

GROUND LEASE OR PURCHASE OPPORTUNITY

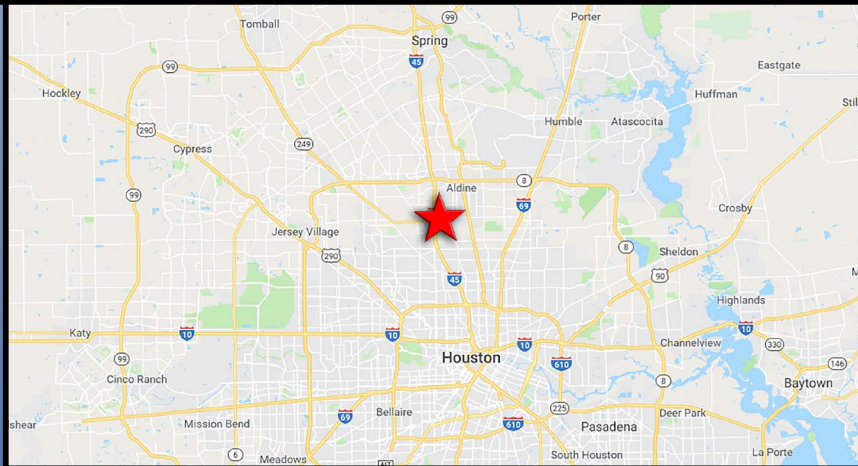
Property Features

- 41,000 SF (0.943 acres) Available for Ground Lease or Purchase
- Surrounded by National Credit QSR, Retail & Grocery Operators
- Adjacent to New Retail Shopping Center Coming Soon
- Excellent Access In Both Directions on West Road
- Call Broker for Pricing

Joshua Sebesta
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 Direct: 713.298.1341

S & P Interests
 708 Main St., 10th Floor
 Houston, Texas 77002

<http://www.spinterests.com>



Demographic Summary:

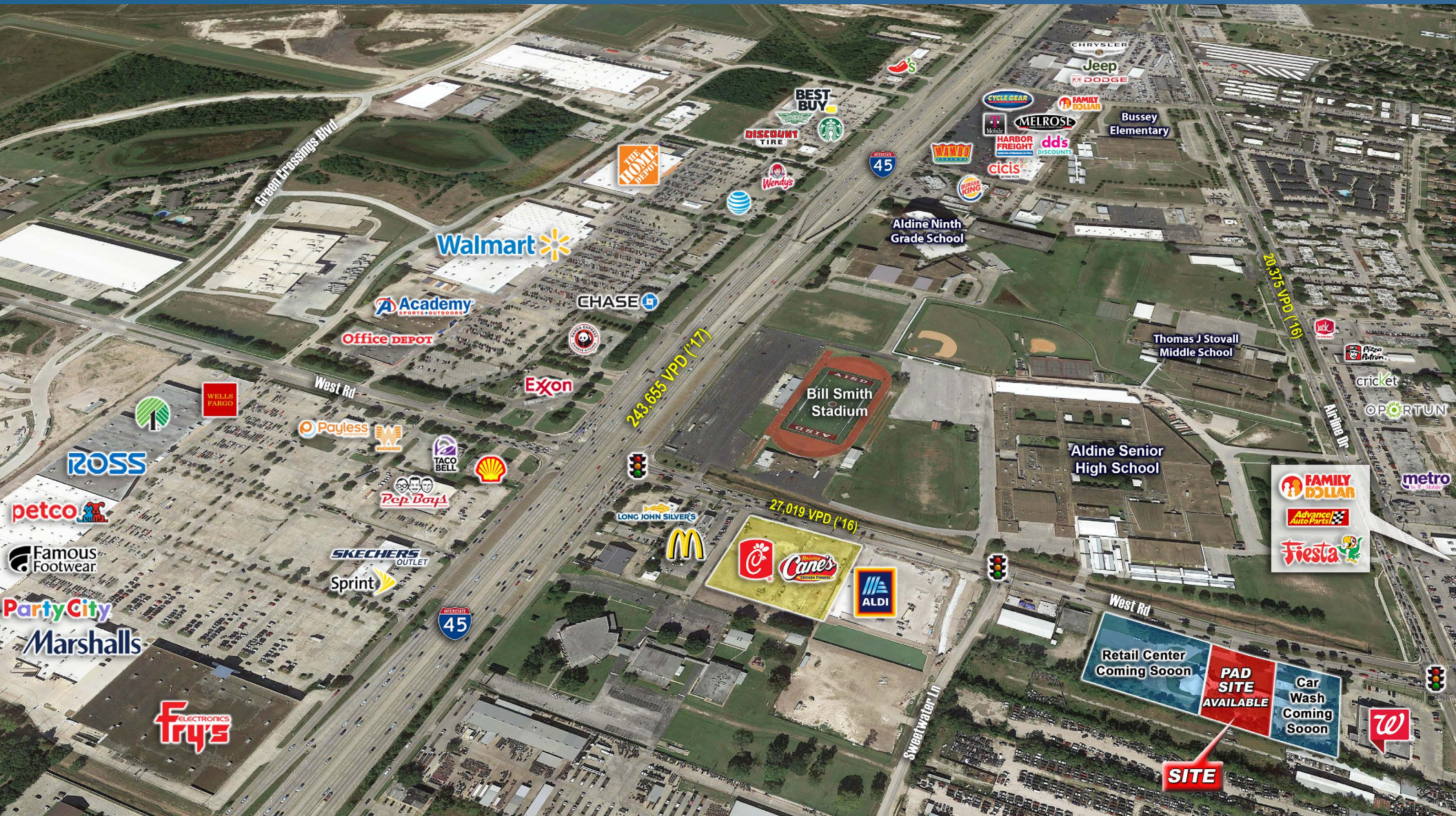
Radius	1 Mile	3 Mile	5 Mile
2018 Population	13,901	110,541	303,963
Daytime Population	18,535	128,502	305,178

