

20,060 SF SHOWROOM FOR LEASE - ANCHORED BY ACADEMY

19714 NORTHWEST FREEWAY - HOUSTON, TX 77065



S&P INTERESTS

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

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
19714 Northwest Freeway, Houston, TX 77065

BUILDING SIZE
20,060 SF

LAND SIZE
1.6 AC

FLOOD ZONE
Outside of 100yr & 500yr

INCOME
\$94,761 within 3 miles

POPULATION
104,572 in 3 mile radius

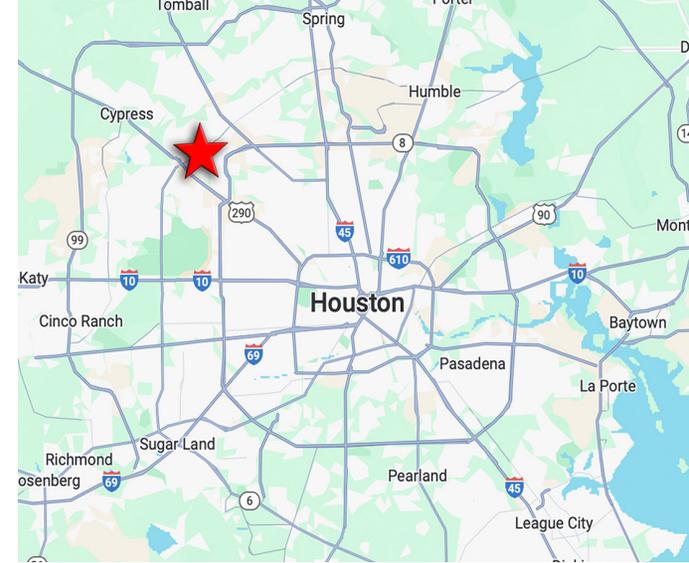


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PROPERTY FEATURES:

- Building Size: 20,060 SF Total
- Land Size: 1.6 Acres
- Flood Zone: Outside of 100yr & 500yr
- Income: \$94,761 in 3 mile radius
- Population: 104,571 in 3 mile radius
- Rooftops: 38,644 in 3 mile radius
- Zoning: No Zoning

DEMOGRAPHIC SUMMARY:

| Radius | 1 Mile | 3 Mile | 5 Mile |
|--------------------|----------|----------|-----------|
| 2024 Population | 11,269 | 104,571 | 283,941 |
| Households | 4,346 | 38,644 | 100,152 |
| Daytime Employment | 6,792 | 49,413 | 126,091 |
| Average HH Income | \$95,652 | \$94,761 | \$101,910 |

TRAFFIC COUNTS:

Northwest Freeway: 175,161 VPD ('22)
 FM 1960: 49,873 VPD ('22)



SITE

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| Radius | 1 Mile | 3 Mile | 5 Mile |
|--------------------|--------|---------|---------|
| Population | | | |
| 2029 Projection | 11,396 | 105,628 | 286,898 |
| 2024 Estimate | 11,269 | 104,571 | 283,941 |
| 2020 Census | 11,869 | 110,754 | 300,287 |
| Growth 2024 - 2029 | 1.13% | 1.01% | 1.04% |
| Growth 2020 - 2024 | -5.06% | -5.58% | -5.44% |

| 2024 Population by Age | 11,269 | 104,571 | 283,941 |
|------------------------|--------------|---------------|---------------|
| Age 0 - 4 | 716 6.35% | 6,467 6.18% | 17,453 6.15% |
| Age 5 - 9 | 693 6.15% | 6,584 6.30% | 18,757 6.61% |
| Age 10 - 14 | 678 6.02% | 6,663 6.37% | 19,605 6.90% |
| Age 15 - 19 | 713 6.33% | 6,922 6.62% | 20,097 7.08% |
| Age 20 - 24 | 811 7.20% | 7,307 6.99% | 19,908 7.01% |
| Age 25 - 29 | 911 8.08% | 7,551 7.22% | 19,231 6.77% |
| Age 30 - 34 | 921 8.17% | 7,711 7.37% | 19,496 6.87% |
| Age 35 - 39 | 816 7.24% | 7,274 6.96% | 19,356 6.82% |
| Age 40 - 44 | 743 6.59% | 6,889 6.59% | 19,417 6.84% |
| Age 45 - 49 | 702 6.23% | 6,571 6.28% | 18,899 6.66% |
| Age 50 - 54 | 731 6.49% | 6,555 6.27% | 18,697 6.58% |
| Age 55 - 59 | 723 6.42% | 6,415 6.13% | 17,667 6.22% |
| Age 60 - 64 | 677 6.01% | 6,250 5.98% | 16,507 5.81% |
| Age 65 - 69 | 566 5.02% | 5,575 5.33% | 14,166 4.99% |
| Age 70 - 74 | 391 3.47% | 4,156 3.97% | 10,551 3.72% |
| Age 75 - 79 | 240 2.13% | 2,732 2.61% | 6,970 2.45% |
| Age 80 - 84 | 137 1.22% | 1,627 1.56% | 4,081 1.44% |
| Age 85+ | 99 0.88% | 1,321 1.26% | 3,082 1.09% |
| Age 65+ | 1,433 12.72% | 15,411 14.74% | 38,850 13.68% |

