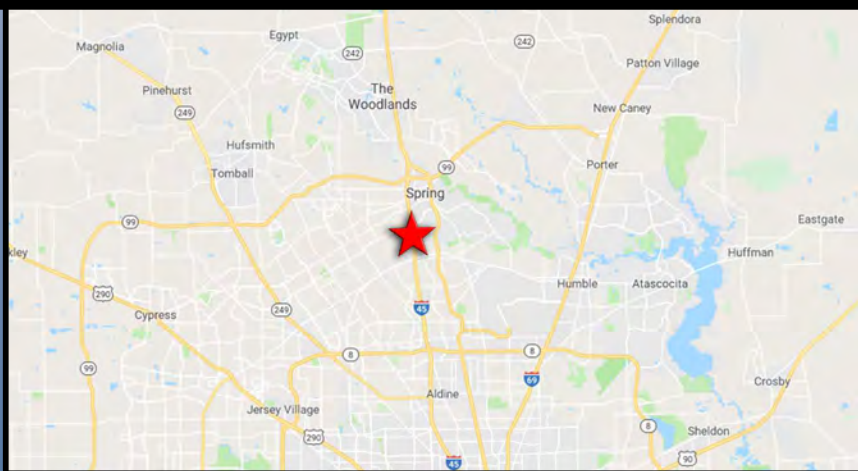




FOR SALE OR LEASE FREESTANDING BUILDING WITH FREEWAY VISIBILITY

Property Features

- 22,360 SF Freestanding Retail Building
- 1.4 Acres of Land
- Freeway Frontage with Excellent Visibility
- 100% Air Conditioned
- Pylon Signage
- 54 Parking Spaces
- Call broker for pricing



Demographic Summary:

Radius	1 Mile	3 Mile	5 Mile
2019 Population	16,046	111,370	279,298
Daytime Population	13,322	111,188	280,890
Average HH Income	\$61,928	\$64,223	\$72,262

Traffic Counts: North Fwy / I-45: 250,490 VPD
(TXDOT 2017)

