

# NEW HEIGHTS RETAIL DEVELOPMENT

HARD CORNER - OFF THE HEIGHTS HIKE & BIKE TRAIL

3215 WHITE OAK DRIVE, HOUSTON, TEXAS 77007

## PRE-LEASING



Orion Creek

Montrose  
Skate Shop



5 KINOKAWA

Heights Hike & Bike Trail

White Oak Dr

Columbia St



# S&P

INTERESTS

[WWW.SPINTERESTS.COM](http://WWW.SPINTERESTS.COM) | Main: 713.766.4500  
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

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# PROPERTY OVERVIEW



## ADDRESS

3215 White Oak Drive, Houston, Texas 77007



## POPULATION

192,464 within 3 miles



## AVAILABLE

±3,137 SF For Lease



## AVERAGE HH INCOME

\$166,662 within 1 mile



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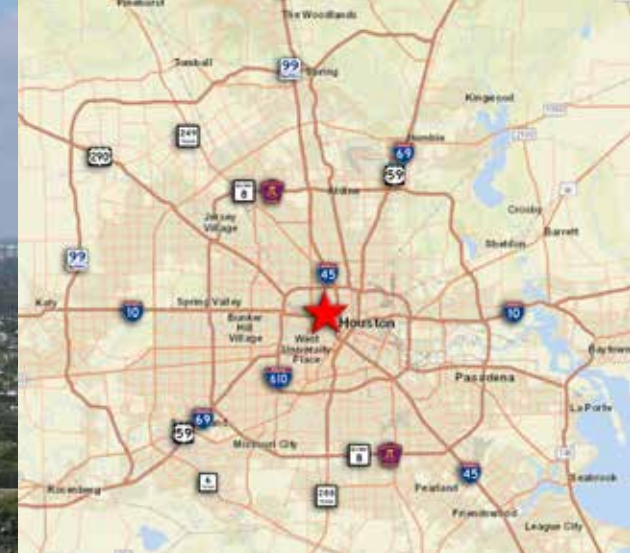
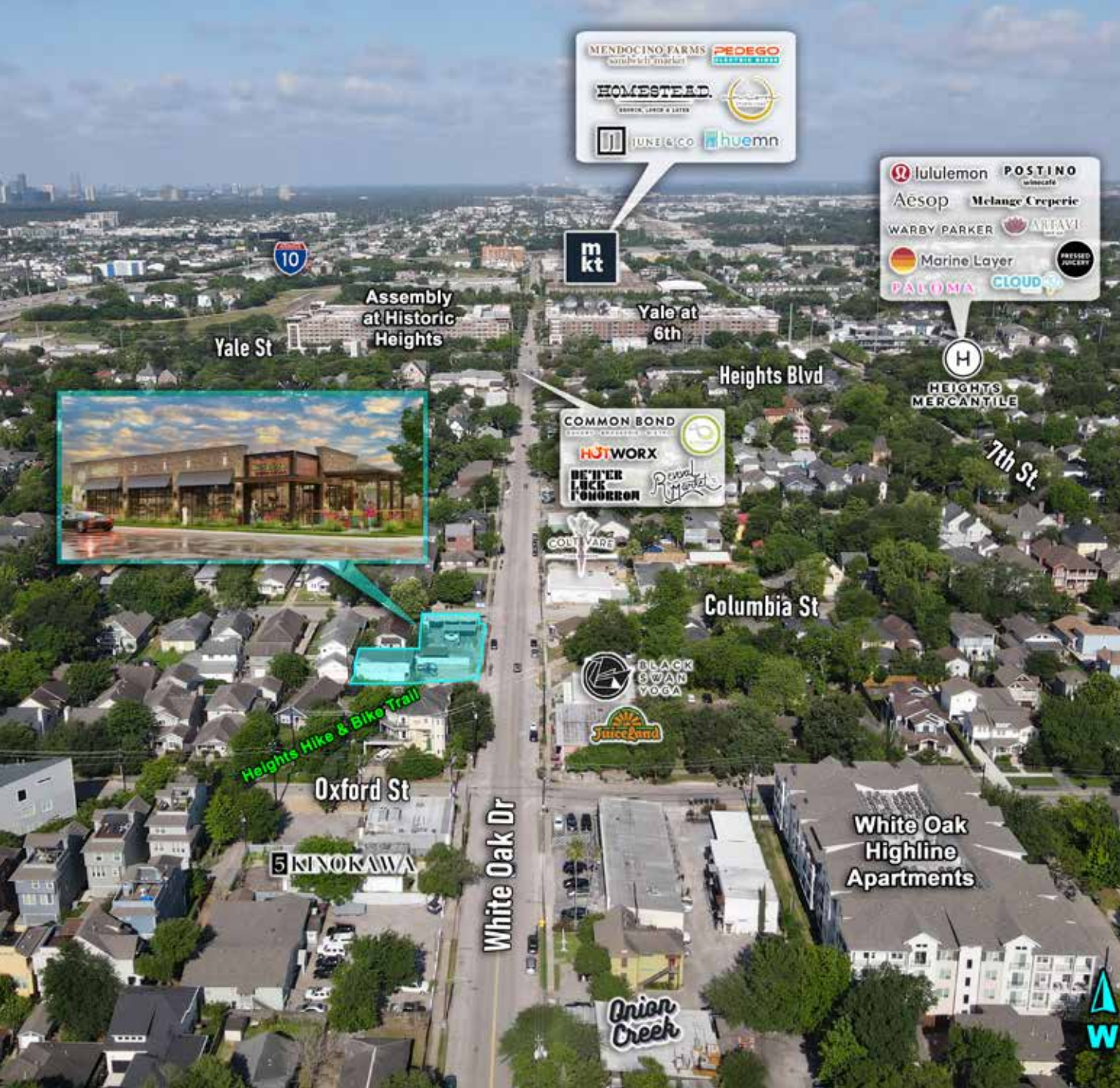
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### PROPERTY FEATURES:

- New Retail Development
- 3,137 sq ft available for lease
- Hard corner of Columbia and White Oak Drive
- Adjacent to Heights Hike and Bike Trail
- Call for pricing

### DEMOGRAPHIC SUMMARY:

| Radius               | 1 Mile    | 3 Mile    | 5 Mile    |
|----------------------|-----------|-----------|-----------|
| 2021 Population      | 23,667    | 192,464   | 447,810   |
| 2026 Population Est. | 25,397    | 204,212   | 468,973   |
| Daytime Population   | 22,278    | 322,599   | 734,170   |
| Average HH Income    | \$166,662 | \$153,779 | \$135,944 |

### TRAFFIC COUNTS:

White Oak Drive: 5,505 VPD  
(Kalibrate 2022)

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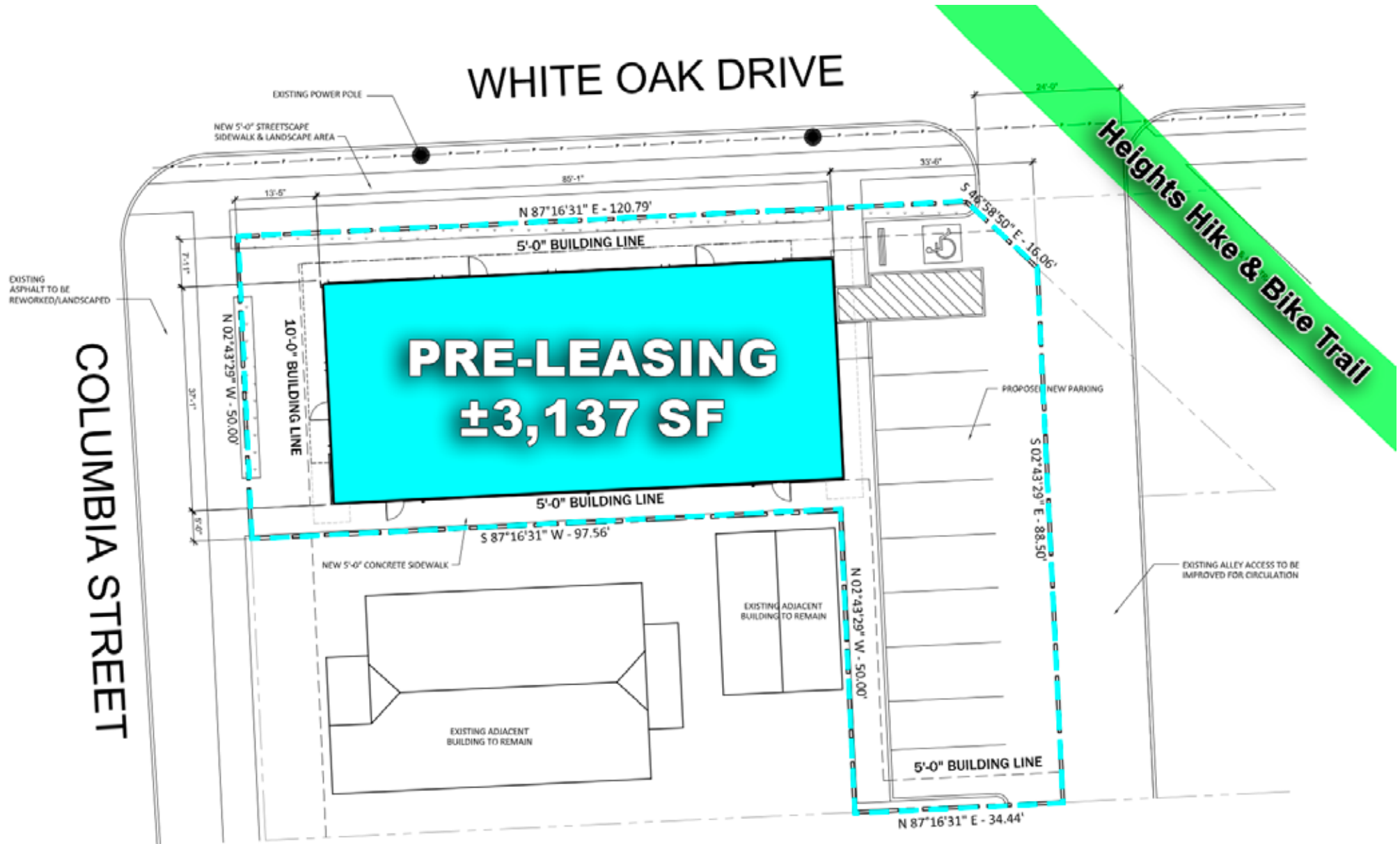
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# SITE PLAN



