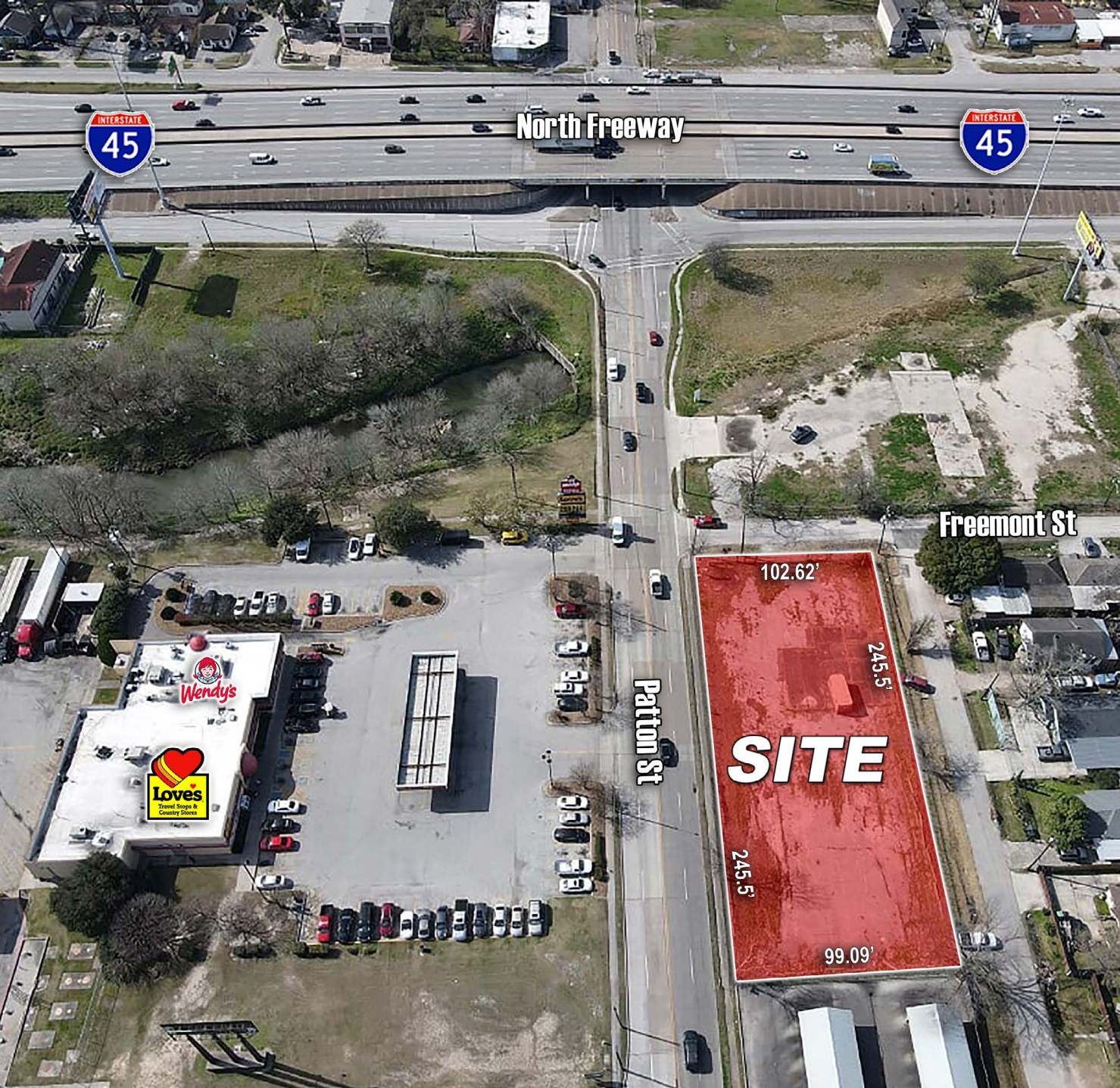


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PROPERTY FEATURES:

