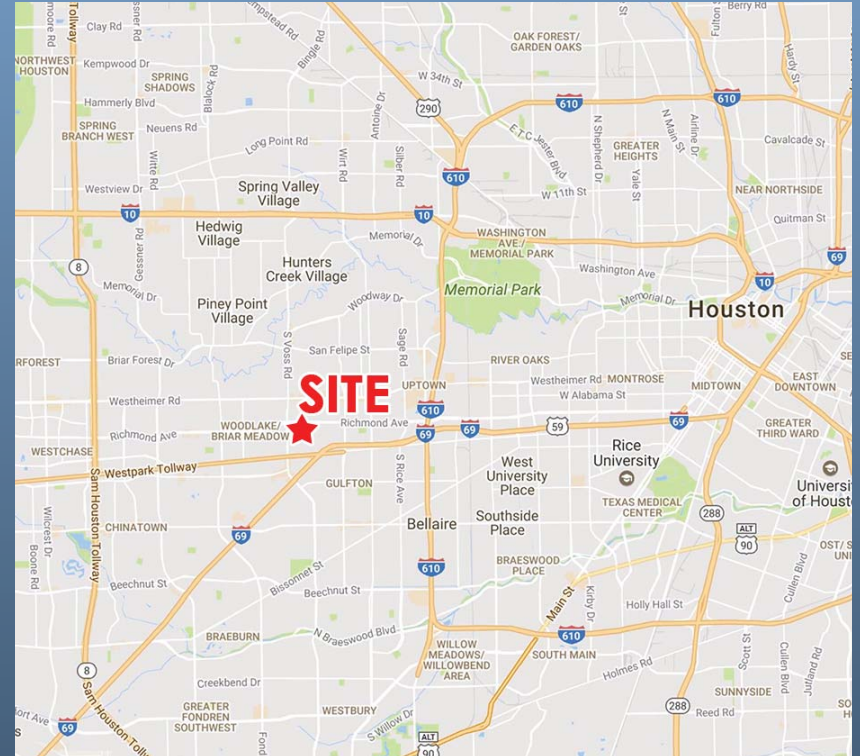


FOR SALE

6393 Richmond Ave, Houston, TX 77057



PROPERTY DATA

- Freestanding building at the lighted intersection of Richmond and Unity in close-in southwest Houston now available for sale
- 19,497 SF two story building with ground floor of approximately 15,790 SF and 3,757 SF mezzanine
- 34,000 SF of land (108' x 340')
- Pylon sign on Richmond, gated lot in rear

DEMOGRAPHICS

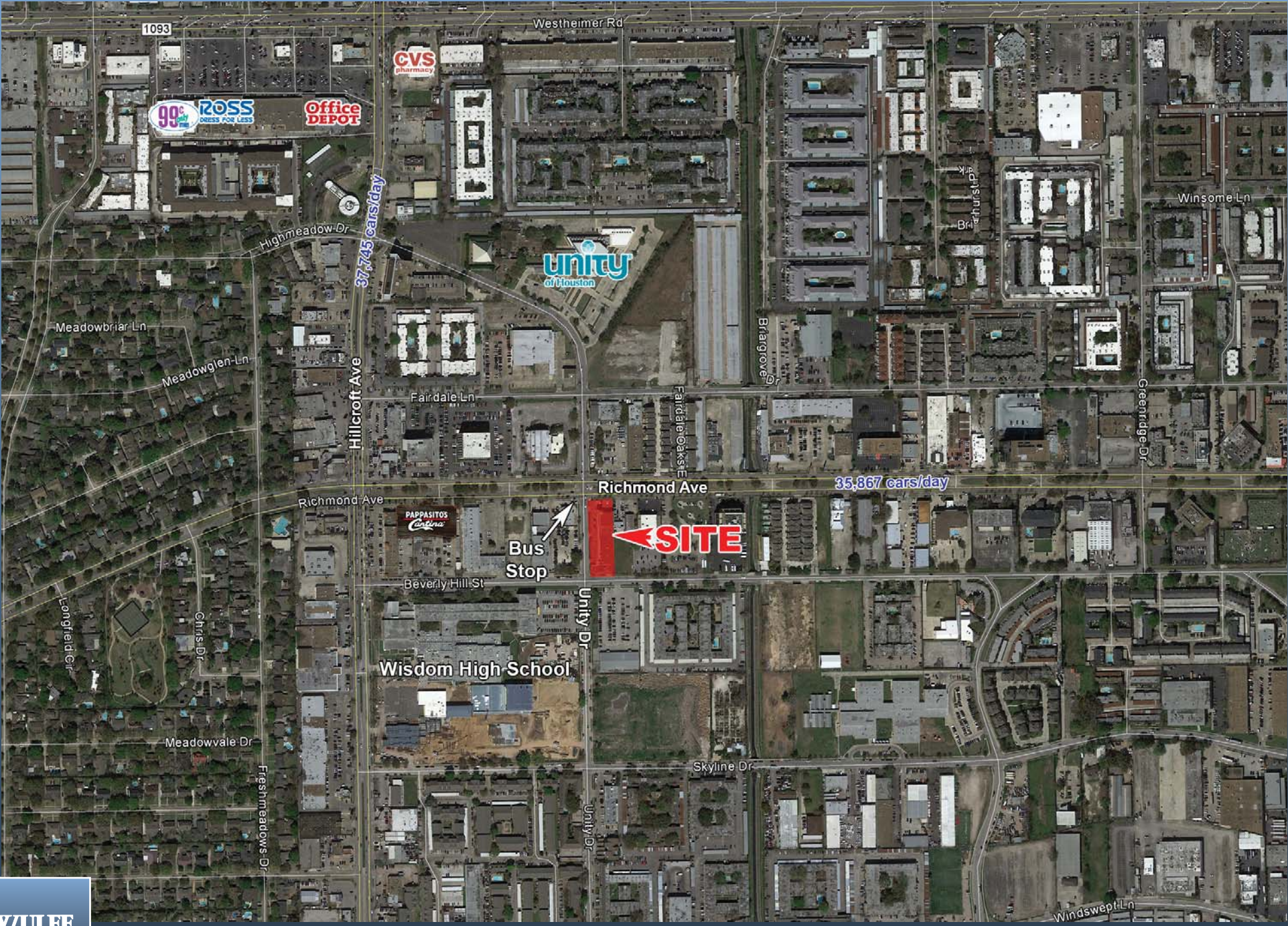
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2017 Estimate	37,425	235,911	528,478
Avg HH Income 2017 Estimate	\$68,782	\$102,788	\$120,874
Traffic Counts Richmond Ave	35,867 cars per day		
Hillcroft Ave	41,094 cars per day		
Unity Dr	4,014 cars per day		

