

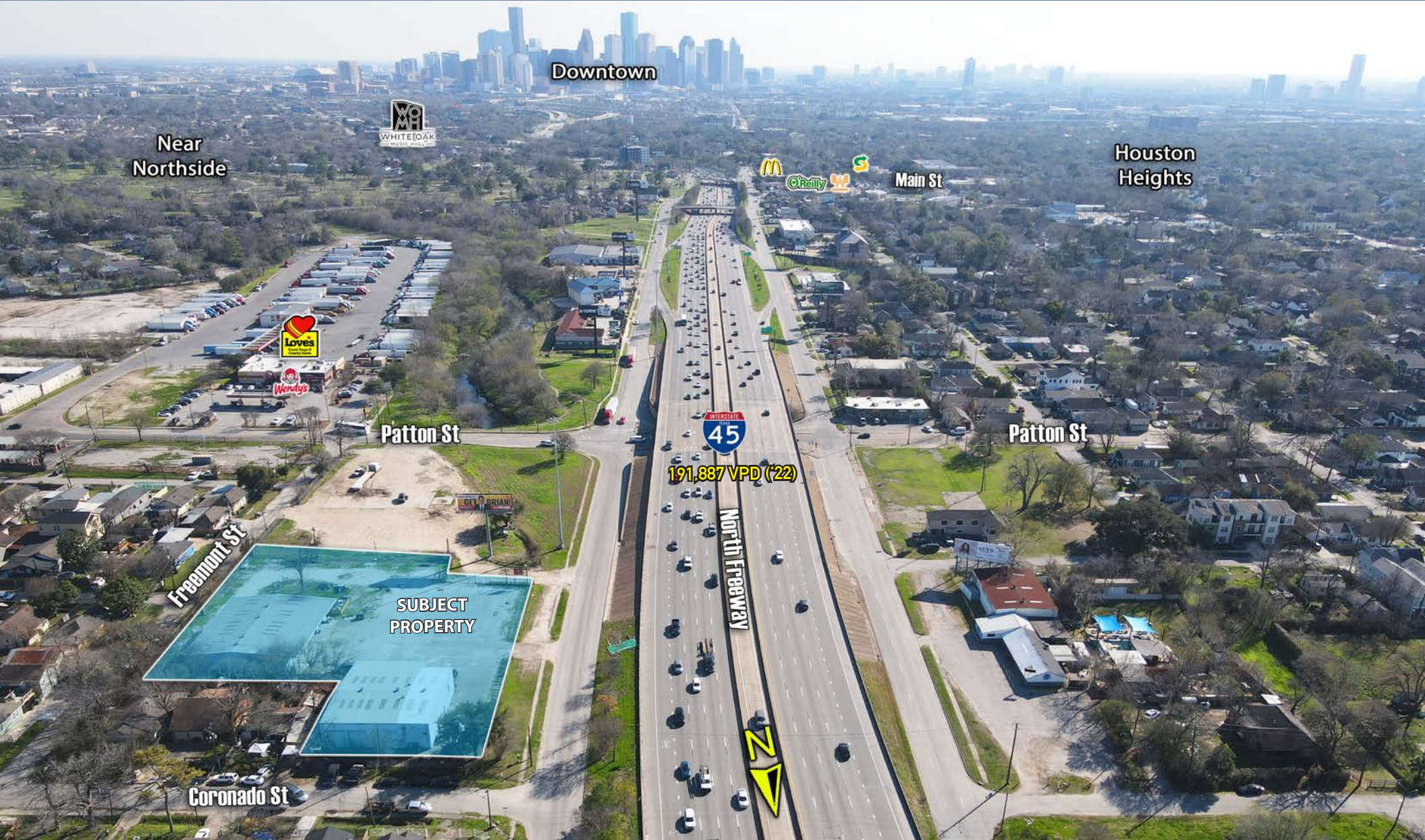
NEC I-45 & CORONADO STREET

2770 NORTH FRWY | HOUSTON, TX 77009

FOR LEASE

11,200 SF INDUSTRIAL

± 1.5 ACRES



S&P INTERESTS

JOSEPH SEBESTA

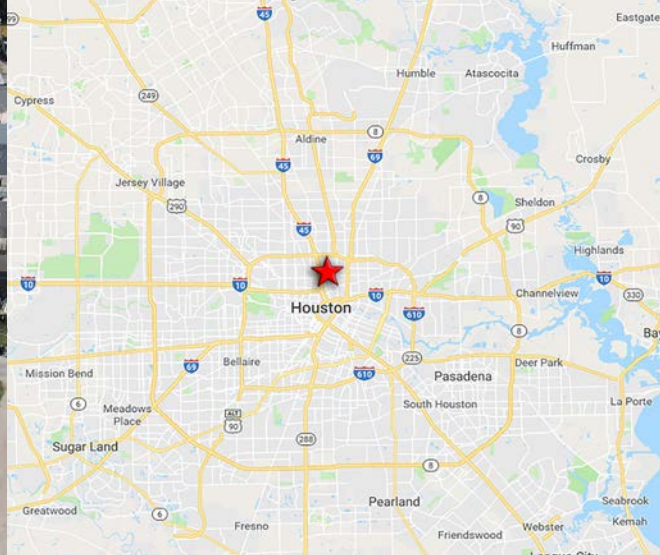
832.455.7355

jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500

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 FEATURES:

- Sub-market: Inner Loop / Independence Heights / Near North Side
