INNER LOOP GROUND LEASE OPPORTUNITY

S&PINTERESTS

201 PATTON ST, HOUSTON, TEXAS 77009



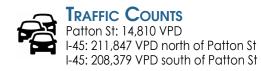
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PROPERTY OVERVIEW



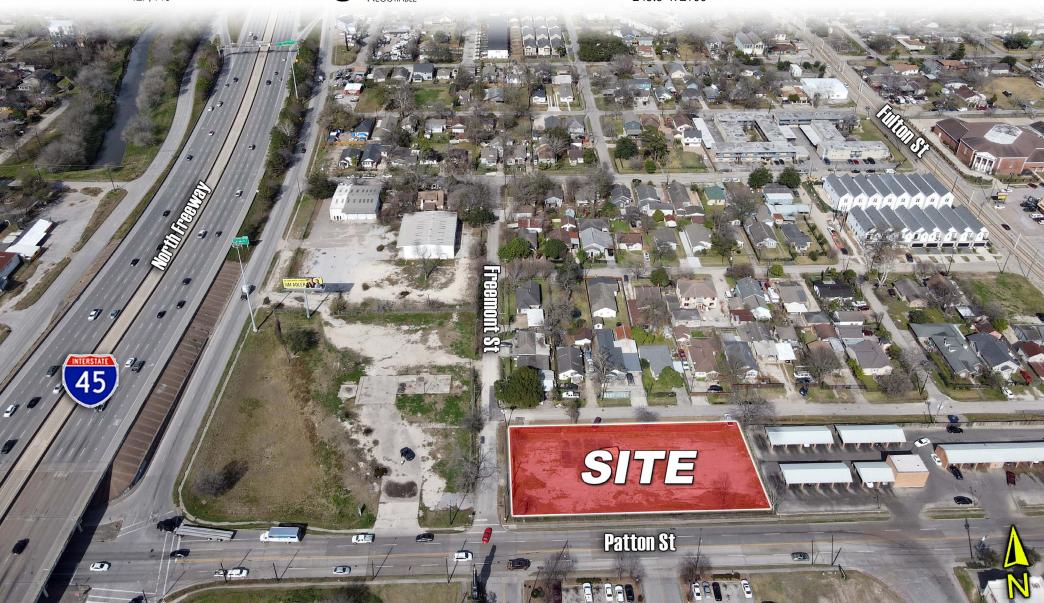






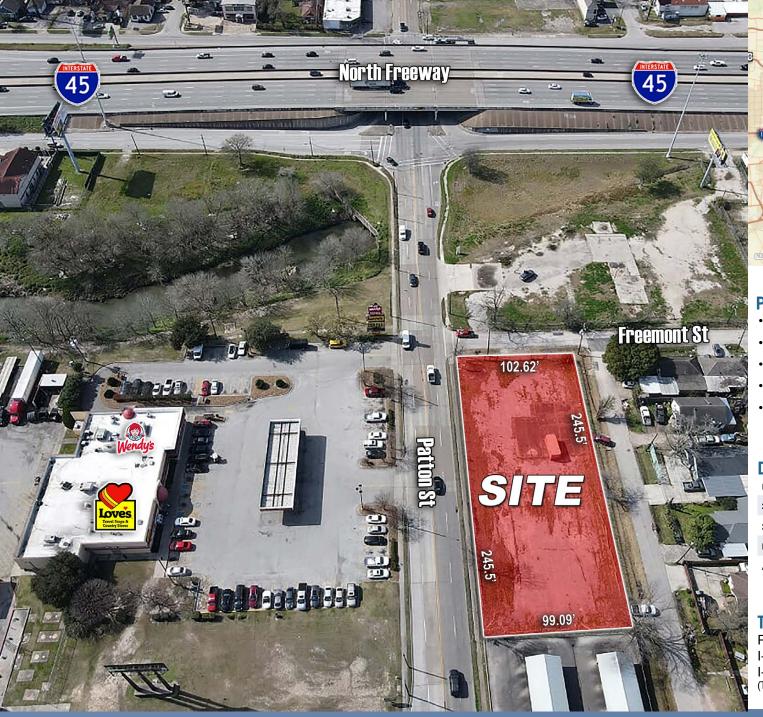


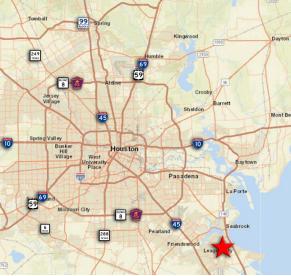




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PROPERTY FEATURES:

- ±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	22,305	147,509	358,459
2000 Total Population	20,109	147,309	362,294
2010 Total Population 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 2.72	53,178 2.53	140,548
2010 Average Household Size 2020 Households	7,682	63,985	2.45 171,864
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	7,939	53,858	142,369
2000 Housing Units 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% 8,889	10.7% 79,926	10.6% 215,078
2025 Housing Units 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	+20.000	+25.642	
2020 2025	\$28,898	\$35,643	\$40,104
Median Age	\$30,347	\$40,131	\$45,007
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 #50,000 #74,000	13.5%	10.3%	10.6%
\$50,000 - \$74,999	14.2%	13.7%	13.9% 10.2%
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\$75,000 - \$99,999 \$100,000 - \$149,999	10.6%	10.4%	
\$100,000 - \$149,999	11.3%	12.6%	13.0%
			13.0% 7.2% 11.8%

	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% 1.2%
\$2,000,000 + Average Home Value	0.0% \$402,485	0.2%	\$424,872
	\$402,465	\$413,366	\$424,072
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%
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	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%
2025 Population by Age	22.024	100.017	474.557
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 25 - 34	12.1% 14.4%	13.4%	12.9%
25 - 34 35 - 44	14.4%	19.2% 14.9%	18.7% 15.0%
45 - 54	14.2%		
		12.1%	12.0%
55 - 64 65 - 74	11.5% 8.7%	10.4% 7.9%	10.5% 8.3%
75 - 84			
75 - 64 85 +	4.2% 1.4%	3.8% 1.2%	4.0% 1.3%
18 +	75.4%	79.8%	79.5%
2010 Population by Sex	75.4%	79.6%	79.5%
Males	10,374	80,140	191,902
Females	9,735	67,166	170,392
2020 Population by Sex	9,733	07,100	170,392
Males	10,993	92,567	224,775
Females	10,347	78,921	202,671
2025 Population by Sex	10,547	70,321	202,071
Males	11,792	101,480	247,349
Females	11,143	88,468	227,208
Terriales	11,145		227,200
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
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
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%
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%
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%
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%
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%
rabile Administration	3.370	1.570	2.1%

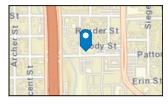


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		1 mile	3 miles	5 miles
2020 Employed Population 16+ by Occupation	on	10.504	04.040	240.004
Total		10,524	81,919	218,084
White Collar		58.4%	63.9%	65.7%
Management/Business/Financial		14.5%	18.7%	19.9%
Professional		23.8%	26.5%	26.4%
Sales		9.4%	9.0%	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 Production		2.4%	2.2%	2.2%
		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 S	tatus			
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 Rente	rs (3B)	Metro Renters (3B)
2. 3.	International Marketplace (13A) Barrios Urbanos (7D)	Emerald Ci	ty (8B)	Barrios Urbanos (7D) Southwestern Families (7F)

	1 mile	3 miles	5 miles
2020 Consumer Spending			
Apparel & Services: Total \$	\$15,208,578	\$148,593,580	\$427,172,48
Average Spent	\$1,979.77	\$2,322.32	\$2,485.5
Spending Potential Index	92	108	110
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	100
Food at Home: Total \$	\$37,428,516	\$356,758,961	\$1,017,428,29
Average Spent	\$4,872.24	\$5,575.67	\$5,919.96
Spending Potential Index	91	104	11:
Food Away from Home: Total \$	\$26,773,134	\$261,433,535	\$750,049,07
Average Spent	\$3,485.18	\$4,085.86	\$4,364.20
Spending Potential Index	92	108	110
Health Care: Total \$	\$38,749,867	\$361,670,897	\$1,021,466,84
Average Spent	\$5,044.24	\$5,652.43	\$5,943.46
Spending Potential Index	88	98	10
HH Furnishings & Equipment: Total \$	\$15,097,867	\$143,682,767	\$408,892,75
Average Spent	\$1,965.36	\$2,245.57	\$2,379.1
Spending Potential Index	90	103	109
Personal Care Products & Services: Total \$	\$6,339,807	\$61,876,582	\$177,028,72
Average Spent	\$825.28	\$967.05	\$1,030.0
Spending Potential Index	90	105	112
Shelter: Total \$	\$137,076,432	\$1,329,605,971	\$3,825,038,33
Average Spent	\$17,843.85	\$20,779.96	\$22,256.19
Spending Potential Index	92	107	11
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$15,127,017	\$143,150,286	\$403,695,200
Average Spent	\$1,969.15	\$2,237.25	\$2,348.9
Spending Potential Index	84	96	10
Travel: Total \$	\$15,775,861	\$150,556,584	\$432,413,48
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	\$213,252,43
Average Spent	\$1,008.94	\$1,173.76	\$1,240.8
Spending Potential Index	87	101	10







8Pinterests

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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.

BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents): ۵

- 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. 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

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. FOR BOTH - INTERMEDIARY: AGENT

- 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:
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- 0
- 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 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
Buver/Ten	Buver/Tenant/Seller/I andlord Initials	Date	