

FOR LEASE

FREESTANDING BUILDING ON 1.56 ACRES

16525 NORTH FREEWAY | HOUSTON, TX 77090



**MCLANE**

**Guitar Center**

**GRAINGER**

**bel**  
FURNITURE

**EF**

**EXCLUSIVE FURNITURE**  
Where low prices live.™

**SITE**

195'

North Freeway

INTERSTATE  
TEXAS  
**45**

264,889 VPD (22)



**S&P** INTERESTS

**JOSHUA SEBESTA**  
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[WWW.SPINTERESTS.COM](http://WWW.SPINTERESTS.COM) | Main: 713.766.4500  
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

# PROPERTY OVERVIEW

 **ADDRESS**  
16525 North Freeway | Houston, TX 77090

 **FREESTANDING BLDG**  
20,000 SF

 **LAND SIZE**  
1.56 Acres

 **FREEWAY FRONTAGE**  
Approximately 195'

 **TRAFFIC COUNT**  
264,889 Cars Per Day

 **POPULATION**  
113,636 in 3 mile radius

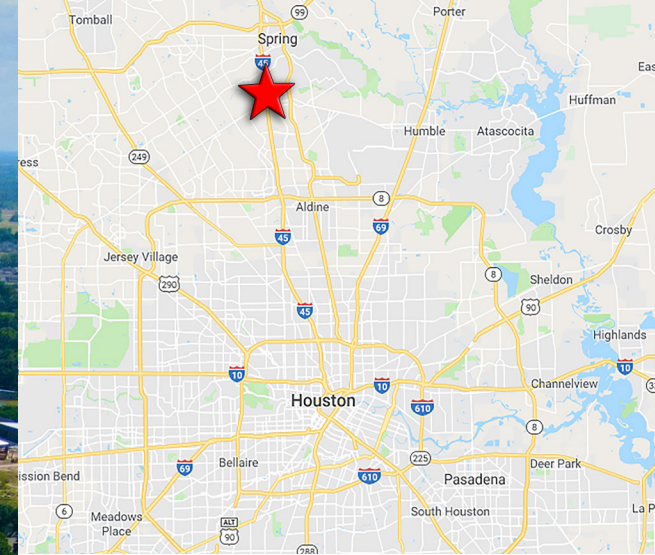


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### PROPERTY FEATURES:

- Address: 16525 North Freeway | Houston, TX 77090
- Freestanding Building: 20,000 SF
- Land Size: 1.56 Acres
- Freeway Frontage: Approximately 195'
- Traffic Count: 264,889 Cars Per Day
- Population: 113,636 in 3 mile radius
- Call for pricing

### DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2023 Population	15,130	113,636	287,567
2028 Population Est.	15,349	116,305	292,027
Average HH Income	\$58,600	\$64,684	\$72,411

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	15,349	116,305	292,027
2023 Estimate	15,130	113,636	287,567
2010 Census	12,668	89,081	239,054
Growth 2023 - 2028	1.45%	2.35%	1.55%
Growth 2010 - 2023	19.43%	27.56%	20.29%

2023 Population by Age	15,130	113,636	287,567
Age 0 - 4	1,148 7.59%	8,517 7.49%	20,597 7.16%
Age 5 - 9	1,209 7.99%	8,958 7.88%	21,573 7.50%
Age 10 - 14	1,256 8.30%	9,242 8.13%	22,535 7.84%
Age 15 - 19	1,191 7.87%	8,706 7.66%	21,748 7.56%
Age 20 - 24	1,107 7.32%	8,048 7.08%	20,470 7.12%
Age 25 - 29	1,176 7.77%	8,623 7.59%	21,694 7.54%
Age 30 - 34	1,257 8.31%	9,353 8.23%	22,808 7.93%
Age 35 - 39	1,246 8.24%	9,268 8.16%	22,151 7.70%
Age 40 - 44	1,165 7.70%	8,512 7.49%	20,412 7.10%
Age 45 - 49	1,035 6.84%	7,424 6.53%	18,322 6.37%
Age 50 - 54	908 6.00%	6,479 5.70%	16,711 5.81%
Age 55 - 59	754 4.98%	5,551 4.88%	15,035 5.23%
Age 60 - 64	605 4.00%	4,748 4.18%	13,448 4.68%
Age 65 - 69	442 2.92%	3,778 3.32%	11,100 3.86%
Age 70 - 74	299 1.98%	2,792 2.46%	8,353 2.90%
Age 75 - 79	174 1.15%	1,788 1.57%	5,328 1.85%
Age 80 - 84	91 0.60%	1,019 0.90%	2,969 1.03%
Age 85+	67 0.44%	829 0.73%	2,313 0.80%
Age 65+	1,073 7.09%	10,206 8.98%	30,063 10.45%
<b>Median Age</b>	<b>31.90</b>	<b>32.50</b>	<b>33.30</b>
<b>Average Age</b>	<b>32.60</b>	<b>33.40</b>	<b>34.50</b>

