

FOR SALE

11225 FORBES ROAD, HOUSTON, TX 77075

14.57 AC | 2,560 SF BLDG



S&P INTERESTS

ALBERT ALVAREZ
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5353 WEST ALABAMA, SUITE 602 | HOUSTON, TX 77056

PROPERTY OVERVIEW

ADDRESSES
11225 FORBES ROAD, HOUSTON, TX 77075

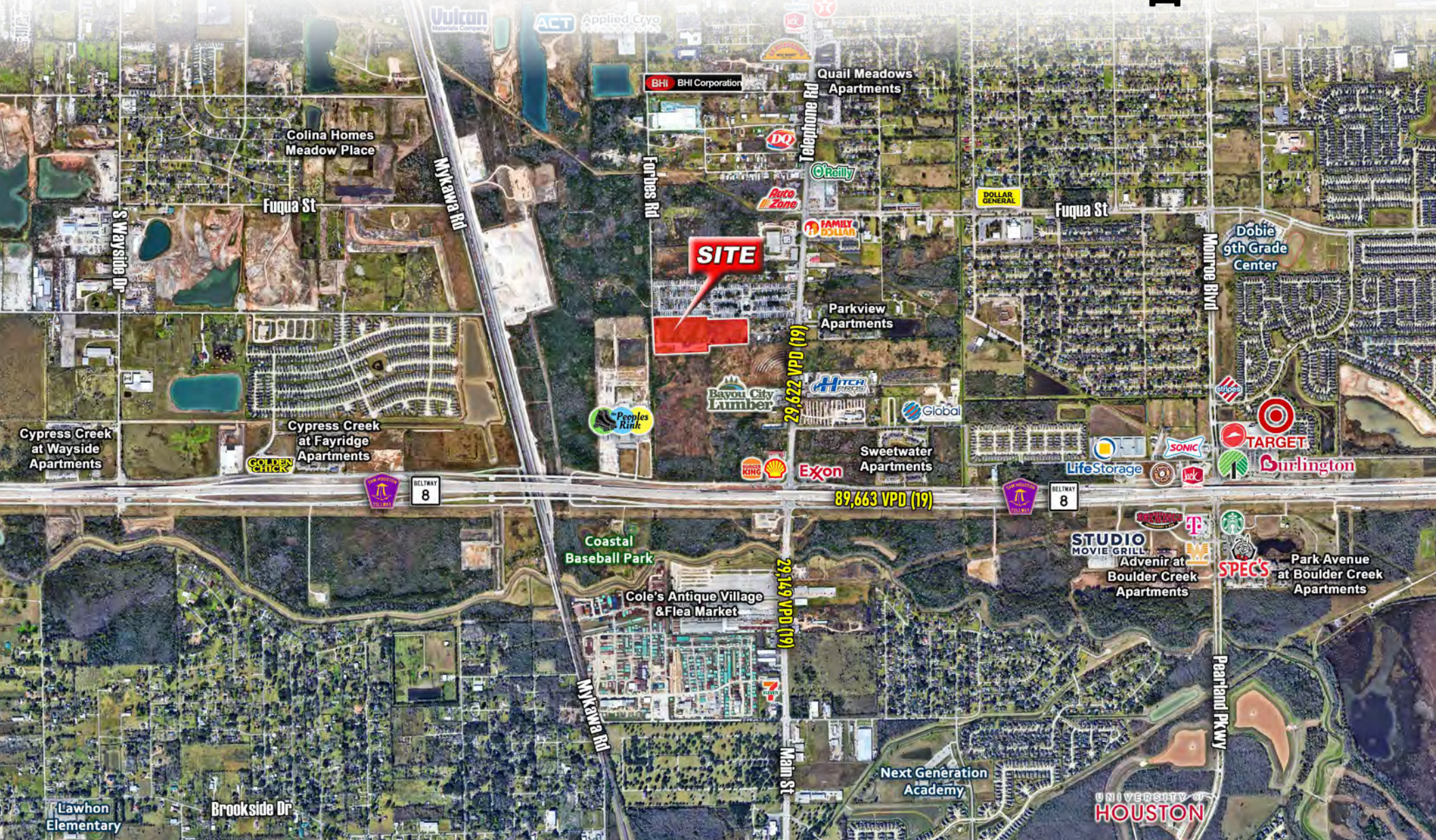
LAND SIZE
14.57 ACRES

BUILDING SIZE
2,560 SF

AVERAGE HH INCOME
\$90,692 WITHIN 3 MILES

POPULATION
248,605 within 5 miles

TRAFFIC COUNT
±89,663 VPD on Beltway 8

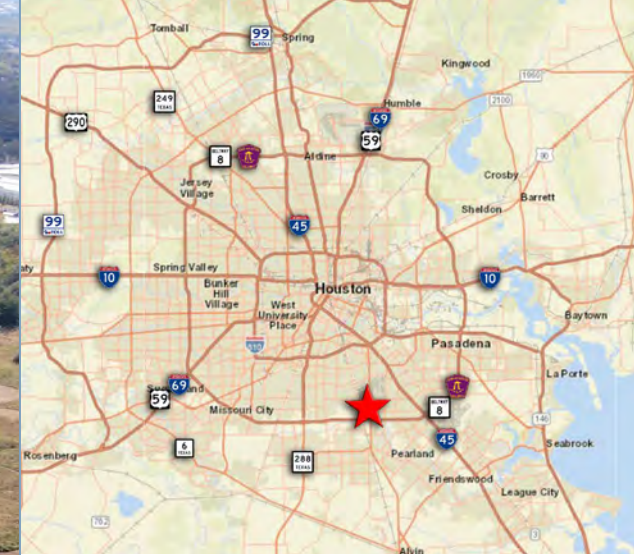


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PROPERTY FEATURES:

