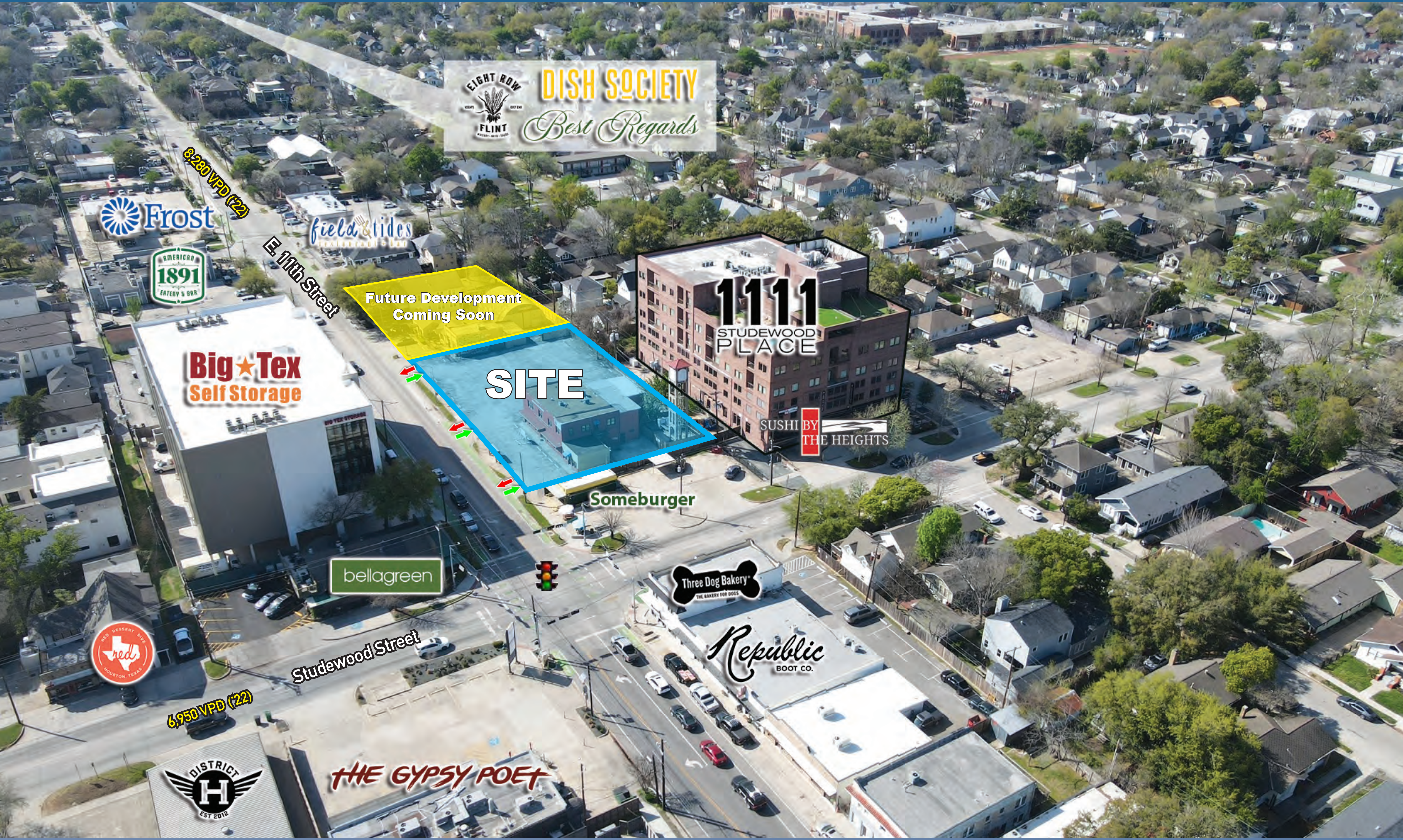
7,785 SF BUILDING FOR LEASE | PRIME HEIGHTS LOCATION

743 E. 11th Street | Houston, TX 77008



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Property Overview

Address
743 E. 11th Street | Houston, TX 77008

Freestanding Bldg
7,785 SF

Parking
Ample Parking

Multiple Curb Cuts

HH Income
$120,481 within 3 miles

Traffic Count
15,230 Cars Per Day

Population
196,329 within 3 miles

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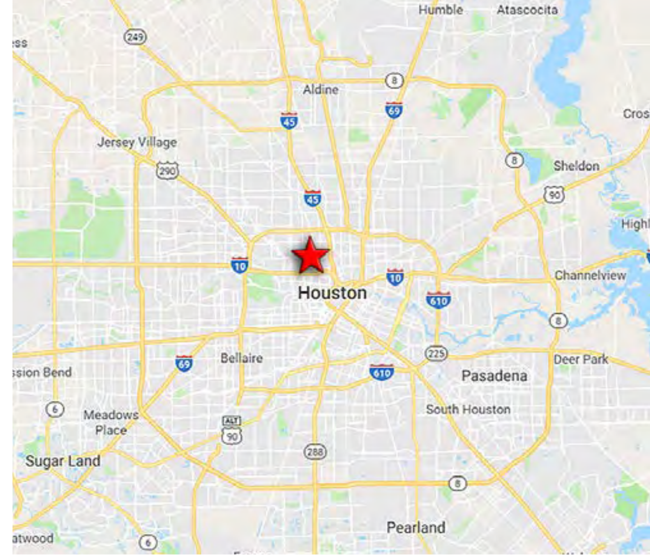

Property Features:

- Address: 743 E. 11th Street | Houston, TX 77008
- Freestanding Building: 7,785 SF
- Ample Parking
- TI Available
- Population: 196,329 in 3 mile radius
- Traffic Count: 15,230 Cars Per Day
- Multiple Curb Cuts
- Close Proximity to I-10, I-45 and 610

Demographic Summary:

Radius	1 Mile	3 Mile	5 Mile
2023 Population	22,369	196,329	459,195
Households	10,562	83,626	193,868
Average HH Income	$156,261	$120,481	$111,363

Traffic Count:

15,230 VPD ('22)