| | | | |
|--------------------|--------------|--------------|--------------|
| Median Age | 36.20 | 37.10 | 36.90 |
| Average Age | 37.20 | 37.90 | 37.40 |

| 2024 Population By Race | 11,269 | 104,571 | 283,941 |
|---------------------------|--------------|---------------|----------------|
| White | 3,780 33.54% | 39,482 37.76% | 105,447 37.14% |
| Black | 2,394 21.24% | 18,662 17.85% | 45,941 16.18% |
| Am. Indian & Alaskan | 80 0.71% | 1,251 1.20% | 3,542 1.25% |
| Asian | 1,591 14.12% | 10,932 10.45% | 34,066 12.00% |
| Hawaiian & Pacific Island | 16 0.14% | 105 0.10% | 223 0.08% |
| Other | 3,408 30.24% | 34,140 32.65% | 94,722 33.36% |

| Population by Hispanic Origin | 11,269 | 104,571 | 283,941 |
|-------------------------------|--------------|---------------|----------------|
| Non-Hispanic Origin | 7,716 68.47% | 67,423 64.48% | 180,626 63.61% |
| Hispanic Origin | 3,553 31.53% | 37,148 35.52% | 103,315 36.39% |

| | | | |
|-------------------------------|--------------|--------------|--------------|
| 2024 Median Age, Male | 35.60 | 36.00 | 35.80 |
| 2024 Average Age, Male | 36.60 | 37.00 | 36.50 |

| | | | |
|---------------------------------|--------------|--------------|--------------|
| 2024 Median Age, Female | 36.80 | 38.20 | 38.00 |
| 2024 Average Age, Female | 37.80 | 38.80 | 38.20 |

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|--------------|---------------|----------------|
| 2024 Population by Occupation Classification | 9,039 | 83,472 | 224,099 |
| Civilian Employed | 6,525 72.19% | 57,614 69.02% | 152,489 68.05% |
| Civilian Unemployed | 331 3.66% | 2,544 3.05% | 6,166 2.75% |
| Civilian Non-Labor Force | 2,183 24.15% | 23,271 27.88% | 65,391 29.18% |
| Armed Forces | 0 0.00% | 43 0.05% | 53 0.02% |

| Households by Marital Status | 1,933 | 17,888 | 50,621 |
|------------------------------|-------|--------|--------|
| Married | 1,933 | 17,888 | 50,621 |
| Married No Children | 1,154 | 10,791 | 28,628 |
| Married w/Children | 779 | 7,097 | 21,992 |

| 2024 Population by Education | 7,867 | 75,047 | 199,596 |
|-------------------------------------|--------------|---------------|---------------|
| Some High School, No Diploma | 769 9.78% | 8,919 11.88% | 23,272 11.66% |
| High School Grad (Incl Equivalency) | 1,300 16.52% | 16,030 21.36% | 39,346 19.71% |
| Some College, No Degree | 3,209 40.79% | 22,875 30.48% | 58,247 29.18% |
| Associate Degree | 209 2.66% | 4,419 5.89% | 11,474 5.75% |
| Bachelor Degree | 1,653 21.01% | 15,736 20.97% | 47,252 23.67% |
| Advanced Degree | 727 9.24% | 7,068 9.42% | 20,005 10.02% |

| 2024 Population by Occupation | 12,515 | 107,214 | 283,070 |
|-------------------------------|--------------|---------------|---------------|
| Real Estate & Finance | 604 4.83% | 4,209 3.93% | 10,306 3.64% |
| Professional & Management | 3,419 27.32% | 29,821 27.81% | 85,023 30.04% |
| Public Administration | 96 0.77% | 1,364 1.27% | 3,382 1.19% |
| Education & Health | 1,257 10.04% | 10,942 10.21% | 30,181 10.66% |
| Services | 926 7.40% | 7,773 7.25% | 20,654 7.30% |
| Information | 200 1.60% | 847 0.79% | 2,475 0.87% |
| Sales | 1,815 14.50% | 13,744 12.82% | 35,127 12.41% |
| Transportation | 92 0.74% | 625 0.58% | 1,880 0.66% |
| Retail | 965 7.71% | 6,515 6.08% | 15,270 5.39% |
| Wholesale | 259 2.07% | 2,899 2.70% | 7,268 2.57% |
| Manufacturing | 820 6.55% | 6,633 6.19% | 16,973 6.00% |
| Production | 912 7.29% | 8,157 7.61% | 18,089 6.39% |
| Construction | 390 3.12% | 4,486 4.18% | 12,652 4.47% |
| Utilities | 432 3.45% | 4,000 3.73% | 9,133 3.23% |
| Agriculture & Mining | 67 0.54% | 2,500 2.33% | 6,356 2.25% |
| Farming, Fishing, Forestry | 0 0.00% | 115 0.11% | 160 0.06% |
| Other Services | 261 2.09% | 2,584 2.41% | 8,141 2.88% |

