



Giles Middle School

COM College of the Mainland.

Monticello Dr

TEXAS FIRST INSURANCE



6,038 VPD (21)

4,617 VPD (21)



6,554 VPD (21)

N. Amburn Rd



Texas Department of Public Safety

Twelve Oaks

Emmet F Lowry Expy

N. Appomattox Dr



# PROPERTY OVERVIEW:

**PURCHASE PRICE**  
\$506,745

**CAP RATE**  
7%

**LEASE TERM**  
5 Years

**COM** College of the Mainland

**BUILDING SIZE**  
±2,956 SF

**CURB CUTS**  
2 Driveways



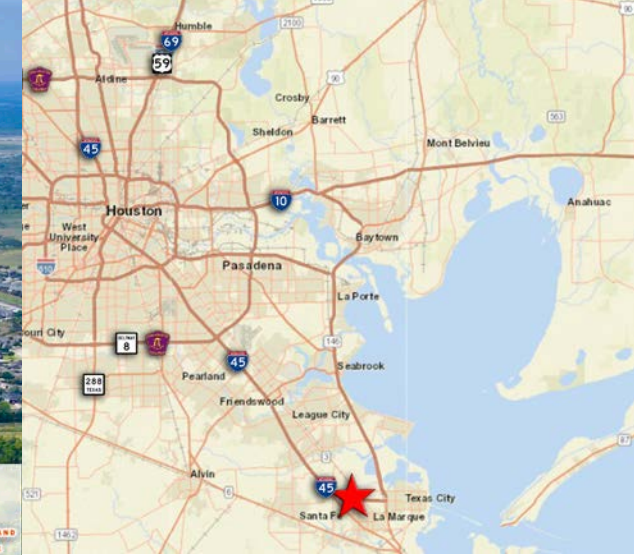
**S&P** INTERESTS

5353 WEST ALABAMA, SUITE 602  
HOUSTON, TEXAS 77056  
[www.spinterests.com](http://www.spinterests.com)

**JOSHUA SEBESTA**  
713.298.1341  
[josh@spinterests.com](mailto:josh@spinterests.com)

**JOSEPH SEBESTA**  
832.455.7355  
[jsebesta@spinterests.com](mailto:jsebesta@spinterests.com)





**PROPERTY FEATURES:**

- Building Size: +2,956 SF
- Purchase Price: \$506,745
- Cap Rate: 7%
- Lease Term: 5 Years
- NNN Lease
- Curb Cuts: 2 driveways
- Population (5 miles): 70,023

**DEMOGRAPHIC SUMMARY:**

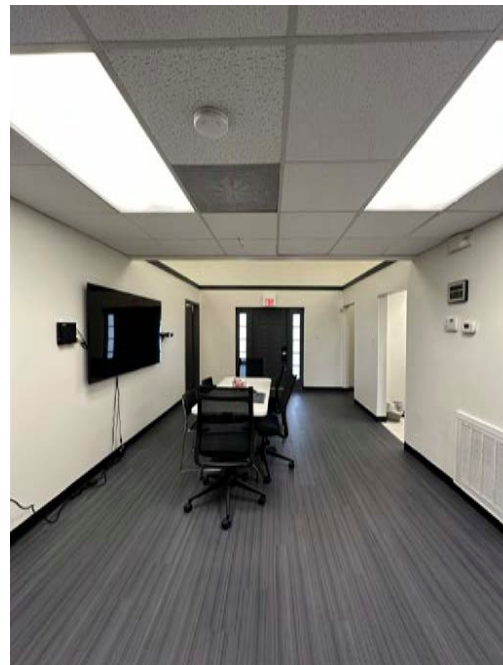
Radius	1 Mile	3 Mile	5 Mile
2023 Population	8,742	32,975	70,023
Households	3,387	12,660	26,842
Daytime Population	2,367	10,641	20,317
Average HH Income	\$97,833	\$91,605	\$89,204

**TRAFFIC COUNTS: (TXDOT 2021)**

FM 1764: 41,617 VPD  
 N Amburn Rd: 6,554 VPD

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.





**S&P** INTERESTS

5353 WEST ALABAMA, SUITE 602  
HOUSTON, TEXAS 77056  
[www.spinterests.com](http://www.spinterests.com)

**JOSHUA SEBESTA**  
713.298.1341  
[josh@spinterests.com](mailto:josh@spinterests.com)

**JOSEPH SEBESTA**  
832.455.7355  
[jsebesta@spinterests.com](mailto:jsebesta@spinterests.com)

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.