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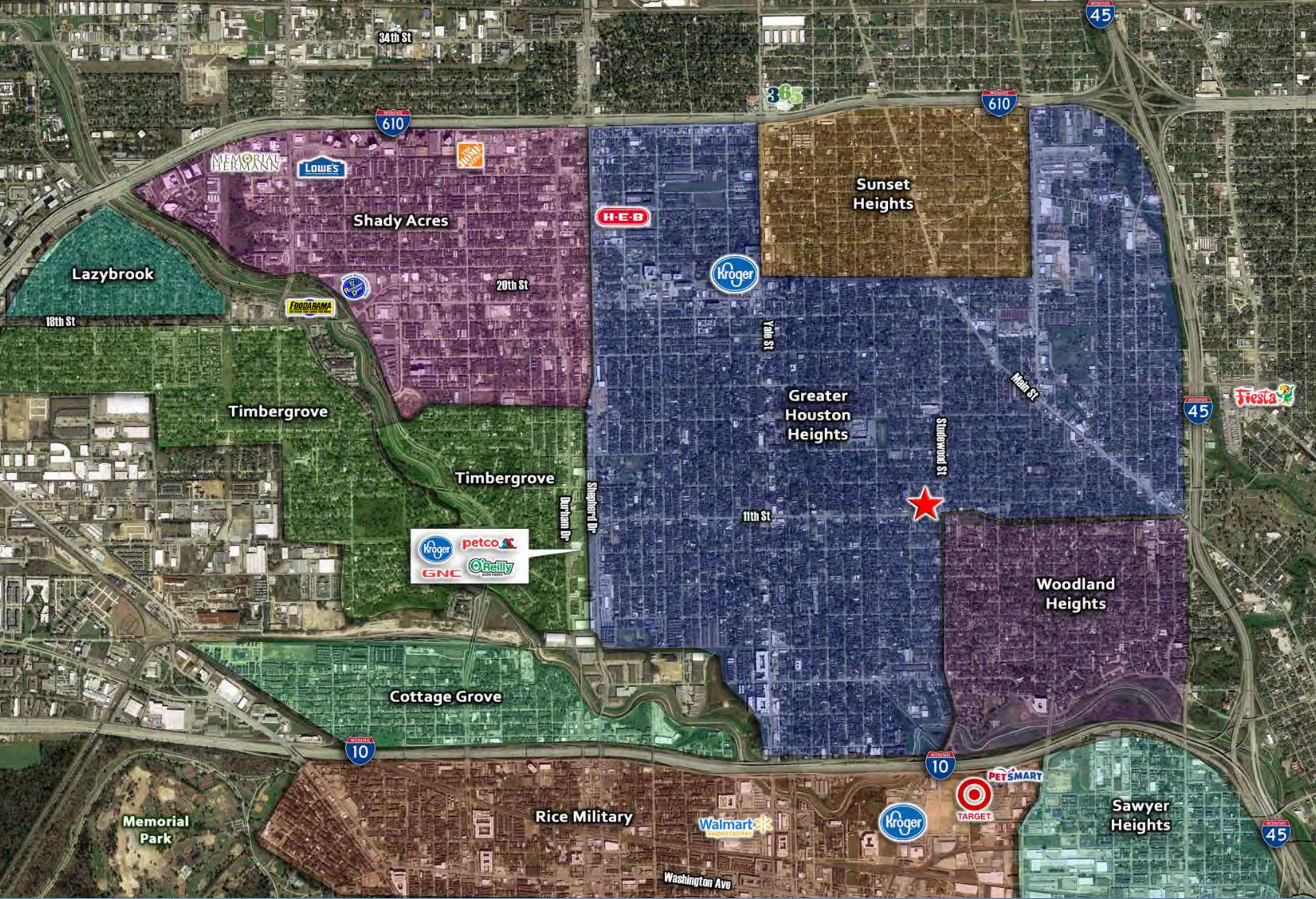

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	22,422		201,803		467,681	
2023 Estimate	22,369		196,329		459,195	
2010 Census	20,337		149,753		374,588	
Growth 2023 - 2028	0.24%		2.79%		1.85%	
Growth 2010 - 2023	9.99%		31.10%		22.59%	
2023 Population by Age	**22,369**		**196,329**		**459,195**	
Age 0 - 4	1,362	6.09%	12,145	6.19%	29,499	6.42%
Age 5 - 9	1,463	6.54%	12,470	6.35%	30,285	6.60%
Age 10 - 14	1,396	6.24%	11,464	5.84%	28,778	6.27%
Age 15 - 19	1,133	5.07%	9,486	4.83%	24,927	5.43%
Age 20 - 24	918	4.10%	8,609	4.38%	22,911	4.99%
Age 25 - 29	1,041	4.65%	11,157	5.68%	27,965	6.09%
Age 30 - 34	1,458	6.52%	15,683	7.99%	36,223	7.89%
Age 35 - 39	1,835	8.20%	18,392	9.37%	40,179	8.75%
Age 40 - 44	1,946	8.70%	17,991	9.16%	38,284	8.34%
Age 45 - 49	1,835	8.20%	15,855	8.08%	33,621	7.32%
Age 50 - 54	1,675	7.49%	13,910	7.09%	29,985	6.53%
Age 55 - 59	1,527	6.83%	12,340	6.29%	27,310	5.95%
Age 60 - 64	1,419	6.34%	11,145	5.68%	25,409	5.53%
Age 65 - 69	1,219	5.45%	9,325	4.75%	21,921	4.77%