Traffic Counts: West Rd: 27,019 VPD (TXDOT 2016)
 Airline Dr: 20,375 VPD (TXDOT 2016)
 I-45/North Fwy: 243,655 VPD (TXDOT 2017)

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.

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SWQ of West Rd & Airline Dr | Houston, Texas 77037



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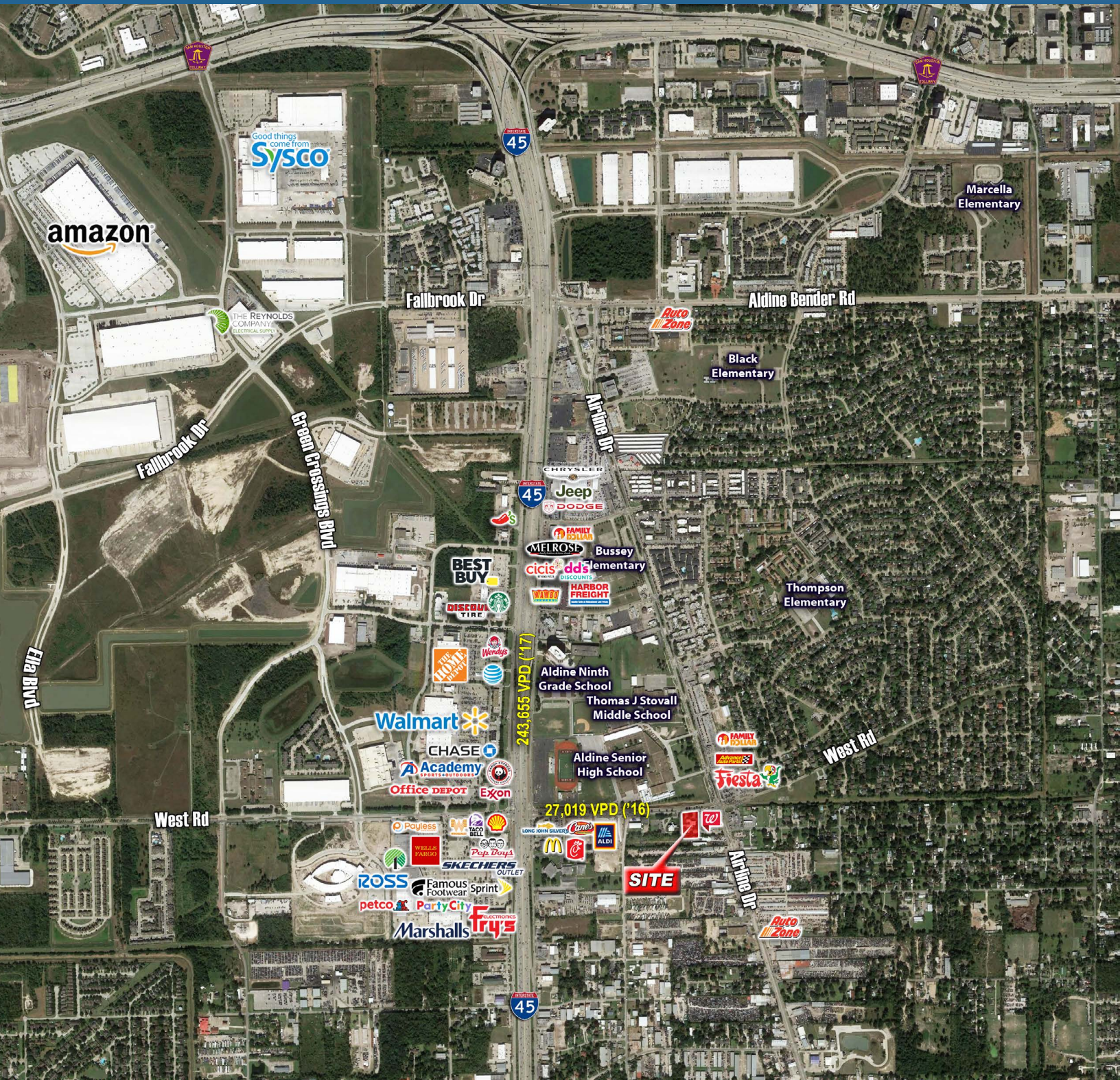
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	15,352	92,519	234,362
2010 Total Population	12,950	103,405	275,060
2018 Total Population	13,901	110,541	303,963
2018 Group Quarters	9	91	695
2023 Total Population	14,460	115,667	321,405
2018-2023 Annual Rate	0.79%	0.91%	1.12%
2018 Total Daytime Population	18,535	128,502	305,178
Workers	10,381	62,128	122,561
Residents	8,154	66,374	182,617
Household Summary			
2000 Households	4,059	28,868	72,614
2000 Average Household Size	3.75	3.19	3.22
2010 Households	3,393	30,707	81,178
2010 Average Household Size	3.81	3.36	3.38
2018 Households	3,598	32,105	87,319
2018 Average Household Size	3.86	3.44	3.47
2023 Households	3,727	33,305	91,572
2023 Average Household Size	3.88	3.47	3.50
2018-2023 Annual Rate	0.71%	0.74%	0.96%
2010 Families	2,715	23,208	62,269
2010 Average Family Size	4.13	3.85	3.86
