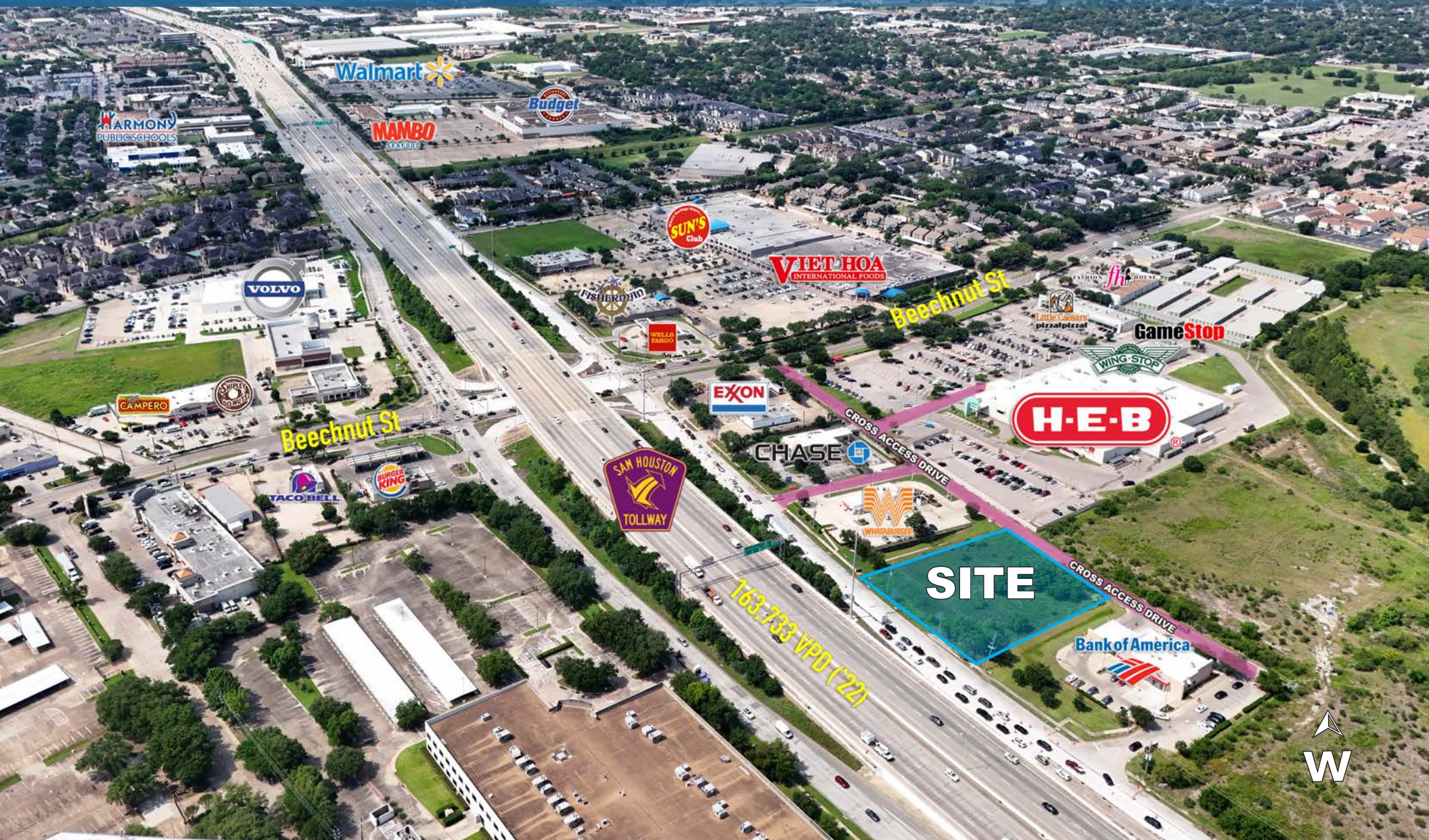


FOR SALE OR
GROUND LEASE

HEB ANCHORED PAD SITE AVAILABLE | 1.1 ACRE
8124 W SAM HOUSTON PKWY S | HOUSTON, TX 77072



S&P INTERESTS

JOSHUA SEBESTA
713.298.1341
josh@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 OVERVIEW



