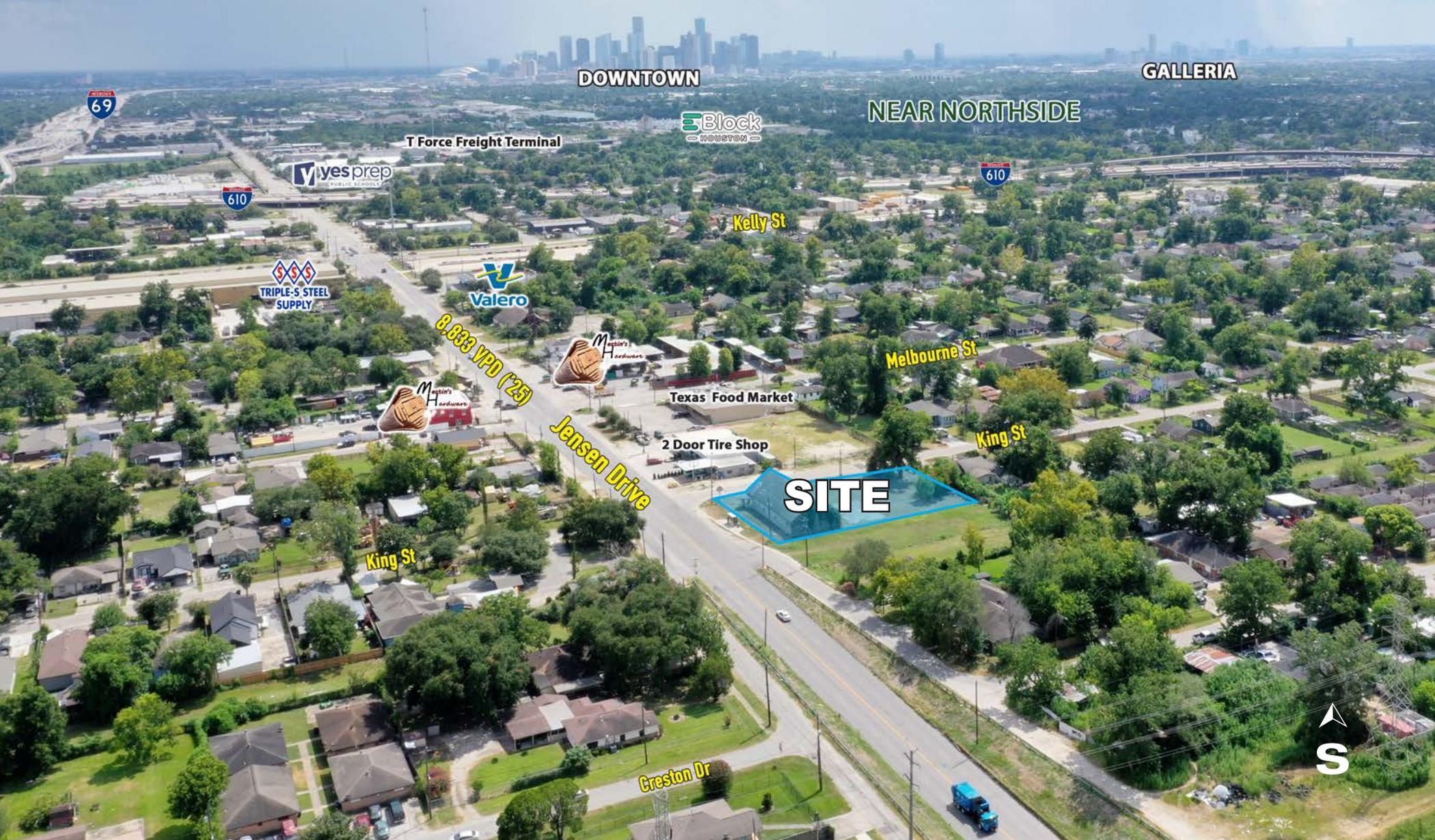


± 22,389 SF LAND FOR REDEVELOPMENT

6401 JENSEN DRIVE, HOUSTON, TX 77026

FOR SALE



S&P INTERESTS

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.