2018 Families	2,873	24,198	66,939
2018 Average Family Size	4.20	3.96	3.98
2023 Families	2,973	25,098	70,189
2023 Average Family Size	4.22	4.00	4.02
2018-2023 Annual Rate	0.69%	0.73%	0.95%
Housing Unit Summary			
2000 Housing Units	4,348	32,390	79,219
Owner Occupied Housing Units	44.0%	41.8%	50.3%
Renter Occupied Housing Units	49.4%	47.4%	41.3%
Vacant Housing Units	6.6%	10.9%	8.3%
2010 Housing Units	3,853	35,099	91,834
Owner Occupied Housing Units	42.8%	37.5%	46.1%
Renter Occupied Housing Units	45.3%	49.9%	42.3%
Vacant Housing Units	11.9%	12.5%	11.6%
2018 Housing Units	3,976	35,929	96,407
Owner Occupied Housing Units	39.7%	35.3%	44.3%
Renter Occupied Housing Units	50.8%	54.1%	46.3%
Vacant Housing Units	9.5%	10.6%	9.4%
2023 Housing Units	4,123	37,234	100,981
Owner Occupied Housing Units	40.5%	36.5%	45.7%
Renter Occupied Housing Units	49.9%	53.0%	44.9%
Vacant Housing Units	9.6%	10.6%	9.3%
Median Household Income			
2018	\$37,782	\$35,442	\$39,784
2023	\$43,378	\$38,908	\$44,310
Median Home Value			
2018	\$94,436	\$94,106	\$103,024
2023	\$104,210	\$106,443	\$117,377
Per Capita Income			
2018	\$13,032	\$13,244	\$14,902
2023	\$15,230	\$14,963	\$16,761
Median Age			
2010	27.2	27.1	27.9
2018	28.3	28.1	29.0
2023	29.1	28.8	29.7