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	9,184	34,895	73,316
2023 Estimate	8,742	32,975	70,023
2010 Census	6,901	24,429	56,807
Growth 2023 - 2028	5.06%	5.82%	4.70%
Growth 2010 - 2023	26.68%	34.98%	23.26%

2023 Population by Age	8,742	32,975	70,023
Age 0 - 4	549 6.28%	1,978 6.00%	4,171 5.96%
Age 5 - 9	595 6.81%	2,162 6.56%	4,572 6.53%
Age 10 - 14	614 7.02%	2,327 7.06%	4,965 7.09%
Age 15 - 19	567 6.49%	2,251 6.83%	4,850 6.93%
Age 20 - 24	496 5.67%	1,987 6.03%	4,309 6.15%
Age 25 - 29	516 5.90%	1,960 5.94%	4,240 6.06%
Age 30 - 34	594 6.79%	2,123 6.44%	4,534 6.48%
Age 35 - 39	645 7.38%	2,266 6.87%	4,780 6.83%
Age 40 - 44	621 7.10%	2,223 6.74%	4,647 6.64%
Age 45 - 49	540 6.18%	2,005 6.08%	4,205 6.01%
Age 50 - 54	490 5.61%	1,888 5.73%	4,001 5.71%
Age 55 - 59	492 5.63%	1,927 5.84%	4,114 5.88%
Age 60 - 64	512 5.86%	2,006 6.08%	4,286 6.12%
Age 65 - 69	476 5.44%	1,864 5.65%	3,972 5.67%
Age 70 - 74	398 4.55%	1,552 4.71%	3,291 4.70%
Age 75 - 79	278 3.18%	1,085 3.29%	2,286 3.26%
Age 80 - 84	176 2.01%	683 2.07%	1,414 2.02%
Age 85+	182 2.08%	688 2.09%	1,385 1.98%
Age 65+	1,510 17.27%	5,872 17.81%	12,348 17.63%

<b>Median Age</b>	<b>38.40</b>	<b>38.80</b>	<b>38.50</b>
<b>Average Age</b>	<b>38.80</b>	<b>39.20</b>	<b>39.10</b>

2023 Population By Race	8,742	32,975	70,023
White	4,246 48.57%	18,072 54.81%	46,197 65.97%
Black	4,067 46.52%	13,479 40.88%	20,930 29.89%
Am. Indian & Alaskan	73 0.84%	276 0.84%	612 0.87%
Asian	169 1.93%	473 1.43%	872 1.25%
Hawaiian & Pacific Island	9 0.10%	31 0.09%	65 0.09%
Other	177 2.02%	645 1.96%	1,348 1.93%

Population by Hispanic Origin	8,742	32,975	70,023
Non-Hispanic Origin	6,949 79.49%	25,672 77.85%	50,956 72.77%
Hispanic Origin	1,793 20.51%	7,303 22.15%	19,067 27.23%

<b>2023 Median Age, Male</b>	<b>36.30</b>	<b>36.90</b>	<b>36.90</b>
<b>2023 Average Age, Male</b>	<b>37.00</b>	<b>37.70</b>	<b>37.70</b>

<b>2023 Median Age, Female</b>	<b>40.20</b>	<b>40.30</b>	<b>40.00</b>
<b>2023 Average Age, Female</b>	<b>40.40</b>	<b>40.50</b>	<b>40.30</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Population by Occupation Classification</b>	<b>6,870</b>	<b>26,058</b>	<b>55,343</b>
Civilian Employed	3,866 56.27%	14,835 56.93%	31,851 57.55%
Civilian Unemployed	262 3.81%	1,204 4.62%	2,232 4.03%
Civilian Non-Labor Force	2,735 39.81%	9,999 38.37%	21,212 38.33%
Armed Forces	7 0.10%	20 0.08%	48 0.09%

Households by Marital Status			
Married	1,322	5,368	11,701
Married No Children	836	3,366	7,308
Married w/Children	486	2,002	4,393

2023 Population by Education	6,396	23,953	50,354
Some High School, No Diploma	722 11.29%	2,792 11.66%	7,044 13.99%
High School Grad (Incl Equivalency)	2,026 31.68%	7,837 32.72%	15,751 31.28%
Some College, No Degree	2,133 33.35%	7,768 32.43%	16,830 33.42%
Associate Degree	476 7.44%	1,683 7.03%	3,198 6.35%
Bachelor Degree	724 11.32%	2,864 11.96%	5,465 10.85%
Advanced Degree	315 4.92%	1,009 4.21%	2,066 4.10%