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

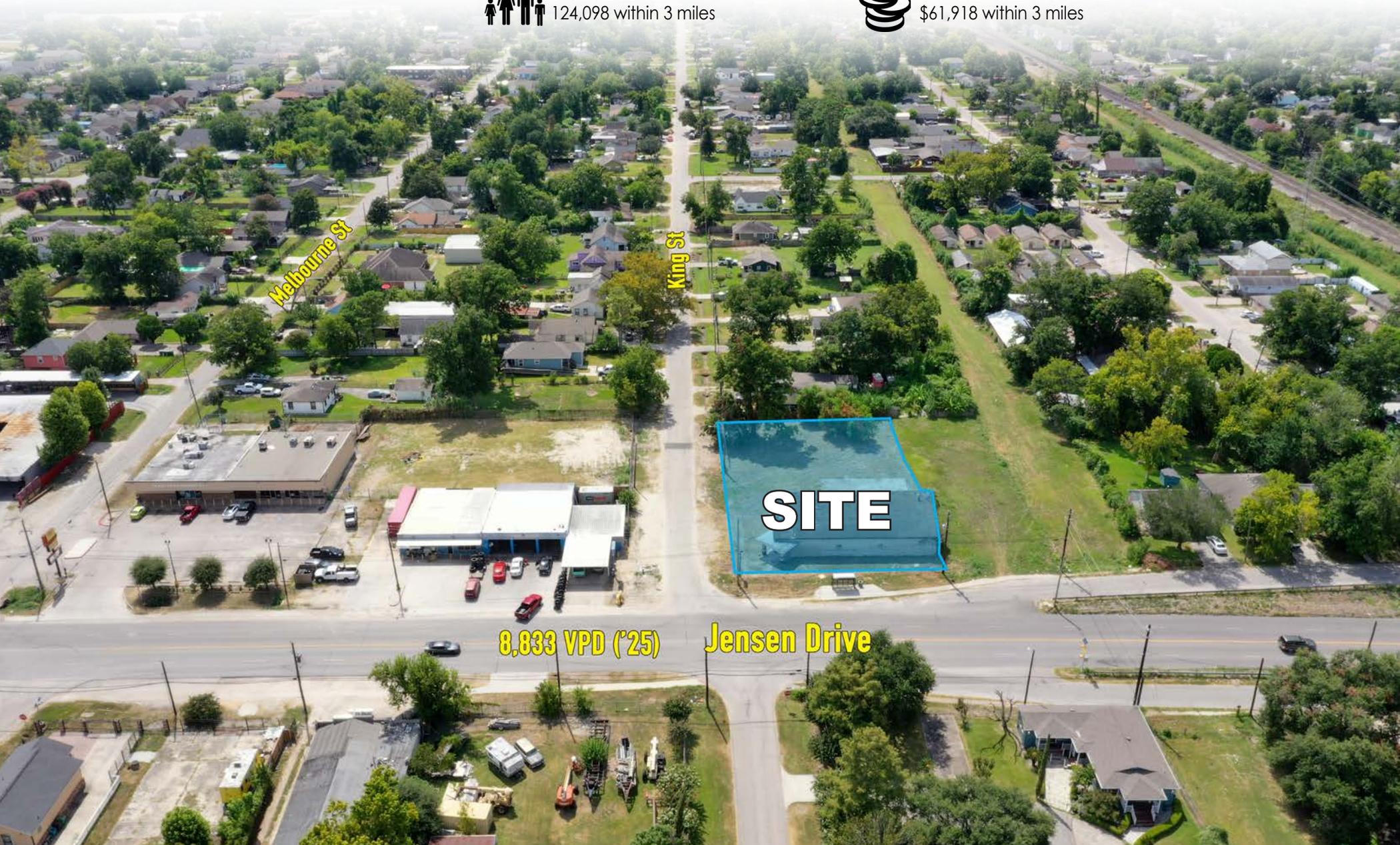
ADDRESS
6401 Jensen Dr., Houston, TX 77026

AVAILABLE
± 22,389 SF For Sale

LOCATION
North Houston

POPULATION
124,098 within 3 miles

HOUSEHOLD INCOME
\$61,918 within 3 miles



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

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 FEATURES:

- +/- 22,389 SF Available For Sale
- Excellent visibility and access with strong VPD
- Minutes from Major Highways: I-69, I-10 and Loop 610
- Potential for new development
- Contact Agent for Pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	11,767	124,098	360,847
Households	3,885	43,931	135,632
Average HH Income	\$46,348	\$61,918	\$88,291

TRAFFIC COUNTS:

Jensen Drive: 8,833 VPD (2025)

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	12,126	128,124	373,207
2024 Estimate	11,767	124,098	360,847
2020 Census	11,210	116,941	335,350
Growth 2024 - 2029	3.05%	3.24%	3.43%
Growth 2020 - 2024	4.97%	6.12%	7.60%

2024 Population by Age	11,767	124,098	360,847
Age 0 - 4	792 6.73%	7,914 6.38%	23,689 6.56%
Age 5 - 9	923 7.84%	8,595 6.93%	23,212 6.43%
Age 10 - 14	959 8.15%	8,706 7.02%	22,098 6.12%
Age 15 - 19	914 7.77%	8,650 6.97%	21,570 5.98%
Age 20 - 24	853 7.25%	8,360 6.74%	22,801 6.32%
Age 25 - 29	810 6.88%	8,560 6.90%	28,678 7.95%
Age 30 - 34	801 6.81%	9,011 7.26%	32,918 9.12%
Age 35 - 39	783 6.65%	8,839 7.12%	30,927 8.57%
Age 40 - 44	748 6.36%	8,382 6.75%	27,096 7.51%
Age 45 - 49	686 5.83%	7,653 6.17%	22,767 6.31%
Age 50 - 54	681 5.79%	7,502 6.05%	21,160 5.86%
Age 55 - 59	670 5.69%	7,356 5.93%	20,064 5.56%
Age 60 - 64	618 5.25%	6,992 5.63%	18,653 5.17%
Age 65 - 69	534 4.54%	6,114 4.93%	15,911 4.41%
Age 70 - 74	382 3.25%	4,533 3.65%	11,757 3.26%
Age 75 - 79	268 2.28%	3,116 2.51%	8,092 2.24%
Age 80 - 84	177 1.50%	2,008 1.62%	5,116 1.42%
Age 85+	168 1.43%	1,806 1.46%	4,338 1.20%
Age 65+	1,529 12.99%	17,577 14.16%	45,214 12.53%

Median Age	33.90	36.30	35.90
Average Age	35.70	37.20	36.80

2024 Population By Race	11,767	124,098	360,847
White	1,517 12.89%	24,468 19.72%	107,373 29.76%
Black	3,911 33.24%	30,562 24.63%	76,110 21.09%
Am. Indian & Alaskan	173 1.47%	2,363 1.90%	5,809 1.61%
Asian	48 0.41%	953 0.77%	8,831 2.45%
Hawaiian & Pacific Island	6 0.05%	41 0.03%	227 0.06%
Other	6,111 51.93%	65,711 52.95%	162,496 45.03%

Population by Hispanic Origin	11,767	124,098	360,847
Non-Hispanic Origin	4,416 37.53%	45,222 36.44%	164,927 45.71%
Hispanic Origin	7,351 62.47%	78,876 63.56%	195,920 54.29%

2024 Median Age, Male	34.40	36.20	36.00
2024 Average Age, Male	35.50	36.80	36.60

2024 Median Age, Female	33.50	36.40	35.70
2024 Average Age, Female	35.80	37.60	37.10

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification	8,910	97,154	287,531
Civilian Employed	4,472 50.19%	55,009 56.62%	174,297 60.62%
Civilian Unemployed	286 3.21%	3,300 3.40%	7,802 2.71%
Civilian Non-Labor Force	4,152 46.60%	38,838 39.98%	105,271 36.61%
Armed Forces	0 0.00%	7 0.01%	161 0.06%

Households by Marital Status	1,240	14,729	46,674
Married	1,240	14,729	46,674
Married No Children	692	8,589	28,101
Married w/Children	548	6,141	18,573