2023 Population By Race	15,130	113,636	287,567
White	8,121 53.67%	59,819 52.64%	166,021 57.73%
Black	5,970 39.46%	45,355 39.91%	93,691 32.58%
Am. Indian & Alaskan	211 1.39%	1,070 0.94%	3,004 1.04%
Asian	497 3.28%	4,866 4.28%	18,269 6.35%
Hawaiian & Pacific Island	39 0.26%	233 0.21%	529 0.18%
Other	292 1.93%	2,293 2.02%	6,052 2.10%

Population by Hispanic Origin	15,130	113,636	287,567
Non-Hispanic Origin	7,575 50.07%	65,056 57.25%	166,884 58.03%
Hispanic Origin	7,555 49.93%	48,580 42.75%	120,683 41.97%

<b>2023 Median Age, Male</b>	<b>30.90</b>	<b>31.50</b>	<b>32.30</b>
<b>2023 Average Age, Male</b>	<b>31.80</b>	<b>32.50</b>	<b>33.60</b>

<b>2023 Median Age, Female</b>	<b>32.80</b>	<b>33.50</b>	<b>34.30</b>
<b>2023 Average Age, Female</b>	<b>33.40</b>	<b>34.30</b>	<b>35.30</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Population by Occupation Classification</b>	<b>11,279</b>	<b>85,176</b>	<b>218,506</b>
Civilian Employed	7,763 68.83%	57,546 67.56%	144,595 66.17%
Civilian Unemployed	313 2.78%	2,650 3.11%	6,993 3.20%
Civilian Non-Labor Force	3,203 28.40%	24,950 29.29%	66,749 30.55%
Armed Forces	0 0.00%	30 0.04%	169 0.08%

Households by Marital Status			
Married	2,077	16,598	46,065
Married No Children	755	7,327	21,498
Married w/Children	1,323	9,271	24,567

2023 Population by Education	9,779	75,470	193,747
Some High School, No Diploma	1,808 18.49%	11,709 15.51%	32,428 16.74%
High School Grad (Incl Equivalency)	2,631 26.90%	18,900 25.04%	47,664 24.60%
Some College, No Degree	3,213 32.86%	25,876 34.29%	60,798 31.38%
Associate Degree	560 5.73%	5,306 7.03%	13,103 6.76%
Bachelor Degree	991 10.13%	9,718 12.88%	28,059 14.48%
Advanced Degree	576 5.89%	3,961 5.25%	11,695 6.04%

2023 Population by Occupation	14,488	107,317	266,862
Real Estate & Finance	413 2.85%	3,589 3.34%	8,060 3.02%
Professional & Management	2,821 19.47%	22,553 21.02%	58,933 22.08%
Public Administration	267 1.84%	2,045 1.91%	3,806 1.43%
Education & Health	1,573 10.86%	10,935 10.19%	27,019 10.12%
Services	1,834 12.66%	12,278 11.44%	28,858 10.81%
Information	131 0.90%	679 0.63%	1,829 0.69%
Sales	1,549 10.69%	13,865 12.92%	33,274 12.47%
Transportation	192 1.33%	1,853 1.73%	3,727 1.40%
Retail	915 6.32%	7,238 6.74%	17,649 6.61%
Wholesale	269 1.86%	2,781 2.59%	6,149 2.30%
Manufacturing	554 3.82%	4,329 4.03%	12,232 4.58%
Production	1,538 10.62%	9,819 9.15%	24,403 9.14%
Construction	901 6.22%	5,933 5.53%	16,033 6.01%
Utilities	930 6.42%	5,942 5.54%	14,122 5.29%
Agriculture & Mining	146 1.01%	1,085 1.01%	3,316 1.24%
Farming, Fishing, Forestry	0 0.00%	61 0.06%	181 0.07%
Other Services	455 3.14%	2,332 2.17%	7,271 2.72%

