

FOR LEASE: +/- 5,373 SF | 2ND GEN GROCERY STORE

1460 WILCREST DRIVE, HOUSTON, TX 77042



S&P INTERESTS

ALBERT ALVAREZ
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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

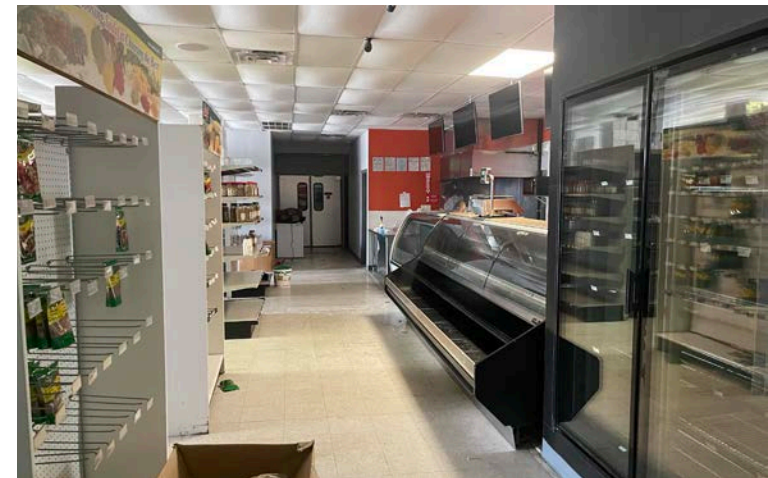
ADDRESS
1460 Wilcrest Dr. | Houston, TX 77042

AVAILABLE
+/- 5,373 SF for lease

LOCATION
close proximity to Beltway 8

POPULATION
173,235 within 3 miles

HH INCOME
\$93,414 within 3 miles

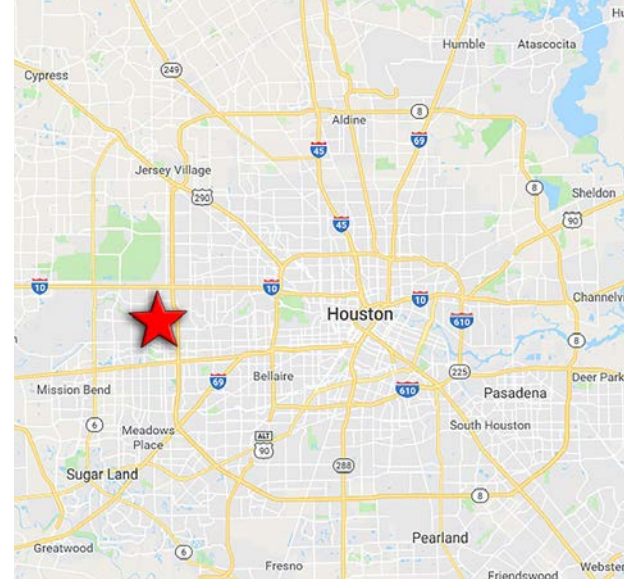


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PROPERTY FEATURES:

- 2nd Gen Grocery Store
- Pylon Sign
- +/- 5,373 SF Available
- Located minutes from Beltway 8
- Contact Agent for Pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2023 Population	24,685	173,235	442,454
Households	10,614	73,933	171,723
Average HH Income	\$85,165	\$93,414	\$84,433

TRAFFIC COUNTS:

Wilcrest Dr: 21,216 VPD (TXDOT 2022)
 Briar Forest Dr: 25,866 VPD (TXDOT 2022)



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Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	24,572	172,189	440,072
2023 Estimate	24,685	173,235	442,454
2010 Census	23,465	166,160	422,677
Growth 2023 - 2028	-0.46%	-0.60%	-0.54%
Growth 2010 - 2023	5.20%	4.26%	4.68%

