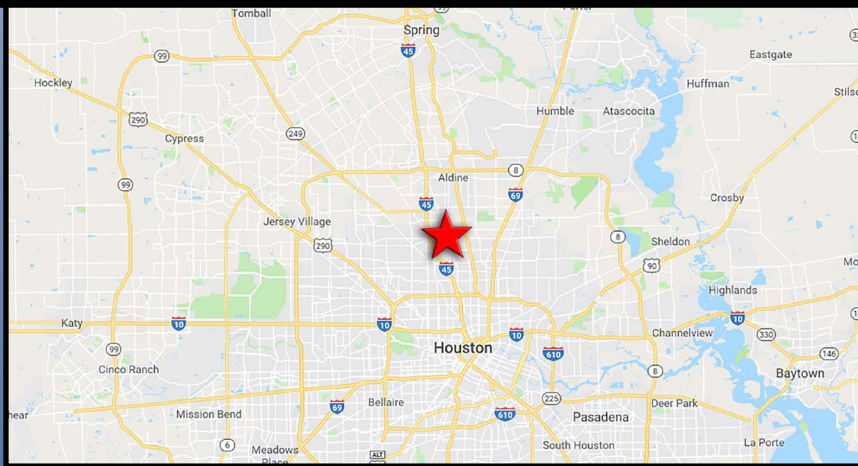




PROPERTY FOR LEASE

Property Features

- Phase II Complete - 6,400 SF Available Now (Divisible)
- Phase I (13,520 SF) only 1,188 SF remaining
- Hard corner of Airline Drive and Little York Road
- Excellent intersection for retailers
- Grocery anchored intersection with national retailers
- Very dense population and high traffic counts
- Heavy pedestrian traffic in the immediate area



Demographic Summary:

Radius	1 Mile	3 Mile	5 Mile
2019 Population	15,118	131,583	312,658
2024 Population Est.	15,562	137,375	328,525
Hispanic Population	87.9%	81.8%	65.4%

Traffic Counts:

(TXDOT 2016)

Little York Rd: 24,344 VPD

Airline Dr 20,656 VPD

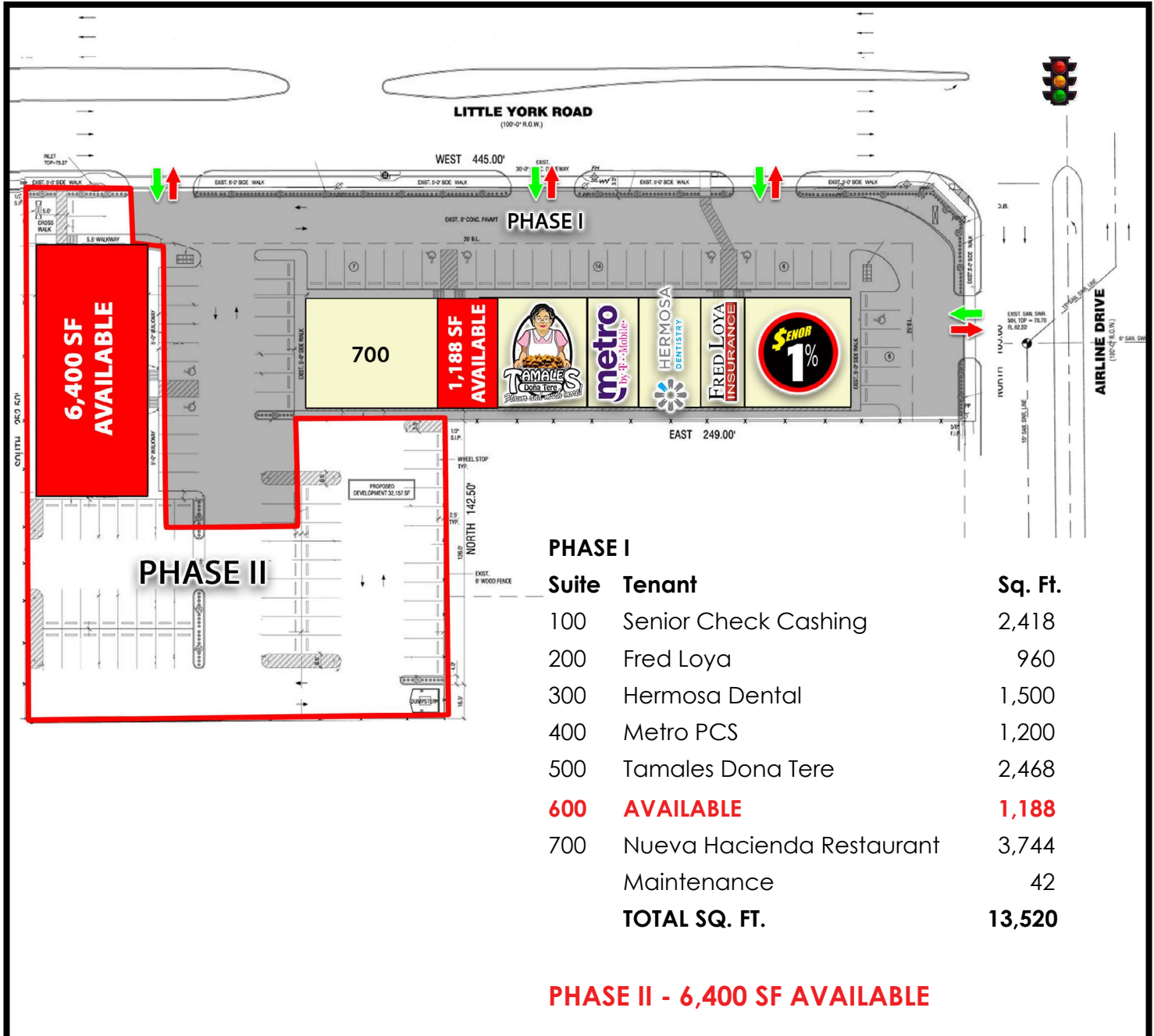
Joshua Sebesta
josh@spinterests.com
Direct: 713.298.1341

