

FOR SALE OR LEASE

FREESTANDING BUILDING ON 2.6 ACRES

810 W. MAIN STREET | TOMBL, TX 77375



S&P INTERESTS

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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
810 W. Main Street | Tomball, TX 77375

FREESTANDING BLDG
11,000 SF

LAND SIZE
2.6 Acres

MULTIPLE CURB CUTS

FRONTAGE
Approximately 350'

TRAFFIC COUNT
18,687 Cars Per Day

POPULATION
22,111 in 3 mile radius

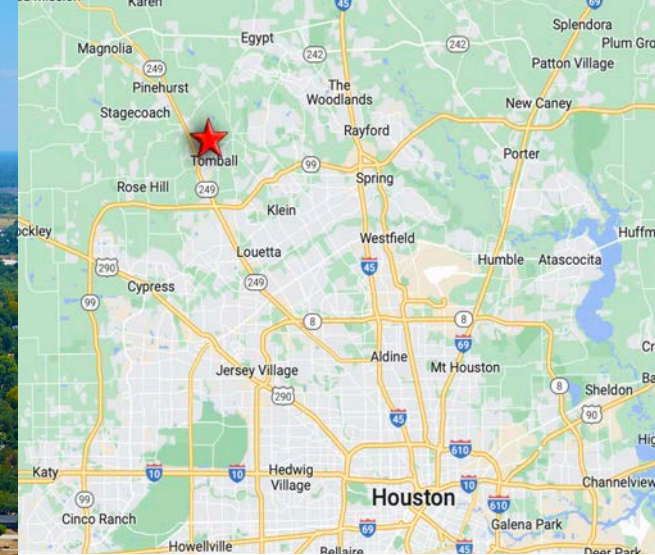


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PROPERTY FEATURES:

- Address: 810 W. Main Street, Tomball, TX 77375
- Freestanding Building: 11,000 SF
- Land Size: 2.6 Acres
- Frontage: Approximately 350'
- Traffic Count: 18,687 Cars Per Day
- Population: 22,111 in 3 mile radius
- Multiple Curb Cuts
- Large Pylon Sign Included

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2023 Population	5,981	22,111	105,645
2028 Population Est.	6,026	22,890	111,291
Average HH Income	\$65,615	\$93,730	\$128,088

TRAFFIC COUNT:

W. Main Street: 18,687 VPD ('18)

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	6,026	22,890	111,291
2023 Estimate	5,981	22,111	105,645
2010 Census	5,253	16,146	67,357
Growth 2023 - 2028	0.75%	3.52%	5.34%
Growth 2010 - 2023	13.86%	36.94%	56.84%

2023 Population by Age	5,981	22,111	105,645
Age 0 - 4	380 6.35%	1,355 6.13%	6,751 6.39%
Age 5 - 9	392 6.55%	1,392 6.30%	7,295 6.91%
Age 10 - 14	400 6.69%	1,461 6.61%	8,035 7.61%
Age 15 - 19	375 6.27%	1,455 6.58%	8,015 7.59%
Age 20 - 24	358 5.99%	1,422 6.43%	7,334 6.94%
Age 25 - 29	403 6.74%	1,527 6.91%	7,152 6.77%
Age 30 - 34	443 7.41%	1,568 7.09%	7,092 6.71%
Age 35 - 39	429 7.17%	1,478 6.68%	7,115 6.73%
Age 40 - 44	389 6.50%	1,362 6.16%	7,178 6.79%
Age 45 - 49	358 5.99%	1,309 5.92%	7,092 6.71%
Age 50 - 54	348 5.82%	1,350 6.11%	6,915 6.55%
Age 55 - 59	335 5.60%	1,368 6.19%	6,401 6.06%
Age 60 - 64	314 5.25%	1,329 6.01%	5,746 5.44%
Age 65 - 69	277 4.63%	1,168 5.28%	4,756 4.50%
Age 70 - 74	234 3.91%	940 4.25%	3,639 3.44%
Age 75 - 79	184 3.08%	667 3.02%	2,408 2.28%
Age 80 - 84	141 2.36%	439 1.99%	1,425 1.35%
Age 85+	222 3.71%	521 2.36%	1,298 1.23%
Age 65+	1,058 17.69%	3,735 16.89%	13,526 12.80%
Median Age	37.80	38.00	35.80
Average Age	39.10	39.00	36.50

2023 Population By Race	5,981	22,111	105,645
White	5,110 85.44%	18,971 85.80%	84,892 80.36%
Black	520 8.69%	1,825 8.25%	9,844 9.32%
Am. Indian & Alaskan	78 1.30%	284 1.28%	1,040 0.98%
Asian	113 1.89%	559 2.53%	7,270 6.88%
Hawaiian & Pacific Island	6 0.10%	22 0.10%	88 0.08%
Other	153 2.56%	450 2.04%	2,510 2.38%