| 2024 Worker Travel Time to Job | 5,906 | 53,920 | 139,606 |
|--------------------------------|--------------|---------------|---------------|
| <30 Minutes | 2,569 43.50% | 25,469 47.23% | 64,286 46.05% |
| 30-60 Minutes | 2,556 43.28% | 22,918 42.50% | 60,668 43.46% |
| 60+ Minutes | 781 13.22% | 5,533 10.26% | 14,652 10.50% |

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| Radius | 1 Mile | 3 Mile | 5 Mile |
|-----------------------------------|--------------|---------------|----------------|
| 2020 Households by HH Size | 4,692 | 41,223 | 106,566 |
| 1-Person Households | 1,299 27.69% | 10,356 25.12% | 23,057 21.64% |
| 2-Person Households | 1,400 29.84% | 12,509 30.34% | 31,565 29.62% |
| 3-Person Households | 804 17.14% | 7,223 17.52% | 19,352 18.16% |
| 4-Person Households | 657 14.00% | 5,763 13.98% | 17,104 16.05% |
| 5-Person Households | 300 6.39% | 3,050 7.40% | 9,058 8.50% |
| 6-Person Households | 156 3.32% | 1,476 3.58% | 3,972 3.73% |
| 7 or more Person Households | 76 1.62% | 846 2.05% | 2,458 2.31% |

| | | | |
|------------------------------------|-------------|-------------|-------------|
| 2024 Average Household Size | 2.60 | 2.60 | 2.80 |
|------------------------------------|-------------|-------------|-------------|

| Households | | | |
|--------------------|--------|--------|---------|
| 2029 Projection | 4,375 | 39,004 | 101,141 |
| 2024 Estimate | 4,346 | 38,644 | 100,152 |
| 2020 Census | 4,693 | 41,222 | 106,566 |
| Growth 2024 - 2029 | 0.67% | 0.93% | 0.99% |
| Growth 2020 - 2024 | -7.39% | -6.25% | -6.02% |

| 2024 Households by HH Income | 4,347 | 38,645 | 100,150 |
|------------------------------|------------|--------------|---------------|
| <\$25,000 | 476 10.95% | 4,703 12.17% | 10,596 10.58% |
| \$25,000 - \$50,000 | 671 15.44% | 7,789 20.16% | 19,125 19.10% |
| \$50,000 - \$75,000 | 755 17.37% | 7,325 18.95% | 18,509 18.48% |
| \$75,000 - \$100,000 | 795 18.29% | 5,556 14.38% | 13,712 13.69% |
| \$100,000 - \$125,000 | 652 15.00% | 3,851 9.97% | 10,699 10.68% |
| \$125,000 - \$150,000 | 444 10.21% | 3,247 8.40% | 8,608 8.60% |
| \$150,000 - \$200,000 | 287 6.60% | 3,306 8.55% | 9,391 9.38% |
| \$200,000+ | 267 6.14% | 2,868 7.42% | 9,510 9.50% |

| | | | |
|----------------------------------|-----------------|-----------------|------------------|
| 2024 Avg Household Income | \$95,652 | \$94,761 | \$101,910 |
| 2024 Med Household Income | \$83,537 | \$73,368 | \$78,364 |

| 2024 Occupied Housing | 4,346 | 38,644 | 100,152 |
|---------------------------|--------------|---------------|----------------|
| Owner Occupied | 2,120 48.78% | 21,416 55.42% | 60,709 60.62% |
| Renter Occupied | 2,226 51.22% | 17,228 44.58% | 39,443 39.38% |
| 2020 Housing Units | 5,385 | 43,137 | 110,257 |
| 1 Unit | 2,744 50.96% | 27,413 63.55% | 78,590 71.28% |
| 2 - 4 Units | 2 0.04% | 1,713 3.97% | 3,111 2.82% |
| 5 - 19 Units | 1,920 35.65% | 7,522 17.44% | 14,636 13.27% |
| 20+ Units | 719 13.35% | 6,489 15.04% | 13,920 12.63% |