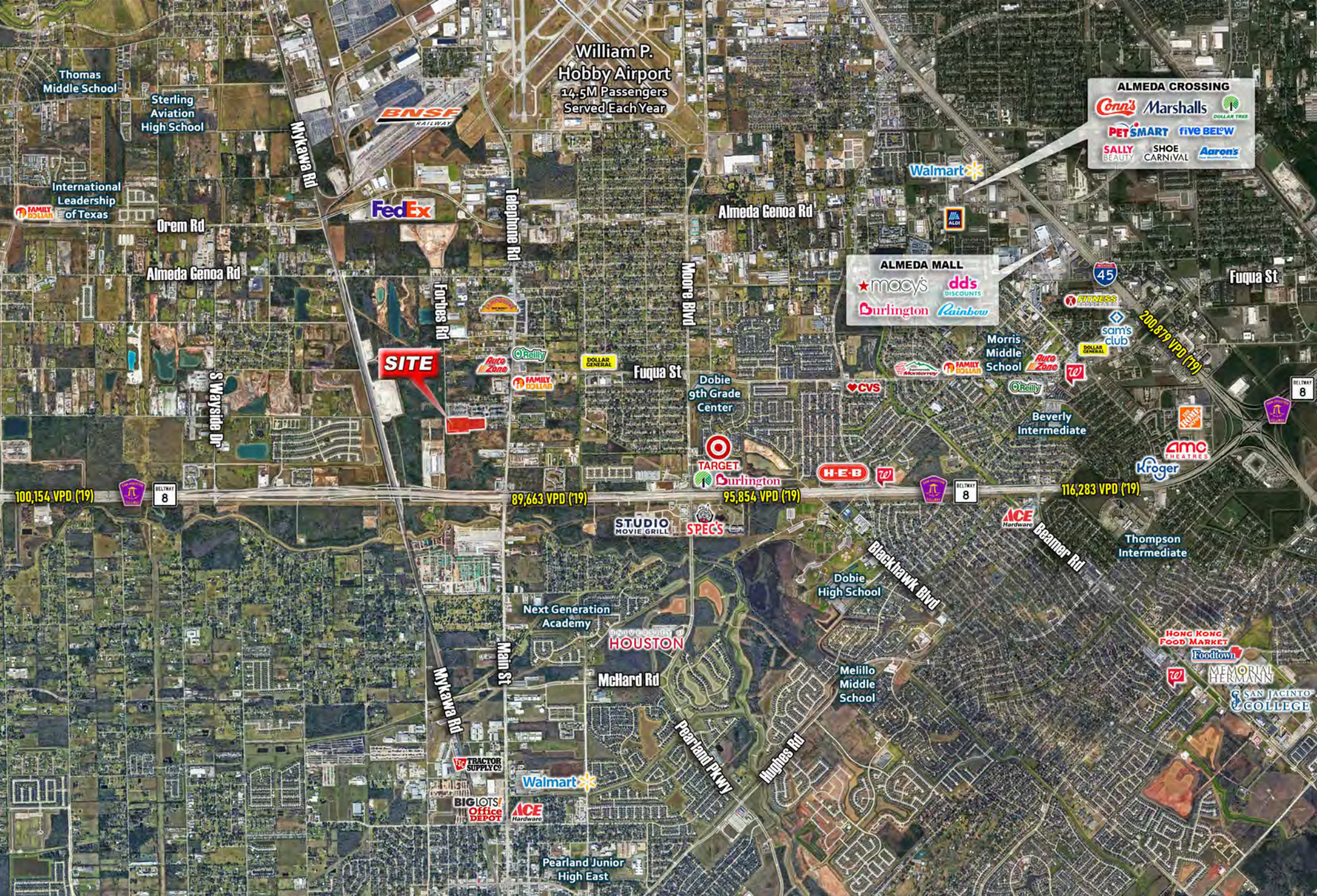
- Located within City Of Houston
- 14.57 AC
- No Known Use Restrictions
- Close access to Beltway 8 & Hobby Airport
- Call for Pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2021 Population	6,357	52,711	248,605
2026 Population Est.	6,779	57,015	263,436
Daytime Population	4,924	48,192	219,125
Average HH Income	\$70,244	\$90,692	\$77,692

TRAFFIC COUNTS:

Telephone Rd: 29,622 VPD ('19)
 Beltway 8: 89,663 VPD ('19)



William P. Hobby Airport
14.5M Passengers Served Each Year

ALMEDA CROSSING

ALMEDA MALL

SITE

Thomas Middle School
Sterling Aviation High School

International Leadership of Texas

100,154 VPD (19)

89,663 VPD (19)

95,854 VPD (19)

116,283 VPD (19)