- ±0.6 Acres (24,738 SF) available for ground lease
- Hard corner of Patton St & Freemont St
- 1 block east of I-45
- ±245' of frontage along Patton Rd
- Call broker for pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2020 Population	21,340	171,487	427,446
2025 Population Est.	22,935	189,948	474,446
Daytime Population	18,339	229,486	523,075
Average HH Income	\$79,829	\$92,338	\$98,651

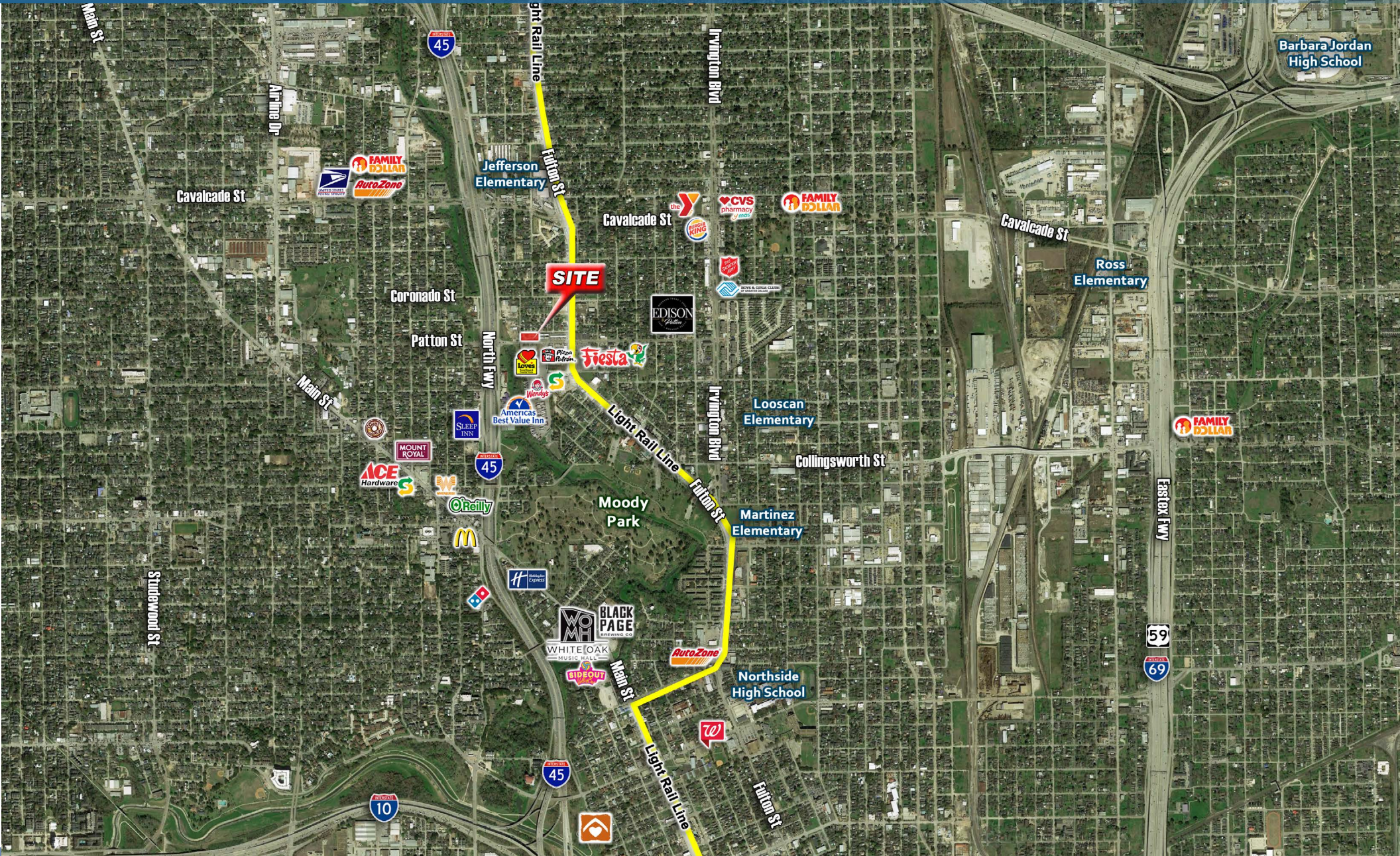
TRAFFIC COUNTS:

Patton St: 14,810 VPD
 I-45: 211,847 VPD north of Patton St
 I-45: 208,379 VPD south of Patton St
 (TXDOT 2019)

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	22,305	147,509	358,459
2010 Total Population	20,109	147,306	362,294
2020 Total Population	21,340	171,487	427,446
2020 Group Quarters	254	14,072	19,519
2025 Total Population	22,935	189,948	474,556
2020-2025 Annual Rate	1.45%	2.07%	2.11%
2020 Total Daytime Population	18,339	229,486	523,075
Workers	7,464	150,664	323,666
Residents	10,875	78,822	199,409
Household Summary			
2000 Households	7,453	48,379	127,449
2000 Average Household Size	2.97	2.82	2.68
2010 Households	7,311	53,178	140,548
2010 Average Household Size	2.72	2.53	2.45
2020 Households	7,682	63,985	171,864
2020 Average Household Size	2.74	2.46	2.37
2025 Households	8,168	72,021	193,996
2025 Average Household Size	2.78	2.44	2.35
2020-2025 Annual Rate	1.23%	2.39%	2.45%
2010 Families	4,517	29,060	74,870
2010 Average Family Size	3.47	3.42	3.37
2020 Families	4,742	33,383	86,583
2020 Average Family Size	3.51	3.40	3.33
2025 Families	5,056	36,900	95,510
2025 Average Family Size	3.54	3.40	3.32
2020-2025 Annual Rate	1.29%	2.02%	1.98%
Housing Unit Summary			
2000 Housing Units	7,939	53,858	142,369
Owner Occupied Housing Units	49.9%	40.6%	41.1%
Renter Occupied Housing Units	43.9%	49.2%	48.4%
Vacant Housing Units	6.1%	10.2%	10.5%
2010 Housing Units	8,100	60,673	161,085
Owner Occupied Housing Units	48.7%	40.4%	41.6%
Renter Occupied Housing Units	41.6%	47.2%	45.7%
Vacant Housing Units	9.7%	12.4%	12.7%
2020 Housing Units	8,386	71,623	192,254
Owner Occupied Housing Units	43.7%	38.4%	39.3%
Renter Occupied Housing Units	47.9%	50.9%	50.1%
Vacant Housing Units	8.4%	10.7%	10.6%
2025 Housing Units	8,889	79,926	215,078
Owner Occupied Housing Units	42.9%	36.9%	37.5%
Renter Occupied Housing Units	49.0%	53.2%	52.7%
Vacant Housing Units	8.1%	9.9%	9.8%
Median Household Income			
2020	\$48,569	\$55,556	\$59,033
2025	\$51,672	\$62,539	\$66,120
Median Home Value			
2020	\$289,190	\$334,907	\$336,771
2025	\$325,903	\$366,658	\$365,339
Per Capita Income			
2020	\$28,898	\$35,643	\$40,104
2025	\$30,347	\$40,131	\$45,007
Median Age			
2010	34.2	33.5	33.7
2020	35.9	34.9	35.4
2025	36.8	35.2	35.7
2020 Households by Income			
Household Income Base	7,682	63,985	171,864
<\$15,000	14.9%	15.9%	14.3%
\$15,000 - \$24,999	11.2%	11.0%	9.8%
\$25,000 - \$34,999	11.3%	8.8%	9.1%
\$35,000 - \$49,999	13.5%	10.3%	10.6%
\$50,000 - \$74,999	14.2%	13.7%	13.9%
\$75,000 - \$99,999	10.6%	10.4%	10.2%
\$100,000 - \$149,999	11.3%	12.6%	13.0%
\$150,000 - \$199,999	5.5%	6.4%	7.2%
\$200,000+	7.5%	10.9%	11.8%
Average Household Income	\$79,829	\$92,338	\$98,651

