FOR SALE: ± 4,000 SF BUILDING | INNER LOOP/NEAR NORTHSIDE

2521 Fulton Street, Houston, TX 77009

S&P INTERESTS

Albert Alvarez
832-813-9962
albert@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

Property Overview

Address
2521 Fulton St., Houston, TX 77009

Available
+/- 4,000 SF for sale

Location
Close proximity to Downtown

Traffic Count
16,281 cars per day

Population
182,315 within 3 miles

Income
$106,025 within 3 miles

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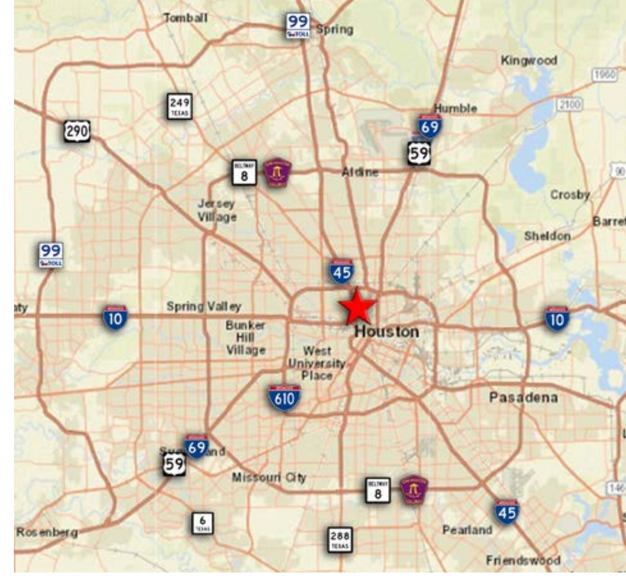

Property Features:

- +/- 4,000 SF Building
- 77 ft of Fulton Street Frontage
- Signage Available
- Minutes from Downtown
- Contact Agent for Pricing

Demographic Summary:

Radius	1 Mile	3 Mile	5 Mile
2023 Population	20,205	182,315	440,365
Households	6,510	73,016	177,076
Average HH Income	$67,819	$106,025	$105,187

Traffic Counts:

Fulton Street: 16,281 VPD (TrafficMetrix 2018)

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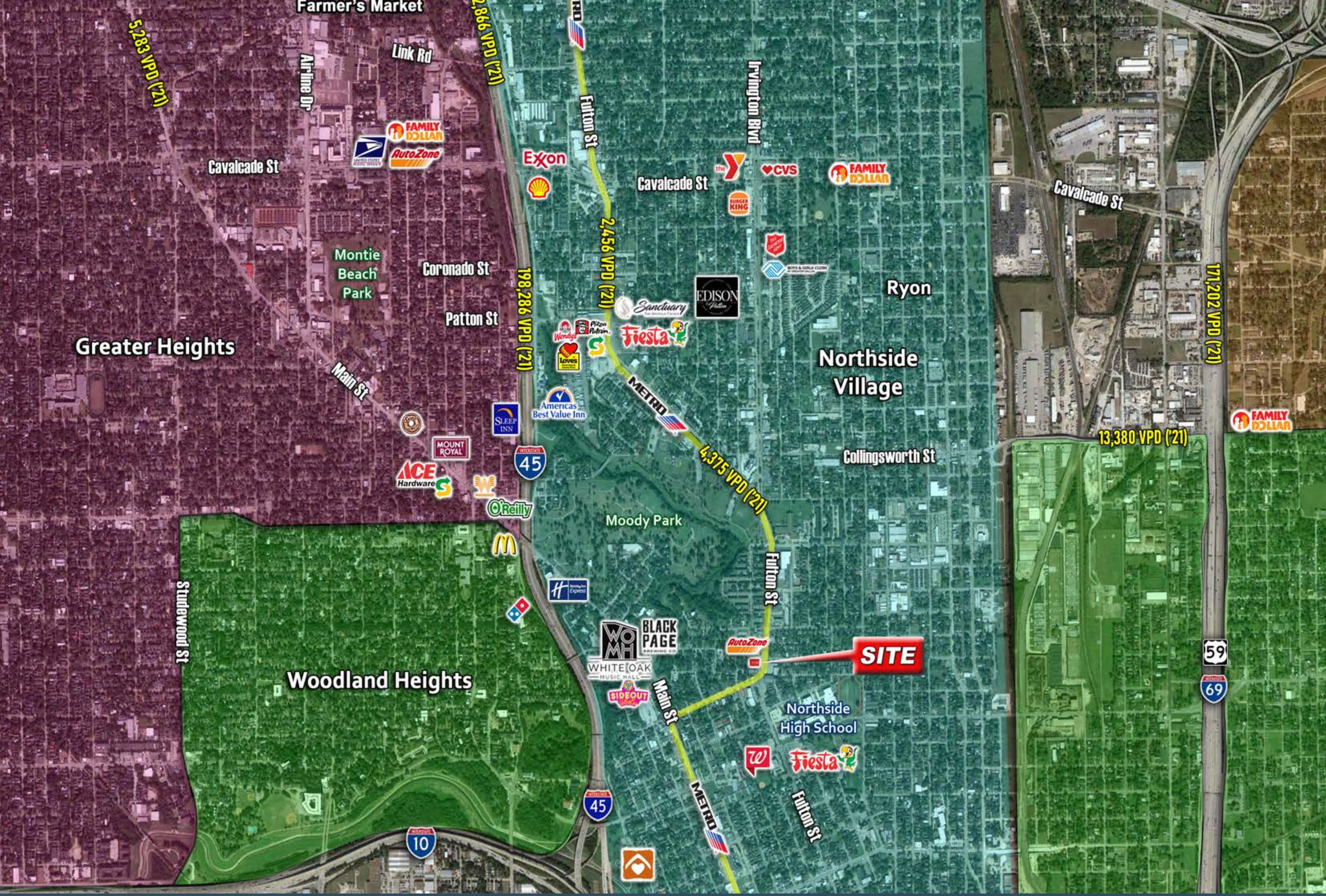