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	4,299	26,152	169,535
2010 Total Population	5,177	42,297	218,524
2021 Total Population	6,357	52,711	248,605
2021 Group Quarters	0	0	454
2026 Total Population	6,779	57,015	263,436
2021-2026 Annual Rate	1.29%	1.58%	1.17%
2021 Total Daytime Population	4,924	48,192	219,125
Workers	1,554	20,448	84,274
Residents	3,370	27,744	134,851
Household Summary			
2000 Households	1,317	8,510	57,869
2000 Average Household Size	3.26	3.07	2.92
2010 Households	1,525	12,822	72,582
2010 Average Household Size	3.39	3.30	3.00
2021 Households	1,891	15,837	81,359
2021 Average Household Size	3.36	3.33	3.05
2026 Households	2,012	17,070	85,834
2026 Average Household Size	3.37	3.34	3.06
2021-2026 Annual Rate	1.25%	1.51%	1.08%
2010 Families	1,221	10,363	54,409
2010 Average Family Size	3.76	3.67	3.48
2021 Families	1,500	12,693	60,627
2021 Average Family Size	3.74	3.72	3.55
2026 Families	1,595	13,646	63,883
2026 Average Family Size	3.75	3.73	3.56
2021-2026 Annual Rate	1.24%	1.46%	1.05%
Housing Unit Summary			
2000 Housing Units	1,450	9,111	61,327
Owner Occupied Housing Units	56.8%	68.6%	59.4%
Renter Occupied Housing Units	34.0%	24.8%	34.9%
Vacant Housing Units	9.2%	6.6%	5.6%
2010 Housing Units	1,738	13,702	79,601
Owner Occupied Housing Units	53.0%	72.2%	58.5%
Renter Occupied Housing Units	34.7%	21.4%	32.7%
Vacant Housing Units	12.3%	6.4%	8.8%
2021 Housing Units	2,116	16,614	88,001
Owner Occupied Housing Units	54.2%	74.0%	58.6%
Renter Occupied Housing Units	35.2%	21.3%	33.8%
Vacant Housing Units	10.6%	4.7%	7.5%
2026 Housing Units	2,249	17,857	92,484
Owner Occupied Housing Units	55.9%	75.1%	59.6%
Renter Occupied Housing Units	33.5%	20.5%	33.2%
Vacant Housing Units	10.5%	4.4%	7.2%
Median Household Income			
2021	\$53,478	\$70,893	\$60,054
2026	\$57,225	\$78,076	\$66,057
Median Home Value			
2021	\$185,261	\$200,134	\$187,800
2026	\$232,377	\$245,187	\$234,740
Per Capita Income			
2021	\$20,290	\$27,300	\$25,267
2026	\$22,537	\$30,193	\$27,843
Median Age			
2010	29.0	31.1	31.7
2021	30.6	32.8	33.3
2026	30.8	32.8	33.7
2021 Households by Income			
Household Income Base	1,891	15,837	81,359
<\$15,000	7.5%	6.3%	9.3%
\$15,000 - \$24,999	10.6%	6.7%	8.6%
\$25,000 - \$34,999	8.0%	6.2%	9.4%
\$35,000 - \$49,999	19.1%	11.7%	13.5%
\$50,000 - \$74,999	23.2%	21.5%	18.5%
\$75,000 - \$99,999	11.9%	13.6%	14.2%
\$100,000 - \$149,999	12.9%	19.9%	16.3%
\$150,000 - \$199,999	3.0%	7.3%	5.9%
\$200,000+	3.8%	6.6%	4.3%
Average Household Income	\$70,244	\$90,692	\$77,692