S & P Interests
5353 West Alabama, Ste. 306
Houston, Texas 77056
713.766.4500

<http://www.spinterests.com>

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.

Site Plan



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Airline Plaza
920 E Little York Rd, Houston, Texas 77076

For Lease

Aerial



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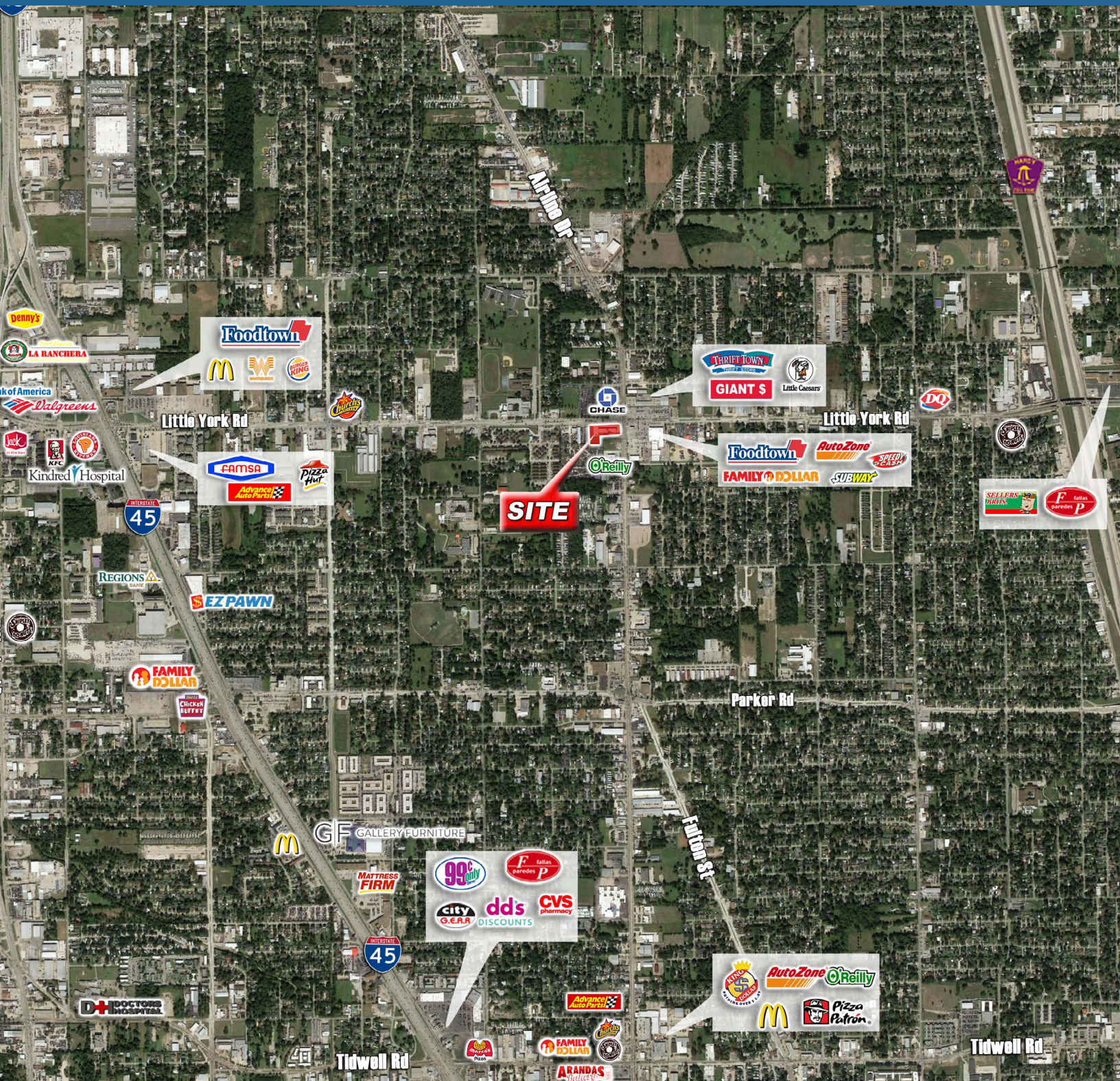
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Airline Plaza

