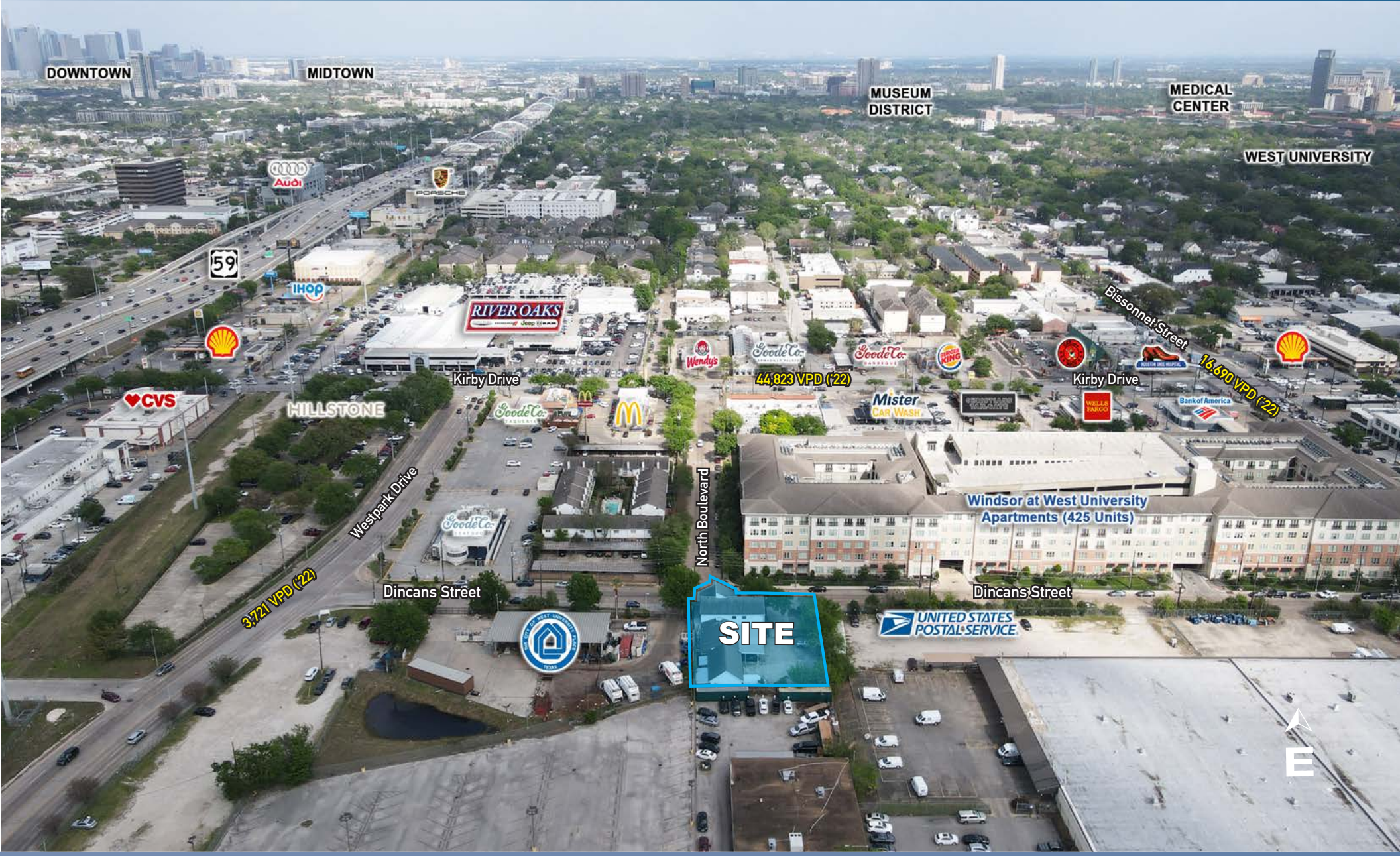


FOR SALE: 4,400 SF MULTI-USE BUILDING

5010 DINCANS ST., HOUSTON, TEXAS 77005



DOWNTOWN

MIDTOWN

MUSEUM DISTRICT

MEDICAL CENTER

WEST UNIVERSITY

59

Audi

PORSCHE

IHOP

RIVER OAKS

Shell

CVS

HILLSTONE

Kirby Drive

FoodCo.