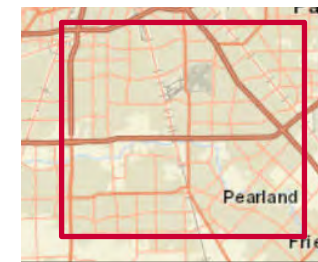
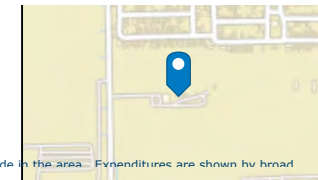
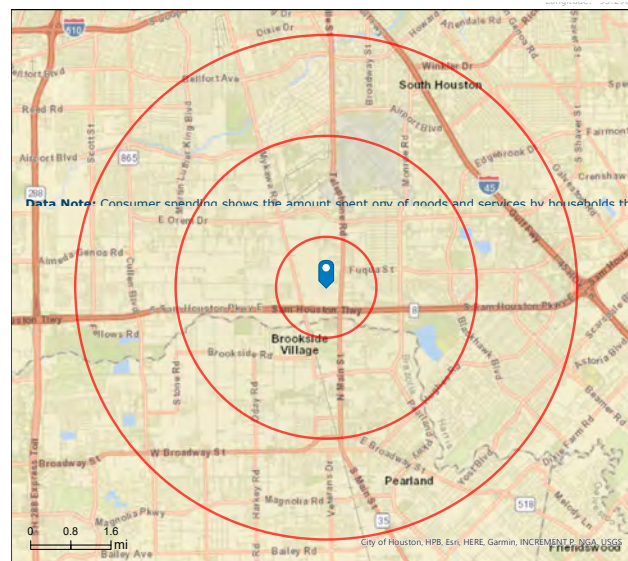
	1 mile	3 miles	5 miles
2026 Households by Income			
Household Income Base	2,012	17,070	85,834
<\$15,000	6.1%	5.3%	7.9%
\$15,000 - \$24,999	8.9%	5.6%	7.4%
\$25,000 - \$34,999	7.2%	5.3%	8.5%
\$35,000 - \$49,999	18.2%	10.7%	12.7%
\$50,000 - \$74,999	24.3%	21.0%	18.6%
\$75,000 - \$99,999	12.5%	13.8%	14.8%
\$100,000 - \$149,999	14.6%	22.1%	18.3%
\$150,000 - \$199,999	4.0%	9.1%	7.1%
\$200,000+	4.2%	7.2%	4.6%
Average Household Income	\$78,222	\$100,629	\$85,973
2021 Owner Occupied Housing Units by Value			
Total	1,147	12,286	51,594
<\$50,000	4.5%	2.2%	3.9%
\$50,000 - \$99,999	4.4%	3.6%	10.3%
\$100,000 - \$149,999	13.9%	13.5%	16.0%
\$150,000 - \$199,999	38.4%	30.7%	26.2%
\$200,000 - \$249,999	17.3%	19.7%	17.5%
\$250,000 - \$299,999	9.5%	10.8%	11.6%
\$300,000 - \$399,999	6.5%	12.7%	8.9%
\$400,000 - \$499,999	2.6%	4.1%	2.8%
\$500,000 - \$749,999	1.2%	1.5%	1.4%
\$750,000 - \$999,999	0.7%	0.5%	0.6%
\$1,000,000 - \$1,499,999	0.7%	0.5%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.3%	0.3%
Average Home Value	\$211,584	\$237,560	\$216,663
2026 Owner Occupied Housing Units by Value			
Total	1,258	13,400	55,110
<\$50,000	0.4%	0.3%	1.7%
\$50,000 - \$99,999	0.5%	0.5%	4.4%
\$100,000 - \$149,999	4.1%	3.3%	6.9%
\$150,000 - \$199,999	29.3%	20.7%	20.6%
\$200,000 - \$249,999	24.2%	27.9%	23.6%
\$250,000 - \$299,999	13.5%	14.7%	17.1%
\$300,000 - \$399,999	12.6%	18.5%	14.7%
\$400,000 - \$499,999	8.3%	8.7%	5.9%
\$500,000 - \$749,999	4.7%	3.3%	2.7%
\$750,000 - \$999,999	1.3%	1.0%	1.3%
\$1,000,000 - \$1,499,999	1.0%	0.9%	0.6%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.1%	0.4%
Average Home Value	\$283,632	\$292,220	\$272,304
2010 Population by Age			
Total	5,176	42,298	218,522
0 - 4	10.3%	9.2%	8.7%
5 - 9	9.6%	8.7%	8.2%
10 - 14	8.8%	8.5%	8.0%
15 - 24	14.9%	14.1%	14.6%
25 - 34	16.5%	16.0%	15.5%
35 - 44	14.6%	15.1%	14.0%
45 - 54	11.2%	13.0%	12.8%
55 - 64	8.1%	8.8%	9.4%
65 - 74	3.7%	4.0%	5.2%
75 - 84	1.7%	2.1%	2.8%
85 +	0.7%	0.6%	0.8%
18 +	66.7%	68.7%	70.4%

