

±1 ACRE GROUND LEASE AVAILABLE

NEC W. 20TH & BEALL STREET

GALLERIA

Memorial Park

230,588 VPD (+23)



10X 15TH STREET FLATS

Shepherd Dr

18,808 VPD (+22)

Durham Dr

18,687 VPD (+22)



W. 20th Street



SITE

Beall Street

Beall Street

PLUME

RYE
HEIGHTS
211 Units

BLVD Drift

THE BOOT
CLARK BOW TIE

HEIGHTS SOCIAL

AUSTIN
BACKYARD

MOOSEHIDE
DECK

McIntyre's

W. 20th Street

Preckor's

TC Jester Blvd

Heights Bike Trail



**SHADY ACRES
HOUSTON HEIGHTS**

S&P INTERESTS

JOSEPH 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
2002 Beall Street
Houston, Texas 77008

LAND
38,701 SF

GROUND LEASE OPPORTUNITY
Call Broker for Pricing

SHADY ACRES HOUSTON HEIGHTS

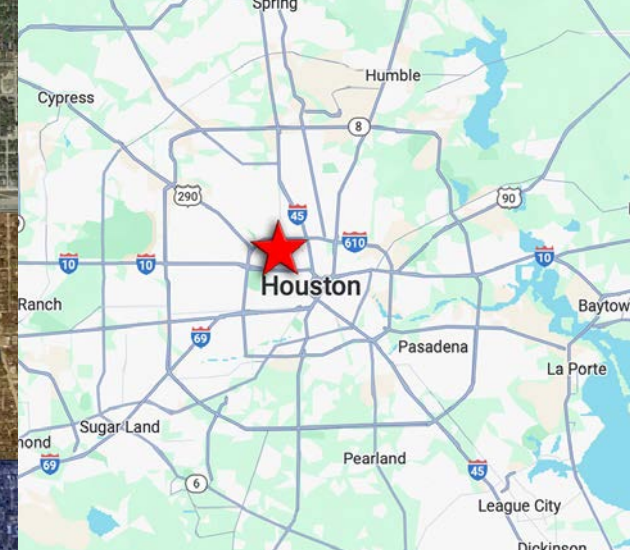
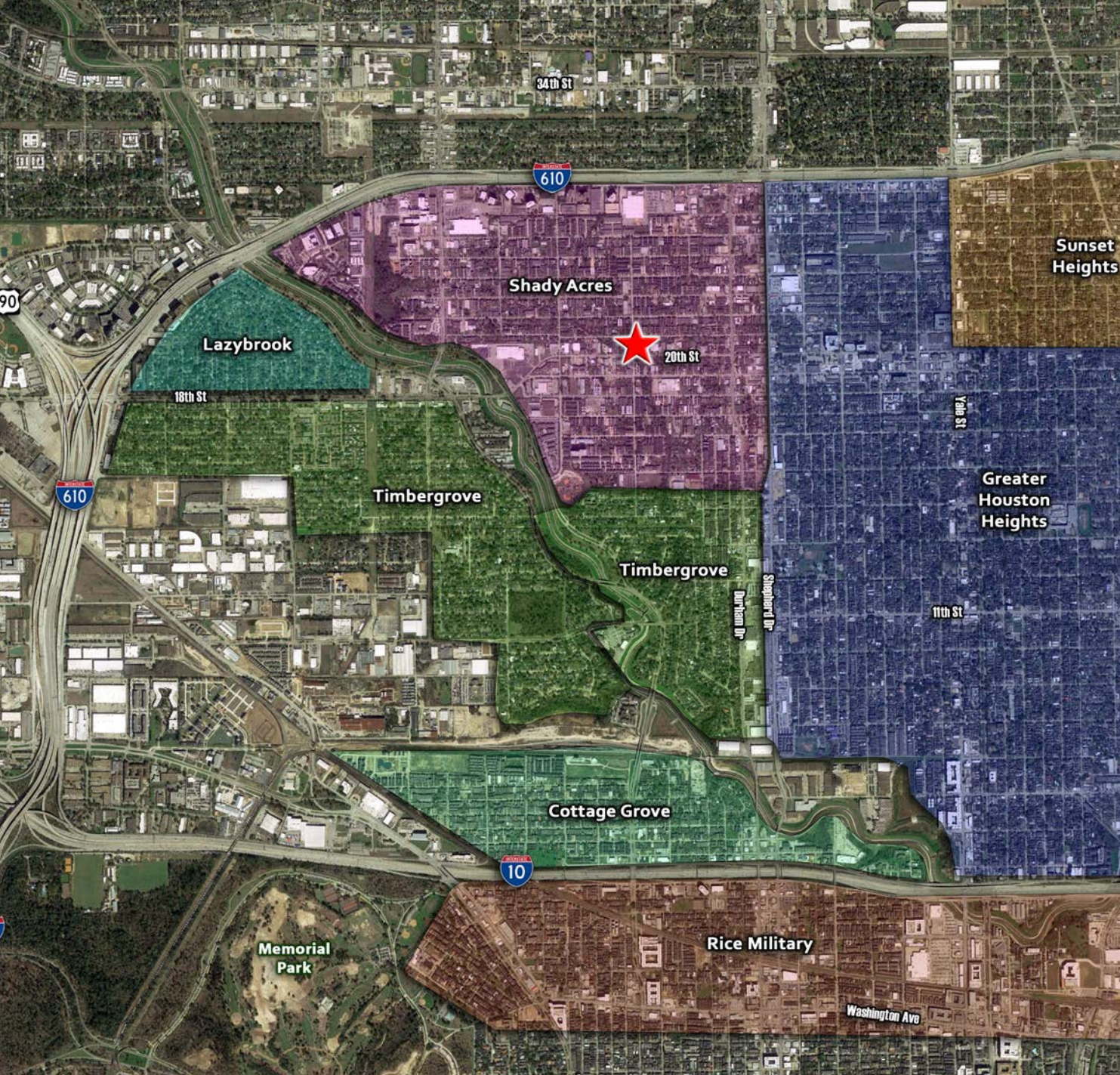