2024 Population by Education	7,715	87,347	260,746
Some High School, No Diploma	2,668 34.58%	28,349 32.46%	66,529 25.51%
High School Grad (Incl Equivalency)	2,554 33.10%	24,466 28.01%	60,971 23.38%
Some College, No Degree	1,506 19.52%	16,378 18.75%	47,122 18.07%
Associate Degree	389 5.04%	5,475 6.27%	13,269 5.09%
Bachelor Degree	525 6.80%	8,421 9.64%	43,554 16.70%
Advanced Degree	73 0.95%	4,258 4.87%	29,301 11.24%

2024 Population by Occupation	7,935	98,136	317,586
Real Estate & Finance	72 0.91%	2,297 2.34%	10,997 3.46%
Professional & Management	1,178 14.85%	19,989 20.37%	93,599 29.47%
Public Administration	33 0.42%	1,196 1.22%	3,432 1.08%
Education & Health	714 9.00%	10,050 10.24%	30,548 9.62%
Services	980 12.35%	11,404 11.62%	28,270 8.90%
Information	50 0.63%	620 0.63%	1,900 0.60%
Sales	936 11.80%	11,182 11.39%	32,741 10.31%
Transportation	364 4.59%	2,733 2.78%	5,900 1.86%
Retail	636 8.02%	5,963 6.08%	16,043 5.05%
Wholesale	150 1.89%	1,400 1.43%	5,550 1.75%
Manufacturing	322 4.06%	4,411 4.49%	14,711 4.63%
Production	907 11.43%	8,945 9.11%	22,503 7.09%
Construction	1,032 13.01%	10,116 10.31%	23,862 7.51%
Utilities	329 4.15%	3,350 3.41%	11,011 3.47%
Agriculture & Mining	10 0.13%	982 1.00%	6,769 2.13%
Farming, Fishing, Forestry	1 0.01%	48 0.05%	339 0.11%
Other Services	221 2.79%	3,450 3.52%	9,411 2.96%

2024 Worker Travel Time to Job	4,358	52,094	157,956
<30 Minutes	1,899 43.58%	26,647 51.15%	85,550 54.16%
30-60 Minutes	2,111 48.44%	21,348 40.98%	62,055 39.29%
60+ Minutes	348 7.99%	4,099 7.87%	10,351 6.55%

Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Size	3,718	41,463	124,528
1-Person Households	856 23.02%	11,537 27.82%	39,422 31.66%
2-Person Households	925 24.88%	10,646 25.68%	35,199 28.27%
3-Person Households	690 18.56%	6,941 16.74%	18,544 14.89%
4-Person Households	529 14.23%	5,481 13.22%	14,551 11.68%
5-Person Households	370 9.95%	3,554 8.57%	8,673 6.96%
6-Person Households	181 4.87%	1,844 4.45%	4,590 3.69%
7 or more Person Households	167 4.49%	1,460 3.52%	3,549 2.85%

2024 Average Household Size	3.00	2.80	2.50
------------------------------------	-------------	-------------	-------------

Households			
2029 Projection	4,003	45,376	140,755
2024 Estimate	3,885	43,931	135,632
2020 Census	3,719	41,462	124,528
Growth 2024 - 2029	3.04%	3.29%	3.78%
Growth 2020 - 2024	4.46%	5.95%	8.92%

2024 Households by HH Income	3,883	43,930	135,632
<\$25,000	1,370 35.28%	14,918 33.96%	35,541 26.20%
\$25,000 - \$50,000	1,295 33.35%	11,250 25.61%	28,910 21.32%
\$50,000 - \$75,000	513 13.21%	6,560 14.93%	18,734 13.81%
\$75,000 - \$100,000	406 10.46%	3,679 8.37%	13,433 9.90%
\$100,000 - \$125,000	86 2.21%	2,311 5.26%	9,788 7.22%
\$125,000 - \$150,000	118 3.04%	1,811 4.12%	5,897 4.35%
\$150,000 - \$200,000	65 1.67%	1,320 3.00%	7,735 5.70%
\$200,000+	30 0.77%	2,081 4.74%	15,594 11.50%