Joshua Sebesta
josh@spinterests.com
Direct: 713.298.1341

Ethan Beck
eback@spinterests.com
Direct: 832.454.8586

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

<http://www.spinterests.com>

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FREESTANDING RETAIL BUILDING - FREEWAY FRONTAGE ON I-45

16445 North Freeway, Houston, Texas 77090



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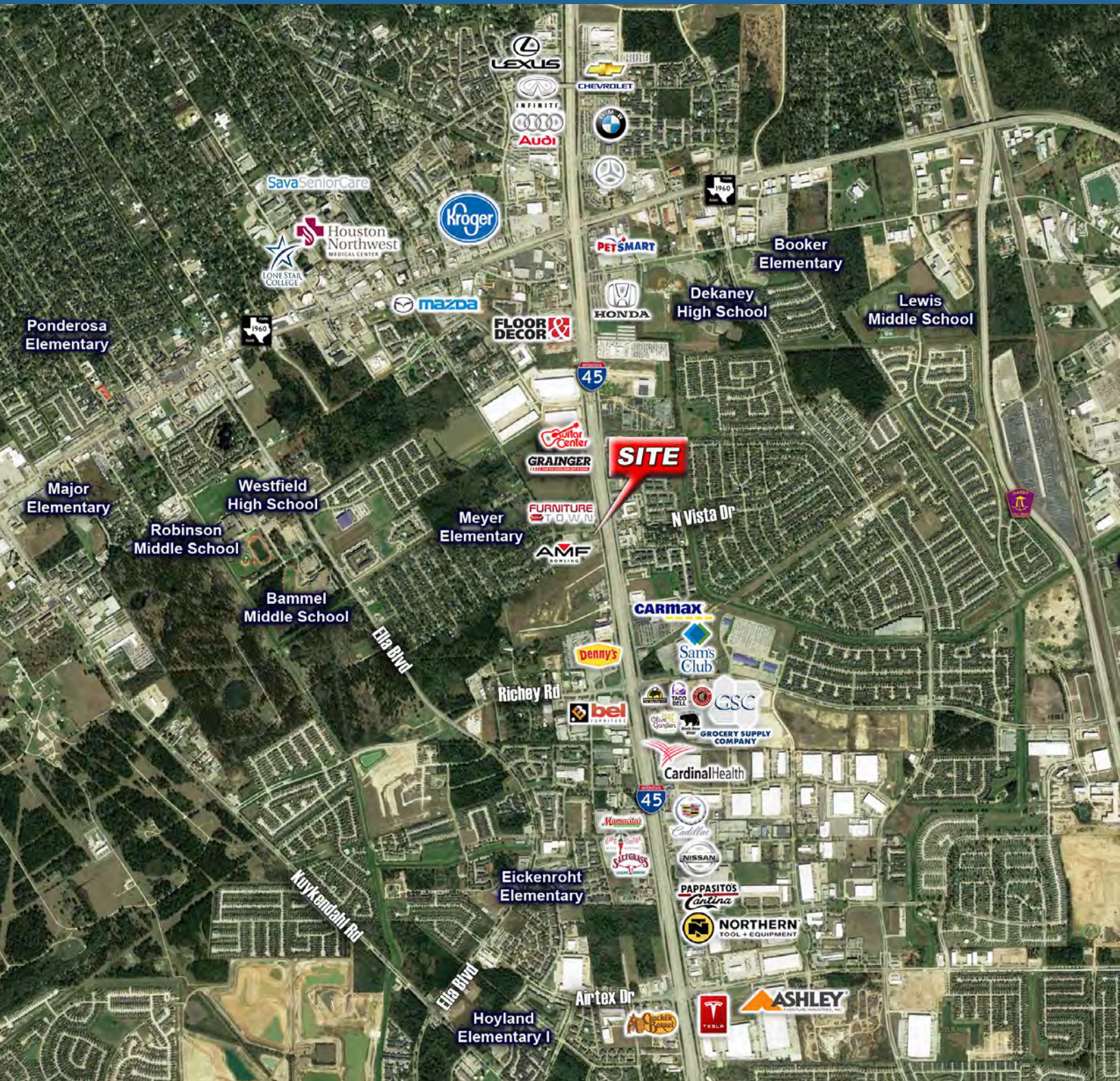


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S & P Interests
708 Main St., 10th Floor
Houston, Texas 77002

FREESTANDING RETAIL BUILDING - FREEWAY FRONTAGE ON I-45

16445 North Freeway, Houston, Texas 77090

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	5,664	55,065	167,453
2010 Total Population	13,151	90,234	238,154
2019 Total Population	16,046	111,370	279,298
2019 Group Quarters	2	267	381
2024 Total Population	17,666	121,988	302,139
2019-2024 Annual Rate	1.94%	1.84%	1.58%
2019 Total Daytime Population	13,322	111,188	280,890
Workers	5,546	54,890	138,590
Residents	7,776	56,298	142,300
Household Summary			
2000 Households	2,663	23,189	61,911
2000 Average Household Size	2.13	2.35	2.69
2010 Households	4,680	32,066	81,596
2010 Average Household Size	2.81	2.81	2.91
2019 Households	5,518	37,891	93,345
2019 Average Household Size	2.91	2.93	2.99
2024 Households	6,047	41,065	100,292
2024 Average Household Size	2.92	2.96	3.01
2019-2024 Annual Rate	1.85%	1.62%	1.45%
2010 Families	3,154	21,538	58,459
2010 Average Family Size	3.46	3.43	3.45
2019 Families	3,648	25,588	66,972
2019 Average Family Size	3.62	3.58	3.53
2024 Families	3,979	27,784	71,984
2024 Average Family Size	3.65	3.61	3.56
2019-2024 Annual Rate	1.75%	1.66%	1.45%
Housing Unit Summary			
2000 Housing Units	2,828	25,049	67,570
Owner Occupied Housing Units	29.3%	31.8%	44.0%
Renter Occupied Housing Units	64.9%	60.8%	47.6%
Vacant Housing Units	5.8%	7.4%	8.4%
2010 Housing Units	5,603	38,329	93,518
Owner Occupied Housing Units	38.6%	36.5%	44.9%
Renter Occupied Housing Units	44.9%	47.1%	42.4%
Vacant Housing Units	16.5%	16.3%	12.7%
2019 Housing Units	6,351	44,034	104,446
Owner Occupied Housing Units	37.1%	37.9%	44.9%
Renter Occupied Housing Units	49.8%	48.2%	44.5%
Vacant Housing Units	13.1%	14.0%	10.6%
2024 Housing Units	6,923	47,534	111,714
Owner Occupied Housing Units	36.3%	38.4%	45.7%
Renter Occupied Housing Units	51.0%	48.0%	44.1%
Vacant Housing Units	12.7%	13.6%	10.2%
Median Household Income			
2019	\$52,672	\$50,576	\$53,332
2024	\$58,101	\$55,286	\$58,744
Median Home Value			
2019	\$127,389	\$153,300	\$165,135
2024	\$133,168	\$163,109	\$179,442
Per Capita Income			
2019	\$20,127	\$21,871	\$24,191
2024	\$22,760	\$24,753	\$27,514
Median Age			
2010	27.7	28.8	29.7
2019	29.1	29.9	31.3
2024	29.4	30.2	31.9