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PROPERTY FEATURES:

- Address: 2002 Beall Street, Houston, TX 77008
- NEC W. 20th and Beall St.
- 38,701 SF (0.89 Acres)
- Frontage: W. 20th & Beall St.
- Potential Uses: Mixed Use, Retail, Food & Beverage, Medical, Auto, etc.
- Call Broker for Pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	20,569	161,136	461,797
Households	9,815	74,525	204,056
Average HH Income	\$166,946	\$140,510	\$117,507

TRAFFIC COUNTS:

N. Durham Dr. at W 21st St.: 21,012 VPD
W. 20th St. west of N Durham Dr.: 5,822 VPD
W. 19th St. at W 18th St.: 11,788 VPD

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	21,534		168,582		479,321	
2024 Estimate	20,569		161,136		461,797	
2020 Census	17,828		140,204		420,586	
Growth 2024 - 2029	4.69%		4.62%		3.79%	
Growth 2020 - 2024	15.37%		14.93%		9.80%	
2024 Population by Age	20,569		161,136		461,797	
Age 0 - 4	1,784	8.67%	12,248	7.60%	31,093	6.73%
Age 5 - 9	1,237	6.01%	10,046	6.23%	26,822	5.81%
Age 10 - 14	705	3.43%	7,320	4.54%	23,014	4.98%
Age 15 - 19	499	2.43%	5,781	3.59%	21,335	4.62%
Age 20 - 24	618	3.00%	6,746	4.19%	25,257	5.47%
Age 25 - 29	1,615	7.85%	12,933	8.03%	39,052	8.46%
Age 30 - 34	2,834	13.78%	18,325	11.37%	48,193	10.44%
Age 35 - 39	2,797	13.60%	17,774	11.03%	44,413	9.62%
Age 40 - 44	2,058	10.01%	14,387	8.93%	36,929	8.00%
Age 45 - 49	1,353	6.58%	10,791	6.70%	29,528	6.39%
Age 50 - 54	1,114	5.42%	9,278	5.76%	26,639	5.77%
Age 55 - 59	958	4.66%	8,325	5.17%	24,734	5.36%
Age 60 - 64	883	4.29%	7,797	4.84%	23,387	5.06%
Age 65 - 69	797	3.87%	6,960	4.32%	20,870	4.52%
Age 70 - 74	575	2.80%	5,172	3.21%	16,162	3.50%
Age 75 - 79	367	1.78%	3,386	2.10%	11,242	2.43%
Age 80 - 84	203	0.99%	2,021	1.25%	6,967	1.51%
Age 85+	172	0.84%	1,846	1.15%	6,157	1.33%
Age 65+	2,114	10.28%	19,385	12.03%	61,398	13.30%
Median Age	36.80		37.00		36.80	
Average Age	36.70		37.30		37.80	
2024 Population By Race	20,569		161,136		461,797	
White	13,131	63.84%	87,471	54.28%	210,045	45.48%
Black	786	3.82%	14,024	8.70%	56,602	12.26%
Am. Indian & Alaskan	138	0.67%	1,685	1.05%	5,883	1.27%
Asian	1,552	7.55%	9,601	5.96%	24,868	5.39%
Hawaiian & Pacific Island	9	0.04%	58	0.04%	317	0.07%
Other	4,953	24.08%	48,296	29.97%	164,082	35.53%
Population by Hispanic Origin	20,569		161,136		461,797	
Non-Hispanic Origin	15,598	75.83%	109,972	68.25%	275,307	59.62%
Hispanic Origin	4,971	24.17%	51,164	31.75%	186,490	40.38%
2024 Median Age, Male	37.20		37.20		37.00	