ADDRESS

8124 W Sam Houston Pkwy S, Houston, TX 77072



LAND SIZE

1.1 Acres



FRONTAGE

Approximately 201'



TRAFFIC COUNT

163,733 Cars Per Day



POPULATION

220,395 in 3 mile radius



ANCHORED BY H-E-B



JOSHUA SEBESTA

713.298.1341

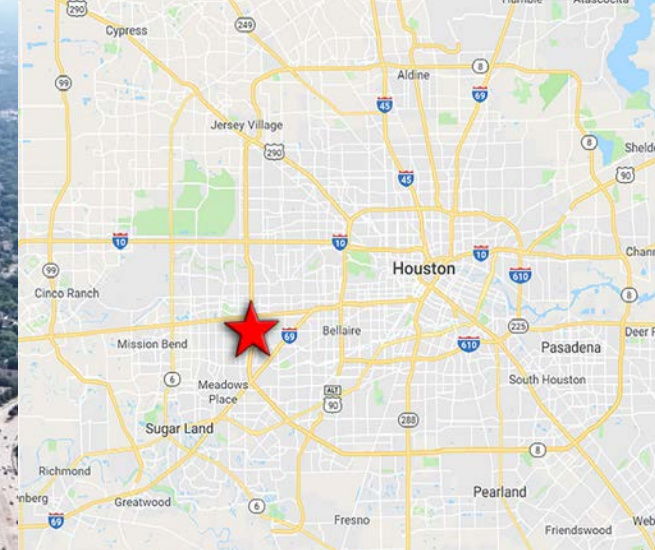
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PROPERTY FEATURES:

- Address: 8124 W Sam Houston Pkwy S, Houston, TX 77072
- Land Size: 47,741 SF Total
- Frontage: Approximately 201'
- Traffic Count: 163,733 Cars Per Day
- 220,395 Pop. in 3 Mile Radius
- Anchored by HEB

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2023 Population	37,813	220,395	546,959
Daytime Employment	8,755	99,574	232,979
Average HH Income	\$43,540	\$52,503	\$65,405

TRAFFIC COUNT:

Beltway 8: 163,733 VPD ('22)