McDonald's

Wendy's

FoodCo.

FoodCo.

Burger King

Wendy's

Kirby Drive

Wendy's

Shell

Mister CAR WASH

WELLS FARGO

Bank of America

16,690 VPD (22)

3,721 VPD (22)

44,823 VPD (22)

Westpark Drive

North Boulevard

Dincans Street

Windsor at West University Apartments (425 Units)

Dincans Street

SITE

UNITED STATES POSTAL SERVICE



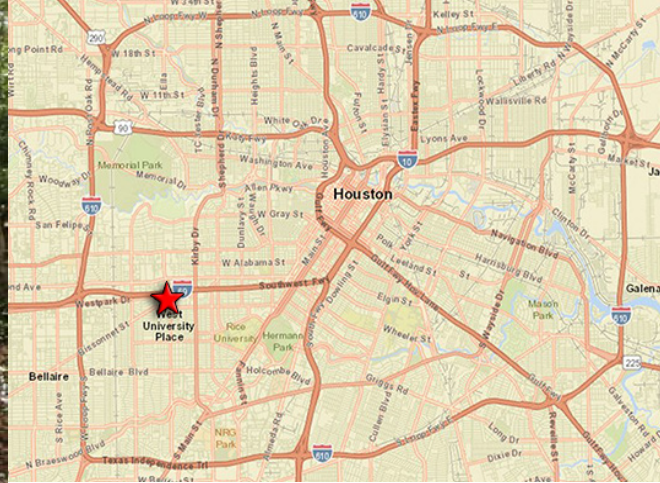
S&P INTERESTS

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WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77005

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:

- Freestanding Mixed-use Building in the Core of West University
- Improvements: +/- 4,400 SF 2-Story Building
- Land Size: +/- 13,547 SF
- Strong Demographics and Daytime Population
- Close Proximity to Downtown, Medical Center, Greenway Plaza and The Galleria
- Convenient Access to all Major Freeways
- Call Broker for Pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2022 Population	24,811	196,520	517,885
Households	13,121	103,189	236,459
Average HH Income	\$151,178	\$137,088	\$117,465