CONTACT

Katherine Wildman
 kwildman@wulfe.com
 (713) 621-1220

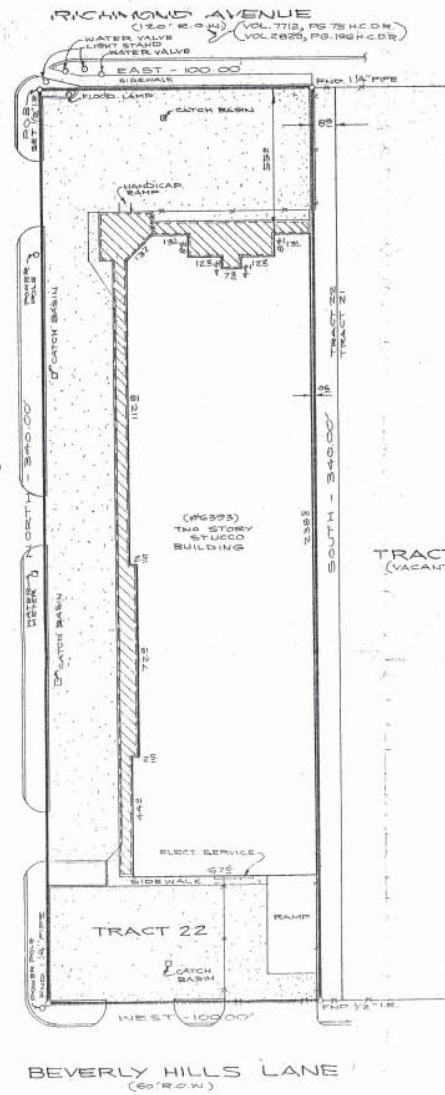
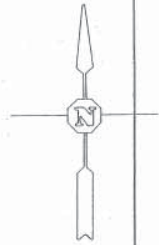
Sydney Mafrige
 smafrige@wulfe.com
 (713) 621-1706

Wulfe & Co.
 1800 Post Oak Blvd., Suite 400
 Houston, Texas 77056
 (713) 621-1700









PROPERTY DESCRIPTION

BEING A TRACT OF LAND CONTAINING 34,000 SQUARE FEET OR 0.780 ACRE, MORE OR LESS, BEING PART OF AND OUT OF A PARCEL OF LAND KNOWN AS TRACT 22 OF MEYER REALTY COMPANY, UNRECORDED SUBDIVISION IN THE G.C. & S.F.R.R. CO., SECTION 1, SURVEY, ABSTRACT NO. 997, IN HOUSTON, HARRIS COUNTY, TEXAS, SAID 34,000 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET MARKING THE INTERSECTION OF SOUTH LINE OF RICHMOND AVENUE, 120 FEET WIDE, AND THE EAST LINE OF UNITY (PARK) DRIVE, 60 FEET WIDE;

THENCE, EAST, ALONG THE SOUTH LINE OF RICHMOND AVENUE, 120 FEET WIDE; FOR A DISTANCE OF 100.00 FEET TO A 1-1/4 INCH IRON PIPE FOUND FOR CORNER;

THENCE, SOUTH, ALONG A LINE PARALLEL TO AND 8.9 FEET WESTERLY FROM THE COMMON BOUNDARY OF TRACTS 22 AND 21, FOR A DISTANCE OF 340.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER ON THE NORTH LINE OF BEVERLY HILLS LANE, 60 FEET WIDE; BEING THE SOUTH LINE OF SAID TRACT 22;