3215 WHITE OAK DRIVE, HOUSTON, TEXAS 77007

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# NOW PRE-LEASING

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|                                  | 1 mile    | 3 miles   | 5 miles   |
|----------------------------------|-----------|-----------|-----------|
| <b>Population Summary</b>        |           |           |           |
| 2010 Total Population            | 16,566    | 153,395   | 377,478   |
| 2020 Total Population            | 21,062    | 181,861   | 428,770   |
| 2020 Group Quarters              | 67        | 10,669    | 21,115    |
| 2022 Total Population            | 23,667    | 192,464   | 447,810   |
| 2022 Group Quarters              | 70        | 10,684    | 21,115    |
| 2027 Total Population            | 25,397    | 204,212   | 468,673   |
| 2022-2027 Annual Rate            | 1.42%     | 1.19%     | 0.91%     |
| 2022 Total Daytime Population    | 22,278    | 322,599   | 734,170   |
| Workers                          | 14,296    | 255,725   | 538,808   |
| Residents                        | 7,982     | 66,874    | 195,362   |
| <b>Household Summary</b>         |           |           |           |
| 2010 Households                  | 8,590     | 67,566    | 159,934   |
| 2010 Average Household Size      | 1.92      | 2.06      | 2.22      |
| 2020 Total Households            | 11,103    | 87,217    | 193,630   |
| 2020 Average Household Size      | 1.89      | 1.96      | 2.11      |
| 2022 Households                  | 12,660    | 92,786    | 203,115   |
| 2022 Average Household Size      | 1.86      | 1.96      | 2.10      |
| 2027 Households                  | 13,720    | 99,230    | 214,254   |
| 2027 Average Household Size      | 1.85      | 1.95      | 2.09      |
| 2022-2027 Annual Rate            | 1.62%     | 1.35%     | 1.07%     |
| 2010 Families                    | 3,487     | 29,408    | 78,049    |
| 2010 Average Family Size         | 2.79      | 2.99      | 3.14      |
| 2022 Families                    | 4,696     | 36,549    | 90,137    |
| 2022 Average Family Size         | 2.88      | 2.96      | 3.09      |
| 2027 Families                    | 5,069     | 39,103    | 94,952    |
| 2027 Average Family Size         | 2.83      | 2.92      | 3.06      |
| 2022-2027 Annual Rate            | 1.54%     | 1.36%     | 1.05%     |
| <b>Housing Unit Summary</b>      |           |           |           |
| 2000 Housing Units               | 7,711     | 62,544    | 160,217   |
| Owner Occupied Housing Units     | 41.0%     | 38.1%     | 38.9%     |
| Renter Occupied Housing Units    | 48.8%     | 50.5%     | 50.5%     |
| Vacant Housing Units             | 10.2%     | 11.5%     | 10.6%     |
| 2010 Housing Units               | 9,536     | 76,372    | 185,487   |
| Owner Occupied Housing Units     | 44.3%     | 42.6%     | 39.2%     |
| Renter Occupied Housing Units    | 45.8%     | 45.9%     | 47.0%     |
| Vacant Housing Units             | 9.9%      | 11.5%     | 13.8%     |
| 2020 Housing Units               | 12,713    | 98,033    | 219,335   |
| Vacant Housing Units             | 12.7%     | 11.0%     | 11.7%     |
| 2022 Housing Units               | 14,134    | 105,340   | 232,258   |
| Owner Occupied Housing Units     | 40.9%     | 40.8%     | 38.3%     |
| Renter Occupied Housing Units    | 48.7%     | 47.3%     | 49.2%     |
| Vacant Housing Units             | 10.4%     | 11.9%     | 12.5%     |
| 2027 Housing Units               | 15,420    | 113,288   | 246,894   |
| Owner Occupied Housing Units     | 38.9%     | 39.3%     | 37.5%     |
| Renter Occupied Housing Units    | 50.0%     | 48.3%     | 49.3%     |
| Vacant Housing Units             | 11.0%     | 12.4%     | 13.2%     |
| <b>Median Household Income</b>   |           |           |           |
| 2022                             | \$114,460 | \$103,794 | \$83,623  |
| 2027                             | \$132,746 | \$117,546 | \$99,790  |
| <b>Median Home Value</b>         |           |           |           |
| 2022                             | \$484,277 | \$427,312 | \$401,690 |
| 2027                             | \$486,968 | \$449,992 | \$434,311 |
| <b>Per Capita Income</b>         |           |           |           |
| 2022                             | \$88,511  | \$74,946  | \$61,998  |
| 2027                             | \$100,420 | \$84,518  | \$70,499  |
| <b>Median Age</b>                |           |           |           |
| 2010                             | 35.1      | 34.8      | 34.6      |
| 2022                             | 36.9      | 36.9      | 36.7      |
| 2027                             | 35.9      | 37.0      | 37.0      |
| <b>2022 Households by Income</b> |           |           |           |
| Household Income Base            | 12,660    | 92,786    | 203,115   |
| <\$15,000                        | 4.3%      | 6.7%      | 9.6%      |
| \$15,000 - \$24,999              | 3.8%      | 5.0%      | 6.8%      |
| \$25,000 - \$34,999              | 2.9%      | 4.5%      | 6.2%      |
| \$35,000 - \$49,999              | 6.0%      | 7.2%      | 8.7%      |
| \$50,000 - \$74,999              | 14.8%     | 13.4%     | 14.3%     |
| \$75,000 - \$99,999              | 11.7%     | 11.4%     | 10.6%     |
| \$100,000 - \$149,999            | 17.2%     | 17.1%     | 14.8%     |
| \$150,000 - \$199,999            | 13.5%     | 12.5%     | 10.3%     |
| \$200,000+                       | 25.8%     | 22.2%     | 18.6%     |
| Average Household Income         | \$166,662 | \$153,779 | \$135,944 |