- Land Size: ± 1.5 AC
- Improvements: Two (2) Metal Buildings totaling 11,200 SF
- Freeway Frontage: Approx. 255'
- Exposure to $\pm 415,000$ vehicles per day on I-45
- Rental rate: \$1.00/SF + NNN

DEMOGRAPHIC SUMMARY:

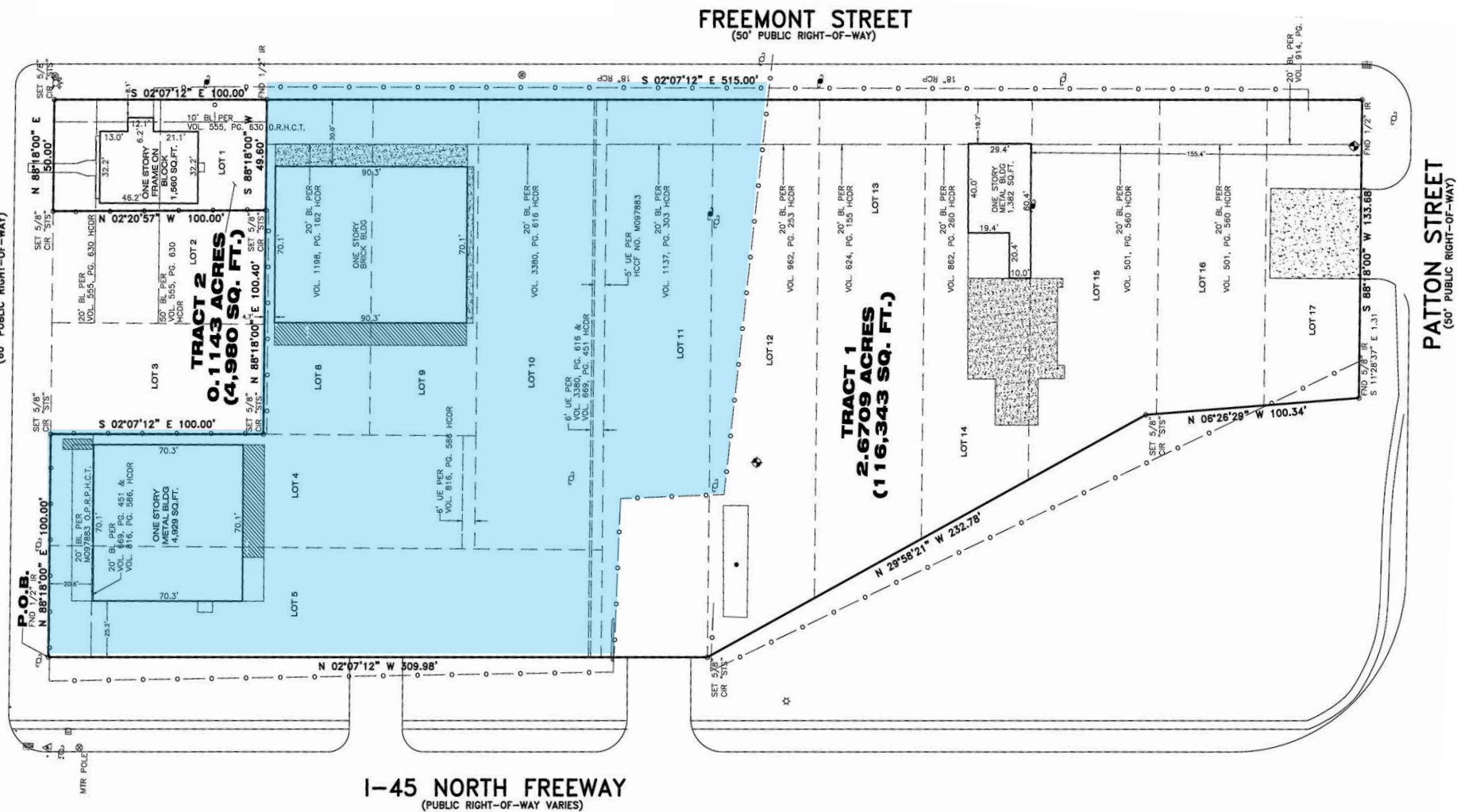
Radius	1 Mile	3 Mile	5 Mile
2023 Population	21,023	172,557	433,794
Households	7,397	64,070	172,671
Average HH Income	\$100,763	\$104,480	\$104,898