2024 Average Age, Male	36.50		37.10		37.50	
2024 Median Age, Female	36.30		36.80		36.60	
2024 Average Age, Female	36.80		37.60		38.10	

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation Classification	16,741		130,362		376,598	
Civilian Employed	13,518	80.75%	98,282	75.39%	256,400	68.08%
Civilian Unemployed	332	1.98%	2,271	1.74%	7,398	1.96%
Civilian Non-Labor Force	2,891	17.27%	29,800	22.86%	112,575	29.89%
Armed Forces	0	0.00%	9	0.01%	225	0.06%
Households by Marital Status						
Married	4,218		28,836		70,360	
Married No Children	2,660		17,564		44,584	
Married w/Children	1,558		11,273		25,776	
2024 Population by Education						
Some High School, No Diploma	970	5.83%	11,457	9.13%	51,715	14.67%
High School Grad (Incl Equivalency)	1,256	7.55%	13,209	10.52%	52,745	14.96%
Some College, No Degree	2,372	14.26%	19,893	15.85%	58,710	16.65%
Associate Degree	911	5.48%	6,522	5.20%	18,263	5.18%
Bachelor Degree	6,372	38.30%	43,009	34.27%	96,840	27.47%
Advanced Degree	4,755	28.58%	31,427	25.04%	74,266	21.07%
2024 Population by Occupation						
Real Estate & Finance	1,178	4.56%	9,333	5.08%	23,855	5.00%
Professional & Management	12,567	48.62%	81,803	44.51%	187,453	39.32%
Public Administration	189	0.73%	2,110	1.15%	5,272	1.11%
Education & Health	2,709	10.48%	15,616	8.50%	44,424	9.32%
Services	898	3.47%	7,880	4.29%	28,548	5.99%
Information	197	0.76%	1,430	0.78%	3,577	0.75%
Sales	2,303	8.91%	17,008	9.25%	45,799	9.61%
Transportation	139	0.54%	1,444	0.79%	5,941	1.25%
Retail	551	2.13%	6,582	3.58%	19,761	4.15%
Wholesale	619	2.39%	3,353	1.82%	7,749	1.63%
Manufacturing	1,285	4.97%	8,955	4.87%	22,209	4.66%
Production	416	1.61%	5,319	2.89%	20,861	4.38%
Construction	342	1.32%	6,097	3.32%	21,563	4.52%
Utilities	729	2.82%	5,037	2.74%	12,999	2.73%
Agriculture & Mining	1,177	4.55%	7,688	4.18%	14,804	3.11%
Farming, Fishing, Forestry	8	0.03%	125	0.07%	203	0.04%
Other Services	542	2.10%	3,998	2.18%	11,717	2.46%
2024 Worker Travel Time to Job						
<30 Minutes	5,949	54.24%	51,260	61.63%	137,594	61.35%
30-60 Minutes	4,545	41.44%	28,050	33.72%	75,755	33.78%
60+ Minutes	473	4.31%	3,863	4.64%	10,923	4.87%
2020 Households by HH Size						
1-Person Households	2,965	34.68%	23,456	36.08%	70,389	38.20%
2-Person Households	3,265	38.19%	22,607	34.78%	58,905	31.97%
3-Person Households	1,255	14.68%	9,001	13.85%	23,513	12.76%
4-Person Households	751	8.78%	6,263	9.63%	16,968	9.21%
5-Person Households	207	2.42%	2,239	3.44%	8,169	4.43%

Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	8,549		65,005		184,243	
1-Person Households	2,965	34.68%	23,456	36.08%	70,389	38.20%
2-Person Households	3,265	38.19%	22,607	34.78%	58,905	31.97%
3-Person Households	1,255	14.68%	9,001	13.85%	23,513	12.76%
4-Person Households	751	8.78%	6,263	9.63%	16,968	9.21%
5-Person Households	207	2.42%	2,239	3.44%	8,169	4.43%
6-Person Households	69	0.81%	926	1.42%	3,744	2.03%
7 or more Person Households	37	0.43%	513	0.79%	2,555	1.39%

2024 Average Household Size	2.10		2.10		2.20	
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Households						
2029 Projection	10,274		77,992		212,355	
2024 Estimate	9,815		74,525		204,057	
2020 Census	8,549		65,004		184,243	
Growth 2024 - 2029	4.68%		4.65%		4.07%	
Growth 2020 - 2024	14.81%		14.65%		10.75%	

2024 Households by HH Income	9,814		74,527		204,057	
<\$25,000	826	8.42%	10,258	13.76%	36,745	18.01%
\$25,000 - \$50,000	1,076	10.96%	9,242	12.40%	32,917	16.13%
\$50,000 - \$75,000	976	9.94%	9,180	12.32%	27,436	13.45%
\$75,000 - \$100,000	927	9.45%	6,915	9.28%	20,914	10.25%
\$100,000 - \$125,000	600	6.11%	6,792	9.11%	17,341	8.50%
\$125,000 - \$150,000	673	6.86%	4,721	6.33%	12,696	6.22%
\$150,000 - \$200,000	1,339	13.64%	8,127	10.90%	17,022	8.34%
\$200,000+	3,397	34.61%	19,292	25.89%	38,986	19.11%

2024 Avg Household Income	\$166,946		\$140,510		\$117,507	
2024 Med Household Income	\$143,647		\$106,141		\$80,894	

2024 Occupied Housing	9,815		74,525		204,057	
Owner Occupied	6,293	64.12%	40,233	53.99%	89,437	43.83%
Renter Occupied	3,522	35.88%	34,292	46.01%	114,620	56.17%

2020 Housing Units	11,023		84,127		230,399	
1 Unit	8,228	74.64%	56,329	66.96%	119,359	51.81%
2 - 4 Units	320	2.90%	3,111	3.70%	12,998	5.64%
5 - 19 Units	717	6.50%	6,245	7.42%	23,377	10.15%
20+ Units	1,758	15.95%	18,442	21.92%	74,665	32.41%