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PROPERTY OVERVIEW

ADDRESS
5010 Dincans St, Houston, TX 77005

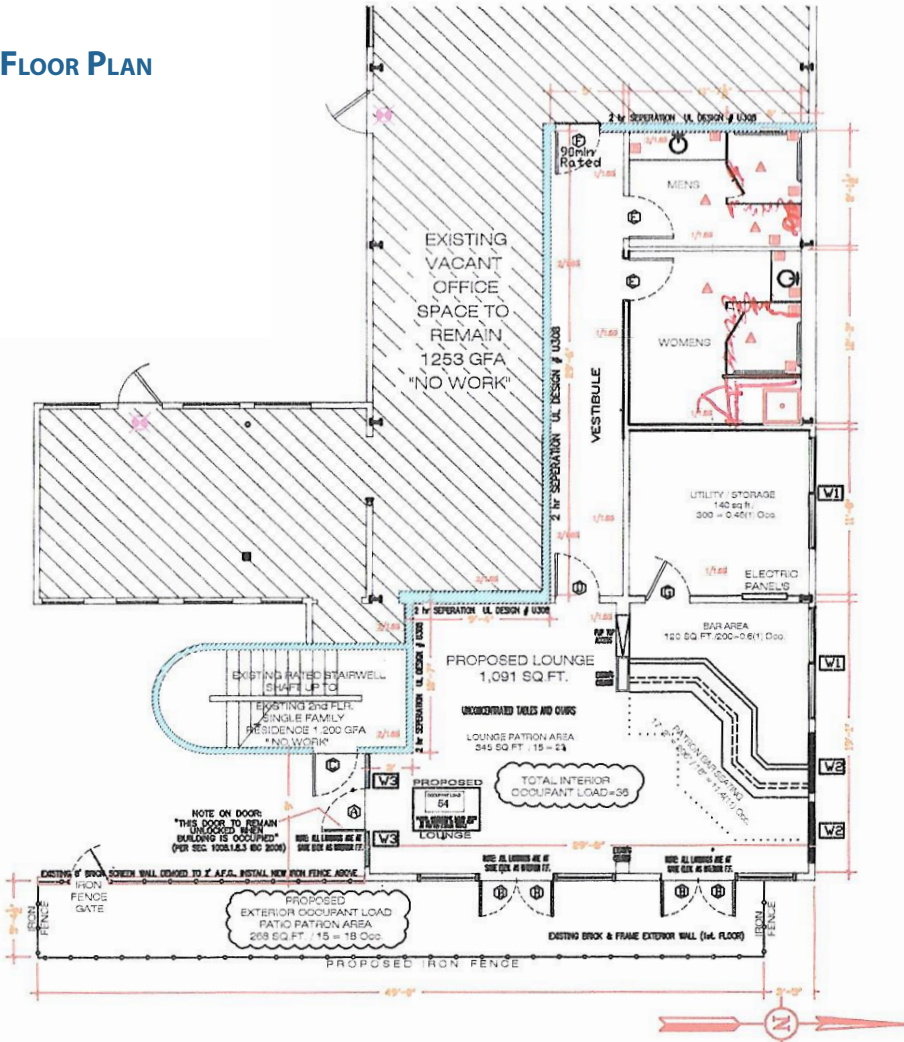
BUILDING SIZE
+/- 4,400 SF

LAND SIZE
+/- 13,547 SF

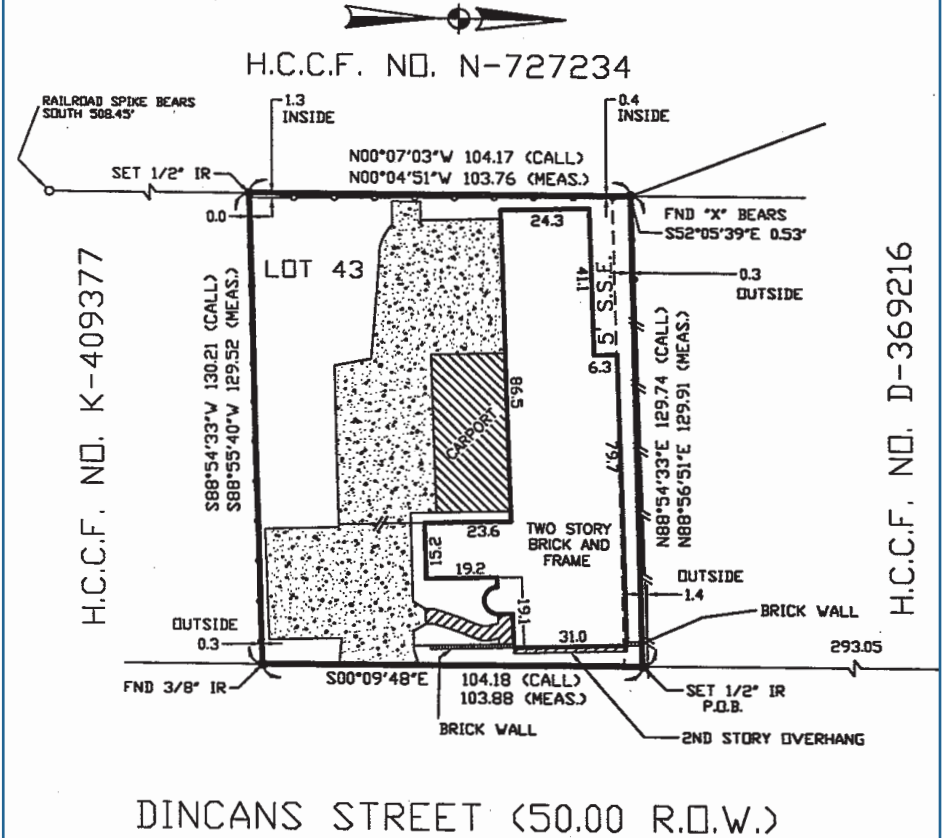
POPULATION
196,520 within 3 miles

AVERAGE HH INCOME
\$137,088 within 3 miles

FLOOR PLAN



SURVEY



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Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	25,930	205,575	540,545
2022 Estimate	24,811	196,520	517,885
2010 Census	20,400	160,461	429,607
Growth 2022 - 2027	4.51%	4.61%	4.38%
Growth 2010 - 2022	21.62%	22.47%	20.55%

