

NEQ US 290 & MANGUM RD

4614 RANDWICK | HOUSTON, TEXAS 77092

FOR SALE
± 1.13 ACRES



S&P INTERESTS

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5353 W. Alabama St., Ste. 602 | Houston, TX 77056

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

PROPERTY OVERVIEW



PROPERTY

0 Mangum Rd., 4610, 4614 & 4618
Randwick Dr. | Houston, TX 77092



LAND SIZE

49,135 SF
1.127 AC



BUILDING SIZE(S)

6,503 SF & 1,344 SF



POPULATION

131,912 within 3 miles



TRAFFIC COUNTS

258,330 Cars per Day



INCOME

\$109,573 within 3 miles



S&P INTERESTS

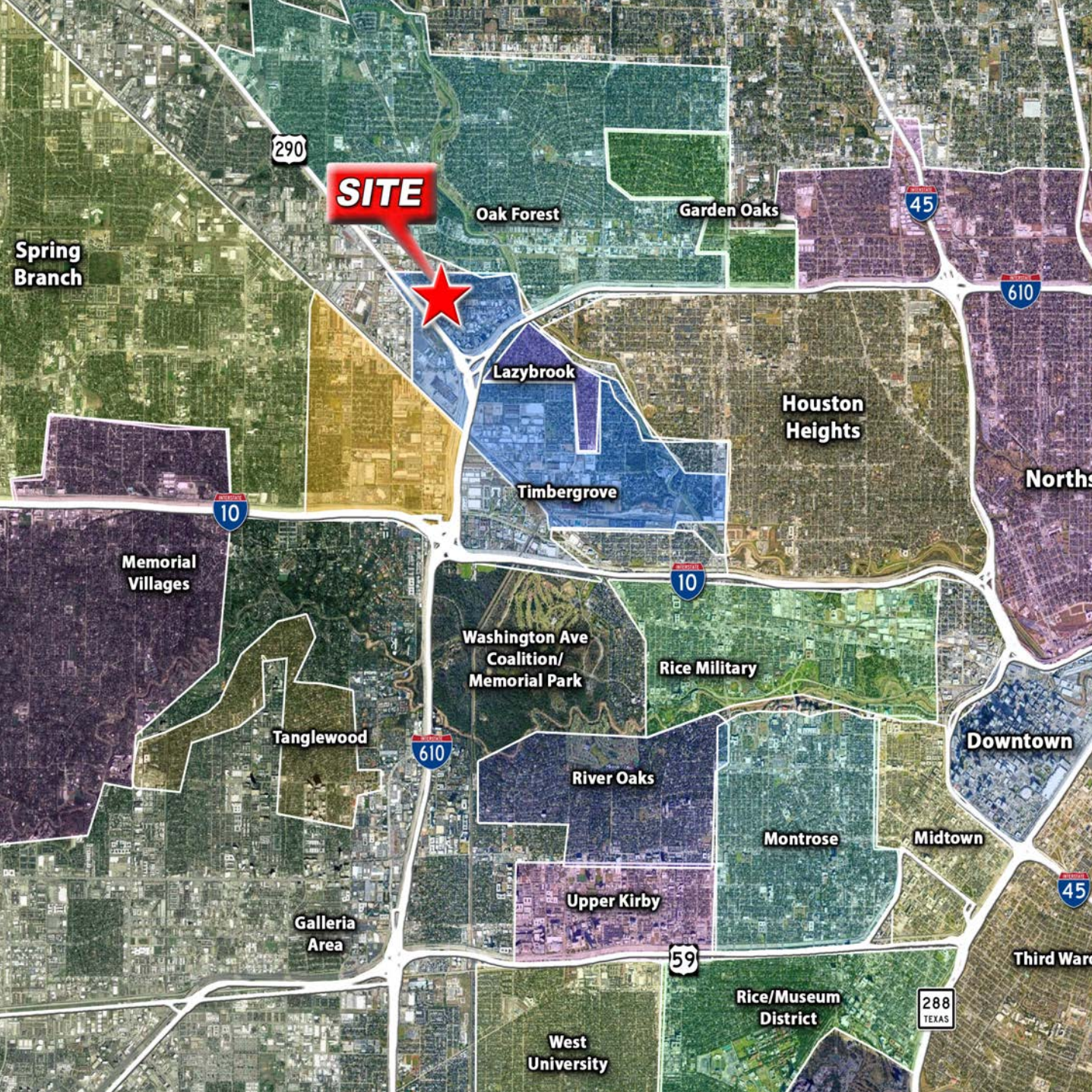
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PROPERTY FEATURES:

- Land: ± 49,135 SF Available
- Improvements
± 6,500 Retail/Showroom/Warehouse
± 1,344 Single Family
- Rare Re-Purposing Opportunity in the Near Northwest Sub-Market
- Excellent Freeway Visibility
- Impressive Demographics
- Convenient Ingress and Egress
- Call Broker for Pricing

DAYTIME EMPLOYMENT:

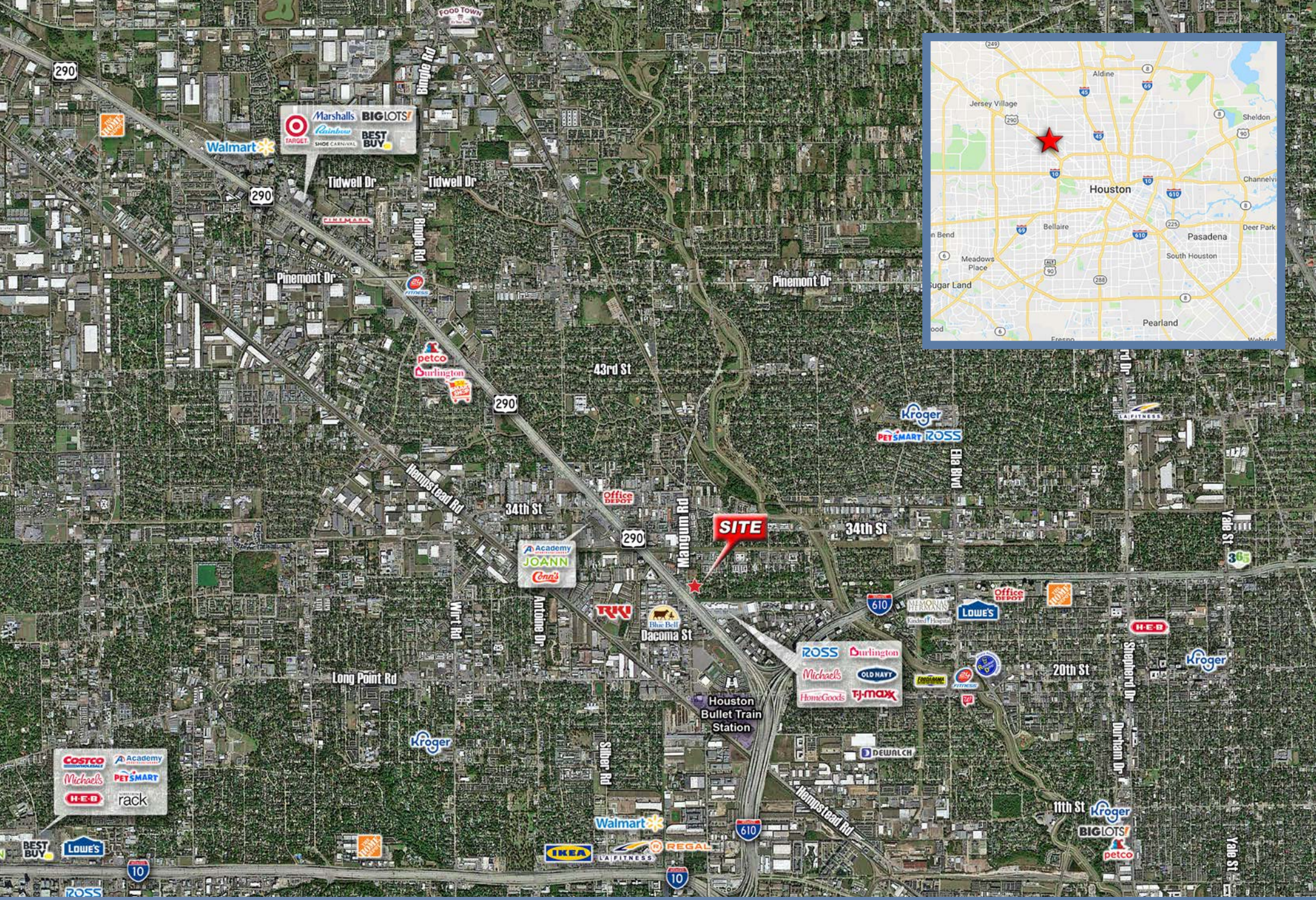
Radius	1 Mile	3 Mile	5 Mile
# Businesses	1,677	8,470	28,645
# Employees	16,295	78,008	286,591