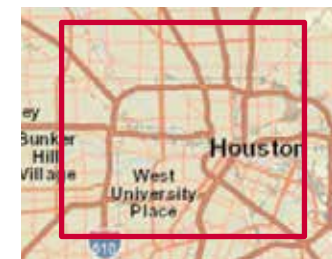
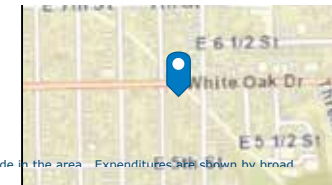
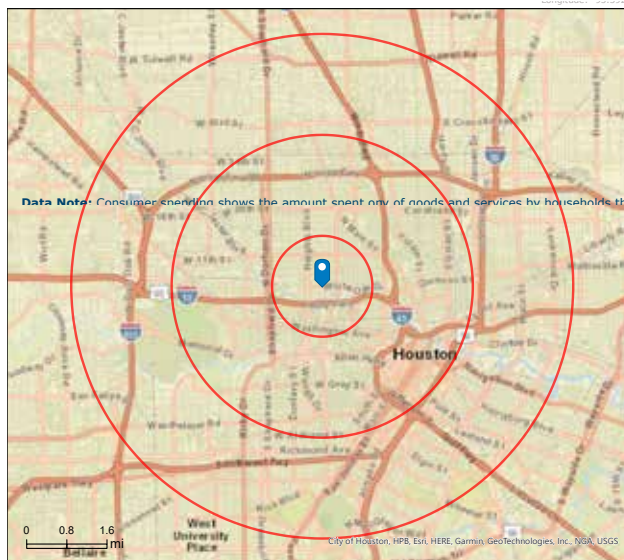
|   | 1 mile    | 3 miles   | 5 miles   |
|---|-----------|-----------|-----------|
| <b>2027 Households by Income</b>                  |           |           |           |
| Household Income Base                             | 13,720    | 99,230    | 214,254   |
| <\$15,000   | 2.6%      | 4.5%      | 7.0%      |
| \$15,000 - \$24,999                               | 2.2%      | 3.3%      | 5.0%      |
| \$25,000 - \$34,999                               | 1.5%      | 3.3%      | 5.0%      |
| \$35,000 - \$49,999                               | 3.4%      | 5.5%      | 7.4%      |
| \$50,000 - \$74,999                               | 13.6%     | 12.7%     | 14.2%     |
| \$75,000 - \$99,999                               | 13.1%     | 12.3%     | 11.4%     |
| \$100,000 - \$149,999                             | 18.4%     | 18.9%     | 16.6%     |
| \$150,000 - \$199,999                             | 17.3%     | 15.9%     | 13.3%     |
| \$200,000+  | 27.8%     | 23.7%     | 20.0%     |
| Average Household Income                          | \$187,595 | \$172,324 | \$153,526 |
| <b>2022 Owner Occupied Housing Units by Value</b> |           |           |           |
| Total   | 5,781     | 42,947    | 88,935    |
| <\$50,000   | 0.2%      | 0.5%      | 2.6%      |
| \$50,000 - \$99,999                               | 0.7%      | 1.5%      | 5.4%      |
| \$100,000 - \$149,999                             | 0.2%      | 1.0%      | 3.3%      |
| \$150,000 - \$199,999                             | 0.7%      | 2.7%      | 4.4%      |
| \$200,000 - \$249,999                             | 2.5%      | 6.0%      | 6.3%      |
| \$250,000 - \$299,999                             | 4.0%      | 7.3%      | 7.8%      |
| \$300,000 - \$399,999                             | 21.3%     | 25.0%     | 20.0%     |
| \$400,000 - \$499,999                             | 24.1%     | 21.5%     | 16.0%     |
| \$500,000 - \$749,999                             | 28.8%     | 23.0%     | 18.5%     |
| \$750,000 - \$999,999                             | 9.8%      | 5.8%      | 7.2%      |
| \$1,000,000 - \$1,499,999                         | 6.6%      | 2.9%      | 3.3%      |
| \$1,500,000 - \$1,999,999                         | 0.7%      | 1.4%      | 2.7%      |
| \$2,000,000 +                                     | 0.4%      | 1.3%      | 2.6%      |
| Average Home Value                                | \$569,875 | \$509,230 | \$518,978 |
| <b>2027 Owner Occupied Housing Units by Value</b> |           |           |           |
| Total   | 6,006     | 44,557    | 92,480    |
| <\$50,000   | 0.0%      | 0.0%      | 0.7%      |
| \$50,000 - \$99,999                               | 0.0%      | 0.0%      | 1.5%      |
| \$100,000 - \$149,999                             | 0.0%      | 0.1%      | 1.6%      |
| \$150,000 - \$199,999                             | 0.1%      | 1.2%      | 4.6%      |
| \$200,000 - \$249,999                             | 1.1%      | 3.5%      | 5.7%      |
| \$250,000 - \$299,999                             | 2.7%      | 6.1%      | 7.2%      |
| \$300,000 - \$399,999                             | 20.9%     | 25.8%     | 21.8%     |
| \$400,000 - \$499,999                             | 28.9%     | 26.5%     | 20.2%     |
| \$500,000 - \$749,999                             | 31.3%     | 26.1%     | 21.0%     |
| \$750,000 - \$999,999                             | 8.2%      | 5.5%      | 6.8%      |
| \$1,000,000 - \$1,499,999                         | 6.0%      | 2.7%      | 4.1%      |
| \$1,500,000 - \$1,999,999                         | 0.6%      | 1.3%      | 2.7%      |
| \$2,000,000 +                                     | 0.2%      | 1.1%      | 2.1%      |
| Average Home Value                                | \$570,325 | \$528,611 | \$548,508 |
| <b>2010 Population by Age</b>                     |           |           |           |
| Total   | 16,565    | 153,394   | 377,476   |
| 0 - 4   | 6.2%      | 5.6%      | 6.4%      |
| 5 - 9   | 4.3%      | 4.2%      | 5.3%      |
| 10 - 14   | 2.8%      | 3.5%      | 4.6%      |
| 15 - 24   | 9.4%      | 12.4%     | 13.4%     |
| 25 - 34   | 27.1%     | 24.8%     | 20.8%     |
| 35 - 44   | 17.6%     | 16.7%     | 14.7%     |
| 45 - 54   | 14.2%     | 14.3%     | 13.8%     |
| 55 - 64   | 11.1%     | 10.7%     | 11.0%     |
| 65 - 74   | 4.5%      | 4.6%      | 5.4%      |
| 75 - 84   | 2.0%      | 2.3%      | 3.2%      |
| 85 +  | 0.8%      | 0.9%      | 1.4%      |
| 18 +  | 85.1%     | 84.4%     | 80.6%     |