FREESTANDING RETAIL BUILDING - FREEWAY FRONTAGE ON I-45

16445 North Freeway, Houston, Texas 77090

	1 mile	3 miles	5 miles
2019 Households by Income			
Household Income Base	5,518	37,891	93,345
<\$15,000	10.3%	10.1%	10.3%
\$15,000 - \$24,999	9.9%	11.4%	10.5%
\$25,000 - \$34,999	12.0%	13.5%	11.7%
\$35,000 - \$49,999	14.0%	14.1%	13.5%
\$50,000 - \$74,999	23.5%	22.2%	20.3%
\$75,000 - \$99,999	16.8%	12.4%	12.4%
\$100,000 - \$149,999	10.8%	10.5%	12.5%
\$150,000 - \$199,999	1.2%	3.2%	4.4%
\$200,000+	1.6%	2.6%	4.3%
Average Household Income	\$61,928	\$64,223	\$72,262
2024 Households by Income			
Household Income Base	6,047	41,065	100,292
<\$15,000	8.4%	8.4%	8.7%
\$15,000 - \$24,999	8.1%	9.6%	8.9%
\$25,000 - \$34,999	10.2%	11.8%	10.4%
\$35,000 - \$49,999	12.8%	13.3%	12.7%
\$50,000 - \$74,999	24.2%	23.3%	20.8%
\$75,000 - \$99,999	18.4%	13.5%	13.0%
\$100,000 - \$149,999	14.1%	12.7%	14.5%
\$150,000 - \$199,999	2.0%	4.4%	5.7%
\$200,000+	1.6%	3.1%	5.3%
Average Household Income	\$70,398	\$73,468	\$82,758
2019 Owner Occupied Housing Units by Value			
Total	2,350	16,642	46,855
<\$50,000	1.7%	3.3%	2.5%
\$50,000 - \$99,999	17.8%	9.7%	12.4%
\$100,000 - \$149,999	55.7%	34.9%	27.1%
\$150,000 - \$199,999	24.3%	31.5%	26.5%
\$200,000 - \$249,999	0.0%	7.5%	11.7%
\$250,000 - \$299,999	0.0%	4.2%	6.5%
\$300,000 - \$399,999	0.1%	2.9%	5.4%
\$400,000 - \$499,999	0.1%	1.3%	2.5%
\$500,000 - \$749,999	0.1%	1.7%	3.0%
\$750,000 - \$999,999	0.1%	2.9%	1.8%
\$1,000,000 - \$1,499,999	0.1%	0.1%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.0%	0.0%	0.3%
Average Home Value	\$129,129	\$188,854	\$209,207
2024 Owner Occupied Housing Units by Value			
Total	2,505	18,211	50,951
<\$50,000	1.4%	2.8%	2.0%
\$50,000 - \$99,999	14.0%	8.0%	9.8%
\$100,000 - \$149,999	52.2%	30.8%	23.0%
\$150,000 - \$199,999	31.3%	31.9%	25.7%
\$200,000 - \$249,999	0.0%	8.2%	12.6%
\$250,000 - \$299,999	0.1%	4.7%	6.9%
\$300,000 - \$399,999	0.2%	4.3%	7.4%
\$400,000 - \$499,999	0.3%	2.1%	4.0%
\$500,000 - \$749,999	0.2%	2.4%	4.7%
\$750,000 - \$999,999	0.3%	4.6%	2.9%
\$1,000,000 - \$1,499,999	0.2%	0.2%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.0%	0.0%	0.5%
Average Home Value	\$138,947	\$214,215	\$245,431