2023 Population by Age	24,685	173,235	442,454
Age 0 - 4	1,687 6.83%	11,503 6.64%	29,751 6.72%
Age 5 - 9	1,762 7.14%	11,922 6.88%	31,169 7.04%
Age 10 - 14	1,720 6.97%	11,866 6.85%	31,597 7.14%
Age 15 - 19	1,505 6.10%	10,786 6.23%	29,184 6.60%
Age 20 - 24	1,350 5.47%	9,848 5.68%	26,940 6.09%
Age 25 - 29	1,566 6.34%	10,985 6.34%	29,923 6.76%
Age 30 - 34	1,907 7.73%	12,807 7.39%	34,226 7.74%
Age 35 - 39	2,047 8.29%	13,511 7.80%	35,360 7.99%
Age 40 - 44	1,923 7.79%	12,908 7.45%	33,229 7.51%
Age 45 - 49	1,667 6.75%	11,697 6.75%	29,682 6.71%
Age 50 - 54	1,460 5.91%	10,801 6.23%	26,951 6.09%
Age 55 - 59	1,321 5.35%	10,053 5.80%	24,550 5.55%
Age 60 - 64	1,256 5.09%	9,466 5.46%	22,522 5.09%
Age 65 - 69	1,147 4.65%	8,300 4.79%	19,262 4.35%
Age 70 - 74	958 3.88%	6,641 3.83%	15,126 3.42%
Age 75 - 79	672 2.72%	4,580 2.64%	10,325 2.33%
Age 80 - 84	401 1.62%	2,831 1.63%	6,382 1.44%
Age 85+	337 1.37%	2,730 1.58%	6,278 1.42%
Age 65+	3,515 14.24%	25,082 14.48%	57,373 12.97%

Median Age	37.10	37.60	36.20
Average Age	37.30	37.70	36.70

2023 Population By Race	24,685	173,235	442,454
White	15,658 63.43%	107,044 61.79%	280,242 63.34%
Black	6,289 25.48%	36,166 20.88%	83,017 18.76%
Am. Indian & Alaskan	234 0.95%	1,585 0.91%	6,325 1.43%
Asian	1,952 7.91%	23,837 13.76%	61,787 13.96%
Hawaiian & Pacific Island	12 0.05%	188 0.11%	631 0.14%
Other	540 2.19%	4,415 2.55%	10,453 2.36%

Population by Hispanic Origin	24,685	173,235	442,454
Non-Hispanic Origin	15,884 64.35%	119,438 68.95%	255,659 57.78%
Hispanic Origin	8,801 35.65%	53,797 31.05%	186,795 42.22%

2023 Median Age, Male	36.30	36.70	35.60
2023 Average Age, Male	36.30	36.70	35.80

2023 Median Age, Female	37.90	38.40	36.80
2023 Average Age, Female	38.20	38.70	37.50

Radius	1 Mile	3 Mile	5 Mile
2023 Population by Occupation Classification	19,217	135,783	344,097
Civilian Employed	13,313 69.28%	91,422 67.33%	227,282 66.05%
Civilian Unemployed	595 3.10%	3,901 2.87%	10,593 3.08%
Civilian Non-Labor Force	5,300 27.58%	40,359 29.72%	106,030 30.81%
Armed Forces	9 0.05%	101 0.07%	192 0.06%

Households by Marital Status	1 Mile	3 Mile	5 Mile
Married	3,884	28,859	69,035
Married No Children	2,190	15,656	35,693
Married w/Children	1,694	13,203	33,342

2023 Population by Education	17,833	124,834	318,871
Some High School, No Diploma	1,238 6.94%	12,473 9.99%	52,740 16.54%
High School Grad (Incl Equivalency)	2,499 14.01%	18,657 14.95%	57,711 18.10%
Some College, No Degree	4,878 27.35%	27,489 22.02%	67,699 21.23%
Associate Degree	1,172 6.57%	7,524 6.03%	25,058 7.86%
Bachelor Degree	4,955 27.79%	36,532 29.26%	73,072 22.92%
Advanced Degree	3,091 17.33%	22,159 17.75%	42,591 13.36%