|  | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| <b>2022 Population by Age</b>            |        |         |         |
| Total                                    | 23,666 | 192,463 | 447,812 |
| 0 - 4                                    | 4.9%   | 4.7%    | 5.4%    |
| 5 - 9                                    | 4.1%   | 4.3%    | 5.1%    |
| 10 - 14                                  | 3.6%   | 4.0%    | 4.9%    |
| 15 - 24                                  | 11.0%  | 11.0%   | 12.8%   |
| 25 - 34                                  | 22.9%  | 22.3%   | 18.9%   |
| 35 - 44                                  | 17.5%  | 17.4%   | 15.4%   |
| 45 - 54                                  | 12.3%  | 12.5%   | 11.7%   |
| 55 - 64                                  | 11.7%  | 11.3%   | 11.4%   |
| 65 - 74                                  | 7.7%   | 8.0%    | 8.7%    |
| 75 - 84                                  | 3.2%   | 3.4%    | 4.1%    |
| 85 +                                     | 1.1%   | 1.2%    | 1.6%    |
| 18 +                                     | 85.4%  | 84.7%   | 81.8%   |
| <b>2027 Population by Age</b>            |        |         |         |
| Total                                    | 25,398 | 204,214 | 468,672 |
| 0 - 4                                    | 4.9%   | 4.8%    | 5.4%    |
| 5 - 9                                    | 3.8%   | 4.1%    | 4.9%    |
| 10 - 14                                  | 3.0%   | 3.7%    | 4.7%    |
| 15 - 24                                  | 11.9%  | 11.6%   | 13.2%   |
| 25 - 34                                  | 25.1%  | 22.3%   | 18.5%   |
| 35 - 44                                  | 15.4%  | 16.6%   | 15.1%   |
| 45 - 54                                  | 12.3%  | 12.5%   | 11.8%   |
| 55 - 64                                  | 10.4%  | 10.3%   | 10.3%   |
| 65 - 74                                  | 8.1%   | 8.5%    | 9.2%    |
| 75 - 84                                  | 4.0%   | 4.3%    | 5.1%    |
| 85 +                                     | 1.2%   | 1.3%    | 1.7%    |
| 18 +                                     | 86.5%  | 85.2%   | 82.2%   |
| <b>2010 Population by Sex</b>            |        |         |         |
| Males                                    | 8,600  | 85,434  | 198,211 |
| Females                                  | 7,966  | 67,961  | 179,267 |
| <b>2022 Population by Sex</b>            |        |         |         |
| Males                                    | 12,126 | 103,897 | 231,336 |
| Females                                  | 11,541 | 88,567  | 216,473 |
| <b>2027 Population by Sex</b>            |        |         |         |
| Males                                    | 12,929 | 109,179 | 240,838 |
| Females                                  | 12,468 | 95,033  | 227,834 |
| <b>2010 Population by Race/Ethnicity</b> |        |         |         |
| Total                                    | 16,565 | 153,395 | 377,478 |
| White Alone                              | 79.9%  | 69.4%   | 61.4%   |
| Black Alone                              | 4.9%   | 11.5%   | 18.4%   |
| American Indian Alone                    | 0.6%   | 0.6%    | 0.6%    |
| Asian Alone                              | 3.3%   | 3.4%    | 3.6%    |
| Pacific Islander Alone                   | 0.1%   | 0.0%    | 0.0%    |
| Some Other Race Alone                    | 8.0%   | 12.3%   | 13.3%   |
| Two or More Races                        | 3.3%   | 2.7%    | 2.8%    |
| Hispanic Origin                          | 28.5%  | 37.1%   | 38.2%   |
| Diversity Index                          | 61.6   | 72.7    | 77.3    |
| <b>2020 Population by Race/Ethnicity</b> |        |         |         |
| Total                                    | 21,062 | 181,861 | 428,770 |
| White Alone                              | 68.4%  | 58.3%   | 48.9%   |
| Black Alone                              | 4.4%   | 9.9%    | 15.5%   |
| American Indian Alone                    | 0.4%   | 0.7%    | 0.8%    |
| Asian Alone                              | 8.1%   | 6.8%    | 6.6%    |
| Pacific Islander Alone                   | 0.0%   | 0.1%    | 0.1%    |
| Some Other Race Alone                    | 4.7%   | 9.5%    | 13.0%   |
| Two or More Races                        | 13.9%  | 14.8%   | 15.0%   |
| Hispanic Origin                          | 18.9%  | 28.8%   | 33.1%   |
| Diversity Index                          | 65.5   | 77.3    | 82.9    |
| <b>2022 Population by Race/Ethnicity</b> |        |         |         |
| Total                                    | 23,666 | 192,464 | 447,808 |