	1 mile	3 miles	5 miles
2025 Households by Income			
Household Income Base	8,168	72,021	193,996
<\$15,000	13.7%	14.2%	12.9%
\$15,000 - \$24,999	10.6%	9.9%	8.8%
\$25,000 - \$34,999	11.0%	8.2%	8.4%
\$35,000 - \$49,999	13.3%	9.8%	9.9%
\$50,000 - \$74,999	14.7%	13.7%	13.9%
\$75,000 - \$99,999	11.3%	11.1%	10.9%
\$100,000 - \$149,999	12.2%	14.0%	14.2%
\$150,000 - \$199,999	5.9%	7.3%	8.1%
\$200,000+	7.3%	11.9%	12.8%
Average Household Income	\$84,667	\$102,803	\$109,145
2020 Owner Occupied Housing Units by Value			
Total	3,664	27,526	75,571
<\$50,000	0.7%	5.1%	4.9%
\$50,000 - \$99,999	6.5%	11.0%	12.0%
\$100,000 - \$149,999	9.2%	7.2%	7.1%
\$150,000 - \$199,999	11.6%	6.5%	6.1%
\$200,000 - \$249,999	10.8%	6.1%	5.8%
\$250,000 - \$299,999	14.3%	8.1%	7.3%
\$300,000 - \$399,999	15.4%	17.2%	18.6%
\$400,000 - \$499,999	6.9%	13.8%	14.3%
\$500,000 - \$749,999	18.7%	16.7%	14.9%
\$750,000 - \$999,999	3.0%	4.5%	4.7%
\$1,000,000 - \$1,499,999	2.5%	3.2%	2.7%
\$1,500,000 - \$1,999,999	0.4%	0.3%	0.6%
\$2,000,000 +	0.0%	0.2%	1.1%
Average Home Value	\$366,644	\$382,392	\$395,642
2025 Owner Occupied Housing Units by Value			
Total	3,813	29,503	80,585
<\$50,000	0.4%	4.0%	4.0%
\$50,000 - \$99,999	4.1%	8.5%	9.5%
\$100,000 - \$149,999	6.1%	6.1%	6.2%
\$150,000 - \$199,999	9.3%	5.5%	5.2%
\$200,000 - \$249,999	10.0%	5.7%	5.2%
\$250,000 - \$299,999	15.2%	7.9%	7.1%
\$300,000 - \$399,999	18.9%	18.5%	19.7%
\$400,000 - \$499,999	7.6%	15.6%	15.9%
\$500,000 - \$749,999	21.7%	19.1%	17.2%
\$750,000 - \$999,999	3.2%	4.9%	5.2%
\$1,000,000 - \$1,499,999	2.9%	3.6%	3.0%
\$1,500,000 - \$1,999,999	0.7%	0.4%	0.6%
\$2,000,000 +	0.0%	0.2%	1.2%
Average Home Value	\$402,485	\$413,366	\$424,872
2010 Population by Age			
Total	20,108	147,305	362,293
0 - 4	8.0%	7.2%	7.2%
5 - 9	7.0%	6.1%	6.1%
10 - 14	6.1%	5.2%	5.3%
15 - 24	13.5%	14.3%	13.8%
25 - 34	16.6%	20.0%	19.9%
35 - 44	14.5%	15.0%	14.6%
45 - 54	13.6%	13.9%	13.7%
55 - 64	10.8%	9.7%	10.2%
65 - 74	5.3%	4.7%	5.0%
75 - 84	3.3%	2.8%	2.9%
85 +	1.3%	1.1%	1.1%
18 +	74.9%	78.1%	77.9%