2023 Population by Occupation	24,999	172,448	416,461
Real Estate & Finance	924 3.70%	7,618 4.42%	16,381 3.93%
Professional & Management	8,320 33.28%	58,212 33.76%	120,327 28.89%
Public Administration	130 0.52%	1,877 1.09%	4,353 1.05%
Education & Health	2,647 10.59%	17,339 10.05%	39,046 9.38%
Services	2,116 8.46%	14,819 8.59%	48,190 11.57%
Information	181 0.72%	1,089 0.63%	2,600 0.62%
Sales	3,303 13.21%	21,054 12.21%	46,598 11.19%
Transportation	494 1.98%	3,261 1.89%	9,574 2.30%
Retail	1,273 5.09%	9,903 5.74%	24,710 5.93%
Wholesale	718 2.87%	3,301 1.91%	6,925 1.66%
Manufacturing	908 3.63%	6,612 3.83%	16,208 3.89%
Production	1,402 5.61%	7,897 4.58%	24,440 5.87%
Construction	795 3.18%	6,019 3.49%	24,008 5.76%
Utilities	644 2.58%	4,911 2.85%	10,682 2.56%
Agriculture & Mining	457 1.83%	3,945 2.29%	7,768 1.87%
Farming, Fishing, Forestry	0 0.00%	38 0.02%	176 0.04%
Other Services	687 2.75%	4,553 2.64%	14,475 3.48%

2023 Worker Travel Time to Job	12,344	86,656	217,270
<30 Minutes	6,429 52.08%	49,351 56.95%	119,428 54.97%
30-60 Minutes	4,917 39.83%	31,680 36.56%	82,288 37.87%
60+ Minutes	998 8.08%	5,625 6.49%	15,554 7.16%

Radius	1 Mile	3 Mile	5 Mile
2010 Households by HH Size	10,667	72,642	166,483
1-Person Households	4,029 37.77%	26,180 36.04%	52,984 31.83%
2-Person Households	3,392 31.80%	22,293 30.69%	47,704 28.65%
3-Person Households	1,541 14.45%	10,659 14.67%	25,466 15.30%
4-Person Households	967 9.07%	7,912 10.89%	20,660 12.41%
5-Person Households	462 4.33%	3,556 4.90%	11,048 6.64%
6-Person Households	155 1.45%	1,259 1.73%	4,921 2.96%
7 or more Person Households	121 1.13%	783 1.08%	3,700 2.22%

2023 Average Household Size	2.30	2.30	2.50
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Households			
2028 Projection	10,466	73,174	170,330
2023 Estimate	10,614	73,933	171,723
2010 Census	10,667	72,642	166,482
Growth 2023 - 2028	-1.39%	-1.03%	-0.81%
Growth 2010 - 2023	-0.50%	1.78%	3.15%

2023 Households by HH Income	10,612	73,934	171,723
<\$25,000	2,460 23.18%	14,971 20.25%	38,599 22.48%
\$25,000 - \$50,000	2,500 23.56%	17,154 23.20%	42,785 24.92%
\$50,000 - \$75,000	1,676 15.79%	13,274 17.95%	29,596 17.23%
\$75,000 - \$100,000	1,041 9.81%	6,842 9.25%	16,926 9.86%
\$100,000 - \$125,000	856 8.07%	4,867 6.58%	10,940 6.37%
\$125,000 - \$150,000	448 4.22%	3,361 4.55%	7,052 4.11%
\$150,000 - \$200,000	648 6.11%	4,130 5.59%	8,509 4.96%
\$200,000+	983 9.26%	9,335 12.63%	17,316 10.08%

2023 Avg Household Income	\$85,165	\$93,414	\$84,433
2023 Med Household Income	\$54,832	\$58,076	\$53,375

2023 Occupied Housing	10,614	73,934	171,722
Owner Occupied	3,974 37.44%	30,112 40.73%	67,261 39.17%
Renter Occupied	6,640 62.56%	43,822 59.27%	104,461 60.83%
2010 Housing Units	13,722	87,735	202,738
1 Unit	5,093 37.12%	34,144 38.92%	79,374 39.15%
2 - 4 Units	1,469 10.71%	6,443 7.34%	12,427 6.13%
5 - 19 Units	4,513 32.89%	26,256 29.93%	63,020 31.08%
20+ Units	2,647 19.29%	20,892 23.81%	47,917 23.63%