2023 Population by Occupation	7,038	27,102	57,719
Real Estate & Finance	207 2.94%	787 2.90%	1,938 3.36%
Professional & Management	1,448 20.57%	5,936 21.90%	12,434 21.54%
Public Administration	281 3.99%	866 3.20%	1,757 3.04%
Education & Health	1,034 14.69%	3,983 14.70%	7,585 13.14%
Services	1,040 14.78%	3,552 13.11%	7,132 12.36%
Information	87 1.24%	134 0.49%	307 0.53%
Sales	1,041 14.79%	3,465 12.79%	7,428 12.87%
Transportation	21 0.30%	53 0.20%	97 0.17%
Retail	446 6.34%	1,527 5.63%	3,368 5.84%
Wholesale	21 0.30%	179 0.66%	400 0.69%
Manufacturing	317 4.50%	1,486 5.48%	3,021 5.23%
Production	444 6.31%	2,011 7.42%	4,444 7.70%
Construction	230 3.27%	1,364 5.03%	3,687 6.39%
Utilities	164 2.33%	747 2.76%	1,874 3.25%
Agriculture & Mining	0 0.00%	126 0.46%	345 0.60%
Farming, Fishing, Forestry	0 0.00%	12 0.04%	49 0.08%
Other Services	257 3.65%	874 3.22%	1,853 3.21%

2023 Worker Travel Time to Job	3,799	14,520	31,210
<30 Minutes	2,557 67.31%	9,600 66.12%	20,221 64.79%
30-60 Minutes	1,088 28.64%	4,160 28.65%	8,855 28.37%
60+ Minutes	154 4.05%	760 5.23%	2,134 6.84%



Radius	1 Mile	3 Mile	5 Mile
<b>2010 Households by HH Size</b>	<b>2,610</b>	<b>9,206</b>	<b>21,383</b>
1-Person Households	771 29.54%	2,530 27.48%	5,615 26.26%
2-Person Households	814 31.19%	2,854 31.00%	6,679 31.24%
3-Person Households	457 17.51%	1,598 17.36%	3,754 17.56%
4-Person Households	292 11.19%	1,156 12.56%	2,797 13.08%
5-Person Households	180 6.90%	659 7.16%	1,545 7.23%
6-Person Households	57 2.18%	237 2.57%	571 2.67%
7 or more Person Households	39 1.49%	172 1.87%	422 1.97%

<b>2023 Average Household Size</b>	<b>2.50</b>	<b>2.60</b>	<b>2.60</b>
------------------------------------	-------------	-------------	-------------

Households			
2028 Projection	3,573	13,442	28,209
2023 Estimate	3,387	12,660	26,842
2010 Census	2,610	9,205	21,385
Growth 2023 - 2028	5.49%	6.18%	5.09%
Growth 2010 - 2023	29.77%	37.53%	25.52%

2023 Households by HH Income	3,387	12,656	26,842
<\$25,000	608 17.95%	2,525 19.95%	5,396 20.10%
\$25,000 - \$50,000	982 28.99%	3,032 23.96%	6,684 24.90%
\$50,000 - \$75,000	501 14.79%	2,165 17.11%	4,739 17.66%
\$75,000 - \$100,000	377 11.13%	1,283 10.14%	2,921 10.88%
\$100,000 - \$125,000	265 7.82%	1,380 10.90%	2,697 10.05%
\$125,000 - \$150,000	181 5.34%	681 5.38%	1,393 5.19%
\$150,000 - \$200,000	248 7.32%	750 5.93%	1,533 5.71%
\$200,000+	225 6.64%	840 6.64%	1,479 5.51%

<b>2023 Avg Household Income</b>	<b>\$81,916</b>	<b>\$81,887</b>	<b>\$78,195</b>
<b>2023 Med Household Income</b>	<b>\$54,600</b>	<b>\$57,835</b>	<b>\$56,570</b>

2023 Occupied Housing	3,387	12,660	26,842
Owner Occupied	1,932 57.04%	8,573 67.72%	17,892 66.66%
Renter Occupied	1,455 42.96%	4,087 32.28%	8,950 33.34%
<b>2010 Housing Units</b>	<b>3,817</b>	<b>13,896</b>	<b>28,773</b>
1 Unit	2,312 60.57%	10,746 77.33%	22,510 78.23%
2 - 4 Units	103 2.70%	444 3.20%	953 3.31%
5 - 19 Units	1,029 26.96%	1,831 13.18%	3,472 12.07%
20+ Units	373 9.77%	875 6.30%	1,838 6.39%