2022 Population by Age	24,811	196,520	517,885
Age 0 - 4	1,641 6.61%	13,576 6.91%	35,959 6.94%
Age 5 - 9	1,623 6.54%	13,197 6.72%	35,526 6.86%
Age 10 - 14	1,446 5.83%	11,174 5.69%	31,387 6.06%
Age 15 - 19	1,166 4.70%	8,627 4.39%	25,686 4.96%
Age 20 - 24	1,021 4.12%	7,685 3.91%	24,062 4.65%
Age 25 - 29	1,311 5.28%	10,739 5.46%	32,587 6.29%
Age 30 - 34	1,810 7.30%	15,612 7.94%	43,941 8.48%
Age 35 - 39	2,090 8.42%	18,018 9.17%	48,127 9.29%
Age 40 - 44	2,029 8.18%	17,163 8.73%	44,487 8.59%
Age 45 - 49	1,829 7.37%	15,059 7.66%	38,478 7.43%
Age 50 - 54	1,615 6.51%	12,968 6.60%	32,806 6.33%
Age 55 - 59	1,502 6.05%	11,804 6.01%	29,341 5.67%
Age 60 - 64	1,473 5.94%	11,280 5.74%	27,159 5.24%
Age 65 - 69	1,344 5.42%	9,991 5.08%	23,266 4.49%
Age 70 - 74	1,104 4.45%	7,931 4.04%	18,039 3.48%
Age 75 - 79	775 3.12%	5,366 2.73%	12,173 2.35%
Age 80 - 84	480 1.93%	3,166 1.61%	7,321 1.41%
Age 85+	549 2.21%	3,166 1.61%	7,538 1.46%
Age 65+	4,252 17.14%	29,620 15.07%	68,337 13.20%

Median Age	40.70	39.90	38.10
Average Age	40.10	39.20	37.80

2022 Population By Race	24,811	196,520	517,885
White	20,052 80.82%	144,069 73.31%	346,100 66.83%
Black	864 3.48%	18,706 9.52%	98,958 19.11%
Am. Indian & Alaskan	93 0.37%	805 0.41%	5,191 1.00%
Asian	3,219 12.97%	27,920 14.21%	55,764 10.77%
Hawaiian & Pacific Island	3 0.01%	95 0.05%	381 0.07%
Other	578 2.33%	4,924 2.51%	11,491 2.22%

Population by Hispanic Origin	24,811	196,520	517,885
Non-Hispanic Origin	21,736 87.61%	164,311 83.61%	365,490 70.57%
Hispanic Origin	3,074 12.39%	32,208 16.39%	152,395 29.43%

2022 Median Age, Male	40.40	40.00	38.30
2022 Average Age, Male	39.40	38.90	37.60

2022 Median Age, Female	41.10	39.80	37.90
2022 Average Age, Female	40.80	39.50	37.90

Radius	1 Mile	3 Mile	5 Mile
2022 Population by Occupation Classification	19,866	156,842	409,880
Civilian Employed	13,594 68.43%	108,950 69.46%	272,299 66.43%
Civilian Unemployed	459 2.31%	4,546 2.90%	16,011 3.91%
Civilian Non-Labor Force	5,755 28.97%	43,232 27.56%	121,431 29.63%
Armed Forces	58 0.29%	114 0.07%	139 0.03%

Households by Marital Status			
Married	4,633	33,221	74,359
Married No Children	2,820	20,942	44,295
Married w/Children	1,813	12,279	30,064

2022 Population by Education	18,561	148,957	389,561
Some High School, No Diploma	193 1.04%	4,426 2.97%	35,129 9.02%
High School Grad (Incl Equivalency)	660 3.56%	7,715 5.18%	45,593 11.70%
Some College, No Degree	2,009 10.82%	20,791 13.96%	65,160 16.73%
Associate Degree	650 3.50%	6,695 4.49%	24,297 6.24%
Bachelor Degree	6,996 37.69%	53,110 35.65%	115,989 29.77%
Advanced Degree	8,053 43.39%	56,220 37.74%	103,393 26.54%