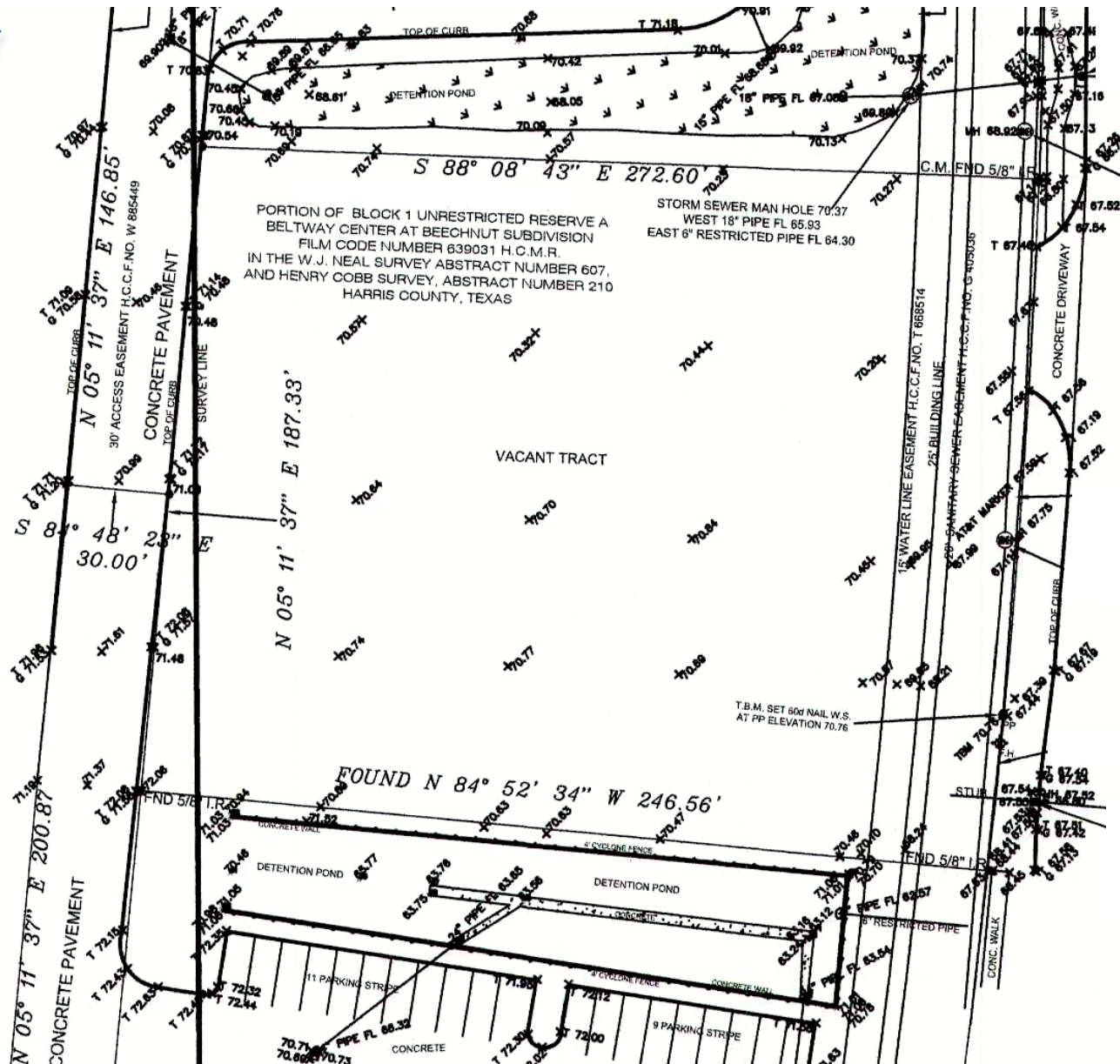
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SURVEY