S&P INTERESTS

FREESTANDING RETAIL BUILDING - FREEWAY FRONTAGE ON I-45

16445 North Freeway, Houston, Texas 77090

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	13,152	90,234	238,152
0 - 4	10.0%	9.6%	9.1%
5 - 9	9.4%	8.8%	8.5%
10 - 14	8.5%	7.7%	8.1%
15 - 24	17.0%	16.5%	16.1%
25 - 34	18.8%	18.7%	16.8%
35 - 44	16.1%	14.6%	14.4%
45 - 54	11.4%	11.5%	12.6%
55 - 64	5.5%	7.1%	8.6%
65 - 74	2.2%	3.4%	3.8%
75 - 84	0.8%	1.5%	1.6%
85 +	0.3%	0.5%	0.5%
18 +	67.4%	69.3%	69.4%
2019 Population by Age			
Total	16,046	111,369	279,298
0 - 4	9.3%	8.8%	8.4%
5 - 9	8.3%	8.1%	7.9%
10 - 14	7.4%	7.5%	7.5%
15 - 24	16.0%	15.5%	14.6%
25 - 34	20.1%	18.8%	17.8%
35 - 44	14.4%	14.4%	13.8%
45 - 54	11.7%	11.1%	11.5%
55 - 64	7.9%	8.4%	9.8%
65 - 74	3.6%	4.9%	6.0%
75 - 84	1.1%	1.9%	2.2%
85 +	0.3%	0.6%	0.6%
18 +	71.0%	71.5%	72.1%
2024 Population by Age			
Total	17,666	121,990	302,138
0 - 4	9.6%	9.0%	8.5%
5 - 9	8.4%	8.0%	7.9%
10 - 14	7.5%	7.4%	7.5%
15 - 24	15.0%	15.1%	14.0%
25 - 34	21.9%	19.8%	18.0%
35 - 44	14.6%	14.4%	14.5%
45 - 54	10.2%	10.4%	10.8%
55 - 64	7.3%	7.8%	9.0%
65 - 74	4.0%	5.2%	6.4%
75 - 84	1.3%	2.2%	2.8%
85 +	0.2%	0.6%	0.7%
18 +	70.8%	71.6%	72.1%
2010 Population by Sex			
Males	6,454	43,690	116,109
Females	6,697	46,544	122,045
2019 Population by Sex			
Males	7,881	54,293	136,623
Females	8,165	57,077	142,675
2024 Population by Sex			
Males	8,647	59,373	147,770
Females	9,019	62,615	154,369



FREESTANDING RETAIL BUILDING - FREEWAY FRONTAGE ON I-45

16445 North Freeway, Houston, Texas 77090

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	13,149	90,234	238,154
White Alone	36.4%	38.1%	43.9%
Black Alone	39.4%	39.3%	31.7%
American Indian Alone	0.8%	0.5%	0.6%
Asian Alone	3.0%	3.9%	5.6%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	16.5%	14.6%	14.6%
Two or More Races	3.7%	3.4%	3.4%
Hispanic Origin	44.7%	36.8%	36.7%
Diversity Index	85.4	83.9	84.1
2019 Population by Race/Ethnicity			
Total	16,045	111,370	279,298
White Alone	34.7%	35.5%	41.3%
Black Alone	39.7%	39.5%	31.8%
American Indian Alone	0.7%	0.5%	0.5%
Asian Alone	3.2%	4.3%	6.4%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	17.5%	16.2%	15.9%
Two or More Races	4.1%	3.8%	3.9%
Hispanic Origin	46.9%	40.6%	39.8%
Diversity Index	86.0	85.3	85.6
2024 Population by Race/Ethnicity			
Total	17,664	121,987	302,138
White Alone	34.5%	34.9%	40.4%
Black Alone	39.3%	39.1%	31.6%
American Indian Alone	0.7%	0.5%	0.5%
Asian Alone	3.4%	4.5%	6.8%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	17.8%	16.8%	16.3%
Two or More Races	4.3%	4.0%	4.1%
Hispanic Origin	48.5%	42.8%	41.8%
Diversity Index	86.3	85.9	86.2
2010 Population by Relationship and Household Type			
Total	13,151	90,234	238,154
In Households	100.0%	99.7%	99.9%
In Family Households	86.3%	85.2%	87.6%
Householder	23.0%	23.9%	24.6%
Spouse	13.6%	14.3%	15.8%
Child	38.9%	36.8%	37.6%
Other relative	7.5%	6.9%	6.7%
Nonrelative	3.4%	3.3%	3.1%
In Nonfamily Households	13.6%	14.6%	12.2%
In Group Quarters	0.0%	0.3%	0.1%
Institutionalized Population	0.0%	0.2%	0.1%
Noninstitutionalized Population	0.0%	0.0%	0.0%