2023 Housing Value	1,933	8,574	17,892
<\$100,000	493 25.50%	2,678 31.23%	5,920 33.09%
\$100,000 - \$200,000	851 44.02%	3,043 35.49%	6,479 36.21%
\$200,000 - \$300,000	271 14.02%	1,721 20.07%	3,144 17.57%
\$300,000 - \$400,000	134 6.93%	647 7.55%	1,276 7.13%
\$400,000 - \$500,000	102 5.28%	208 2.43%	563 3.15%
\$500,000 - \$1,000,000	8 0.41%	203 2.37%	436 2.44%
\$1,000,000+	74 3.83%	74 0.86%	74 0.41%
<b>2023 Median Home Value</b>	<b>\$155,640</b>	<b>\$152,875</b>	<b>\$146,704</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Housing Units by Yr Built</b>	<b>3,832</b>	<b>14,307</b>	<b>30,237</b>
Built 2010+	835 21.79%	3,838 26.83%	6,086 20.13%
Built 2000 - 2010	734 19.15%	2,078 14.52%	3,634 12.02%
Built 1990 - 1999	246 6.42%	865 6.05%	2,110 6.98%
Built 1980 - 1989	686 17.90%	1,339 9.36%	3,370 11.15%
Built 1970 - 1979	561 14.64%	1,713 11.97%	4,559 15.08%
Built 1960 - 1969	552 14.41%	1,910 13.35%	4,380 14.49%
Built 1950 - 1959	161 4.20%	1,748 12.22%	4,056 13.41%
Built <1949	57 1.49%	816 5.70%	2,042 6.75%
<b>2023 Median Year Built</b>	<b>1988</b>	<b>1986</b>	<b>1979</b>

## Demographic Trend Report

Description	2010	2023	2028
<b>Population</b>	<b>6,901</b>	<b>8,742</b>	<b>9,184</b>
Age 0 - 4	495 7.17%	549 6.28%	549 5.98%
Age 5 - 9	421 6.10%	595 6.81%	578 6.29%
Age 10 - 14	422 6.12%	614 7.02%	610 6.64%
Age 15 - 19	421 6.10%	567 6.49%	613 6.67%
Age 20 - 24	507 7.35%	496 5.67%	576 6.27%
Age 25 - 29	549 7.96%	516 5.90%	543 5.91%
Age 30 - 34	497 7.20%	594 6.79%	557 6.06%
Age 35 - 39	433 6.27%	645 7.38%	607 6.61%
Age 40 - 44	369 5.35%	621 7.10%	637 6.94%
Age 45 - 49	478 6.93%	540 6.18%	612 6.66%
Age 50 - 54	475 6.88%	490 5.61%	557 6.06%
Age 55 - 59	471 6.83%	492 5.63%	510 5.55%
Age 60 - 64	399 5.78%	512 5.86%	498 5.42%
Age 65 - 69	266 3.85%	476 5.44%	483 5.26%
Age 70 - 74	204 2.96%	398 4.55%	435 4.74%
Age 75 - 79	192 2.78%	278 3.18%	344 3.75%
Age 80 - 84	155 2.25%	176 2.01%	234 2.55%
Age 85+	145 2.10%	182 2.08%	240 2.61%
<b>Age 15+</b>	<b>5,561 80.58%</b>	<b>6,983 79.88%</b>	<b>7,446 81.08%</b>
<b>Age 20+</b>	<b>5,140 74.48%</b>	<b>6,416 73.39%</b>	<b>6,833 74.40%</b>
<b>Age 65+</b>	<b>962 13.94%</b>	<b>1,510 17.27%</b>	<b>1,736 18.90%</b>
<b>Median Age</b>	<b>37</b>	<b>38</b>	<b>40</b>
<b>Average Age</b>	<b>37.90</b>	<b>38.80</b>	<b>39.80</b>

Population By Race	6,901	8,742	9,184
White	3,394 49.18%	4,246 48.57%	4,449 48.44%
Black	3,210 46.51%	4,067 46.52%	4,288 46.69%
Am. Indian & Alaskan	58 0.84%	73 0.84%	78 0.85%
Asian	115 1.67%	169 1.93%	174 1.89%
Hawaiian & Pacific Islander	4 0.06%	9 0.10%	9 0.10%
Other	113 1.64%	177 2.02%	185 2.01%



# 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.

**S&P Interests, LLC** 9003291 info@spinterests.com 713.766.4500  
 Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

**Joseph Sebesta** 591067 jsebesta@spinterests.com 832.455.7355  
 Designated Broker of Firm License No. Email Phone

\_\_\_\_\_  
 Licensed Supervisor of Sales Agent/ Associate Email Phone

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

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