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	20,279		186,384		447,760	
2023 Estimate	20,205		182,315		440,365	
2010 Census	18,213		145,141		363,977	
Growth 2023 - 2028	0.37%		2.23%		1.68%	
Growth 2010 - 2023	10.94%		25.61%		20.99%	
2023 Population by Age	**20,205**		**182,315**		**440,365**	
Age 0 - 4	1,295	6.41%	11,475	6.29%	28,789	6.54%
Age 5 - 9	1,400	6.93%	11,757	6.45%	29,339	6.66%
Age 10 - 14	1,496	7.40%	11,172	6.13%	27,899	6.34%
Age 15 - 19	1,454	7.20%	9,749	5.35%	24,513	5.57%
Age 20 - 24	1,363	6.75%	9,167	5.03%	23,118	5.25%
Age 25 - 29	1,426	7.06%	11,516	6.32%	28,335	6.43%
Age 30 - 34	1,493	7.39%	15,126	8.30%	35,760	8.12%
Age 35 - 39	1,463	7.24%	16,782	9.20%	38,579	8.76%
Age 40 - 44	1,382	6.84%	15,902	8.72%	36,152	8.21%
Age 45 - 49	1,286	6.36%	13,873	7.61%	31,609	7.18%
Age 50 - 54	1,217	6.02%	12,256	6.72%	28,254	6.42%
Age 55 - 59	1,148	5.68%	10,971	6.02%	25,773	5.85%
Age 60 - 64	1,076	5.33%	9,905	5.43%	23,875	5.42%
Age 65 - 69	925	4.58%	8,209	4.50%	20,395	4.63%
Age 70 - 74	719	3.56%	6,148	3.37%	15,761	3.58%
Age 75 - 79	485	2.40%	3,947	2.16%	10,407	2.36%
Age 80 - 84	292	1.45%	2,281	1.25%	6,152	1.40%
Age 85+	284	1.41%	2,079	1.14%	5,655	1.28%
Age 65+	2,705	13.39%	22,664	12.43%	58,370	13.25%
Median Age	**35.60**		**38.30**		**37.90**	
Average Age	**36.60**		**37.80**		**37.70**	
2023 Population By Race	**20,205**		**182,315**		**440,365**	
White	17,250	85.37%	128,321	70.38%	314,230	71.36%
Black	2,143	10.61%	43,103	23.64%	96,322	21.87%
Am. Indian & Alaskan	301	1.49%	1,694	0.93%	4,670	1.06%
Asian	207	1.02%	5,862	3.22%	17,218	3.91%
Hawaiian & Pacific Island	24	0.12%	153	0.08%	380	0.09%
Other	280	1.39%	3,182	1.75%	7,545	1.71%
Population by Hispanic Origin	**20,205**		**182,315**		**440,365**	
Non-Hispanic Origin	4,099	20.29%	94,021	51.57%	226,742	51.49%
Hispanic Origin	16,106	79.71%	88,294	48.43%	213,623	48.51%
2023 Median Age, Male	**36.10**		**39.20**		**38.50**	
2023 Average Age, Male	**36.80**		**38.30**		**37.90**	
2023 Median Age, Female	**35.00**		**37.10**		**37.20**	
2023 Average Age, Female	**36.50**		**37.20**		**37.50**	

Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation Classification	**15,724**		**145,958**		**349,439**	
Civilian Employed	9,490	60.35%	92,677	63.50%	223,178	63.87%
Civilian Unemployed	516	3.28%	3,932	2.69%	10,076	2.88%
Civilian Non-Labor Force	5,718	36.36%	49,324	33.79%	116,095	33.22%
Armed Forces	0	0.00%	25	0.02%	90	0.03%
Households by Marital Status						
Married	2,415		20,661		55,201	
Married No Children	1,191		12,465		33,265	
Married w/Children	1,224		8,197		21,936	
2023 Population by Education	**14,273**		**136,893**		**324,552**	
Some High School, No Diploma	4,571	32.03%	24,131	17.63%	60,979	18.79%
High School Grad (Incl Equivalency)	3,301	23.13%	25,774	18.83%	57,726	17.79%
Some College, No Degree	2,540	17.80%	24,947	18.22%	56,759	17.49%
Associate Degree	1,076	7.54%	7,899	5.77%	17,845	5.50%
Bachelor Degree	1,736	12.16%	32,087	23.44%	74,976	23.10%
Advanced Degree	1,049	7.35%	22,055	16.11%	56,267	17.34%
2023 Population by Occupation	**17,302**		**173,388**		**415,345**	
Real Estate & Finance	369	2.13%	7,142	4.12%	16,036	3.86%
Professional & Management	3,938	22.76%	63,783	36.79%	146,972	35.39%
Public Administration	147	0.85%	1,773	1.02%	5,133	1.24%
Education & Health	1,606	9.28%	15,892	9.17%	40,934	9.86%
Services	1,967	11.37%	13,295	7.67%	30,747	7.40%
Information	44	0.25%	1,589	0.92%	3,379	0.81%
Sales	2,204	12.74%	17,012	9.81%	40,845	9.83%
Transportation	578	3.34%	3,839	2.21%	8,714	2.10%
Retail	1,187	6.86%	6,732	3.88%	17,045	4.10%
Wholesale	221	1.28%	3,317	1.91%	7,015	1.69%
Manufacturing	902	5.21%	8,346	4.81%	19,366	4.66%
Production	1,509	8.72%	8,193	4.73%	22,517	5.42%
Construction	1,183	6.84%	7,483	4.32%	21,194	5.10%
Utilities	395	2.28%	5,874	3.39%	13,373	3.22%
Agriculture & Mining	315	1.82%	5,493	3.17%	11,854	2.85%
Farming, Fishing, Forestry	46	0.27%	80	0.05%	186	0.04%
Other Services	691	3.99%	3,545	2.04%	10,035	2.42%
2023 Worker Travel Time to Job	**9,142**		**87,504**		**211,018**	
<30 Minutes	6,121	66.95%	55,445	63.36%	130,216	61.71%
30-60 Minutes	2,417	26.44%	27,672	31.62%	69,250	32.82%
60+ Minutes	604	6.61%	4,387	5.01%	11,552	5.47%

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Radius	1 Mile		3 Mile		5 Mile	
2010 Households by HH Size	**5,955**		**55,691**		**142,193**	
1-Person Households	1,532	25.73%	21,751	39.06%	53,639	37.72%
2-Person Households	1,477	24.80%	16,111	28.93%	41,239	29.00%
3-Person Households	983	16.51%	6,983	12.54%	17,959	12.63%
4-Person Households	789	13.25%	4,764	8.55%	13,045	9.17%
5-Person Households	538	9.03%	2,907	5.22%	7,791	5.48%
6-Person Households	327	5.49%	1,636	2.94%	4,308	3.03%
7 or more Person Households	309	5.19%	1,539	2.76%	4,212	2.96%
2023 Average Household Size	**3.00**		**2.20**		**2.30**	
Households						
2028 Projection	6,516		74,941		180,557	
2023 Estimate	6,510		73,016		177,076	
2010 Census	5,954		55,692		142,193	
Growth 2023 - 2028	0.09%		2.64%		1.97%	
Growth 2010 - 2023	9.34%		31.11%		24.53%	
2023 Households by HH Income	**6,510**		**73,016**		**177,076**	
<$25,000	2,156	33.12%	15,691	21.49%	38,007	21.46%
$25,000 - $50,000	1,560	23.96%	11,204	15.34%	31,266	17.66%
$50,000 - $75,000	1,060	16.28%	10,729	14.69%	25,535	14.42%
$75,000 - $100,000	477	7.33%	8,029	11.00%	17,127	9.67%
$100,000 - $125,000	401	6.16%	6,453	8.84%	13,486	7.62%
$125,000 - $150,000	198	3.04%	3,859	5.29%	9,602	5.42%
$150,000 - $200,000	211	3.24%	5,834	7.99%	14,633	8.26%
$200,000+	447	6.87%	11,217	15.36%	27,420	15.48%
2023 Avg Household Income	**$67,819**		**$106,025**		**$105,187**	
2023 Med Household Income	**$43,636**		**$72,264**		**$68,248**	
2023 Occupied Housing	**6,510**		**73,016**		**177,076**	
Owner Occupied	2,901	44.56%	29,933	41.00%	79,292	44.78%
Renter Occupied	3,609	55.44%	43,083	59.00%	97,784	55.22%
2010 Housing Units	**7,581**		**82,652**		**202,082**	
1 Unit	5,272	69.54%	48,033	58.11%	119,482	59.13%
2 - 4 Units	1,195	15.76%	5,126	6.20%	14,641	7.25%
5 - 19 Units	643	8.48%	5,200	6.29%	17,091	8.46%
20+ Units	471	6.21%	24,293	29.39%	50,868	25.17%
2023 Housing Value	**2,901**		**29,933**		**79,292**	
<$100,000	377	13.00%	4,044	13.51%	11,226	14.16%
$100,000 - $200,000	868	29.92%	4,298	14.36%	11,795	14.88%
$200,000 - $300,000	739	25.47%	4,336	14.49%	10,015	12.63%
$300,000 - $400,000	220	7.58%	5,247	17.53%	14,182	17.89%
$400,000 - $500,000	121	4.17%	3,662	12.23%	10,942	13.80%
$500,000 - $1,000,000	442	15.24%	6,140	20.51%	15,694	19.79%
$1,000,000+	134	4.62%	2,206	7.37%	5,438	6.86%
2023 Median Home Value	**$227,808**		**$343,615**		**$346,608**	