	1 mile	3 miles	5 miles
2021 Population by Age			
Total	6,356	52,712	248,605
0 - 4	9.2%	8.2%	7.8%
5 - 9	8.7%	8.2%	7.8%
10 - 14	8.1%	7.9%	7.6%
15 - 24	14.4%	13.2%	13.5%
25 - 34	17.3%	15.9%	15.9%
35 - 44	13.5%	14.6%	13.9%
45 - 54	10.6%	11.7%	11.3%
55 - 64	8.9%	10.4%	10.3%
65 - 74	6.0%	6.8%	7.4%
75 - 84	2.5%	2.5%	3.4%
85 +	0.7%	0.8%	1.1%
18 +	69.6%	71.6%	72.6%
2026 Population by Age			
Total	6,780	57,014	263,438
0 - 4	9.3%	8.3%	7.9%
5 - 9	8.8%	8.2%	7.6%
10 - 14	8.3%	8.1%	7.6%
15 - 24	14.1%	12.9%	13.3%
25 - 34	16.8%	16.2%	15.6%
35 - 44	14.1%	14.7%	14.4%
45 - 54	10.7%	11.5%	11.3%
55 - 64	8.2%	9.1%	9.4%
65 - 74	5.9%	7.1%	7.6%
75 - 84	3.0%	3.0%	4.0%
85 +	0.8%	0.8%	1.1%
18 +	69.1%	71.0%	72.6%
2010 Population by Sex			
Males	2,622	20,995	106,767
Females	2,555	21,302	111,757
2021 Population by Sex			
Males	3,209	26,172	121,524
Females	3,147	26,539	127,082
2026 Population by Sex			
Males	3,419	28,312	128,831
Females	3,360	28,702	134,606
2010 Population by Race/Ethnicity			
Total	5,177	42,296	218,523
White Alone	50.8%	55.8%	47.8%
Black Alone	16.3%	14.2%	27.4%
American Indian Alone	0.4%	0.6%	0.6%
Asian Alone	4.3%	8.5%	5.7%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	24.1%	17.7%	15.5%
Two or More Races	4.1%	3.3%	2.9%
Hispanic Origin	66.8%	53.9%	44.8%
Diversity Index	84.1	83.0	84.5
2021 Population by Race/Ethnicity			
Total	6,357	52,711	248,606
White Alone	46.5%	52.1%	45.1%
Black Alone	19.8%	15.9%	27.7%
American Indian Alone	0.4%	0.6%	0.5%
Asian Alone	4.5%	9.2%	6.6%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	24.7%	18.7%	16.7%
Two or More Races	4.1%	3.6%	3.3%
Hispanic Origin	66.9%	56.2%	48.0%
Diversity Index	85.6	84.5	85.7