FREESTANDING RETAIL BUILDING - FREEWAY FRONTAGE ON I-45

16445 North Freeway, Houston, Texas 77090

	1 mile	3 miles	5 miles
2019 Population 25+ by Educational Attainment			
Total	9,479	66,876	172,083
Less than 9th Grade	8.6%	7.9%	8.4%
9th - 12th Grade, No Diploma	11.3%	8.1%	8.3%
High School Graduate	21.8%	23.0%	21.6%
GED/Alternative Credential	4.4%	4.1%	3.9%
Some College, No Degree	27.7%	28.1%	26.1%
Associate Degree	7.4%	8.6%	8.8%
Bachelor's Degree	11.5%	13.7%	16.0%
Graduate/Professional Degree	7.4%	6.4%	6.9%
2019 Population 15+ by Marital Status			
Total	12,043	84,165	212,810
Never Married	41.7%	42.5%	39.4%
Married	46.0%	43.3%	46.9%
Widowed	3.1%	3.1%	3.5%
Divorced	9.2%	11.0%	10.2%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	95.3%	95.2%	95.2%
Civilian Unemployed (Unemployment Rate)	4.7%	4.8%	4.8%
2019 Employed Population 16+ by Industry			
Total	8,444	56,226	139,848
Agriculture/Mining	1.4%	1.9%	2.2%
Construction	9.2%	8.1%	8.8%
Manufacturing	6.5%	8.0%	8.6%
Wholesale Trade	3.8%	4.9%	4.2%
Retail Trade	12.7%	12.3%	11.9%
Transportation/Utilities	12.9%	10.6%	10.8%
Information	1.7%	1.3%	1.2%
Finance/Insurance/Real Estate	6.2%	5.3%	5.4%
Services	40.8%	43.5%	43.7%
Public Administration	4.9%	4.2%	3.2%
2019 Employed Population 16+ by Occupation			
Total	8,446	56,227	139,846
White Collar	49.5%	52.1%	53.5%
Management/Business/Financial	6.4%	8.8%	11.1%
Professional	18.1%	15.9%	15.9%
Sales	6.5%	9.0%	10.4%
Administrative Support	18.6%	18.3%	16.1%
Services	21.9%	21.0%	20.5%
Blue Collar	28.6%	26.9%	26.1%
Farming/Forestry/Fishing	0.0%	0.3%	0.2%
Construction/Extraction	7.7%	6.5%	6.9%
Installation/Maintenance/Repair	4.0%	4.0%	4.2%
Production	5.7%	5.6%	5.7%
Transportation/Material Moving	11.2%	10.5%	9.1%
2010 Population By Urban/ Rural Status			
Total Population	13,151	90,234	238,154
Population Inside Urbanized Area	100.0%	100.0%	99.9%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.1%