|  | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| White Alone  | 66.1%  | 57.1%   | 48.0%   |
| Black Alone  | 4.8%   | 9.8%    | 15.4%   |
| American Indian Alone                                | 0.5%   | 0.7%    | 0.8%    |
| Asian Alone  | 8.4%   | 7.0%    | 6.7%    |
| Pacific Islander Alone                               | 0.0%   | 0.1%    | 0.1%    |
| Some Other Race Alone                                | 5.2%   | 9.6%    | 13.2%   |
| Two or More Races                                    | 15.1%  | 15.7%   | 15.7%   |
| Hispanic Origin                                      | 20.2%  | 29.4%   | 33.6%   |
| Diversity Index                                      | 68.1   | 78.1    | 83.3    |
| <b>2027 Population by Race/Ethnicity</b>             |        |         |         |
| Total  | 25,397 | 204,212 | 468,672 |
| White Alone  | 62.1%  | 54.0%   | 45.3%   |
| Black Alone  | 5.2%   | 10.0%   | 15.5%   |
| American Indian Alone                                | 0.5%   | 0.7%    | 0.9%    |
| Asian Alone  | 9.1%   | 7.4%    | 7.1%    |
| Pacific Islander Alone                               | 0.0%   | 0.1%    | 0.1%    |
| Some Other Race Alone                                | 5.8%   | 10.2%   | 13.8%   |
| Two or More Races                                    | 17.2%  | 17.6%   | 17.4%   |
| Hispanic Origin                                      | 21.7%  | 30.4%   | 34.3%   |
| Diversity Index                                      | 71.6   | 79.9    | 84.4    |
| <b>2010 Population by Relationship and Household</b> |        |         |         |
| Total  | 16,566 | 153,395 | 377,478 |
| In Households  | 99.5%  | 90.9%   | 94.2%   |
| In Family Households                                 | 60.4%  | 59.1%   | 67.0%   |
| Householder  | 20.9%  | 19.2%   | 20.7%   |
| Spouse   | 15.7%  | 13.5%   | 13.7%   |
| Child  | 18.7%  | 20.4%   | 25.4%   |
| <b>2022 Population 25+ by Educational Attainment</b> |        |         |         |
| Total  | 18,097 | 146,185 | 321,211 |
| Less than 9th Grade                                  | 1.2%   | 4.3%    | 6.5%    |
| 9th - 12th Grade, No Diploma                         | 1.6%   | 3.9%    | 5.5%    |
| High School Graduate                                 | 4.9%   | 9.7%    | 12.9%   |
| GED/Alternative Credential                           | 0.7%   | 2.9%    | 2.7%    |
| Some College, No Degree                              | 10.0%  | 11.0%   | 11.6%   |
| Associate Degree                                     | 5.0%   | 4.8%    | 4.8%    |
| Bachelor's Degree                                    | 44.9%  | 36.6%   | 31.5%   |
| Graduate/Professional Degree                         | 31.6%  | 26.9%   | 24.5%   |
| <b>2022 Population 15+ by Marital Status</b>         |        |         |         |
| Total  | 20,698 | 167,326 | 378,613 |
| Never Married  | 42.0%  | 45.4%   | 44.3%   |
| Married  | 47.7%  | 42.0%   | 41.9%   |
| Widowed  | 3.0%   | 2.9%    | 4.0%    |
| Divorced   | 7.3%   | 9.7%    | 9.7%    |
| <b>2022 Civilian Population 16+ in Labor Force</b>   |        |         |         |
| Civilian Population 16+                              | 16,327 | 121,898 | 257,117 |
| Population 16+ Employed                              | 97.2%  | 97.1%   | 96.1%   |
| Population 16+ Unemployment rate                     | 2.8%   | 2.9%    | 3.9%    |
| Population 16-24 Employed                            | 10.9%  | 10.4%   | 11.4%   |
| Population 16-24 Unemployment rate                   | 8.2%   | 6.4%    | 9.1%    |
| Population 25-54 Employed                            | 71.4%  | 69.9%   | 67.1%   |
| Population 25-54 Unemployment rate                   | 1.6%   | 2.3%    | 3.1%    |
| Population 55-64 Employed                            | 11.8%  | 12.9%   | 13.8%   |
| Population 55-64 Unemployment rate                   | 2.8%   | 2.8%    | 3.5%    |
| Population 65+ Employed                              | 5.9%   | 6.8%    | 7.6%    |
| Population 65+ Unemployment rate                     | 5.6%   | 3.9%    | 3.4%    |
| <b>2022 Employed Population 16+ by Industry</b>      |        |         |         |
| Total  | 15,878 | 118,345 | 247,098 |
| Agriculture/Mining                                   | 6.2%   | 5.3%    | 4.0%    |
| Construction   | 4.7%   | 6.3%    | 8.7%    |
| Manufacturing  | 10.0%  | 9.1%    | 8.1%    |
| Wholesale Trade                                      | 3.5%   | 3.7%    | 3.1%    |
| Retail Trade   | 4.0%   | 6.2%    | 7.2%    |
| Transportation/Utilities                             | 6.6%   | 5.9%    | 5.9%    |
| Information  | 1.5%   | 1.4%    | 1.3%    |
| Finance/Insurance/Real Estate                        | 10.2%  | 9.2%    | 8.9%    |
| Services   | 51.8%  | 50.8%   | 50.8%   |
| Public Administration                                | 1.4%   | 2.1%    | 2.1%    |