2023 Worker Travel Time to Job	7,608	56,051	140,283
<30 Minutes	3,581 47.07%	27,313 48.73%	66,293 47.26%
30-60 Minutes	2,889 37.97%	21,628 38.59%	56,178 40.05%
60+ Minutes	1,138 14.96%	7,110 12.68%	17,812 12.70%

Radius	1 Mile	3 Mile	5 Mile
<b>2010 Households by HH Size</b>	<b>4,349</b>	<b>31,786</b>	<b>82,083</b>
1-Person Households	1,179 27.11%	8,399 26.42%	18,635 22.70%
2-Person Households	910 20.92%	8,196 25.78%	21,810 26.57%
3-Person Households	782 17.98%	5,607 17.64%	14,855 18.10%
4-Person Households	696 16.00%	4,658 14.65%	13,132 16.00%
5-Person Households	420 9.66%	2,719 8.55%	7,527 9.17%
6-Person Households	207 4.76%	1,238 3.89%	3,451 4.20%
7 or more Person Households	155 3.56%	969 3.05%	2,673 3.26%

<b>2023 Average Household Size</b>	<b>2.80</b>	<b>2.80</b>	<b>2.80</b>
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Households			
2028 Projection	5,479	42,516	103,055
2023 Estimate	5,378	41,452	101,201
2010 Census	4,350	31,785	82,083
Growth 2023 - 2028	1.88%	2.57%	1.83%
Growth 2010 - 2023	23.63%	30.41%	23.29%

2023 Households by HH Income	5,380	41,452	101,202
<\$25,000	1,014 18.85%	9,306 22.45%	21,678 21.42%
\$25,000 - \$50,000	1,737 32.29%	12,182 29.39%	26,428 26.11%
\$50,000 - \$75,000	1,310 24.35%	8,516 20.54%	19,824 19.59%
\$75,000 - \$100,000	448 8.33%	4,317 10.41%	10,772 10.64%
\$100,000 - \$125,000	522 9.70%	2,737 6.60%	7,397 7.31%
\$125,000 - \$150,000	169 3.14%	1,810 4.37%	5,268 5.21%
\$150,000 - \$200,000	142 2.64%	1,291 3.11%	5,481 5.42%
\$200,000+	38 0.71%	1,293 3.12%	4,354 4.30%

<b>2023 Avg Household Income</b>	<b>\$58,600</b>	<b>\$64,684</b>	<b>\$72,411</b>
<b>2023 Med Household Income</b>	<b>\$48,925</b>	<b>\$48,231</b>	<b>\$52,671</b>

2023 Occupied Housing	5,378	41,452	101,201
Owner Occupied	2,439 45.35%	18,581 44.83%	52,810 52.18%
Renter Occupied	2,939 54.65%	22,871 55.17%	48,391 47.82%
<b>2010 Housing Units</b>	<b>6,189</b>	<b>47,419</b>	<b>113,825</b>
1 Unit	3,027 48.91%	22,182 46.78%	64,679 56.82%
2 - 4 Units	425 6.87%	3,411 7.19%	6,000 5.27%
5 - 19 Units	1,624 26.24%	15,528 32.75%	29,550 25.96%
20+ Units	1,113 17.98%	6,298 13.28%	13,596 11.94%