	1 mile	3 miles	5 miles
2020 Population by Age			
Total	21,341	171,487	427,447
0 - 4	7.2%	6.3%	6.3%
5 - 9	7.2%	5.9%	6.0%
10 - 14	6.8%	5.6%	5.7%
15 - 24	11.6%	13.3%	12.6%
25 - 34	15.7%	19.0%	18.8%
35 - 44	14.3%	15.2%	15.1%
45 - 54	12.8%	12.5%	12.3%
55 - 64	11.8%	10.9%	11.2%
65 - 74	7.9%	7.1%	7.5%
75 - 84	3.3%	3.0%	3.2%
85 +	1.4%	1.2%	1.3%
18 +	75.3%	79.1%	78.9%

	1 mile	3 miles	5 miles
2025 Population by Age			
Total	22,934	189,947	474,557
0 - 4	7.3%	6.2%	6.3%
5 - 9	6.9%	5.5%	5.6%
10 - 14	6.7%	5.3%	5.4%
15 - 24	12.1%	13.4%	12.9%
25 - 34	14.4%	19.2%	18.7%
35 - 44	14.2%	14.9%	15.0%
45 - 54	12.6%	12.1%	12.0%
55 - 64	11.5%	10.4%	10.5%
65 - 74	8.7%	7.9%	8.3%
75 - 84	4.2%	3.8%	4.0%
85 +	1.4%	1.2%	1.3%
18 +	75.4%	79.8%	79.5%

	1 mile	3 miles	5 miles
2010 Population by Sex			
Males	10,374	80,140	191,902
Females	9,735	67,166	170,392

	1 mile	3 miles	5 miles
2020 Population by Sex			
Males	10,993	92,567	224,775
Females	10,347	78,921	202,671

	1 mile	3 miles	5 miles
2025 Population by Sex			
Males	11,792	101,480	247,349
Females	11,143	88,468	227,208

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	20,109	147,307	362,294
White Alone	64.7%	55.0%	57.4%
Black Alone	5.9%	21.8%	19.7%
American Indian Alone	0.8%	0.7%	0.7%
Asian Alone	0.9%	1.6%	2.1%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	24.3%	18.0%	17.1%
Two or More Races	3.3%	2.9%	2.9%
Hispanic Origin	70.8%	50.1%	48.7%
Diversity Index	75.2	82.5	81.6

	1 mile	3 miles	5 miles
2020 Population by Race/Ethnicity			
Total	21,339	171,486	427,446
White Alone	62.2%	53.5%	55.9%
Black Alone	5.8%	21.1%	19.1%
American Indian Alone	0.7%	0.6%	0.6%
Asian Alone	1.0%	2.2%	3.1%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	26.6%	19.1%	17.9%
Two or More Races	3.6%	3.4%	3.4%
Hispanic Origin	76.3%	53.1%	50.9%
Diversity Index	75.1	83.4	82.5

	1 mile	3 miles	5 miles
2025 Population by Race/Ethnicity			
Total	22,935	189,947	474,556
White Alone	61.6%	53.4%	55.4%
Black Alone	5.5%	20.3%	18.7%
American Indian Alone	0.7%	0.6%	0.6%
Asian Alone	1.1%	2.6%	3.6%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	27.2%	19.5%	18.0%
Two or More Races	3.8%	3.6%	3.6%
Hispanic Origin	79.0%	55.1%	52.1%
Diversity Index	74.5	83.5	82.8

	1 mile	3 miles	5 miles
2010 Population by Relationship and Household Type			
Total	20,109	147,306	362,294
In Households	98.8%	91.2%	95.0%
In Family Households	81.0%	70.1%	72.1%
Householder	22.4%	19.8%	20.7%
Spouse	13.6%	12.0%	13.0%
Child	34.9%	29.5%	29.6%
Other relative	7.1%	6.2%	6.2%
Nonrelative	3.0%	2.5%	2.5%
In Nonfamily Households	17.9%	21.1%	23.0%
In Group Quarters	1.2%	8.8%	5.0%
Institutionalized Population	0.1%	7.5%	3.3%
Noninstitutionalized Population	1.0%	1.3%	1.6%