2024 Avg Household Income	\$46,348	\$61,918	\$88,291
2024 Med Household Income	\$35,793	\$39,208	\$54,289

2024 Occupied Housing	3,885	43,930	135,632
Owner Occupied	1,754 45.15%	21,158 48.16%	65,423 48.24%
Renter Occupied	2,131 54.85%	22,772 51.84%	70,209 51.76%
2020 Housing Units	4,389	49,248	150,630
1 Unit	3,288 74.91%	37,886 76.93%	103,122 68.46%
2 - 4 Units	178 4.06%	3,754 7.62%	8,727 5.79%
5 - 19 Units	505 11.51%	3,857 7.83%	10,132 6.73%
20+ Units	418 9.52%	3,751 7.62%	28,649 19.02%

2024 Housing Value	1,754	21,160	65,424
<\$100,000	704 40.14%	5,991 28.31%	15,257 23.32%
\$100,000 - \$200,000	642 36.60%	5,806 27.44%	14,408 22.02%
\$200,000 - \$300,000	297 16.93%	3,658 17.29%	8,461 12.93%
\$300,000 - \$400,000	38 2.17%	1,645 7.77%	7,701 11.77%
\$400,000 - \$500,000	38 2.17%	1,580 7.47%	6,803 10.40%
\$500,000 - \$1,000,000	35 2.00%	2,051 9.69%	10,223 15.63%
\$1,000,000+	0 0.00%	429 2.03%	2,571 3.93%
2024 Median Home Value	\$126,947	\$179,038	\$236,012

Radius	1 Mile	3 Mile	5 Mile
2024 Housing Units by Yr Built	4,416	49,881	153,711
Built 2010+	336 7.61%	6,915 13.86%	36,513 23.75%
Built 2000 - 2010	316 7.16%	3,212 6.44%	17,064 11.10%
Built 1990 - 1999	111 2.51%	2,129 4.27%	7,960 5.18%
Built 1980 - 1989	323 7.31%	2,132 4.27%	6,498 4.23%
Built 1970 - 1979	469 10.62%	3,821 7.66%	10,563 6.87%
Built 1960 - 1969	735 16.64%	7,110 14.25%	18,229 11.86%
Built 1950 - 1959	719 16.28%	8,922 17.89%	22,835 14.86%
Built <1949	1,407 31.86%	15,640 31.35%	34,049 22.15%
2024 Median Year Built	1960	1960	1971

Demographic Trend Report

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	12,126	128,124	373,207
2024 Estimate	11,767	124,098	360,847
2020 Census	11,210	116,941	335,350
Growth 2024 - 2029	3.05%	3.24%	3.43%
Growth 2020 - 2024	4.97%	6.12%	7.60%

2024 Population by Age	11,767	124,098	360,847
Age 0 - 4	792 6.73%	7,914 6.38%	23,689 6.56%
Age 5 - 9	923 7.84%	8,595 6.93%	23,212 6.43%
Age 10 - 14	959 8.15%	8,706 7.02%	22,098 6.12%
Age 15 - 19	914 7.77%	8,650 6.97%	21,570 5.98%
Age 20 - 24	853 7.25%	8,360 6.74%	22,801 6.32%
Age 25 - 29	810 6.88%	8,560 6.90%	28,678 7.95%
Age 30 - 34	801 6.81%	9,011 7.26%	32,918 9.12%
Age 35 - 39	783 6.65%	8,839 7.12%	30,927 8.57%
Age 40 - 44	748 6.36%	8,382 6.75%	27,096 7.51%
Age 45 - 49	686 5.83%	7,653 6.17%	22,767 6.31%
Age 50 - 54	681 5.79%	7,502 6.05%	21,160 5.86%
Age 55 - 59	670 5.69%	7,356 5.93%	20,064 5.56%
Age 60 - 64	618 5.25%	6,992 5.63%	18,653 5.17%
Age 65 - 69	534 4.54%	6,114 4.93%	15,911 4.41%
Age 70 - 74	382 3.25%	4,533 3.65%	11,757 3.26%
Age 75 - 79	268 2.28%	3,116 2.51%	8,092 2.24%
Age 80 - 84	177 1.50%	2,008 1.62%	5,116 1.42%
Age 85+	168 1.43%	1,806 1.46%	4,338 1.20%
Age 65+	1,529 12.99%	17,577 14.16%	45,214 12.53%
Median Age	33.90	36.30	35.90
Average Age	35.70	37.20	36.80



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 License No. Email Phone

Albert Alvarez 703136 albert@spinterests.com 832.813.9962
Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date