2024 Housing Value	6,293		40,233		89,437	
<\$100,000	10	0.16%	874	2.17%	5,396	6.03%
\$100,000 - \$200,000	69	1.10%	1,613	4.01%	9,844	11.01%
\$200,000 - \$300,000	367	5.83%	3,271	8.13%	11,370	12.71%
\$300,000 - \$400,000	1,633	25.95%	8,260	20.53%	14,184	15.86%
\$400,000 - \$500,000	1,904	30.26%	9,165	22.78%	13,588	15.19%
\$500,000 - \$1,000,000	2,039	32.40%	13,855	34.44%	24,159	27.01%
\$1,000,000+	271	4.31%	3,195	7.94%	10,896	12.18%
2024 Median Home Value	\$456,066		\$466,541		\$428,882	

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	11,023		84,799		232,533	
Built 2010+	4,563	41.40%	29,613	34.92%	69,609	29.94%
Built 2000 - 2010	2,498	22.66%	12,863	15.17%	32,451	13.96%
Built 1990 - 1999	393	3.57%	4,815	5.68%	18,482	7.95%
Built 1980 - 1989	663	6.01%	3,960	4.67%	15,184	6.53%
Built 1970 - 1979	341	3.09%	5,727	6.75%	21,139	9.09%
Built 1960 - 1969	580	5.26%	7,605	8.97%	22,823	9.81%
Built 1950 - 1959	940	8.53%	8,319	9.81%	24,144	10.38%
Built <1949	1,045	9.48%	11,897	14.03%	28,701	12.34%
2024 Median Year Built	2006		1999		1991	

Demographic Trend Data

Description	2020		2024		2029	
Population	17,828		20,569		21,534	
Age 15+	15,272	85.66%	16,843	81.89%	17,180	79.78%
Age 20+	14,881	83.47%	16,344	79.46%	16,366	76.00%
Age 65+	1,672	9.38%	2,114	10.28%	2,597	12.06%
Median Age	35		37		40	
Average Age	36.50		36.70		38.00	

Population By Race	17,828		20,569		21,534	
White	11,982	67.21%	13,131	63.84%	13,734	63.78%
Black	674	3.78%	786	3.82%	822	3.82%
Am. Indian & Alaskan	108	0.61%	138	0.67%	143	0.66%
Asian	1,320	7.40%	1,552	7.55%	1,626	7.55%
Hawaiian & Pacific Islander	8	0.04%	9	0.04%	10	0.05%
Other	3,711	20.82%	4,953	24.08%	5,200	24.15%

Population by Race (Hispanic)	3,957		4,971		5,223	
White	978	24.72%	952	19.15%	1,002	19.18%
Black	28	0.71%	28	0.56%	30	0.57%
Am. Indian & Alaskan	68	1.72%	107	2.15%	111	2.13%
Asian	25	0.63%	32	0.64%	33	0.63%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other	2,859	72.25%	3,852	77.49%	4,047	77.48%

Household by Household Income	8,549		9,814		10,275	
<\$25,000	647	7.57%	826	8.42%	912	8.88%
\$25,000 - \$50,000	895	10.47%	1,076	10.96%	1,142	11.11%
\$50,000 - \$75,000	895	10.47%	976	9.94%	1,018	9.91%
\$75,000 - \$100,000	774	9.05%	927	9.45%	993	9.66%
\$100,000 - \$125,000	624	7.30%	600	6.11%	617	6.00%
\$125,000 - \$150,000	697	8.15%	673	6.86%	691	6.73%
\$150,000 - \$200,000	1,031	12.06%	1,339	13.64%	1,442	14.03%
\$200,000+	2,986	34.93%	3,397	34.61%	3,460	33.67%

Average Household Income	\$168,016		\$166,946		\$164,677	
Median Household Income	\$140,763		\$143,647		\$141,479	



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.

11-2-2015

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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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	License No.	Email	Phone
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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