Radius	1 Mile		3 Mile		5 Mile	
2023 Housing Units by Yr Built	**7,651**		**82,969**		**203,257**	
Built 2010+	744	9.72%	18,713	22.55%	38,654	19.02%
Built 2000 - 2010	258	3.37%	11,157	13.45%	24,395	12.00%
Built 1990 - 1999	171	2.24%	4,687	5.65%	11,824	5.82%
Built 1980 - 1989	390	5.10%	2,876	3.47%	8,860	4.36%
Built 1970 - 1979	466	6.09%	4,478	5.40%	16,429	8.08%
Built 1960 - 1969	858	11.21%	7,826	9.43%	24,473	12.04%
Built 1950 - 1959	1,281	16.74%	9,573	11.54%	27,141	13.35%
Built <1949	3,483	45.52%	23,659	28.52%	51,481	25.33%
2023 Median Year Built	**1952**		**1970**		**1968**	

Demographic Trend Report

Description	2010		2023		2028	
Population	**18,213**		**20,205**		**20,279**	
Age 0 - 4	1,586	8.71%	1,295	6.41%	1,244	6.13%
Age 5 - 9	1,460	8.02%	1,400	6.93%	1,298	6.40%
Age 10 - 14	1,296	7.12%	1,496	7.40%	1,372	6.77%
Age 15 - 19	1,332	7.31%	1,454	7.20%	1,424	7.02%
Age 20 - 24	1,222	6.71%	1,363	6.75%	1,394	6.87%
Age 25 - 29	1,351	7.42%	1,426	7.06%	1,377	6.79%
Age 30 - 34	1,311	7.20%	1,493	7.39%	1,401	6.91%
Age 35 - 39	1,354	7.43%	1,463	7.24%	1,430	7.05%
Age 40 - 44	1,239	6.80%	1,382	6.84%	1,401	6.91%
Age 45 - 49	1,193	6.55%	1,286	6.36%	1,330	6.56%
Age 50 - 54	1,251	6.87%	1,217	6.02%	1,244	6.13%
Age 55 - 59	1,081	5.94%	1,148	5.68%	1,158	5.71%
Age 60 - 64	799	4.39%	1,076	5.33%	1,075	5.30%
Age 65 - 69	543	2.98%	925	4.58%	968	4.77%
Age 70 - 74	405	2.22%	719	3.56%	804	3.96%
Age 75 - 79	335	1.84%	485	2.40%	599	2.95%
Age 80 - 84	239	1.31%	292	1.45%	390	1.92%
Age 85+	216	1.19%	284	1.41%	370	1.82%
Age 15+	**13,871**	76.16%	**16,013**	79.25%	**16,365**	80.70%
Age 20+	**12,539**	68.85%	**14,559**	72.06%	**14,941**	73.68%
Age 65+	**1,738**	9.54%	**2,705**	13.39%	**3,131**	15.44%
Median Age	**33**		**36**		**37**	
Average Age	**34.20**		**36.60**		**38.00**	
Population By Race	**18,213**		**20,205**		**20,279**	
White	15,439	84.77%	17,250	85.37%	17,328	85.45%
Black	2,090	11.48%	2,143	10.61%	2,135	10.53%
Am. Indian & Alaskan	300	1.65%	301	1.49%	301	1.48%
Asian	116	0.64%	207	1.02%	210	1.04%
Hawaiian & Pacific Islander	25	0.14%	24	0.12%	24	0.12%
Other	200	1.10%	280	1.39%	280	1.38%

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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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date