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2023 Population	14,076	131,912	387,319
2028 Population Est.	14,095	132,721	390,957
2023 Households	5,329	51,257	157,715
2028 Est. Households	5,318	51,444	159,120
Average HH Income	\$56,150	\$109,573	\$113,851

TRAFFIC COUNTS:

- Mangum N of Hwy 290: 15,053 VPD (TXDOT 2022)
- Mangum S of Hwy 290: 9,654 VPD (TXDOT 2022)
- Mangum at Randwick: 19,865 VPD (TXDOT 2022)
- Hwy 290 at Dacoma: 258,330 VPD (TXDOT 2018)



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Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	14,095	132,721	390,957
2023 Estimate	14,076	131,912	387,319
2010 Census	12,884	116,982	336,037
Growth 2023 - 2028	0.13%	0.61%	0.94%
Growth 2010 - 2023	9.25%	12.76%	15.26%

2023 Population by Age	14,076	131,912	387,319
Age 0 - 4	955 6.78%	8,433 6.39%	24,705 6.38%
Age 5 - 9	1,037 7.37%	9,010 6.83%	26,018 6.72%
Age 10 - 14	1,066 7.57%	9,177 6.96%	26,026 6.72%
Age 15 - 19	957 6.80%	8,363 6.34%	23,541 6.08%
Age 20 - 24	855 6.07%	7,541 5.72%	21,328 5.51%
Age 25 - 29	955 6.78%	8,319 6.31%	23,889 6.17%
Age 30 - 34	1,130 8.03%	9,808 7.44%	28,543 7.37%
Age 35 - 39	1,190 8.45%	10,544 7.99%	30,845 7.96%
Age 40 - 44	1,121 7.96%	10,175 7.71%	29,703 7.67%
Age 45 - 49	978 6.95%	9,178 6.96%	26,819 6.92%
Age 50 - 54	858 6.10%	8,355 6.33%	24,596 6.35%
Age 55 - 59	748 5.31%	7,661 5.81%	22,825 5.89%
Age 60 - 64	667 4.74%	7,110 5.39%	21,505 5.55%
Age 65 - 69	550 3.91%	6,109 4.63%	18,842 4.86%
Age 70 - 74	418 2.97%	4,781 3.62%	15,058 3.89%
Age 75 - 79	275 1.95%	3,230 2.45%	10,329 2.67%
Age 80 - 84	165 1.17%	2,003 1.52%	6,378 1.65%
Age 85+	150 1.07%	2,115 1.60%	6,369 1.64%
Age 65+	1,558 11.07%	18,238 13.83%	56,976 14.71%
Median Age	35.30	37.50	38.20
Average Age	35.50	37.60	38.20

2023 Population By Race	14,076	131,912	387,319
White	11,674 82.94%	108,721 82.42%	295,645 76.33%
Black	1,655 11.76%	13,862 10.51%	60,189 15.54%
Am. Indian & Alaskan	254 1.80%	1,725 1.31%	4,766 1.23%
Asian	228 1.62%	5,096 3.86%	19,239 4.97%
Hawaiian & Pacific Island	13 0.09%	98 0.07%	306 0.08%
Other	251 1.78%	2,409 1.83%	7,174 1.85%

Population by Hispanic Origin	14,076	131,912	387,319
Non-Hispanic Origin	4,230 30.05%	61,988 46.99%	209,621 54.12%
Hispanic Origin	9,846 69.95%	69,924 53.01%	177,698 45.88%

2023 Median Age, Male	35.70	37.20	37.90
2023 Average Age, Male	35.30	37.00	37.50

2023 Median Age, Female	34.90	37.80	38.50
2023 Average Age, Female	35.80	38.20	38.80

Radius	1 Mile	3 Mile	5 Mile
2023 Population by Occupation Classification	10,826	103,613	305,852
Civilian Employed	7,377 68.14%	71,080 68.60%	208,096 68.04%
Civilian Unemployed	271 2.50%	2,873 2.77%	8,108 2.65%
Civilian Non-Labor Force	3,178 29.36%	29,642 28.61%	89,601 29.30%
Armed Forces	0 0.00%	18 0.02%	47 0.02%

Households by Marital Status	1,783	19,965	59,696
Married	1,783	19,965	59,696
Married No Children	837	10,930	34,605
Married w/Children	946	9,035	25,091