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	1 mile	3 miles	5 miles
2018 Households by Income			
Household Income Base	3,598	32,105	87,319
<\$15,000	15.8%	17.8%	14.6%
\$15,000 - \$24,999	14.1%	16.4%	14.4%
\$25,000 - \$34,999	15.9%	15.1%	14.2%
\$35,000 - \$49,999	17.0%	17.4%	17.1%
\$50,000 - \$74,999	17.2%	17.0%	19.2%
\$75,000 - \$99,999	10.4%	8.6%	10.0%
\$100,000 - \$149,999	6.8%	5.9%	7.6%
\$150,000 - \$199,999	1.7%	1.4%	2.0%
\$200,000+	1.2%	0.5%	1.0%
Average Household Income	\$50,253	\$45,824	\$51,688
2023 Households by Income			
Household Income Base	3,727	33,305	91,572
<\$15,000	12.8%	15.2%	12.4%
\$15,000 - \$24,999	12.3%	14.7%	12.7%
\$25,000 - \$34,999	14.4%	14.3%	13.1%
\$35,000 - \$49,999	16.5%	17.4%	16.8%
\$50,000 - \$74,999	18.2%	18.2%	20.1%
\$75,000 - \$99,999	12.4%	10.0%	11.4%
\$100,000 - \$149,999	9.4%	7.8%	9.7%
\$150,000 - \$199,999	2.4%	1.8%	2.4%
\$200,000+	1.7%	0.7%	1.3%
Average Household Income	\$58,997	\$52,222	\$58,671
2018 Owner Occupied Housing Units by Value			
Total	1,578	12,654	42,655
<\$50,000	11.5%	11.9%	9.5%
\$50,000 - \$99,999	43.3%	43.2%	38.7%
\$100,000 - \$149,999	28.4%	27.0%	29.9%
\$150,000 - \$199,999	7.2%	8.0%	11.4%
\$200,000 - \$249,999	2.9%	3.2%	4.3%
\$250,000 - \$299,999	0.3%	2.7%	2.4%
\$300,000 - \$399,999	2.0%	0.9%	1.5%
\$400,000 - \$499,999	0.3%	0.7%	0.5%
\$500,000 - \$749,999	0.3%	0.5%	0.6%
\$750,000 - \$999,999	1.0%	0.9%	0.6%
\$1,000,000 - \$1,499,999	2.9%	1.1%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.1%
Average Home Value	\$145,374	\$128,157	\$129,526
2023 Owner Occupied Housing Units by Value			
Total	1,667	13,557	46,150
<\$50,000	10.0%	9.6%	7.6%
\$50,000 - \$99,999	37.6%	36.9%	32.3%
\$100,000 - \$149,999	28.9%	27.4%	28.9%
\$150,000 - \$199,999	8.3%	9.2%	13.4%
\$200,000 - \$249,999	4.4%	4.6%	6.1%
\$250,000 - \$299,999	0.4%	4.3%	3.9%
\$300,000 - \$399,999	3.9%	2.3%	3.0%
\$400,000 - \$499,999	0.7%	1.4%	1.1%
\$500,000 - \$749,999	0.5%	1.1%	1.4%
\$750,000 - \$999,999	1.7%	1.8%	1.4%
\$1,000,000 - \$1,499,999	3.7%	1.4%	0.7%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.1%
Average Home Value	\$173,380	\$156,638	\$158,016