JOSHUA SEBESTA

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

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	37,305		218,183		543,667	
2023 Estimate	37,813		220,395		546,959	
2010 Census	37,933		216,616		534,197	
Growth 2023 - 2028	-1.34%		-1.00%		-0.60%	
Growth 2010 - 2023	-0.32%		1.74%		2.39%	
2023 Population by Age	37,813		220,395		546,959	
Age 0 - 4	2,805	7.42%	15,729	7.14%	37,826	6.92%
Age 5 - 9	3,073	8.13%	16,675	7.57%	40,063	7.32%
Age 10 - 14	3,229	8.54%	17,147	7.78%	40,805	7.46%
Age 15 - 19	2,980	7.88%	15,941	7.23%	37,565	6.87%
Age 20 - 24	2,662	7.04%	14,759	6.70%	34,492	6.31%
Age 25 - 29	2,851	7.54%	16,300	7.40%	38,140	6.97%
Age 30 - 34	3,183	8.42%	18,198	8.26%	43,568	7.97%
Age 35 - 39	3,232	8.55%	18,298	8.30%	44,984	8.22%
Age 40 - 44	2,965	7.84%	16,790	7.62%	41,892	7.66%
Age 45 - 49	2,545	6.73%	14,662	6.65%	36,794	6.73%
Age 50 - 54	2,152	5.69%	12,899	5.85%	32,603	5.96%
Age 55 - 59	1,769	4.68%	11,233	5.10%	28,938	5.29%
Age 60 - 64	1,436	3.80%	9,770	4.43%	26,017	4.76%
Age 65 - 69	1,099	2.91%	7,913	3.59%	21,957	4.01%
Age 70 - 74	790	2.09%	5,899	2.68%	16,996	3.11%
Age 75 - 79	501	1.32%	3,847	1.75%	11,320	2.07%
Age 80 - 84	294	0.78%	2,278	1.03%	6,760	1.24%
Age 85+	247	0.65%	2,058	0.93%	6,240	1.14%
Age 65+	2,931	7.75%	21,995	9.98%	63,273	11.57%
Median Age	32.10		33.70		35.10	
Average Age	32.70		34.50		35.60	
2023 Population By Race	37,813		220,395		546,959	
White	24,854	65.73%	129,638	58.82%	313,784	57.37%
Black	8,059	21.31%	53,964	24.49%	135,939	24.85%
Am. Indian & Alaskan	629	1.66%	3,752	1.70%	8,797	1.61%
Asian	3,442	9.10%	28,091	12.75%	75,563	13.82%
Hawaiian & Pacific Island	81	0.21%	417	0.19%	776	0.14%
Other	748	1.98%	4,533	2.06%	12,100	2.21%
Population by Hispanic Origin	37,813		220,395		546,959	
Non-Hispanic Origin	11,872	31.40%	94,219	42.75%	283,622	51.85%
Hispanic Origin	25,941	68.60%	126,176	57.25%	263,337	48.15%
2023 Median Age, Male	32.10		33.50		34.70	
2023 Average Age, Male	32.40		33.90		34.90	
2023 Median Age, Female	32.00		34.00		35.60	
2023 Average Age, Female	33.00		35.00		36.30	

Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation Classification	28,109		167,650		420,752	
Civilian Employed	17,915	63.73%	110,241	65.76%	277,398	65.93%
Civilian Unemployed	1,193	4.24%	6,473	3.86%	14,303	3.40%
Civilian Non-Labor Force	9,001	32.02%	50,852	30.33%	128,889	30.63%
Armed Forces	0	0.00%	84	0.05%	162	0.04%
Households by Marital Status						
Married	4,455		28,012		76,795	
Married No Children	1,683		12,541		37,290	
Married w/Children	2,772		15,471		39,505	
2023 Population by Education						
Some High School, No Diploma	9,247	36.22%	42,784	27.59%	82,138	21.04%
High School Grad (Incl Equivalency)	6,348	24.86%	39,151	25.24%	85,975	22.02%
Some College, No Degree	4,408	17.27%	32,122	20.71%	87,108	22.32%
Associate Degree	2,466	9.66%	14,947	9.64%	34,147	8.75%
Bachelor Degree	2,076	8.13%	18,276	11.78%	67,367	17.26%
Advanced Degree	985	3.86%	7,812	5.04%	33,621	8.61%
2023 Population by Occupation						
Real Estate & Finance	850	2.78%	5,410	2.79%	15,852	3.16%
Professional & Management	4,906	16.02%	35,126	18.08%	114,667	22.84%
Public Administration	185	0.60%	2,203	1.13%	6,035	1.20%
Education & Health	2,380	7.77%	16,428	8.46%	49,827	9.93%
Services	5,702	18.62%	32,411	16.69%	71,491	14.24%
Information	99	0.32%	1,096	0.56%	3,027	0.60%
Sales	2,739	8.95%	20,840	10.73%	55,626	11.08%
Transportation	1,050	3.43%	5,813	2.99%	14,109	2.81%
Retail	2,057	6.72%	13,581	6.99%	32,259	6.43%
Wholesale	191	0.62%	2,364	1.22%	7,432	1.48%
Manufacturing	819	2.67%	6,403	3.30%	17,198	3.43%
Production	2,928	9.56%	15,985	8.23%	36,365	7.24%
Construction	4,015	13.11%	19,672	10.13%	37,020	7.38%
Utilities	1,000	3.27%	5,831	3.00%	14,511	2.89%
Agriculture & Mining	247	0.81%	1,465	0.75%	5,114	1.02%
Farming, Fishing, Forestry	46	0.15%	128	0.07%	399	0.08%
Other Services	1,404	4.59%	9,494	4.89%	21,025	4.19%
2023 Worker Travel Time to Job						
<30 Minutes	7,686	44.47%	55,169	51.75%	139,024	52.14%
30-60 Minutes	8,218	47.55%	42,605	39.96%	104,050	39.03%
60+ Minutes	1,379	7.98%	8,832	8.28%	23,539	8.83%