S&P INTERESTS

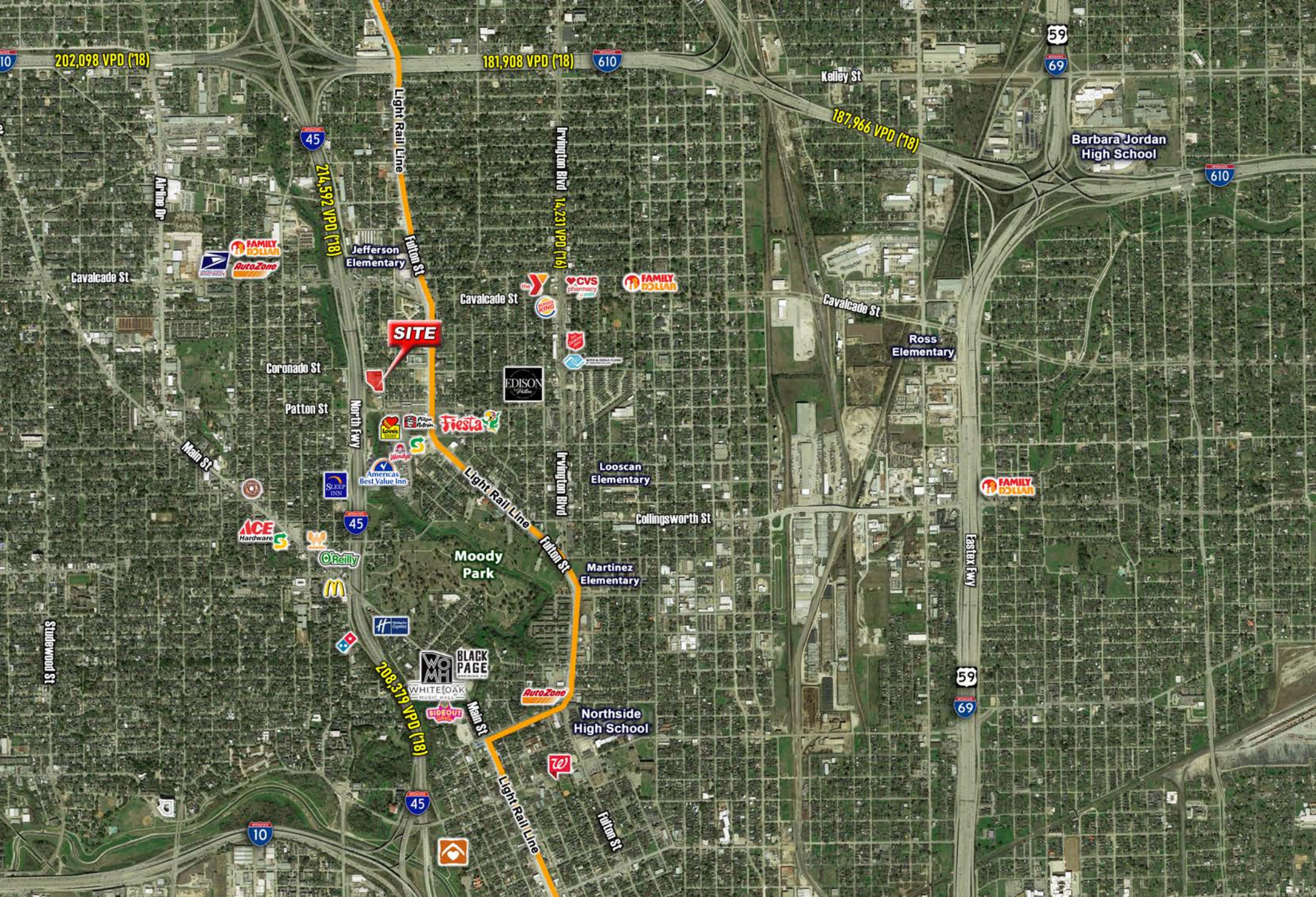
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PATTON STREET
(50' PUBLIC RIGHT-OF-WAY)