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2010 Population by Age			
Total	12,950	103,408	275,059
0 - 4	10.2%	11.0%	10.2%
5 - 9	9.6%	9.6%	9.4%
10 - 14	8.5%	8.3%	8.6%
15 - 24	17.9%	17.2%	16.8%
25 - 34	17.3%	17.4%	16.2%
35 - 44	14.4%	13.6%	13.8%
45 - 54	11.1%	10.7%	11.5%
55 - 64	5.9%	6.8%	7.6%
65 - 74	3.2%	3.4%	3.6%
75 - 84	1.6%	1.5%	1.7%
85 +	0.3%	0.3%	0.5%
18 +	66.5%	66.0%	66.6%
2018 Population by Age			
Total	13,900	110,540	303,964
0 - 4	9.7%	10.3%	9.5%
5 - 9	8.9%	9.5%	9.0%
10 - 14	8.2%	8.4%	8.3%
15 - 24	16.7%	16.0%	15.9%
25 - 34	18.4%	17.7%	16.9%
35 - 44	13.7%	13.2%	13.0%
45 - 54	10.6%	10.2%	10.9%
55 - 64	7.6%	7.9%	8.8%
65 - 74	3.9%	4.6%	5.1%
75 - 84	1.7%	1.8%	1.9%
85 +	0.5%	0.4%	0.6%
18 +	68.5%	67.2%	68.5%
2023 Population by Age			
Total	14,460	115,665	321,405
0 - 4	9.9%	10.2%	9.5%
5 - 9	9.0%	9.3%	8.9%
10 - 14	8.0%	8.5%	8.4%
15 - 24	16.0%	15.7%	15.4%
25 - 34	17.5%	16.5%	16.5%
35 - 44	14.6%	13.9%	13.7%
45 - 54	10.4%	10.2%	10.5%
55 - 64	7.9%	8.0%	8.6%
65 - 74	4.4%	5.1%	5.7%
75 - 84	1.9%	2.1%	2.3%
85 +	0.5%	0.5%	0.6%
18 +	68.6%	67.3%	68.5%
2010 Population by Sex			
Males	6,910	52,732	137,503
Females	6,040	50,673	137,557
2018 Population by Sex			
Males	7,414	56,392	151,924
Females	6,487	54,149	152,039
2023 Population by Sex			
Males	7,664	58,982	160,702
Females	6,795	56,685	160,703



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SWQ of West Rd & Airline Dr | Houston, Texas 77037

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2010 Population by Race/Ethnicity			
Total	12,951	103,405	275,060
White Alone	53.3%	45.7%	41.5%
Black Alone	6.6%	20.7%	27.7%
American Indian Alone	1.3%	1.1%	0.9%
Asian Alone	1.1%	2.0%	2.8%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	33.2%	26.6%	23.4%
Two or More Races	4.5%	3.9%	3.6%
Hispanic Origin	85.5%	69.9%	62.1%
Diversity Index	78.3	85.4	86.8
2018 Population by Race/Ethnicity			
Total	13,900	110,540	303,963
White Alone	52.2%	44.9%	40.4%
Black Alone	6.4%	20.1%	27.5%
American Indian Alone	1.2%	1.0%	0.8%
Asian Alone	1.1%	2.1%	3.1%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	34.4%	27.8%	24.4%
Two or More Races	4.6%	4.1%	3.7%
Hispanic Origin	87.5%	72.1%	63.7%
Diversity Index	78.4	85.5	87.1
2023 Population by Race/Ethnicity			
Total	14,460	115,667	321,406
White Alone	52.3%	45.1%	40.5%
Black Alone	6.3%	19.5%	27.0%
American Indian Alone	1.2%	1.0%	0.8%
Asian Alone	1.2%	2.2%	3.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	34.4%	28.0%	24.6%
Two or More Races	4.7%	4.1%	3.8%
Hispanic Origin	88.7%	73.7%	65.1%
Diversity Index	77.8	85.2	87.0
2010 Population by Relationship and Household Type			
Total	12,950	103,405	275,060
In Households	99.9%	99.9%	99.8%
In Family Households	91.5%	90.5%	90.9%
Householder	21.0%	22.3%	22.6%
Spouse	13.3%	13.1%	13.6%
Child	41.1%	42.0%	42.3%
Other relative	11.1%	9.1%	8.8%
Nonrelative	5.0%	4.0%	3.6%
In Nonfamily Households	8.4%	9.4%	8.9%
In Group Quarters	0.1%	0.1%	0.2%
Institutionalized Population	0.0%	0.0%	0.1%
Noninstitutionalized Population	0.1%	0.1%	0.1%