2022 Population by Occupation	26,356	210,473	516,876
Real Estate & Finance	1,644 6.24%	10,752 5.11%	23,626 4.57%
Professional & Management	13,368 50.72%	100,923 47.95%	212,658 41.14%
Public Administration	285 1.08%	2,246 1.07%	5,495 1.06%
Education & Health	4,160 15.78%	30,411 14.45%	63,984 12.38%
Services	774 2.94%	7,374 3.50%	35,674 6.90%
Information	265 1.01%	1,663 0.79%	3,861 0.75%
Sales	1,932 7.33%	17,075 8.11%	44,549 8.62%
Transportation	241 0.91%	3,053 1.45%	12,548 2.43%
Retail	517 1.96%	6,107 2.90%	18,772 3.63%
Wholesale	269 1.02%	3,084 1.47%	7,984 1.54%
Manufacturing	653 2.48%	6,903 3.28%	17,865 3.46%
Production	253 0.96%	4,008 1.90%	16,907 3.27%
Construction	241 0.91%	1,828 0.87%	13,850 2.68%
Utilities	490 1.86%	4,799 2.28%	12,793 2.48%
Agriculture & Mining	714 2.71%	6,869 3.26%	15,021 2.91%
Farming, Fishing, Forestry	0 0.00%	0 0.00%	213 0.04%
Other Services	550 2.09%	3,378 1.60%	11,076 2.14%

2022 Worker Travel Time to Job	12,655	101,645	256,404
<30 Minutes	10,237 80.89%	75,034 73.82%	174,271 67.97%
30-60 Minutes	2,207 17.44%	24,007 23.62%	70,405 27.46%
60+ Minutes	211 1.67%	2,604 2.56%	11,728 4.57%

Radius	1 Mile	3 Mile	5 Mile
2010 Households by HH Size	10,781	84,224	195,623
1-Person Households	5,047 46.81%	40,049 47.55%	84,179 43.03%
2-Person Households	3,548 32.91%	27,702 32.89%	61,034 31.20%
3-Person Households	1,027 9.53%	8,142 9.67%	22,626 11.57%
4-Person Households	814 7.55%	5,698 6.77%	16,025 8.19%
5-Person Households	262 2.43%	1,916 2.27%	6,961 3.56%
6-Person Households	65 0.60%	517 0.61%	2,789 1.43%
7 or more Person Households	18 0.17%	200 0.24%	2,009 1.03%

2022 Average Household Size	1.90	1.80	2.00
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Households			
2027 Projection	13,716	107,964	246,970
2022 Estimate	13,121	103,189	236,459
2010 Census	10,780	84,224	195,625
Growth 2022 - 2027	4.53%	4.63%	4.45%
Growth 2010 - 2022	21.72%	22.52%	20.87%

2022 Households by HH Income	13,121	103,188	236,460
<\$25,000	1,146 8.73%	12,468 12.08%	41,089 17.38%
\$25,000 - \$50,000	1,445 11.01%	12,334 11.95%	37,275 15.76%
\$50,000 - \$75,000	1,889 14.40%	15,920 15.43%	36,372 15.38%
\$75,000 - \$100,000	1,639 12.49%	11,357 11.01%	24,544 10.38%
\$100,000 - \$125,000	1,012 7.71%	8,945 8.67%	19,183 8.11%
\$125,000 - \$150,000	793 6.04%	6,892 6.68%	13,140 5.56%
\$150,000 - \$200,000	1,325 10.10%	9,835 9.53%	19,352 8.18%
\$200,000+	3,872 29.51%	25,437 24.65%	45,505 19.24%

2022 Avg Household Income	\$151,178	\$137,088	\$117,465
2022 Med Household Income	\$110,906	\$98,931	\$78,559

2022 Occupied Housing	13,120	103,190	236,459
Owner Occupied	5,693 43.39%	42,996 41.67%	91,923 38.87%
Renter Occupied	7,427 56.61%	60,194 58.33%	144,536 61.13%

2010 Housing Units	14,599	115,496	266,998
1 Unit	5,861 40.15%	44,263 38.32%	105,261 39.42%
2 - 4 Units	645 4.42%	6,323 5.47%	14,416 5.40%
5 - 19 Units	1,268 8.69%	11,834 10.25%	37,218 13.94%
20+ Units	6,825 46.75%	53,076 45.95%	110,103 41.24%