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Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	21,065	175,183	440,403
2023 Estimate	21,023	172,557	433,794
2010 Census	19,161	144,699	362,275
Growth 2023 - 2028	0.20%	1.52%	1.52%
Growth 2010 - 2023	9.72%	19.25%	19.74%

2023 Population by Age	21,023		172,557		433,794	
Age 0 - 4	1,324	6.30%	10,786	6.25%	27,915	6.44%
Age 5 - 9	1,413	6.72%	11,285	6.54%	28,886	6.66%
Age 10 - 14	1,463	6.96%	11,109	6.44%	28,020	6.46%
Age 15 - 19	1,378	6.55%	9,987	5.79%	24,819	5.72%
Age 20 - 24	1,290	6.14%	9,360	5.42%	22,965	5.29%
Age 25 - 29	1,408	6.70%	11,159	6.47%	27,375	6.31%
Age 30 - 34	1,573	7.48%	13,854	8.03%	34,359	7.92%
Age 35 - 39	1,611	7.66%	15,020	8.70%	37,448	8.63%
Age 40 - 44	1,534	7.30%	14,286	8.28%	35,565	8.20%
Age 45 - 49	1,408	6.70%	12,691	7.35%	31,415	7.24%
Age 50 - 54	1,313	6.25%	11,405	6.61%	28,192	6.50%
Age 55 - 59	1,229	5.85%	10,295	5.97%	25,670	5.92%
Age 60 - 64	1,155	5.49%	9,314	5.40%	23,649	5.45%
Age 65 - 69	999	4.75%	7,753	4.49%	20,090	4.63%
Age 70 - 74	777	3.70%	5,893	3.42%	15,489	3.57%
Age 75 - 79	522	2.48%	3,883	2.25%	10,235	2.36%
Age 80 - 84	317	1.51%	2,315	1.34%	6,075	1.40%
Age 85+	309	1.47%	2,163	1.25%	5,626	1.30%
Age 65+	2,924	13.91%	22,007	12.75%	57,515	13.26%
Median Age	37.10		37.90		38.00	
Average Age	37.50		37.60		37.80	

2023 Population By Race	21,023		172,557		433,794	
White	19,015	90.45%	127,105	73.66%	318,868	73.51%
Black	1,124	5.35%	36,245	21.00%	87,604	20.19%
Am. Indian & Alaskan	267	1.27%	1,980	1.15%	4,810	1.11%
Asian	272	1.29%	4,224	2.45%	14,796	3.41%
Hawaiian & Pacific Island	24	0.11%	157	0.09%	364	0.08%
Other	321	1.53%	2,846	1.65%	7,352	1.69%

Population by Hispanic Origin	21,023		172,557		433,794	
Non-Hispanic Origin	4,809	22.87%	79,213	45.91%	213,800	49.29%
Hispanic Origin	16,214	77.13%	93,343	54.09%	219,994	50.71%
2023 Median Age, Male	37.10		38.50		38.60	
2023 Average Age, Male	37.20		37.80		37.90	

2023 Median Age, Female	37.00		37.20		37.30	
2023 Average Age, Female	37.80		37.50		37.60	

Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation Classification	16,545		137,374		344,011	
Civilian Employed	10,916	65.98%	84,737	61.68%	221,543	64.40%
Civilian Unemployed	343	2.07%	3,457	2.52%	9,517	2.77%
Civilian Non-Labor Force	5,286	31.95%	49,164	35.79%	112,880	32.81%
Armed Forces	0	0.00%	16	0.01%	71	0.02%

Households by Marital Status						
Married	2,821		21,019		55,817	
Married No Children	1,560		11,962		33,006	
Married w/Children	1,261		9,057		22,811	

2023 Population by Education	15,388		126,727		318,719	
Some High School, No Diploma	3,447	22.40%	27,591	21.77%	64,262	20.16%
High School Grad (Incl Equivalency)	3,219	20.92%	25,429	20.07%	59,600	18.70%
Some College, No Degree	2,706	17.59%	22,730	17.94%	54,436	17.08%
Associate Degree	1,234	8.02%	6,697	5.28%	17,530	5.50%
Bachelor Degree	3,003	19.52%	27,036	21.33%	71,399	22.40%
Advanced Degree	1,779	11.56%	17,244	13.61%	51,492	16.16%