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2018 Population 25+ by Educational Attainment			
Total	7,855	61,750	173,965
Less than 9th Grade	39.8%	26.1%	21.8%
9th - 12th Grade, No Diploma	19.1%	18.7%	16.4%
High School Graduate	23.8%	26.9%	27.2%
GED/Alternative Credential	3.2%	3.8%	3.9%
Some College, No Degree	9.3%	15.4%	17.9%
Associate Degree	2.2%	3.4%	4.6%
Bachelor's Degree	1.9%	4.3%	6.1%
Graduate/Professional Degree	0.7%	1.4%	2.3%
2018 Population 15+ by Marital Status			
Total	10,180	79,421	222,350
Never Married	47.2%	45.6%	43.9%
Married	42.0%	42.1%	43.6%
Widowed	3.0%	4.1%	4.1%
Divorced	7.8%	8.2%	8.3%
2018 Civilian Population 16+ in Labor Force			
Civilian Employed	92.5%	92.0%	92.7%
Civilian Unemployed (Unemployment Rate)	7.5%	8.0%	7.3%
2018 Employed Population 16+ by Industry			
Total	5,868	45,069	123,924
Agriculture/Mining	1.5%	1.2%	1.1%
Construction	24.0%	20.6%	18.2%
Manufacturing	11.2%	10.1%	9.6%
Wholesale Trade	2.6%	2.9%	2.7%
Retail Trade	10.9%	11.9%	11.3%
Transportation/Utilities	5.2%	6.5%	7.0%
Information	0.3%	0.8%	0.9%
Finance/Insurance/Real Estate	1.9%	2.8%	3.9%
Services	42.3%	41.9%	42.8%
Public Administration	0.2%	1.3%	2.4%
2018 Employed Population 16+ by Occupation			
Total	5,866	45,069	123,923
White Collar	20.3%	30.2%	36.7%
Management/Business/Financial	3.1%	4.1%	5.9%
Professional	2.9%	5.5%	8.6%
Sales	5.7%	9.2%	9.3%
Administrative Support	8.5%	11.4%	12.9%
Services	31.1%	25.4%	24.1%
Blue Collar	48.6%	44.4%	39.2%
Farming/Forestry/Fishing	1.3%	0.2%	0.2%
Construction/Extraction	18.3%	16.7%	14.1%
Installation/Maintenance/Repair	5.1%	5.0%	4.8%
Production	13.5%	12.6%	10.2%
Transportation/Material Moving	10.3%	10.0%	9.8%
2010 Population By Urban/ Rural Status			
Total Population	12,950	103,405	275,060
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%