Age 70 - 74	936	4.18%	7,046	3.59%	17,131	3.73%
Age 75 - 79	599	2.68%	4,509	2.30%	11,415	2.49%
Age 80 - 84	334	1.49%	2,565	1.31%	6,820	1.49%
Age 85+	273	1.22%	2,237	1.14%	6,532	1.42%
Age 65+	3,361	15.03%	25,682	13.08%	63,819	13.90%
Median Age	**41.50**		**39.70**		**38.60**	
Average Age	**39.80**		**38.70**		**38.20**	
2023 Population By Race	**22,369**		**196,329**		**459,195**	
White	20,077	89.75%	153,919	78.40%	337,126	73.42%
Black	899	4.02%	27,655	14.09%	89,031	19.39%
Am. Indian & Alaskan	187	0.84%	1,948	0.99%	4,618	1.01%
Asian	627	2.80%	8,905	4.54%	19,833	4.32%
Hawaiian & Pacific Island	9	0.04%	147	0.07%	369	0.08%
Other	569	2.54%	3,755	1.91%	8,218	1.79%
Population by Hispanic Origin	**22,369**		**196,329**		**459,195**	
Non-Hispanic Origin	13,446	60.11%	107,155	54.58%	250,593	54.57%
Hispanic Origin	8,923	39.89%	89,174	45.42%	208,601	45.43%
2023 Median Age, Male	**41.80**		**40.30**		**39.10**	
2023 Average Age, Male	**39.70**		**39.00**		**38.30**	
2023 Median Age, Female	**41.20**		**38.90**		**38.10**	
2023 Average Age, Female	**39.90**		**38.30**		**38.20**	

Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation Classification	**17,922**		**158,356**		**365,653**	
Civilian Employed	13,746	76.70%	109,409	69.09%	240,926	65.89%
Civilian Unemployed	305	1.70%	3,266	2.06%	9,370	2.56%
Civilian Non-Labor Force	3,858	21.53%	45,666	28.84%	115,272	31.52%
Armed Forces	13	0.07%	15	0.01%	85	0.02%
Households by Marital Status						
Married	3,632		26,700		60,728	
Married No Children	2,161		17,014		37,259	
Married w/Children	1,471		9,687		23,469	
2023 Population by Education	**17,167**		**150,205**		**341,596**	
Some High School, No Diploma	1,060	6.17%	19,634	13.07%	56,816	16.63%
High School Grad (Incl Equivalency)	1,237	7.21%	21,709	14.45%	57,173	16.74%
Some College, No Degree	2,660	15.49%	25,010	16.65%	57,837	16.93%
Associate Degree	1,069	6.23%	8,051	5.36%	18,799	5.50%
Bachelor Degree	6,746	39.30%	44,864	29.87%	85,895	25.15%
Advanced Degree	4,395	25.60%	30,937	20.60%	65,076	19.05%
2023 Population by Occupation	**26,046**		**205,970**		**449,293**	
Real Estate & Finance	1,456	5.59%	9,339	4.53%	19,203	4.27%
Professional & Management	11,895	45.67%	84,853	41.20%	166,706	37.10%
Public Administration	244	0.94%	2,424	1.18%	5,027	1.12%
Education & Health	2,239	8.60%	17,744	8.61%	43,429	9.67%
Services	1,034	3.97%	11,871	5.76%	31,549	7.02%
Information	171	0.66%	1,644	0.80%	3,762	0.84%
Sales	2,547	9.78%	19,801	9.61%	43,576	9.70%
Transportation	310	1.19%	2,693	1.31%	8,502	1.89%
Retail	799	3.07%	6,785	3.29%	17,910	3.99%
Wholesale	537	2.06%	4,222	2.05%	7,791	1.73%
Manufacturing	1,329	5.10%	10,363	5.03%	20,618	4.59%
Production	675	2.59%	8,336	4.05%	21,828	4.86%
Construction	439	1.69%	6,250	3.03%	20,766	4.62%
Utilities	613	2.35%	6,888	3.34%	13,908	3.10%
Agriculture & Mining	1,362	5.23%	8,030	3.90%	13,884	3.09%
Farming, Fishing, Forestry	30	0.12%	74	0.04%	167	0.04%
Other Services	366	1.41%	4,653	2.26%	10,667	2.37%
2023 Worker Travel Time to Job	**12,737**		**102,288**		**227,381**	
<30 Minutes	8,527	66.95%	65,726	64.26%	141,329	62.16%
30-60 Minutes	3,828	30.05%	32,712	31.98%	74,440	32.74%
60+ Minutes	382	3.00%	3,850	3.76%	11,612	5.11%