THENCE, WEST, ALONG THE SOUTH LINE OF TRACT 22, BEING THE NORTH LINE OF BEVERLY HILLS LANE, 60 FEET WIDE, FOR A DISTANCE OF 100.00 FEET TO A 1-1/4 INCH IRON PIPE FOUND MARKING THE INTERSECTION OF THE NORTH LINE OF BEVERLY HILLS LANE, 60 FEET WIDE, AND THE EAST LINE OF UNITY (PARK) DRIVE, 60 FEET WIDE, BEING THE SOUTHWEST CORNER OF SAID TRACT 22;

THENCE, NORTH, ALONG THE EAST LINE OF UNITY (PARK) DRIVE, 60 FEET WIDE, BEING THE WEST LINE OF TRACT 22, FOR A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING, CONTAINING 34,000 SQUARE FEET OR 0.780 ACRE OF LAND, MORE OR LESS.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PROPERTY SURVEYED AND TO THE STEWART TITLE COMPANY:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATED THIS THE 13 DAY OF January, 1992

SIGNED: J. A. M...
REGISTERED PROFESSIONAL LAND SURVEYOR



LENDER: COMPASS BANK

American Surveying Company
of Houston Inc.
Houston, Texas 77027 • 2200 W. Loop South, Suite 600 • (713) 671-0094

DESCRIPTION: A TRACT CONTAINING 34,000.00 SQUARE FEET OF LAND, BEING PART OF AND OUT OF A PARCEL OF LAND KNOWN AS TRACT 22 OF MEYER REALTY COMPANY, AN UNRECORDED SUBDIVISION IN THE G.C. & S.F.R. COMPANY, SECTION 1 SURVEY, ABSTRACT NO. 997 IN HARRIS COUNTY TEXAS. SEE NOTES AND BOUNDS ABOVE.

DATE: 1-13-92	PURCHASER: MARSH PROPERTIES
OFF: 9210684 (STC-LOOP)	ADDRESS: 6393 RICHMOND AVENUE
JOB: 10014752	KEY MAP: 431-W
BOOK:	DRAWN BY: E.B.
	APPROVED: 1451

- NOTES:
- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
 - 2) SEE CB AS SHOWN.
 - 3) THE SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 - 4) SUBJECT TO CITY ORDINANCE # 85-1078 ENACTED OCT 23, 1985 PERTAINING TO PLATTING AND REPLATTING AND BUILDING SETBACK LINES.

Subject property IS NOT located in a federal insurance administration designated flood hazard area as per map 480256, Panel 02756, Dated 9-28-80, Zone X (OUTSIDE).



SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.7311/-95.4976

RS1

6393 Richmond Ave		1 mi radius	3 mi radius	5 mi radius
Houston, TX 77057				
POPULATION	2017 Estimated Population	37,425	235,911	528,478
	2022 Projected Population	40,809	253,882	567,468
	2010 Census Population	32,934	213,331	481,295
	2000 Census Population	28,870	200,371	465,119
	Projected Annual Growth 2017 to 2022	1.8%	1.5%	1.5%
	Historical Annual Growth 2000 to 2017	1.7%	1.0%	0.8%
	2017 Median Age	29.4	33.1	34.6
HOUSEHOLDS	2017 Estimated Households	16,223	104,251	227,441
	2022 Projected Households	18,001	114,703	249,765
	2010 Census Households	13,973	92,298	201,735
	2000 Census Households	14,094	89,711	199,050
	Projected Annual Growth 2017 to 2022	2.2%	2.0%	2.0%
	Historical Annual Growth 2000 to 2017	0.9%	1.0%	0.8%
RACE AND ETHNICITY	2017 Estimated White	52.2%	55.7%	56.2%
	2017 Estimated Black or African American	13.6%	13.5%	14.2%
	2017 Estimated Asian or Pacific Islander	7.4%	10.0%	11.4%
	2017 Estimated American Indian or Native Alaskan	2.9%	1.0%	0.8%
	2017 Estimated Other Races	23.9%	19.8%	17.3%
	2017 Estimated Hispanic	57.0%	46.6%	39.9%
INCOME	2017 Estimated Average Household Income	\$68,782	\$102,788	\$120,874
	2017 Estimated Median Household Income	\$49,632	\$70,719	\$81,130
	2017 Estimated Per Capita Income	\$29,845	\$45,517	\$52,099
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	18.7%	13.2%	11.6%
	2017 Estimated Some High School (Grade Level 9 to 11)	5.3%	5.2%	5.1%
	2017 Estimated High School Graduate	17.3%	17.7%	16.5%
	2017 Estimated Some College	16.2%	16.4%	15.5%
	2017 Estimated Associates Degree Only	6.0%	4.6%	4.6%
	2017 Estimated Bachelors Degree Only	23.7%	25.6%	26.2%
	2017 Estimated Graduate Degree	12.8%	17.2%	20.4%
BUSINESS	2017 Estimated Total Businesses	2,465	19,035	39,439
	2017 Estimated Total Employees	20,403	199,364	433,261
	2017 Estimated Employee Population per Business	8.3	10.5	11.0
	2017 Estimated Residential Population per Business	15.2	12.4	13.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