|  | 1 mile             | 3 miles                 | 5 miles                 |
|--|--------------------|-------------------------|-------------------------|
| <b>2022 Employed Population 16+ by Occupation</b>    |                    |                         |                         |
| Total  | 15,877             | 118,346                 | 247,098                 |
| White Collar   | 84.8%              | 80.3%                   | 73.4%                   |
| Management/Business/Financial                        | 30.2%              | 30.7%                   | 26.1%                   |
| Professional   | 39.7%              | 33.9%                   | 30.8%                   |
| Sales  | 8.1%               | 8.6%                    | 9.0%                    |
| Administrative Support                               | 6.8%               | 7.0%                    | 7.4%                    |
| Services   | 5.8%               | 9.0%                    | 10.8%                   |
| Blue Collar  | 9.4%               | 10.8%                   | 15.8%                   |
| Farming/Forestry/Fishing                             | 0.0%               | 0.0%                    | 0.1%                    |
| Construction/Extraction                              | 2.6%               | 3.4%                    | 6.0%                    |
| Installation/Maintenance/Repair                      | 1.2%               | 1.0%                    | 1.3%                    |
| Production   | 2.1%               | 2.5%                    | 3.0%                    |
| Transportation/Material Moving                       | 3.4%               | 3.8%                    | 5.5%                    |
| <b>2010 Households by Type</b>                       |                    |                         |                         |
| Total  | 8,589              | 67,564                  | 159,927                 |
| Households with 1 Person                             | 45.0%              | 43.3%                   | 40.5%                   |
| Households with 2+ People                            | 55.0%              | 56.7%                   | 59.5%                   |
| Family Households                                    | 40.6%              | 43.5%                   | 48.8%                   |
| Husband-wife Families                                | 30.5%              | 30.7%                   | 32.4%                   |
| With Related Children                                | 12.1%              | 11.8%                   | 13.8%                   |
| Other Family (No Spouse Present)                     | 10.1%              | 12.8%                   | 16.4%                   |
| Other Family with Male Householder                   | 3.6%               | 4.1%                    | 4.8%                    |
| With Related Children                                | 1.6%               | 1.8%                    | 2.2%                    |
| Other Family with Female Householder                 | 6.6%               | 8.7%                    | 11.7%                   |
| With Related Children                                | 3.6%               | 5.1%                    | 7.1%                    |
| Nonfamily Households                                 | 14.4%              | 13.2%                   | 10.7%                   |
| All Households with Children                         | 17.5%              | 19.0%                   | 23.3%                   |
| Multigenerational Households                         | 1.8%               | 3.0%                    | 4.0%                    |
| Unmarried Partner Households                         | 8.7%               | 8.6%                    | 7.6%                    |
| Male-female  | 5.8%               | 6.0%                    | 5.7%                    |
| Same-sex   | 2.9%               | 2.6%                    | 1.9%                    |
| <b>2010 Households by Size</b>                       |                    |                         |                         |
| Total  | 8,591              | 67,565                  | 159,933                 |
| 1 Person Household                                   | 45.0%              | 43.3%                   | 40.5%                   |
| 2 Person Household                                   | 33.4%              | 32.7%                   | 30.7%                   |
| 3 Person Household                                   | 11.6%              | 11.2%                   | 11.9%                   |
| 4 Person Household                                   | 6.1%               | 6.5%                    | 8.2%                    |
| 5 Person Household                                   | 2.1%               | 3.2%                    | 4.4%                    |
| 6 Person Household                                   | 1.0%               | 1.7%                    | 2.3%                    |
| 7 + Person Household                                 | 0.7%               | 1.5%                    | 2.0%                    |
| <b>2010 Households by Tenure and Mortgage Status</b> |                    |                         |                         |
| Total  | 8,587              | 67,567                  | 159,936                 |
| Owner Occupied                                       | 49.2%              | 48.2%                   | 45.5%                   |
| Owned with a Mortgage/Loan                           | 37.6%              | 34.3%                   | 29.0%                   |
| Owned Free and Clear                                 | 11.6%              | 13.9%                   | 16.5%                   |
| Renter Occupied                                      | 50.8%              | 51.8%                   | 54.5%                   |
| <b>2022 Affordability, Mortgage and Wealth</b>       |                    |                         |                         |
| Housing Affordability Index                          | 95                 | 100                     | 86                      |
| Percent of Income for Mortgage                       | 22.3%              | 21.7%                   | 25.3%                   |
| Wealth Index   | 124                | 117                     | 110                     |
| <b>2010 Housing Units By Urban/ Rural Status</b>     |                    |                         |                         |
| Total Housing Units                                  | 9,536              | 76,372                  | 185,487                 |
| 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%                    |
| <b>2010 Population By Urban/ Rural Status</b>        |                    |                         |                         |
| Total Population                                     | 16,566             | 153,395                 | 377,478                 |
| 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%                    |
| <b>Top 3 Tapestry Segments</b>                       |                    |                         |                         |
| 1.   | Metro Renters (3B) | Metro Renters (3B)      | Metro Renters (3B)      |
| 2.   | Emerald City (8B)  | Emerald City (8B)       | Laptops and Lattes (3A) |
| 3.   | Urban Chic (2A)    | Laptops and Lattes (3A) | Emerald City (8B)       |