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Radius	1 Mile		3 Mile		5 Mile	
2010 Households by HH Size	**9,891**		**62,201**		**154,584**	
1-Person Households	4,168	42.14%	24,982	40.16%	60,628	39.22%
2-Person Households	3,259	32.95%	19,875	31.95%	46,334	29.97%
3-Person Households	1,215	12.28%	7,532	12.11%	18,826	12.18%
4-Person Households	734	7.42%	4,724	7.59%	13,315	8.61%
5-Person Households	283	2.86%	2,510	4.04%	7,540	4.88%
6-Person Households	123	1.24%	1,326	2.13%	4,094	2.65%
7 or more Person Households	109	1.10%	1,252	2.01%	3,847	2.49%
2023 Average Household Size	**2.10**		**2.10**		**2.20**	
Households						
2028 Projection	10,534		86,097		197,863	
2023 Estimate	10,562		83,626		193,868	
2010 Census	9,891		62,200		154,586	
Growth 2023 - 2028	-0.27%		2.95%		2.06%	
Growth 2010 - 2023	6.78%		34.45%		25.41%	
2023 Households by HH Income	**10,562**		**83,626**		**193,871**	
<$25,000	1,122	10.62%	12,775	15.28%	38,444	19.83%
$25,000 - $50,000	1,154	10.93%	11,355	13.58%	31,680	16.34%
$50,000 - $75,000	1,127	10.67%	11,060	13.23%	27,771	14.32%
$75,000 - $100,000	1,010	9.56%	8,304	9.93%	19,276	9.94%
$100,000 - $125,000	887	8.40%	7,428	8.88%	15,361	7.92%
$125,000 - $150,000	831	7.87%	5,508	6.59%	11,406	5.88%
$150,000 - $200,000	1,144	10.83%	8,901	10.64%	16,793	8.66%
$200,000+	3,287	31.12%	18,295	21.88%	33,140	17.09%
2023 Avg Household Income	**$156,261**		**$129,481**		**$111,363**	
2023 Med Household Income	**$124,464**		**$94,938**		**$74,055**	
2023 Occupied Housing	**10,562**		**83,625**		**193,868**	
Owner Occupied	5,863	55.51%	41,366	49.47%	86,482	44.61%
Renter Occupied	4,699	44.49%	42,259	50.53%	107,386	55.39%
2010 Housing Units	**12,141**		**93,114**		**219,899**	
1 Unit	8,979	73.96%	56,791	60.99%	121,747	55.36%
2 - 4 Units	839	6.91%	4,712	5.06%	13,738	6.25%
5 - 19 Units	734	6.05%	5,696	6.12%	20,678	9.40%
20+ Units	1,589	13.09%	25,915	27.83%	63,736	28.98%
2023 Housing Value	**5,864**		**41,368**		**86,482**	
<$100,000	24	0.41%	2,037	4.92%	9,333	10.79%
$100,000 - $200,000	239	4.08%	3,670	8.87%	11,096	12.83%
$200,000 - $300,000	348	5.93%	4,934	11.93%	10,536	12.18%
$300,000 - $400,000	631	10.76%	8,518	20.59%	15,347	17.75%
$400,000 - $500,000	743	12.67%	7,690	18.59%	12,331	14.26%
$500,000 - $1,000,000	2,546	43.42%	11,047	26.70%	19,965	23.09%
$1,000,000+	1,333	22.73%	3,472	8.39%	7,874	9.10%
2023 Median Home Value	**$685,978**		**$419,831**		**$379,989**	