2023 Population by Occupation	19,974		157,058		410,454	
Real Estate & Finance	680	3.40%	5,680	3.62%	16,127	3.93%
Professional & Management	6,027	30.17%	53,789	34.25%	143,577	34.98%
Public Administration	223	1.12%	1,589	1.01%	4,670	1.14%
Education & Health	1,822	9.12%	14,383	9.16%	37,918	9.24%
Services	1,940	9.71%	12,476	7.94%	31,277	7.62%
Information	103	0.52%	1,556	0.99%	3,223	0.79%
Sales	2,201	11.02%	15,987	10.18%	40,090	9.77%
Transportation	479	2.40%	3,015	1.92%	8,361	2.04%
Retail	909	4.55%	6,552	4.17%	17,101	4.17%
Wholesale	259	1.30%	3,281	2.09%	7,297	1.78%
Manufacturing	1,058	5.30%	7,482	4.76%	19,229	4.68%
Production	1,435	7.18%	8,659	5.51%	22,638	5.52%
Construction	1,170	5.86%	8,720	5.55%	22,740	5.54%
Utilities	687	3.44%	4,978	3.17%	13,499	3.29%
Agriculture & Mining	398	1.99%	4,669	2.97%	12,064	2.94%
Farming, Fishing, Forestry	38	0.19%	123	0.08%	188	0.05%
Other Services	545	2.73%	4,119	2.62%	10,455	2.55%

2023 Worker Travel Time to Job	10,440		80,328		209,530	
<30 Minutes	6,673	63.92%	47,460	59.08%	125,277	59.79%
30-60 Minutes	3,184	30.50%	28,466	35.44%	72,463	34.58%
60+ Minutes	583	5.58%	4,402	5.48%	11,790	5.63%

Radius	1 Mile		3 Mile		5 Mile	
2010 Households by HH Size	6,989		52,406		140,104	
1-Person Households	2,086	29.85%	18,219	34.77%	50,857	36.30%
2-Person Households	1,960	28.04%	14,729	28.11%	40,484	28.90%
3-Person Households	1,049	15.01%	7,144	13.63%	18,099	12.92%
4-Person Households	826	11.82%	5,338	10.19%	13,417	9.58%
5-Person Households	502	7.18%	3,288	6.27%	8,171	5.83%
6-Person Households	273	3.91%	1,849	3.53%	4,590	3.28%
7 or more Person Households	293	4.19%	1,839	3.51%	4,486	3.20%
2023 Average Household Size	2.80		2.40		2.40	

Households						
2028 Projection	7,366		65,165		175,823	
2023 Estimate	7,397		64,070		172,671	
2010 Census	6,988		52,407		140,103	
Growth 2023 - 2028	-0.42%		1.71%		1.83%	
Growth 2010 - 2023	5.85%		22.25%		23.25%	

2023 Households by HH Income	7,398		64,069		172,674	
<\$25,000	1,480	20.01%	14,611	22.81%	36,943	21.39%
\$25,000 - \$50,000	1,409	19.05%	10,963	17.11%	30,604	17.72%
\$50,000 - \$75,000	1,262	17.06%	9,057	14.14%	24,623	14.26%
\$75,000 - \$100,000	674	9.11%	5,980	9.33%	16,652	9.64%
\$100,000 - \$125,000	631	8.53%	5,311	8.29%	13,351	7.73%
\$125,000 - \$150,000	428	5.79%	3,290	5.14%	9,964	5.77%
\$150,000 - \$200,000	456	6.16%	4,697	7.33%	14,260	8.26%
\$200,000+	1,058	14.30%	10,160	15.86%	26,277	15.22%

2023 Avg Household Income	\$100,763		\$104,480		\$104,898	
2023 Med Household Income	\$64,789		\$66,909		\$68,520	

2023 Occupied Housing	7,397		64,070		172,671	
Owner Occupied	4,045	54.68%	29,795	46.50%	80,895	46.85%
Renter Occupied	3,352	45.32%	34,275	53.50%	91,776	53.15%
2010 Housing Units	8,463		72,823		195,819	
1 Unit	6,767	79.96%	49,060	67.37%	120,699	61.64%
2 - 4 Units	621	7.34%	4,034	5.54%	12,153	6.21%
5 - 19 Units	530	6.26%	4,918	6.75%	16,262	8.30%
20+ Units	545	6.44%	14,811	20.34%	46,705	23.85%