	1 mile	3 miles	5 miles
2026 Population by Race/Ethnicity			
Total	6,779	57,014	263,437
White Alone	46.1%	51.2%	44.3%
Black Alone	20.1%	16.2%	27.9%
American Indian Alone	0.4%	0.6%	0.5%
Asian Alone	4.6%	9.5%	6.9%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	24.8%	18.9%	16.9%
Two or More Races	4.1%	3.7%	3.4%
Hispanic Origin	67.8%	57.9%	49.6%
Diversity Index	85.6	84.8	86.1
2010 Population by Relationship and Household			
Total	5,177	42,297	218,524
In Households	100.0%	100.0%	99.8%
In Family Households	91.8%	92.4%	89.5%
Householder	23.4%	24.6%	24.8%
Spouse	16.2%	18.3%	16.3%
Child	40.5%	39.6%	38.8%
Other relative	8.6%	7.4%	6.9%
Nonrelative	3.1%	2.5%	2.7%
In Nonfamily Households	8.2%	7.6%	10.3%
In Group Quarters	0.0%	0.0%	0.2%
Institutionalized Population	0.0%	0.0%	0.1%
Noninstitutionalized Population	0.0%	0.0%	0.1%
2021 Population 25+ by Educational Attainment			
Total	3,788	32,962	157,298
Less than 9th Grade	17.9%	9.8%	10.0%
9th - 12th Grade, No Diploma	8.1%	7.7%	8.3%
High School Graduate	27.2%	23.6%	24.9%
GED/Alternative Credential	3.4%	3.2%	4.0%
Some College, No Degree	24.3%	22.3%	22.6%
Associate Degree	8.4%	8.9%	7.7%
Bachelor's Degree	7.1%	15.9%	14.9%
Graduate/Professional Degree	3.6%	8.5%	7.5%
2021 Population 15+ by Marital Status			
Total	4,700	39,901	190,795
Never Married	35.2%	34.1%	37.9%
Married	54.6%	55.0%	48.1%
Widowed	3.8%	3.6%	4.5%
Divorced	6.4%	7.4%	9.4%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	3,297	26,544	124,455
Population 16+ Employed	92.0%	95.1%	92.5%
Population 16+ Unemployment rate	8.0%	4.9%	7.5%
Population 16-24 Employed	13.1%	11.6%	12.4%
Population 16-24 Unemployment rate	19.6%	8.7%	12.5%
Population 25-54 Employed	69.0%	69.8%	68.4%
Population 25-54 Unemployment rate	7.1%	4.6%	7.1%
Population 55-64 Employed	13.0%	13.9%	13.9%
Population 55-64 Unemployment rate	0.8%	2.7%	5.4%
Population 65+ Employed	5.0%	4.6%	5.3%
Population 65+ Unemployment rate	1.3%	4.7%	4.8%
2021 Employed Population 16+ by Industry			
Total	3,034	25,254	115,149
Agriculture/Mining	0.7%	1.4%	1.6%
Construction	13.6%	11.3%	11.6%
Manufacturing	7.7%	11.6%	10.3%
Wholesale Trade	3.7%	3.4%	2.8%
Retail Trade	10.1%	10.8%	10.9%
Transportation/Utilities	13.2%	7.7%	8.3%
Information	0.4%	1.0%	1.0%
Finance/Insurance/Real Estate	2.7%	5.1%	5.2%
Services	45.9%	44.3%	44.1%
Public Administration	1.9%	3.5%	4.1%

	1 mile	3 miles	5 miles
2021 Employed Population 16+ by Occupation			
Total	3,034	25,252	115,149