Population by Hispanic Origin	5,981	22,111	105,645
Non-Hispanic Origin	4,587 76.69%	16,740 75.71%	78,296 74.11%
Hispanic Origin	1,393 23.29%	5,370 24.29%	27,348 25.89%

2023 Median Age, Male	35.40	36.40	34.80
2023 Average Age, Male	36.50	37.50	35.70

2023 Median Age, Female	40.30	39.60	36.70
2023 Average Age, Female	41.60	40.30	37.30

Radius	1 Mile	3 Mile	5 Mile
2023 Population by Occupation Classification	4,734	17,609	81,958
Civilian Employed	2,684 56.70%	10,297 58.48%	52,368 63.90%
Civilian Unemployed	221 4.67%	651 3.70%	2,694 3.29%
Civilian Non-Labor Force	1,829 38.64%	6,654 37.79%	26,829 32.74%
Armed Forces	0 0.00%	7 0.04%	67 0.08%

Households by Marital Status	810	4,151	22,895
Married	810	4,151	22,895
Married No Children	472	2,362	10,530
Married w/Children	338	1,788	12,365

2023 Population by Education	4,354	15,897	72,038
Some High School, No Diploma	359 8.25%	1,276 8.03%	4,732 6.57%
High School Grad (Incl Equivalency)	1,435 32.96%	4,332 27.25%	14,629 20.31%
Some College, No Degree	1,228 28.20%	4,788 30.12%	20,704 28.74%
Associate Degree	277 6.36%	871 5.48%	3,822 5.31%
Bachelor Degree	744 17.09%	3,333 20.97%	19,548 27.14%
Advanced Degree	311 7.14%	1,297 8.16%	8,603 11.94%

2023 Population by Occupation	4,915	19,076	97,974
Real Estate & Finance	70 1.42%	449 2.35%	3,342 3.41%
Professional & Management	1,308 26.61%	5,460 28.62%	31,085 31.73%
Public Administration	46 0.94%	260 1.36%	1,232 1.26%
Education & Health	675 13.73%	2,507 13.14%	11,608 11.85%
Services	610 12.41%	1,779 9.33%	6,940 7.08%
Information	91 1.85%	200 1.05%	919 0.94%
Sales	521 10.60%	2,338 12.26%	12,442 12.70%
Transportation	22 0.45%	32 0.17%	301 0.31%
Retail	310 6.31%	1,190 6.24%	5,398 5.51%
Wholesale	130 2.64%	336 1.76%	1,920 1.96%
Manufacturing	317 6.45%	1,162 6.09%	5,889 6.01%
Production	203 4.13%	891 4.67%	4,365 4.46%
Construction	322 6.55%	922 4.83%	3,868 3.95%
Utilities	87 1.77%	539 2.83%	2,625 2.68%
Agriculture & Mining	33 0.67%	303 1.59%	2,895 2.95%
Farming, Fishing, Forestry	0 0.00%	49 0.26%	288 0.29%
Other Services	170 3.46%	659 3.45%	2,857 2.92%

2023 Worker Travel Time to Job	2,552	9,739	49,302
<30 Minutes	1,542 60.42%	5,493 56.40%	24,319 49.33%
30-60 Minutes	728 28.53%	2,991 30.71%	17,845 36.20%
60+ Minutes	282 11.05%	1,255 12.89%	7,138 14.48%

Radius	1 Mile	3 Mile	5 Mile
2010 Households by HH Size	2,287	6,172	22,912
1-Person Households	955 41.76%	1,783 28.89%	4,266 18.62%
2-Person Households	626 27.37%	1,901 30.80%	6,760 29.50%
3-Person Households	314 13.73%	1,012 16.40%	4,216 18.40%
4-Person Households	216 9.44%	804 13.03%	4,240 18.51%
5-Person Households	103 4.50%	394 6.38%	2,082 9.09%
6-Person Households	46 2.01%	169 2.74%	835 3.64%
7 or more Person Households	27 1.18%	109 1.77%	513 2.24%

2023 Average Household Size	2.20	2.60	2.90
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Households			
2028 Projection	2,571	8,633	38,822
2023 Estimate	2,560	8,358	36,796
2010 Census	2,286	6,172	22,912
Growth 2023 - 2028	0.43%	3.29%	5.51%
Growth 2010 - 2023	11.99%	35.42%	60.60%

2023 Households by HH Income	2,559	8,355	36,796
<\$25,000	684 26.73%	1,346 16.11%	2,921 7.94%
\$25,000 - \$50,000	543 21.22%	1,554 18.60%	4,968 13.50%
\$50,000 - \$75,000	591 23.09%	1,787 21.39%	5,452 14.82%
\$75,000 - \$100,000	302 11.80%	1,165 13.94%	5,152 14.00%
\$100,000 - \$125,000	119 4.65%	648 7.76%	4,878 13.26%
\$125,000 - \$150,000	117 4.57%	423 5.06%	2,977 8.09%
\$150,000 - \$200,000	129 5.04%	609 7.29%	3,699 10.05%
\$200,000+	74 2.89%	823 9.85%	6,749 18.34%