Radius	1 Mile		3 Mile		5 Mile	
2023 Housing Units by Yr Built	**12,212**		**93,444**		**221,356**	
Built 2010+	1,138	9.32%	23,172	24.80%	42,930	19.39%
Built 2000 - 2010	579	4.74%	13,885	14.86%	27,222	12.30%
Built 1990 - 1999	341	2.79%	5,823	6.23%	14,999	6.78%
Built 1980 - 1989	765	6.26%	3,519	3.77%	10,722	4.84%
Built 1970 - 1979	616	5.04%	5,421	5.80%	20,562	9.29%
Built 1960 - 1969	898	7.35%	7,980	8.54%	27,374	12.37%
Built 1950 - 1959	1,068	8.75%	10,013	10.72%	28,912	13.06%
Built <1949	6,807	55.74%	23,631	25.29%	48,635	21.97%
2023 Median Year Built	**1948**		**1978**		**1972**	

Demographic Trend Report

Description	2010		2023		2028	
Population	**20,337**		**22,369**		**22,422**	
Age 0 - 4	1,403	6.90%	1,362	6.09%	1,185	5.28%
Age 5 - 9	1,019	5.01%	1,463	6.54%	1,325	5.91%
Age 10 - 14	726	3.57%	1,396	6.24%	1,395	6.22%
Age 15 - 19	641	3.15%	1,133	5.07%	1,312	5.85%
Age 20 - 24	1,022	5.03%	918	4.10%	1,126	5.02%
Age 25 - 29	2,211	10.87%	1,041	4.65%	1,021	4.55%
Age 30 - 34	2,248	11.05%	1,458	6.52%	1,150	5.13%
Age 35 - 39	1,934	9.51%	1,835	8.20%	1,450	6.47%
Age 40 - 44	1,627	8.00%	1,946	8.70%	1,721	7.68%
Age 45 - 49	1,557	7.66%	1,835	8.20%	1,827	8.15%
Age 50 - 54	1,596	7.85%	1,675	7.49%	1,755	7.83%
Age 55 - 59	1,525	7.50%	1,527	6.83%	1,617	7.21%
Age 60 - 64	1,078	5.30%	1,419	6.34%	1,463	6.52%
Age 65 - 69	652	3.21%	1,219	5.45%	1,298	5.79%
Age 70 - 74	411	2.02%	936	4.18%	1,073	4.79%
Age 75 - 79	284	1.40%	599	2.68%	786	3.51%
Age 80 - 84	212	1.04%	334	1.49%	496	2.21%
Age 85+	192	0.94%	273	1.22%	422	1.88%
Age 15+	**17,190**	84.53%	**18,148**	81.13%	**18,517**	82.58%
Age 20+	**16,549**	81.37%	**17,015**	76.07%	**17,205**	76.73%
Age 65+	**1,751**	8.61%	**3,361**	15.03%	**4,075**	18.17%
Median Age	**37**		**42**		**44**	
Average Age	**37.60**		**39.80**		**41.40**	
Population By Race	**20,337**		**22,369**		**22,422**	
White	18,911	92.99%	20,077	89.75%	20,096	89.63%
Black	518	2.55%	899	4.02%	927	4.13%
Am. Indian & Alaskan	162	0.80%	187	0.84%	191	0.85%
Asian	374	1.84%	627	2.80%	630	2.81%
Hawaiian & Pacific Islander	9	0.04%	9	0.04%	9	0.04%
Other	337	1.66%	569	2.54%	568	2.53%

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EQUAL HOUSING OPPORTUNITY

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:
  - 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.

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Buyer/Tenant/Seller/Landlord Initials Date