| 2024 Housing Value | 2,120 | 21,416 | 60,709 |
|-------------------------------|------------------|------------------|------------------|
| <\$100,000 | 28 1.32% | 449 2.10% | 1,523 2.51% |
| \$100,000 - \$200,000 | 589 27.78% | 6,827 31.88% | 16,696 27.50% |
| \$200,000 - \$300,000 | 1,091 51.46% | 10,814 50.49% | 27,304 44.98% |
| \$300,000 - \$400,000 | 353 16.65% | 2,344 10.95% | 8,895 14.65% |
| \$400,000 - \$500,000 | 0 0.00% | 442 2.06% | 3,525 5.81% |
| \$500,000 - \$1,000,000 | 56 2.64% | 433 2.02% | 2,455 4.04% |
| \$1,000,000+ | 3 0.14% | 107 0.50% | 311 0.51% |
| 2024 Median Home Value | \$240,605 | \$231,736 | \$244,445 |

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------|--------------|---------------|----------------|
| 2024 Housing Units by Yr Built | 5,405 | 43,836 | 112,366 |
| Built 2010+ | 1,074 19.87% | 3,076 7.02% | 11,696 10.41% |
| Built 2000 - 2010 | 987 18.26% | 9,710 22.15% | 32,220 28.67% |
| Built 1990 - 1999 | 1,608 29.75% | 10,780 24.59% | 25,186 22.41% |
| Built 1980 - 1989 | 1,431 26.48% | 13,235 30.19% | 26,495 23.58% |
| Built 1970 - 1979 | 159 2.94% | 5,591 12.75% | 13,709 12.20% |
| Built 1960 - 1969 | 41 0.76% | 917 2.09% | 1,880 1.67% |
| Built 1950 - 1959 | 19 0.35% | 197 0.45% | 494 0.44% |
| Built <1949 | 86 1.59% | 330 0.75% | 686 0.61% |
| 2024 Median Year Built | 1995 | 1991 | 1994 |

Demographic Trend Report

| Description | 2020 | 2024 | 2029 |
|--------------------|---------------------|---------------------|---------------------|
| Population | 11,869 | 11,269 | 11,396 |
| Age 0 - 4 | 694 5.85% | 716 6.35% | 737 6.47% |
| Age 5 - 9 | 716 6.03% | 693 6.15% | 705 6.19% |
| Age 10 - 14 | 734 6.18% | 678 6.02% | 683 5.99% |
| Age 15 - 19 | 790 6.66% | 713 6.33% | 684 6.00% |
| Age 20 - 24 | 959 8.08% | 811 7.20% | 722 6.34% |
| Age 25 - 29 | 1,130 9.52% | 911 8.08% | 796 6.98% |
| Age 30 - 34 | 999 8.42% | 921 8.17% | 852 7.48% |
| Age 35 - 39 | 841 7.09% | 816 7.24% | 845 7.41% |
| Age 40 - 44 | 729 6.14% | 743 6.59% | 785 6.89% |
| Age 45 - 49 | 743 6.26% | 702 6.23% | 729 6.40% |
| Age 50 - 54 | 789 6.65% | 731 6.49% | 702 6.16% |
| Age 55 - 59 | 782 6.59% | 723 6.42% | 691 6.06% |
| Age 60 - 64 | 732 6.17% | 677 6.01% | 668 5.86% |
| Age 65 - 69 | 527 4.44% | 566 5.02% | 605 5.31% |
| Age 70 - 74 | 322 2.71% | 391 3.47% | 487 4.27% |
| Age 75 - 79 | 187 1.58% | 240 2.13% | 339 2.97% |
| Age 80 - 84 | 106 0.89% | 137 1.22% | 204 1.79% |
| Age 85+ | 89 0.75% | 99 0.88% | 164 1.44% |
| Age 15+ | 9,725 81.94% | 9,181 81.47% | 9,273 81.37% |
| Age 20+ | 8,935 75.28% | 8,468 75.14% | 8,589 75.37% |
| Age 65+ | 1,231 10.37% | 1,433 12.72% | 1,799 15.79% |
| Median Age | 35 | 36 | 38 |
| Average Age | 36.20 | 37.20 | 38.60 |

| Population By Race | 11,869 | 11,269 | 11,396 |
|-----------------------------|--------------|--------------|--------------|
| White | 4,258 35.87% | 3,780 33.54% | 3,825 33.56% |
| Black | 2,757 23.23% | 2,394 21.24% | 2,380 20.88% |
| Am. Indian & Alaskan | 66 0.56% | 80 0.71% | 83 0.73% |
| Asian | 1,660 13.99% | 1,591 14.12% | 1,618 14.20% |
| Hawaiian & Pacific Islander | 11 0.09% | 16 0.14% | 16 0.14% |
| Other | 3,110 26.20% | 3,408 30.24% | 3,474 30.48% |



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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