2023 Housing Value	4,045		29,795		80,895	
<\$100,000	178	4.40%	4,502	15.11%	12,111	14.97%
\$100,000 - \$200,000	718	17.75%	4,816	16.16%	12,789	15.81%
\$200,000 - \$300,000	1,045	25.83%	3,706	12.44%	9,639	11.92%
\$300,000 - \$400,000	470	11.62%	4,434	14.88%	14,317	17.70%
\$400,000 - \$500,000	484	11.97%	3,834	12.87%	11,022	13.63%
\$500,000 - \$1,000,000	897	22.18%	6,130	20.57%	15,809	19.54%
\$1,000,000+	253	6.25%	2,373	7.96%	5,208	6.44%
2023 Median Home Value	\$317,340		\$342,253		\$341,269	

Radius	1 Mile		3 Mile		5 Mile	
2023 Housing Units by Yr Built	8,489		73,273		197,422	
Built 2010+	697	8.21%	13,290	18.14%	37,033	18.76%
Built 2000 - 2010	223	2.63%	7,577	10.34%	23,171	11.74%
Built 1990 - 1999	218	2.57%	2,796	3.82%	11,302	5.72%
Built 1980 - 1989	343	4.04%	2,798	3.82%	8,660	4.39%
Built 1970 - 1979	572	6.74%	5,289	7.22%	17,077	8.65%
Built 1960 - 1969	919	10.83%	8,018	10.94%	24,973	12.65%
Built 1950 - 1959	1,541	18.15%	10,431	14.24%	28,242	14.31%
Built <1949	3,976	46.84%	23,074	31.49%	46,964	23.79%
2023 Median Year Built	1951		1963		1968	

Demographic Trend Report

Description	2010		2023		2028	
Population	19,161		21,023		21,065	
Age 0 - 4	1,505	7.85%	1,324	6.30%	1,249	5.93%
Age 5 - 9	1,321	6.89%	1,413	6.72%	1,314	6.24%
Age 10 - 14	1,142	5.96%	1,463	6.96%	1,377	6.54%
Age 15 - 19	1,296	6.76%	1,378	6.55%	1,395	6.62%
Age 20 - 24	1,286	6.71%	1,290	6.14%	1,340	6.36%
Age 25 - 29	1,635	8.53%	1,408	6.70%	1,333	6.33%
Age 30 - 34	1,568	8.18%	1,573	7.48%	1,407	6.68%
Age 35 - 39	1,479	7.72%	1,611	7.66%	1,501	7.13%
Age 40 - 44	1,306	6.82%	1,534	7.30%	1,523	7.23%
Age 45 - 49	1,340	6.99%	1,408	6.70%	1,468	6.97%
Age 50 - 54	1,297	6.77%	1,313	6.25%	1,360	6.46%
Age 55 - 59	1,231	6.42%	1,229	5.85%	1,254	5.95%
Age 60 - 64	846	4.42%	1,155	5.49%	1,157	5.49%
Age 65 - 69	599	3.13%	999	4.75%	1,041	4.94%
Age 70 - 74	421	2.20%	777	3.70%	871	4.13%
Age 75 - 79	378	1.97%	522	2.48%	648	3.08%
Age 80 - 84	266	1.39%	317	1.51%	423	2.01%
Age 85+	245	1.28%	309	1.47%	405	1.92%
Age 15+	15,193	79.29%	16,823	80.02%	17,126	81.30%
Age 20+	13,897	72.53%	15,445	73.47%	15,731	74.68%
Age 65+	1,909	9.96%	2,924	13.91%	3,388	16.08%
Median Age	34		37		39	
Average Age	35.40		37.50		38.80	

Population By Race	19,161		21,023		21,065	
White	17,369	90.65%	19,015	90.45%	19,071	90.53%
Black	1,071	5.59%	1,124	5.35%	1,111	5.27%
Am. Indian & Alaskan	257	1.34%	267	1.27%	268	1.27%
Asian	166	0.87%	272	1.29%	271	1.29%
Hawaiian & Pacific Islander	21	0.11%	24	0.11%	25	0.12%
Other	230	1.20%	321	1.53%	319	1.51%



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.

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:
 - 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.

S&P Interests, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003291 License No.	info@spinterests.com Email	713.766.4500 Phone
Joseph Sebesta Designated Broker of Firm	591067 License No.	jsebesta@spinterests.com Email	832.455.7355 Phone
Licensed Supervisor of Sales Agent/ Associate		Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	