2023 Population by Education	10,230	95,405	282,044
Some High School, No Diploma	2,252 22.01%	17,102 17.93%	45,895 16.27%
High School Grad (Incl Equivalency)	2,785 27.22%	18,818 19.72%	49,361 17.50%
Some College, No Degree	2,029 19.83%	16,146 16.92%	49,407 17.52%
Associate Degree	1,026 10.03%	6,016 6.31%	16,344 5.79%
Bachelor Degree	1,521 14.87%	22,620 23.71%	72,546 25.72%
Advanced Degree	617 6.03%	14,703 15.41%	48,491 17.19%

2023 Population by Occupation	12,738	128,577	381,261
Real Estate & Finance	295 2.32%	5,247 4.08%	16,352 4.29%
Professional & Management	2,918 22.91%	43,730 34.01%	133,311 34.97%
Public Administration	8 0.06%	1,271 0.99%	4,668 1.22%
Education & Health	1,031 8.09%	9,973 7.76%	30,270 7.94%
Services	1,658 13.02%	10,629 8.27%	29,311 7.69%
Information	244 1.92%	1,285 1.00%	3,259 0.85%
Sales	1,225 9.62%	13,243 10.30%	38,596 10.12%
Transportation	273 2.14%	1,434 1.12%	4,918 1.29%
Retail	671 5.27%	5,564 4.33%	16,074 4.22%
Wholesale	316 2.48%	2,610 2.03%	7,342 1.93%
Manufacturing	742 5.83%	6,573 5.11%	19,167 5.03%
Production	1,129 8.86%	7,172 5.58%	21,878 5.74%
Construction	1,405 11.03%	8,716 6.78%	22,314 5.85%
Utilities	336 2.64%	3,364 2.62%	11,002 2.89%
Agriculture & Mining	176 1.38%	3,971 3.09%	11,607 3.04%
Farming, Fishing, Forestry	15 0.12%	92 0.07%	199 0.05%
Other Services	296 2.32%	3,703 2.88%	10,993 2.88%

2023 Worker Travel Time to Job	7,202	68,153	198,299
<30 Minutes	3,691 51.25%	38,365 56.29%	116,035 58.52%
30-60 Minutes	2,724 37.82%	25,922 38.04%	71,540 36.08%
60+ Minutes	787 10.93%	3,866 5.67%	10,724 5.41%

Radius	1 Mile	3 Mile	5 Mile
2010 Households by HH Size	4,974	46,084	136,832
1-Person Households	1,552 31.20%	14,628 31.74%	46,998 34.35%
2-Person Households	1,375 27.64%	14,026 30.44%	41,508 30.34%
3-Person Households	802 16.12%	6,760 14.67%	18,792 13.73%
4-Person Households	618 12.42%	5,243 11.38%	14,447 10.56%
5-Person Households	339 6.82%	2,840 6.16%	7,889 5.77%
6-Person Households	171 3.44%	1,415 3.07%	3,850 2.81%
7 or more Person Households	117 2.35%	1,172 2.54%	3,348 2.45%

2023 Average Household Size	2.60	2.50	2.40
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Households			
2028 Projection	5,318	51,444	159,120
2023 Estimate	5,329	51,257	157,715
2010 Census	4,973	46,085	136,832
Growth 2023 - 2028	-0.21%	0.36%	0.89%
Growth 2010 - 2023	7.16%	11.22%	15.26%

2023 Households by HH Income	5,329	51,258	157,715
<\$25,000	1,943 36.46%	9,711 18.95%	28,759 18.23%
\$25,000 - \$50,000	1,421 26.67%	10,526 20.54%	30,117 19.10%
\$50,000 - \$75,000	859 16.12%	6,635 12.94%	21,312 13.51%
\$75,000 - \$100,000	329 6.17%	4,545 8.87%	14,657 9.29%
\$100,000 - \$125,000	295 5.54%	3,457 6.74%	11,350 7.20%
\$125,000 - \$150,000	134 2.51%	3,436 6.70%	9,319 5.91%
\$150,000 - \$200,000	158 2.96%	4,371 8.53%	13,233 8.39%
\$200,000+	190 3.57%	8,577 16.73%	28,968 18.37%

2023 Avg Household Income	\$56,160	\$109,573	\$113,851
2023 Med Household Income	\$38,525	\$69,699	\$73,288

2023 Occupied Housing	5,329	51,256	157,715
Owner Occupied	1,395 26.18%	26,155 51.03%	79,182 50.21%
Renter Occupied	3,934 73.82%	25,101 48.97%	78,533 49.79%
2010 Housing Units	6,343	59,095	179,430
1 Unit	1,595 25.15%	33,595 56.85%	98,051 54.65%
2 - 4 Units	441 6.95%	3,301 5.59%	8,530 4.75%
5 - 19 Units	2,824 44.52%	11,980 20.27%	30,051 16.75%
20+ Units	1,483 23.38%	10,219 17.29%	42,798 23.85%