	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	14,328	118,228	296,650
Less than 9th Grade	15.6%	12.3%	11.6%
9th - 12th Grade, No Diploma	9.1%	10.2%	9.2%
High School Graduate	19.5%	16.3%	15.6%
GED/Alternative Credential	3.0%	3.9%	3.5%
Some College, No Degree	16.2%	15.1%	14.0%
Associate Degree	4.2%	4.2%	4.2%
Bachelor's Degree	18.8%	22.3%	23.6%
Graduate/Professional Degree	13.7%	15.7%	18.2%

	1 mile	3 miles	5 miles
2020 Population 15+ by Marital Status			
Total	16,810	140,984	350,462
Never Married	41.5%	47.1%	46.5%
Married	42.7%	37.8%	38.8%
Widowed	5.9%	4.8%	4.6%
Divorced	9.9%	10.4%	10.1%

	1 mile	3 miles	5 miles
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	11,601	89,923	238,338
Population 16+ Employed	90.7%	91.1%	91.5%
Population 16+ Unemployment rate	9.3%	8.9%	8.5%
Population 16-24 Employed	11.1%	11.4%	10.9%
Population 16-24 Unemployment rate	13.6%	15.6%	15.7%
Population 25-54 Employed	68.3%	69.3%	69.3%
Population 25-54 Unemployment rate	8.5%	7.9%	7.5%
Population 55-64 Employed	15.4%	13.7%	13.6%
Population 55-64 Unemployment rate	9.0%	8.5%	8.0%
Population 65+ Employed	5.2%	5.6%	6.3%
Population 65+ Unemployment rate	10.6%	7.8%	7.1%

	1 mile	3 miles	5 miles
2020 Employed Population 16+ by Industry			
Total	10,523	81,921	218,082
Agriculture/Mining	3.3%	4.9%	4.5%
Construction	11.0%	11.5%	11.3%
Manufacturing	10.3%	9.3%	9.0%
Wholesale Trade	3.9%	3.7%	3.1%
Retail Trade	8.2%	6.4%	7.1%
Transportation/Utilities	6.8%	6.3%	5.8%
Information	0.8%	1.2%	1.2%
Finance/Insurance/Real Estate	7.1%	6.9%	7.3%
Services	45.3%	47.8%	48.6%
Public Administration	3.3%	1.9%	2.1%

	1 mile	3 miles	5 miles
2020 Employed Population 16+ by Occupation			
Total	10,524	81,919	218,084
White Collar	58.4%	63.9%	65.7%
Management/Business/Financial	14.5%	18.7%	19.9%
Professional	23.8%	26.5%	26.4%
Sales	9.4%	9.0%	9.4%
Administrative Support	10.7%	9.8%	10.0%
Services	15.2%	14.5%	14.1%
Blue Collar	26.4%	21.5%	20.2%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	7.8%	8.6%	8.4%
Installation/Maintenance/Repair	2.4%	2.2%	2.2%
Production	7.1%	4.5%	4.2%
Transportation/Material Moving	9.1%	6.2%	5.3%

2010 Households by Type			
Total	7,311	53,178	140,548
Households with 1 Person	29.4%	35.2%	36.5%
Households with 2+ People	70.6%	64.8%	63.5%
Family Households	61.8%	54.6%	53.3%
Husband-wife Families	37.6%	33.0%	33.5%
With Related Children	19.4%	16.5%	16.1%
Other Family (No Spouse Present)	24.2%	21.6%	19.7%
Other Family with Male Householder	7.5%	6.1%	5.7%
With Related Children	3.7%	2.9%	2.7%
Other Family with Female Householder	16.7%	15.5%	14.0%
With Related Children	10.7%	9.5%	8.6%
Nonfamily Households	8.8%	10.1%	10.3%
All Households with Children	34.1%	29.1%	27.7%
Multigenerational Households	8.1%	6.3%	5.8%
Unmarried Partner Households	8.8%	8.2%	8.0%
Male-female	6.8%	6.3%	6.2%
Same-sex	2.1%	1.8%	1.9%