2023 Housing Value	3,974	30,111	67,261
<\$100,000	392 9.86%	2,155 7.16%	6,797 10.11%
\$100,000 - \$200,000	949 23.88%	5,801 19.27%	17,458 25.96%
\$200,000 - \$300,000	819 20.61%	4,785 15.89%	11,635 17.30%
\$300,000 - \$400,000	1,034 26.02%	4,705 15.63%	8,191 12.18%
\$400,000 - \$500,000	407 10.24%	2,141 7.11%	4,164 6.19%
\$500,000 - \$1,000,000	283 7.12%	6,362 21.13%	10,735 15.96%
\$1,000,000+	90 2.26%	4,162 13.82%	8,281 12.31%
2023 Median Home Value	\$278,876	\$349,192	\$280,579

Radius	1 Mile	3 Mile	5 Mile
2023 Housing Units by Yr Built	13,722	88,107	203,609
Built 2010+	1,058 7.71%	6,411 7.28%	14,674 7.21%
Built 2000 - 2010	1,016 7.40%	10,048 11.40%	25,846 12.69%
Built 1990 - 1999	1,278 9.31%	10,284 11.67%	20,878 10.25%
Built 1980 - 1989	3,311 24.13%	20,084 22.80%	41,635 20.45%
Built 1970 - 1979	5,966 43.48%	26,391 29.95%	60,155 29.54%
Built 1960 - 1969	1,026 7.48%	12,076 13.71%	30,278 14.87%
Built 1950 - 1959	41 0.30%	2,291 2.60%	8,400 4.13%
Built <1949	26 0.19%	522 0.59%	1,743 0.86%
2023 Median Year Built	1979	1980	1979

Demographic Trend Report

Description	2010	2023	2028
Population	23,465	24,685	24,572
Age 0 - 4	1,836 7.82%	1,687 6.83%	1,515 6.17%
Age 5 - 9	1,383 5.89%	1,762 7.14%	1,621 6.60%
Age 10 - 14	1,193 5.08%	1,720 6.97%	1,674 6.81%
Age 15 - 19	1,194 5.09%	1,505 6.10%	1,612 6.56%
Age 20 - 24	1,983 8.45%	1,350 5.47%	1,475 6.00%
Age 25 - 29	2,639 11.25%	1,566 6.34%	1,436 5.84%
Age 30 - 34	2,100 8.95%	1,907 7.73%	1,583 6.44%
Age 35 - 39	1,801 7.68%	2,047 8.29%	1,784 7.26%
Age 40 - 44	1,476 6.29%	1,923 7.79%	1,870 7.61%
Age 45 - 49	1,364 5.81%	1,667 6.75%	1,787 7.27%
Age 50 - 54	1,506 6.42%	1,460 5.91%	1,597 6.50%
Age 55 - 59	1,414 6.03%	1,321 5.35%	1,407 5.73%
Age 60 - 64	1,270 5.41%	1,256 5.09%	1,262 5.14%
Age 65 - 69	905 3.86%	1,147 4.65%	1,144 4.66%
Age 70 - 74	546 2.33%	958 3.88%	1,001 4.07%
Age 75 - 79	379 1.62%	672 2.72%	785 3.19%
Age 80 - 84	267 1.14%	401 1.62%	530 2.16%
Age 85+	209 0.89%	337 1.37%	491 2.00%
Age 15+	19,053 81.20%	19,517 79.06%	19,764 80.43%
Age 20+	17,859 76.11%	18,012 72.97%	18,152 73.87%
Age 65+	2,306 9.83%	3,515 14.24%	3,951 16.08%
Median Age	34	37	39
Average Age	35.40	37.30	38.70

Population By Race	23,465	24,685	24,572
White	15,525 66.16%	15,658 63.43%	15,644 63.67%
Black	5,766 24.57%	6,289 25.48%	6,211 25.28%
Am. Indian & Alaskan	164 0.70%	234 0.95%	240 0.98%
Asian	1,515 6.46%	1,952 7.91%	1,931 7.86%
Hawaiian & Pacific Islander	11 0.05%	12 0.05%	12 0.05%
Other	420 1.79%	540 2.19%	534 2.17%



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:

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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 Buyer/Tenant/Seller/Landlord Initials Date