Radius	1 Mile		3 Mile		5 Mile	
2010 Households by HH Size	12,531		75,436		198,151	
1-Person Households	2,999	23.93%	20,666	27.40%	59,016	29.78%
2-Person Households	2,840	22.66%	18,488	24.51%	52,684	26.59%
3-Person Households	2,254	17.99%	12,628	16.74%	31,903	16.10%
4-Person Households	1,944	15.51%	10,565	14.01%	26,043	13.14%
5-Person Households	1,338	10.68%	6,837	9.06%	15,190	7.67%
6-Person Households	659	5.26%	3,434	4.55%	7,408	3.74%
7 or more Person Households	497	3.97%	2,818	3.74%	5,907	2.98%
2023 Average Household Size	3.00		2.80		2.70	

Households						
2028 Projection	12,013		74,446		197,609	
2023 Estimate	12,227		75,445		199,442	
2010 Census	12,532		75,437		198,150	
Growth 2023 - 2028	-1.75%		-1.32%		-0.92%	
Growth 2010 - 2023	-2.43%		0.01%		0.65%	
2023 Households by HH Income	12,228		75,443		199,442	
<\$25,000	4,508	36.87%	23,595	31.28%	54,424	27.29%
\$25,000 - \$50,000	4,112	33.63%	23,470	31.11%	55,626	27.89%
\$50,000 - \$75,000	1,793	14.66%	13,370	17.72%	34,628	17.36%
\$75,000 - \$100,000	1,104	9.03%	6,535	8.66%	19,173	9.61%
\$100,000 - \$125,000	343	2.81%	3,706	4.91%	12,095	6.06%
\$125,000 - \$150,000	156	1.28%	1,570	2.08%	6,968	3.49%
\$150,000 - \$200,000	68	0.56%	1,859	2.46%	7,681	3.85%
\$200,000+	144	1.18%	1,338	1.77%	8,847	4.44%
2023 Avg Household Income	\$43,540		\$52,503		\$65,405	
2023 Med Household Income	\$32,506		\$38,312		\$44,483	

2023 Occupied Housing	12,227		75,444		199,441	
Owner Occupied	2,414	19.74%	21,845	28.96%	70,224	35.21%
Renter Occupied	9,813	80.26%	53,599	71.04%	129,217	64.79%
2010 Housing Units	14,918		90,893		238,127	
1 Unit	3,313	22.21%	29,830	32.82%	90,452	37.98%
2 - 4 Units	1,166	7.82%	5,337	5.87%	15,756	6.62%
5 - 19 Units	8,550	57.31%	38,995	42.90%	75,592	31.74%
20+ Units	1,889	12.66%	16,731	18.41%	56,327	23.65%
2023 Housing Value	2,415		21,846		70,225	
<\$100,000	832	34.45%	5,003	22.90%	10,112	14.40%
\$100,000 - \$200,000	1,078	44.64%	12,004	54.95%	28,375	40.41%
\$200,000 - \$300,000	360	14.91%	3,321	15.20%	14,238	20.27%
\$300,000 - \$400,000	47	1.95%	583	2.67%	8,036	11.44%
\$400,000 - \$500,000	25	1.04%	263	1.20%	3,007	4.28%
\$500,000 - \$1,000,000	0	0.00%	436	2.00%	3,791	5.40%
\$1,000,000+	73	3.02%	236	1.08%	2,666	3.80%
2023 Median Home Value	\$134,833		\$149,316		\$188,107	