White Collar	36.5%	53.5%	53.9%
Management/Business/Financial	6.9%	14.5%	13.1%
Professional	13.3%	18.4%	19.3%
Sales	7.9%	9.3%	9.3%
Administrative Support	8.4%	11.3%	12.2%
Services	24.3%	14.7%	14.9%
Blue Collar	39.2%	31.8%	31.2%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	12.0%	9.1%	9.3%
Installation/Maintenance/Repair	5.4%	4.0%	3.5%
Production	7.1%	7.2%	7.3%
Transportation/Material Moving	14.8%	11.5%	11.1%
2010 Households by Type			
Total	1,525	12,822	72,582
Households with 1 Person	14.6%	14.9%	20.2%
Households with 2+ People	85.4%	85.1%	79.8%
Family Households	80.1%	80.8%	75.0%
Husband-wife Families	55.4%	59.9%	49.4%
With Related Children	36.5%	36.9%	28.1%
Other Family (No Spouse Present)	24.7%	20.9%	25.5%
Other Family with Male Householder	8.3%	6.6%	6.6%
With Related Children	4.1%	3.8%	3.9%
Other Family with Female Householder	16.3%	14.3%	18.9%
With Related Children	11.5%	9.9%	12.7%
Nonfamily Households	5.3%	4.3%	4.8%
All Households with Children	52.8%	51.0%	45.2%
Multigenerational Households	8.9%	8.8%	8.4%
Unmarried Partner Households	6.7%	6.1%	6.7%
Male-female	6.0%	5.4%	5.9%
Same-sex	0.7%	0.7%	0.7%
2010 Households by Size			
Total	1,525	12,821	72,581
1 Person Household	14.6%	14.9%	20.2%
2 Person Household	22.2%	24.1%	26.2%
3 Person Household	18.9%	19.4%	18.5%
4 Person Household	19.3%	19.9%	16.8%
5 Person Household	12.8%	11.8%	10.0%
6 Person Household	6.4%	5.4%	4.6%
7 + Person Household	5.7%	4.5%	3.7%
2010 Households by Tenure and Mortgage Status			
Total	1,525	12,822	72,582
Owner Occupied	60.5%	77.1%	64.1%
Owned with a Mortgage/Loan	41.2%	58.3%	44.7%
Owned Free and Clear	19.3%	18.8%	19.4%
Renter Occupied	39.5%	22.9%	35.9%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	135	158	146
Percent of Income for Mortgage	14.5%	11.8%	13.1%
Wealth Index	60	90	72
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,738	13,702	79,601
Housing Units Inside Urbanized Area	100.0%	99.7%	99.8%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.3%	0.2%
2010 Population By Urban/ Rural Status			
Total Population	5,177	42,297	218,524
Population Inside Urbanized Area	100.0%	99.8%	99.9%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.2%	0.1%
Top 3 Tapestry Segments			
1.	NeWest Residents (13C)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	Forging Opportunity (7D)	Forging Opportunity (7D)	Forging Opportunity (7D)
3.	Urban Edge Families (7C)	Urban Edge Families (7C)	NeWest Residents (13C)