|   | 1 mile        | 3 miles         | 5 miles         |
|---|---------------|-----------------|-----------------|
| <b>2022 Consumer Spending</b>                     |               |                 |                 |
| Apparel & Services: Total \$                      | \$50,392,850  | \$343,062,343   | \$662,666,192   |
| Average Spent                                     | \$3,980.48    | \$3,697.35      | \$3,262.52      |
| Spending Potential Index                          | 165           | 153             | 135             |
| Education: Total \$                               | \$42,295,533  | \$286,993,259   | \$543,086,166   |
| Average Spent                                     | \$3,340.88    | \$3,093.07      | \$2,673.79      |
| Spending Potential Index                          | 170           | 158             | 136             |
| Entertainment/Recreation: Total \$                | \$71,070,296  | \$476,674,436   | \$927,680,958   |
| Average Spent                                     | \$5,613.77    | \$5,137.35      | \$4,567.27      |
| Spending Potential Index                          | 153           | 140             | 124             |
| Food at Home: Total \$                            | \$122,101,228 | \$836,074,626   | \$1,634,517,718 |
| Average Spent                                     | \$9,644.65    | \$9,010.78      | \$8,047.25      |
| Spending Potential Index                          | 156           | 146             | 130             |
| Food Away from Home: Total \$                     | \$90,822,470  | \$619,343,547   | \$1,194,057,438 |
| Average Spent                                     | \$7,173.97    | \$6,674.97      | \$5,878.73      |
| Spending Potential Index                          | 166           | 155             | 136             |
| Health Care: Total \$                             | \$127,402,717 | \$859,893,498   | \$1,718,394,445 |
| Average Spent                                     | \$10,063.41   | \$9,267.49      | \$8,460.20      |
| Spending Potential Index                          | 142           | 131             | 119             |
| HH Furnishings & Equipment: Total \$              | \$49,774,336  | \$335,006,966   | \$655,302,094   |
| Average Spent                                     | \$3,931.62    | \$3,610.53      | \$3,226.26      |
| Spending Potential Index                          | 153           | 141             | 126             |
| Personal Care Products & Services: Total \$       | \$20,637,092  | \$139,778,578   | \$271,901,762   |
| Average Spent                                     | \$1,630.10    | \$1,506.46      | \$1,338.66      |
| Spending Potential Index                          | 160           | 148             | 131             |
| Shelter: Total \$                                 | \$485,790,726 | \$3,296,378,942 | \$6,320,063,152 |
| Average Spent                                     | \$38,372.10   | \$35,526.68     | \$31,115.69     |
| Spending Potential Index                          | 168           | 155             | 136             |
| Support Payments/Cash Contributions/Gifts in Kind | \$49,268,115  | \$325,221,033   | \$645,216,457   |
| Average Spent                                     | \$3,891.64    | \$3,505.07      | \$3,176.61      |
| Spending Potential Index                          | 143           | 129             | 117             |
| Travel: Total \$                                  | \$56,759,915  | \$378,518,123   | \$729,887,306   |
| Average Spent                                     | \$4,483.41    | \$4,079.47      | \$3,593.47      |
| Spending Potential Index                          | 156           | 142             | 125             |
| Vehicle Maintenance & Repairs: Total \$           | \$24,187,916  | \$161,627,364   | \$319,834,845   |
| Average Spent                                     | \$1,910.58    | \$1,741.94      | \$1,574.65      |
| Spending Potential Index                          | 152           | 138             | 125             |







## Information About Brokerage Services

*Texas law requires all real estate licensees 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:
  - 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.

|   |                |                                 |                      |
|---|----------------|---------------------------------|----------------------|
| <b>S&amp;P Interests, LLC</b>   | <b>9003291</b> | <b>info@spinterests.com</b>     | <b>(713)766-4500</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.    | Email                           | Phone                |
| <b>Joseph Sebesta</b>   | <b>591067</b>  | <b>jsebesta@spinterests.com</b> | <b>(832)455-7355</b> |
| Designated Broker of Firm   | License No.    | Email                           | Phone                |
| <b>Shan Patel</b>   | <b>605167</b>  | <b>spatel@spinterests.com</b>   | <b>(281)948-5352</b> |
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| 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 Date

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