2010 Households by Size			
Total	7,309	53,175	140,548
1 Person Household	29.4%	35.2%	36.5%
2 Person Household	27.8%	28.2%	28.9%
3 Person Household	15.3%	13.6%	12.9%
4 Person Household	12.0%	10.0%	9.5%
5 Person Household	7.3%	6.1%	5.8%
6 Person Household	4.0%	3.4%	3.2%
7 + Person Household	4.2%	3.4%	3.2%

2010 Households by Tenure and Mortgage Status			
Total	7,311	53,178	140,548
Owner Occupied	53.9%	46.1%	47.7%
Owned with a Mortgage/Loan	31.1%	28.0%	29.1%
Owned Free and Clear	22.8%	18.1%	18.6%
Renter Occupied	46.1%	53.9%	52.3%

2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	84	80	84
Percent of Income for Mortgage	24.9%	25.2%	23.8%
Wealth Index	70	78	88

2010 Housing Units By Urban/ Rural Status			
Total Housing Units	8,100	60,673	161,085
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	20,109	147,306	362,294
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%

Top 3 Tapestry Segments			
1.	Southwestern Families (7F)	Metro Renters (3B)	Metro Renters (3B)
2.	International Marketplace (13A)	Emerald City (8B)	Barrios Urbanos (7D)
3.	Barrios Urbanos (7D)	Southwestern Families (7F)	Southwestern Families (7F)

	1 mile	3 miles	5 miles
2020 Consumer Spending			
Apparel & Services: Total \$	\$15,208,578	\$148,593,580	\$427,172,488
Average Spent	\$1,979.77	\$2,322.32	\$2,485.53
Spending Potential Index	92	108	116
Education: Total \$	\$11,788,691	\$115,106,733	\$335,766,213
Average Spent	\$1,534.59	\$1,798.96	\$1,953.67
Spending Potential Index	86	101	109
Entertainment/Recreation: Total \$	\$21,612,536	\$205,985,192	\$589,844,559
Average Spent	\$2,813.40	\$3,219.27	\$3,432.04
Spending Potential Index	87	99	106
Food at Home: Total \$	\$37,428,516	\$356,758,961	\$1,017,428,294
Average Spent	\$4,872.24	\$5,575.67	\$5,919.96
Spending Potential Index	91	104	111
Food Away from Home: Total \$	\$26,773,134	\$261,433,535	\$750,049,078
Average Spent	\$3,485.18	\$4,085.86	\$4,364.20
Spending Potential Index	92	108	116
Health Care: Total \$	\$38,749,867	\$361,670,897	\$1,021,466,844
Average Spent	\$5,044.24	\$5,652.43	\$5,943.46
Spending Potential Index	88	98	103
HH Furnishings & Equipment: Total \$	\$15,097,867	\$143,682,767	\$408,892,757
Average Spent	\$1,965.36	\$2,245.57	\$2,379.16
Spending Potential Index	90	103	109
Personal Care Products & Services: Total \$	\$6,339,807	\$61,876,582	\$177,028,722
Average Spent	\$825.28	\$967.05	\$1,030.05
Spending Potential Index	90	105	112
Shelter: Total \$	\$137,076,432	\$1,329,605,971	\$3,825,038,335
Average Spent	\$17,843.85	\$20,779.96	\$22,256.19
Spending Potential Index	92	107	115
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$15,127,017	\$143,150,286	\$403,695,206
Average Spent	\$1,969.15	\$2,237.25	\$2,348.92
Spending Potential Index	84	96	100
Travel: Total \$	\$15,775,861	\$150,556,584	\$432,413,482
Average Spent	\$2,053.61	\$2,353.00	\$2,516.02
Spending Potential Index	85	98	104
Vehicle Maintenance & Repairs: Total \$	\$7,750,639	\$75,102,986	\$213,252,438
Average Spent	\$1,008.94	\$1,173.76	\$1,240.82
Spending Potential Index	87	101	107