Radius	1 Mile		3 Mile		5 Mile	
2023 Housing Units by Yr Built	14,985		91,565		239,542	
Built 2010+	383	2.56%	3,660	4.00%	14,064	5.87%
Built 2000 - 2010	1,540	10.28%	8,147	8.90%	26,921	11.24%
Built 1990 - 1999	852	5.69%	6,082	6.64%	20,453	8.54%
Built 1980 - 1989	3,834	25.59%	24,321	26.56%	56,385	23.54%
Built 1970 - 1979	6,048	40.36%	34,676	37.87%	79,111	33.03%
Built 1960 - 1969	1,965	13.11%	11,379	12.43%	31,278	13.06%
Built 1950 - 1959	226	1.51%	2,465	2.69%	8,821	3.68%
Built <1949	137	0.91%	835	0.91%	2,509	1.05%
2023 Median Year Built	1978		1978		1979	

Demographic Trend Report

Description	2010		2023		2028	
Population	37,933		37,813		37,305	
Age 0 - 4	4,296	11.33%	2,805	7.42%	2,531	6.78%
Age 5 - 9	3,519	9.28%	3,073	8.13%	2,688	7.21%
Age 10 - 14	2,780	7.33%	3,229	8.54%	2,877	7.71%
Age 15 - 19	2,600	6.85%	2,980	7.88%	2,919	7.82%
Age 20 - 24	3,459	9.12%	2,662	7.04%	2,762	7.40%
Age 25 - 29	3,977	10.48%	2,851	7.54%	2,657	7.12%
Age 30 - 34	3,664	9.66%	3,183	8.42%	2,755	7.39%
Age 35 - 39	3,025	7.97%	3,232	8.55%	2,910	7.80%
Age 40 - 44	2,555	6.74%	2,965	7.84%	2,913	7.81%
Age 45 - 49	2,172	5.73%	2,545	6.73%	2,696	7.23%
Age 50 - 54	1,775	4.68%	2,152	5.69%	2,359	6.32%
Age 55 - 59	1,330	3.51%	1,769	4.68%	1,975	5.29%
Age 60 - 64	948	2.50%	1,436	3.80%	1,614	4.33%
Age 65 - 69	655	1.73%	1,099	2.91%	1,280	3.43%
Age 70 - 74	442	1.17%	790	2.09%	956	2.56%
Age 75 - 79	350	0.92%	501	1.32%	658	1.76%
Age 80 - 84	225	0.59%	294	0.78%	404	1.08%
Age 85+	160	0.42%	247	0.65%	351	0.94%
Age 15+	27,337	72.07%	28,706	75.92%	29,209	78.30%
Age 20+	24,737	65.21%	25,726	68.03%	26,290	70.47%
Age 65+	1,832	4.83%	2,931	7.75%	3,649	9.78%
Median Age	28		32		34	
Average Age	29.00		32.70		34.60	

Population By Race	37,933		37,813		37,305	
White	23,786	62.71%	24,854	65.73%	24,627	66.02%
Black	8,892	23.44%	8,059	21.31%	7,898	21.17%
Am. Indian & Alaskan	651	1.72%	629	1.66%	622	1.67%
Asian	3,739	9.86%	3,442	9.10%	3,348	8.97%
Hawaiian & Pacific Islander	91	0.24%	81	0.21%	77	0.21%
Other	657	1.73%	748	1.98%	733	1.96%



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.

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Licensed Supervisor of Sales Agent/ Associate		Email	Phone
Joshua Sebesta Sales Agent/Associate's Name	480138 License No.	josh@spinterests.com Email	713.298.1341 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0