2022 Housing Value	5,695	42,997	91,924
<\$100,000	75 1.32%	581 1.35%	4,085 4.44%
\$100,000 - \$200,000	132 2.32%	2,902 6.75%	8,563 9.32%
\$200,000 - \$300,000	458 8.04%	4,660 10.84%	11,509 12.52%
\$300,000 - \$400,000	544 9.55%	4,960 11.54%	14,769 16.07%
\$400,000 - \$500,000	482 8.46%	5,022 11.68%	11,297 12.29%
\$500,000 - \$1,000,000	2,128 37.37%	14,550 33.84%	25,421 27.65%
\$1,000,000+	1,876 32.94%	10,322 24.01%	16,280 17.71%

2022 Median Home Value	\$771,733	\$615,928	\$462,281
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Radius	1 Mile	3 Mile	5 Mile
2022 Housing Units by Yr Built	14,642	115,733	267,712
Built 2010+	2,446 16.71%	18,614 16.08%	42,202 15.76%
Built 2000 - 2010	1,233 8.42%	18,886 16.32%	40,679 15.20%
Built 1990 - 1999	3,239 22.12%	17,685 15.28%	28,977 10.82%
Built 1980 - 1989	882 6.02%	9,496 8.21%	24,078 8.99%
Built 1970 - 1979	1,156 7.90%	11,045 9.54%	36,456 13.62%
Built 1960 - 1969	1,378 9.41%	10,784 9.32%	30,969 11.57%
Built 1950 - 1959	1,101 7.52%	10,932 9.45%	28,683 10.71%
Built <1949	3,207 21.90%	18,291 15.80%	35,668 13.32%

2022 Median Year Built	1984	1986	1980
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Demographic Trend Data

Description	2010	2022	2027
Population	20,400	24,811	25,930
Age 15+	17,481 85.69%	20,098 81.00%	21,201 81.76%
Age 20+	16,840 82.55%	18,932 76.30%	19,750 76.17%
Age 65+	2,529 12.40%	4,252 17.14%	4,963 19.14%
Median Age	38	41	43
Average Age	39.20	40.10	41.30

Population By Race	20,400	24,811	25,930
White	17,546 86.01%	20,052 80.82%	20,624 79.54%
Black	550 2.70%	864 3.48%	997 3.84%
Am. Indian & Alaskan	67 0.33%	93 0.37%	100 0.39%
Asian	1,888 9.25%	3,219 12.97%	3,534 13.63%
Hawaiian & Pacific Islander	3 0.01%	3 0.01%	3 0.01%
Other	319 1.56%	578 2.33%	672 2.59%

Population by Race (Hispanic)	2,087	3,074	3,407
White	1,986 95.16%	2,925 95.15%	3,237 95.01%
Black	32 1.53%	52 1.69%	65 1.91%
Am. Indian & Alaskan	26 1.25%	32 1.04%	33 0.97%
Asian	26 1.25%	41 1.33%	39 1.14%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	17 0.81%	25 0.81%	33 0.97%

Household by Household Income	10,781	13,121	13,714
<\$25,000	1,414 13.12%	1,146 8.73%	1,178 8.59%
\$25,000 - \$50,000	1,751 16.24%	1,445 11.01%	1,489 10.86%
\$50,000 - \$75,000	1,472 13.65%	1,889 14.40%	1,970 14.36%
\$75,000 - \$100,000	1,194 11.08%	1,639 12.49%	1,715 12.51%
\$100,000 - \$125,000	961 8.91%	1,012 7.71%	1,046 7.63%
\$125,000 - \$150,000	712 6.60%	793 6.04%	827 6.03%
\$150,000 - \$200,000	934 8.66%	1,325 10.10%	1,391 10.14%
\$200,000+	2,343 21.73%	3,872 29.51%	4,098 29.88%

Average Household Income	\$127,476	\$151,178	\$152,213
Median Household Income	\$90,776	\$110,906	\$112,069



Information About Brokerage Services

11-2-2015

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.

S&P Interests, LLC	9003291	info@spinterests.com	713.766.4500
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua Sebesta	xxx	josh@spinterests.com	713.298.1341
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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