FREESTANDING RETAIL BUILDING - FREEWAY FRONTAGE ON I-45

16445 North Freeway, Houston, Texas 77090

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	4,679	32,066	81,596
Households with 1 Person	26.4%	26.5%	22.7%
Households with 2+ People	73.6%	73.5%	77.3%
Family Households	67.4%	67.2%	71.6%
Husband-wife Families	39.9%	40.2%	45.9%
With Related Children	27.4%	23.8%	26.1%
Other Family (No Spouse Present)	27.5%	27.0%	25.7%
Other Family with Male Householder	6.8%	6.4%	6.5%
With Related Children	4.2%	4.0%	4.0%
Other Family with Female Householder	20.8%	20.6%	19.2%
With Related Children	16.2%	15.8%	14.6%
Nonfamily Households	6.2%	6.3%	5.6%
All Households with Children	48.3%	44.2%	45.3%
Multigenerational Households	7.2%	6.0%	6.6%
Unmarried Partner Households	8.3%	8.0%	7.4%
Male-female	7.7%	7.2%	6.6%
Same-sex	0.7%	0.8%	0.8%
2010 Households by Size			
Total	4,679	32,066	81,594
1 Person Household	26.4%	26.5%	22.7%
2 Person Household	20.8%	25.5%	26.5%
3 Person Household	18.1%	17.6%	18.1%
4 Person Household	16.3%	14.7%	16.0%
5 Person Household	9.9%	8.6%	9.2%
6 Person Household	4.9%	3.9%	4.2%
7 + Person Household	3.7%	3.1%	3.3%
2010 Households by Tenure and Mortgage Status			
Total	4,680	32,066	81,596
Owner Occupied	46.3%	43.7%	51.5%
Owned with a Mortgage/Loan	41.8%	36.6%	42.0%
Owned Free and Clear	4.4%	7.1%	9.5%
Renter Occupied	53.7%	56.3%	48.5%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	5,603	38,329	93,518
Housing Units Inside Urbanized Area	100.0%	100.0%	99.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.1%



FREESTANDING RETAIL BUILDING - FREEWAY FRONTAGE ON I-45

16445 North Freeway, Houston, Texas 77090

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Up and Coming Families (7A)	Up and Coming Families (7A)	Metro Fusion (11C)
2.	Metro Fusion (11C)	Metro Fusion (11C)	Up and Coming Families (7A)
3.	Young and Restless (11B)	Young and Restless (11B)	American Dreamers (7C)
2019 Consumer Spending			
Apparel & Services: Total \$	\$9,142,236	\$64,687,980	\$175,883,337
Average Spent	\$1,656.80	\$1,707.21	\$1,884.23
Spending Potential Index	77	80	88
Education: Total \$	\$5,685,574	\$41,788,192	\$116,703,873
Average Spent	\$1,030.37	\$1,102.85	\$1,250.24
Spending Potential Index	65	69	78
Entertainment/Recreation: Total \$	\$12,633,152	\$89,541,934	\$247,846,907
Average Spent	\$2,289.44	\$2,363.15	\$2,655.17
Spending Potential Index	70	72	81
Food at Home: Total \$	\$21,480,224	\$152,353,064	\$413,235,188
Average Spent	\$3,892.76	\$4,020.82	\$4,426.97
Spending Potential Index	75	78	86
Food Away from Home: Total \$	\$15,672,272	\$110,484,904	\$300,535,213
Average Spent	\$2,840.21	\$2,915.86	\$3,219.62
Spending Potential Index	77	79	88
Health Care: Total \$	\$22,201,474	\$157,254,544	\$438,099,248
Average Spent	\$4,023.46	\$4,150.18	\$4,693.33
Spending Potential Index	68	70	79
HH Furnishings & Equipment: Total \$	\$8,737,373	\$61,416,842	\$170,106,019
Average Spent	\$1,583.43	\$1,620.88	\$1,822.34
Spending Potential Index	74	76	85
Personal Care Products & Services: Total \$	\$3,715,092	\$26,046,689	\$71,593,960
Average Spent	\$673.27	\$687.41	\$766.98
Spending Potential Index	76	78	87
Shelter: Total \$	\$74,729,695	\$536,887,802	\$1,470,081,524
Average Spent	\$13,542.90	\$14,169.27	\$15,748.90
Spending Potential Index	73	77	85
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$9,340,704	\$65,752,574	\$182,996,913
Average Spent	\$1,692.77	\$1,735.31	\$1,960.44
Spending Potential Index	68	70	79
Travel: Total \$	\$8,304,428	\$59,357,358	\$168,626,491
Average Spent	\$1,504.97	\$1,566.53	\$1,806.49
Spending Potential Index	67	70	80
Vehicle Maintenance & Repairs: Total \$	\$4,762,561	\$33,501,842	\$90,412,808
Average Spent	\$863.10	\$884.16	\$968.59
Spending Potential Index	75	77	85





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
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date