920 E Little York Rd, Houston, Texas 77076

For Lease

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	13,076	114,696	288,551
2010 Total Population	14,406	122,260	290,149
2019 Total Population	15,118	131,583	312,658
2019 Group Quarters	2	894	1,929
2024 Total Population	15,562	137,375	328,525
2019-2024 Annual Rate	0.58%	0.87%	0.99%
2019 Total Daytime Population	10,725	116,413	301,035
Workers	2,346	37,890	118,607
Residents	8,379	78,523	182,428
Household Summary			
2000 Households	3,639	32,264	88,016
2000 Average Household Size	3.59	3.53	3.26
2010 Households	3,772	33,177	87,939
2010 Average Household Size	3.82	3.66	3.28
2019 Households	3,892	35,209	94,230
2019 Average Household Size	3.88	3.71	3.30
2024 Households	3,986	36,595	98,917
2024 Average Household Size	3.90	3.73	3.30
2019-2024 Annual Rate	0.48%	0.78%	0.98%
2010 Families	3,129	26,157	64,837
2010 Average Family Size	4.15	4.11	3.83
2019 Families	3,224	27,692	69,003
2019 Average Family Size	4.23	4.17	3.87
2024 Families	3,300	28,755	72,236
2024 Average Family Size	4.25	4.19	3.88
2019-2024 Annual Rate	0.47%	0.76%	0.92%
Median Household Income			
2019	\$42,176	\$35,675	\$37,870
2024	\$46,884	\$39,746	\$43,421
Median Home Value			
2019	\$109,414	\$98,560	\$118,065
2024	\$131,041	\$113,293	\$137,797
Per Capita Income			
2019	\$13,275	\$12,466	\$16,772
2024	\$14,959	\$14,248	\$19,389
Median Age			
2010	28.0	28.0	30.6
2019	29.1	29.0	31.7
2024	29.5	29.6	32.6
2019 Households by Income			
Household Income Base	3,892	35,209	94,230
<\$15,000	10.2%	18.7%	18.3%
\$15,000 - \$24,999	11.7%	15.1%	14.4%
\$25,000 - \$34,999	15.8%	15.1%	13.6%
\$35,000 - \$49,999	21.4%	16.4%	14.9%
\$50,000 - \$74,999	23.5%	18.2%	17.1%
\$75,000 - \$99,999	10.5%	8.6%	9.5%
\$100,000 - \$149,999	5.2%	5.9%	7.4%
\$150,000 - \$199,999	0.6%	1.0%	2.1%
\$200,000+	1.1%	0.8%	2.7%
Average Household Income	\$51,495	\$46,486	\$55,670
2010 Population by Race/Ethnicity			
Total	14,407	122,261	290,150
White Alone	61.4%	55.9%	47.6%
Black Alone	1.7%	9.0%	23.1%
American Indian Alone	1.2%	1.0%	0.9%
Asian Alone	0.3%	0.6%	0.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	31.9%	29.7%	24.3%
Two or More Races	3.4%	3.8%	3.4%
Hispanic Origin	87.9%	81.8%	65.4%



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