2023 Avg Household Income	\$65,615	\$93,730	\$128,088
2023 Med Household Income	\$51,635	\$67,241	\$99,538

2023 Occupied Housing	2,560	8,357	36,796
Owner Occupied	797 31.13%	5,025 60.13%	29,157 79.24%
Renter Occupied	1,763 68.87%	3,332 39.87%	7,639 20.76%
2010 Housing Units	2,979	8,919	38,255
1 Unit	1,496 50.22%	6,726 75.41%	33,424 87.37%
2 - 4 Units	237 7.96%	399 4.47%	571 1.49%
5 - 19 Units	674 22.63%	995 11.16%	2,182 5.70%
20+ Units	572 19.20%	799 8.96%	2,078 5.43%

2023 Housing Value	798	5,026	29,157
<\$100,000	35 4.39%	216 4.30%	947 3.25%
\$100,000 - \$200,000	358 44.86%	1,285 25.57%	6,378 21.87%
\$200,000 - \$300,000	263 32.96%	1,436 28.57%	7,640 26.20%
\$300,000 - \$400,000	55 6.89%	682 13.57%	5,460 18.73%
\$400,000 - \$500,000	31 3.88%	455 9.05%	2,227 7.64%
\$500,000 - \$1,000,000	46 5.76%	511 10.17%	4,351 14.92%
\$1,000,000+	10 1.25%	441 8.77%	2,154 7.39%
2023 Median Home Value	\$202,281	\$270,473	\$294,940

Radius	1 Mile	3 Mile	5 Mile
2023 Housing Units by Yr Built	2,985	9,395	40,454
Built 2010+	411 13.77%	2,637 28.07%	16,014 39.59%
Built 2000 - 2010	404 13.53%	1,488 15.84%	12,856 31.78%
Built 1990 - 1999	690 23.12%	1,817 19.34%	5,032 12.44%
Built 1980 - 1989	608 20.37%	1,405 14.95%	2,906 7.18%
Built 1970 - 1979	344 11.52%	986 10.49%	2,015 4.98%
Built 1960 - 1969	212 7.10%	483 5.14%	829 2.05%
Built 1950 - 1959	161 5.39%	263 2.80%	389 0.96%
Built <1949	155 5.19%	316 3.36%	413 1.02%
2023 Median Year Built	1989	1996	2006

Demographic Trend Report

Description	2010	2023	2028
Population	5,253	5,981	6,026
Age 0 - 4	345 6.57%	380 6.35%	366 6.07%
Age 5 - 9	316 6.02%	392 6.55%	379 6.29%
Age 10 - 14	292 5.56%	400 6.69%	391 6.49%
Age 15 - 19	313 5.96%	375 6.27%	390 6.47%
Age 20 - 24	384 7.31%	358 5.99%	375 6.22%
Age 25 - 29	398 7.58%	403 6.74%	378 6.27%
Age 30 - 34	297 5.65%	443 7.41%	405 6.72%
Age 35 - 39	316 6.02%	429 7.17%	424 7.04%
Age 40 - 44	329 6.26%	389 6.50%	414 6.87%
Age 45 - 49	343 6.53%	358 5.99%	385 6.39%
Age 50 - 54	327 6.23%	348 5.82%	358 5.94%
Age 55 - 59	263 5.01%	335 5.60%	338 5.61%
Age 60 - 64	223 4.25%	314 5.25%	318 5.28%
Age 65 - 69	206 3.92%	277 4.63%	289 4.80%
Age 70 - 74	186 3.54%	234 3.91%	251 4.17%
Age 75 - 79	217 4.13%	184 3.08%	202 3.35%
Age 80 - 84	200 3.81%	141 2.36%	149 2.47%
Age 85+	300 5.71%	222 3.71%	214 3.55%
Age 15+	4,302 81.90%	4,810 80.42%	4,890 81.15%
Age 20+	3,989 75.94%	4,435 74.15%	4,500 74.68%
Age 65+	1,109 21.11%	1,058 17.69%	1,105 18.34%
Median Age	40	38	39
Average Age	40.80	39.10	39.70

Population By Race	5,253	5,981	6,026
White	4,714 89.74%	5,110 85.44%	5,145 85.38%
Black	311 5.92%	520 8.69%	530 8.80%
Am. Indian & Alaskan	62 1.18%	78 1.30%	77 1.28%
Asian	70 1.33%	113 1.89%	113 1.88%
Hawaiian & Pacific Islander	5 0.10%	6 0.10%	6 0.10%
Other	88 1.68%	153 2.56%	154 2.56%



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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