	1 mile	3 miles	5 miles
2021 Consumer Spending			
Apparel & Services: Total \$	\$3,218,503	\$33,491,359	\$149,247,773
Average Spent	\$1,702.01	\$2,114.75	\$1,834.43
Spending Potential Index	80	100	87
Education: Total \$	\$2,258,820	\$23,780,390	\$110,538,665
Average Spent	\$1,194.51	\$1,501.57	\$1,358.65
Spending Potential Index	69	87	79
Entertainment/Recreation: Total \$	\$4,458,856	\$49,138,686	\$215,909,121
Average Spent	\$2,357.94	\$3,102.78	\$2,653.78
Spending Potential Index	73	96	82
Food at Home: Total \$	\$8,182,444	\$84,953,132	\$379,597,023
Average Spent	\$4,327.05	\$5,364.22	\$4,665.70
Spending Potential Index	79	98	86
Food Away from Home: Total \$	\$5,909,966	\$61,221,086	\$270,788,775
Average Spent	\$3,125.31	\$3,865.70	\$3,328.32
Spending Potential Index	82	102	88
Health Care: Total \$	\$8,651,574	\$96,212,671	\$421,459,678
Average Spent	\$4,575.13	\$6,075.18	\$5,180.25
Spending Potential Index	73	97	83
HH Furnishings & Equipment: Total \$	\$3,306,151	\$36,167,505	\$156,566,303
Average Spent	\$1,748.36	\$2,283.73	\$1,924.39
Spending Potential Index	78	101	85
Personal Care Products & Services: Total \$	\$1,318,162	\$14,108,382	\$62,398,896
Average Spent	\$697.07	\$890.85	\$766.96
Spending Potential Index	78	99	85
Shelter: Total \$	\$29,988,339	\$312,568,023	\$1,396,448,234
Average Spent	\$15,858.46	\$19,736.57	\$17,164.03
Spending Potential Index	79	98	85
Support Payments/Cash Contributions/Gifts in Kind	\$3,464,611	\$39,338,139	\$163,623,656
Average Spent	\$1,832.16	\$2,483.94	\$2,011.13
Spending Potential Index	77	104	84
Travel: Total \$	\$3,474,891	\$39,062,164	\$169,542,550
Average Spent	\$1,837.59	\$2,466.51	\$2,083.88
Spending Potential Index	73	98	82
Vehicle Maintenance & Repairs: Total \$	\$1,672,462	\$17,927,755	\$78,159,071
Average Spent	\$884.43	\$1,132.02	\$960.67
Spending Potential Index	80	102	87





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