2023 Housing Value	2,440	18,581	52,809
<\$100,000	341 13.98%	2,848 15.33%	5,994 11.35%
\$100,000 - \$200,000	1,969 80.70%	11,549 62.15%	29,296 55.48%
\$200,000 - \$300,000	114 4.67%	3,127 16.83%	12,191 23.09%
\$300,000 - \$400,000	1 0.04%	447 2.41%	3,287 6.22%
\$400,000 - \$500,000	13 0.53%	313 1.68%	917 1.74%
\$500,000 - \$1,000,000	1 0.04%	246 1.32%	947 1.79%
\$1,000,000+	1 0.04%	51 0.27%	177 0.34%
<b>2023 Median Home Value</b>	<b>\$144,642</b>	<b>\$155,783</b>	<b>\$169,669</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Housing Units by Yr Built</b>	<b>6,260</b>	<b>48,876</b>	<b>116,549</b>
Built 2010+	1,143 18.26%	11,048 22.60%	22,597 19.39%
Built 2000 - 2010	2,634 42.08%	13,712 28.05%	28,144 24.15%
Built 1990 - 1999	573 9.15%	5,808 11.88%	13,080 11.22%
Built 1980 - 1989	1,163 18.58%	8,952 18.32%	25,653 22.01%
Built 1970 - 1979	660 10.54%	7,733 15.82%	23,134 19.85%
Built 1960 - 1969	48 0.77%	1,283 2.63%	2,818 2.42%
Built 1950 - 1959	15 0.24%	169 0.35%	665 0.57%
Built <1949	24 0.38%	171 0.35%	458 0.39%

<b>2023 Median Year Built</b>	<b>2002</b>	<b>1999</b>	<b>1993</b>
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## Demographic Trend Report

Description	2010	2023	2028
<b>Population</b>	<b>12,668</b>	<b>15,130</b>	<b>15,349</b>
Age 0 - 4	1,253 9.89%	1,148 7.59%	1,070 6.97%
Age 5 - 9	1,178 9.30%	1,209 7.99%	1,116 7.27%
Age 10 - 14	1,063 8.39%	1,256 8.30%	1,167 7.60%
Age 15 - 19	1,048 8.27%	1,191 7.87%	1,179 7.68%
Age 20 - 24	1,101 8.69%	1,107 7.32%	1,135 7.39%
Age 25 - 29	1,184 9.35%	1,176 7.77%	1,113 7.25%
Age 30 - 34	1,197 9.45%	1,257 8.31%	1,148 7.48%
Age 35 - 39	1,113 8.79%	1,246 8.24%	1,181 7.69%
Age 40 - 44	934 7.37%	1,165 7.70%	1,166 7.60%
Age 45 - 49	801 6.32%	1,035 6.84%	1,092 7.11%
Age 50 - 54	658 5.19%	908 6.00%	979 6.38%
Age 55 - 59	422 3.33%	754 4.98%	842 5.49%
Age 60 - 64	291 2.30%	605 4.00%	698 4.55%
Age 65 - 69	175 1.38%	442 2.92%	547 3.56%
Age 70 - 74	105 0.83%	299 1.98%	395 2.57%
Age 75 - 79	56 0.44%	174 1.15%	259 1.69%
Age 80 - 84	51 0.40%	91 0.60%	149 0.97%
Age 85+	37 0.29%	67 0.44%	114 0.74%
<b>Age 15+</b>	<b>9,173 72.41%</b>	<b>11,517 76.12%</b>	<b>11,997 78.16%</b>
<b>Age 20+</b>	<b>8,125 64.14%</b>	<b>10,326 68.25%</b>	<b>10,818 70.48%</b>
<b>Age 65+</b>	<b>424 3.35%</b>	<b>1,073 7.09%</b>	<b>1,464 9.54%</b>
<b>Median Age</b>	<b>28</b>	<b>32</b>	<b>34</b>
<b>Average Age</b>	<b>28.60</b>	<b>32.60</b>	<b>34.50</b>

Population By Race	12,668	15,130	15,349
White	6,701 52.90%	8,121 53.67%	8,261 53.82%
Black	5,116 40.39%	5,970 39.46%	6,039 39.34%
Am. Indian & Alaskan	173 1.37%	211 1.39%	213 1.39%
Asian	392 3.09%	497 3.28%	501 3.26%
Hawaiian & Pacific Islander	41 0.32%	39 0.26%	39 0.25%
Other	208 1.64%	292 1.93%	297 1.93%



# 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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\_\_\_\_\_  
 Buyer/Tenant/Seller/Landlord Initials Date