2023 Housing Value	1,394	26,156	79,182
<\$100,000	210 15.06%	1,297 4.96%	5,500 6.95%
\$100,000 - \$200,000	184 13.20%	2,965 11.34%	11,809 14.91%
\$200,000 - \$300,000	313 22.45%	3,880 14.83%	10,685 13.49%
\$300,000 - \$400,000	222 15.93%	5,469 20.91%	13,157 16.62%
\$400,000 - \$500,000	142 10.19%	4,020 15.37%	9,140 11.54%
\$500,000 - \$1,000,000	175 12.55%	6,445 24.64%	18,297 23.11%
\$1,000,000+	148 10.62%	2,080 7.95%	10,594 13.38%
2023 Median Home Value	\$296,804	\$390,253	\$388,142

Radius	1 Mile	3 Mile	5 Mile
2023 Housing Units by Yr Built	6,368	59,706	181,098
Built 2010+	475 7.46%	6,986 11.70%	24,949 13.78%
Built 2000 - 2010	397 6.23%	6,706 11.23%	19,403 10.71%
Built 1990 - 1999	183 2.87%	2,238 3.75%	12,381 6.84%
Built 1980 - 1989	724 11.37%	4,520 7.57%	17,696 9.77%
Built 1970 - 1979	2,227 34.97%	11,859 19.86%	34,896 19.27%
Built 1960 - 1969	1,333 20.93%	10,821 18.12%	27,529 15.20%
Built 1950 - 1959	855 13.43%	11,752 19.68%	24,450 13.50%
Built <1949	174 2.73%	4,824 8.08%	19,794 10.93%
2023 Median Year Built	1973	1971	1974

Demographic Trend Report

Description	2010	2023	2028
Population	12,884	14,076	14,095
Age 0 - 4	1,262 9.80%	955 6.78%	877 6.22%
Age 5 - 9	986 7.65%	1,037 7.37%	934 6.63%
Age 10 - 14	710 5.51%	1,066 7.57%	991 7.03%
Age 15 - 19	764 5.93%	957 6.80%	989 7.02%
Age 20 - 24	1,144 8.88%	855 6.07%	923 6.55%
Age 25 - 29	1,351 10.49%	955 6.78%	891 6.32%
Age 30 - 34	1,230 9.55%	1,130 8.03%	962 6.83%
Age 35 - 39	1,026 7.96%	1,190 8.45%	1,060 7.52%
Age 40 - 44	860 6.67%	1,121 7.96%	1,099 7.80%
Age 45 - 49	803 6.23%	978 6.95%	1,041 7.39%
Age 50 - 54	750 5.82%	858 6.10%	934 6.63%
Age 55 - 59	644 5.00%	748 5.31%	812 5.76%
Age 60 - 64	450 3.49%	667 4.74%	708 5.02%
Age 65 - 69	280 2.17%	550 3.91%	605 4.29%
Age 70 - 74	240 1.86%	418 2.97%	486 3.45%
Age 75 - 79	169 1.31%	275 1.95%	352 2.50%
Age 80 - 84	121 0.94%	165 1.17%	223 1.58%
Age 85+	93 0.72%	150 1.07%	211 1.50%
Age 15+	9,925 77.03%	11,017 78.27%	11,296 80.14%
Age 20+	9,161 71.10%	10,060 71.47%	10,307 73.13%
Age 65+	903 7.01%	1,558 11.07%	1,877 13.32%
Median Age	31	35	37
Average Age	32.30	35.50	37.30

Population By Race	12,884	14,076	14,095
White	10,771 83.60%	11,674 82.94%	11,699 83.00%
Black	1,506 11.69%	1,655 11.76%	1,644 11.66%
Am. Indian & Alaskan	233 1.81%	254 1.80%	257 1.82%
Asian	130 1.01%	228 1.62%	231 1.64%
Hawaiian & Pacific Islander	13 0.10%	13 0.09%	14 0.10%
Other	183 1.42%	251 1.78%	250 1.77%



Information About Brokerage Services

11-2-2015

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:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
_____	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	License No.	Email	Phone
Sales Agent/Associate's Name	_____	Buyer/Tenant/Seller/Landlord Initials	_____
_____	_____	_____	Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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