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2010 Households by Type			
Total	3,393	30,707	81,178
Households with 1 Person	13.6%	19.2%	18.5%
Households with 2+ People	86.4%	80.8%	81.5%
Family Households	80.0%	75.6%	76.7%
Husband-wife Families	50.7%	44.6%	46.1%
With Related Children	35.8%	30.2%	30.3%
Other Family (No Spouse Present)	29.4%	31.0%	30.7%
Other Family with Male Householder	11.6%	9.4%	8.4%
With Related Children	6.4%	5.6%	5.1%
Other Family with Female Householder	17.8%	21.6%	22.2%
With Related Children	12.9%	16.4%	16.2%
Nonfamily Households	6.4%	5.2%	4.8%
All Households with Children	56.1%	52.7%	52.1%
Multigenerational Households	11.5%	10.1%	10.6%
Unmarried Partner Households	9.4%	8.4%	7.7%
Male-female	8.7%	7.9%	7.0%
Same-sex	0.7%	0.6%	0.7%
2010 Households by Size			
Total	3,393	30,707	81,178
1 Person Household	13.6%	19.2%	18.5%
2 Person Household	18.3%	20.7%	21.3%
3 Person Household	16.7%	17.0%	17.2%
4 Person Household	17.4%	16.5%	16.9%
5 Person Household	14.6%	12.5%	12.4%
6 Person Household	8.9%	7.0%	6.9%
7 + Person Household	10.6%	7.0%	6.8%
2010 Households by Tenure and Mortgage Status			
Total	3,393	30,707	81,178
Owner Occupied	48.6%	42.9%	52.1%
Owned with a Mortgage/Loan	30.9%	26.0%	34.2%
Owned Free and Clear	17.7%	16.9%	17.9%
Renter Occupied	51.4%	57.1%	47.9%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,853	35,099	91,834
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%



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Top 3 Tapestry Segments			
	1. Barrios Urbanos (7D)	Barrios Urbanos (7D)	Barrios Urbanos (7D)
	2. NeWest Residents (13C)	NeWest Residents (13C)	NeWest Residents (13C)
	3. Southwestern Families (7F)	Metro Fusion (11C)	American Dreamers (7C)
2018 Consumer Spending			
Apparel & Services: Total \$	\$5,226,403	\$41,945,594	\$126,373,098
Average Spent	\$1,452.59	\$1,306.51	\$1,447.26
Spending Potential Index	67	60	67
Education: Total \$	\$2,982,798	\$24,409,014	\$73,810,726
Average Spent	\$829.02	\$760.29	\$845.30
Spending Potential Index	57	53	58
Entertainment/Recreation: Total \$	\$6,839,190	\$55,875,543	\$172,086,862
Average Spent	\$1,900.83	\$1,740.40	\$1,970.78
Spending Potential Index	59	54	61
Food at Home: Total \$	\$12,039,879	\$96,617,018	\$289,886,145
Average Spent	\$3,346.27	\$3,009.41	\$3,319.85
Spending Potential Index	67	60	66
Food Away from Home: Total \$	\$8,296,757	\$66,916,530	\$202,022,622
Average Spent	\$2,305.94	\$2,084.30	\$2,313.62
Spending Potential Index	66	59	66
Health Care: Total \$	\$11,620,984	\$95,072,989	\$296,744,995
Average Spent	\$3,229.85	\$2,961.31	\$3,398.40
Spending Potential Index	56	52	59
HH Furnishings & Equipment: Total \$	\$4,645,508	\$37,724,810	\$116,087,572
Average Spent	\$1,291.14	\$1,175.04	\$1,329.47
Spending Potential Index	62	56	64
Personal Care Products & Services: Total \$	\$1,856,752	\$15,105,174	\$46,086,920
Average Spent	\$516.05	\$470.49	\$527.80
Spending Potential Index	62	57	64
Shelter: Total \$	\$39,103,240	\$316,934,061	\$954,440,252
Average Spent	\$10,868.05	\$9,871.80	\$10,930.50
Spending Potential Index	65	59	65
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$4,813,829	\$39,633,592	\$123,870,425
Average Spent	\$1,337.92	\$1,234.50	\$1,418.60
Spending Potential Index	54	50	57
Travel: Total \$	\$4,342,939	\$35,762,244	\$111,556,369
Average Spent	\$1,207.04	\$1,113.92	\$1,277.57
Spending Potential Index	56	52	59
Vehicle Maintenance & Repairs: Total \$	\$2,463,311	\$19,960,642	\$60,881,733
Average Spent	\$684.63	\$621.73	\$697.23
Spending Potential Index	64	58	65





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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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