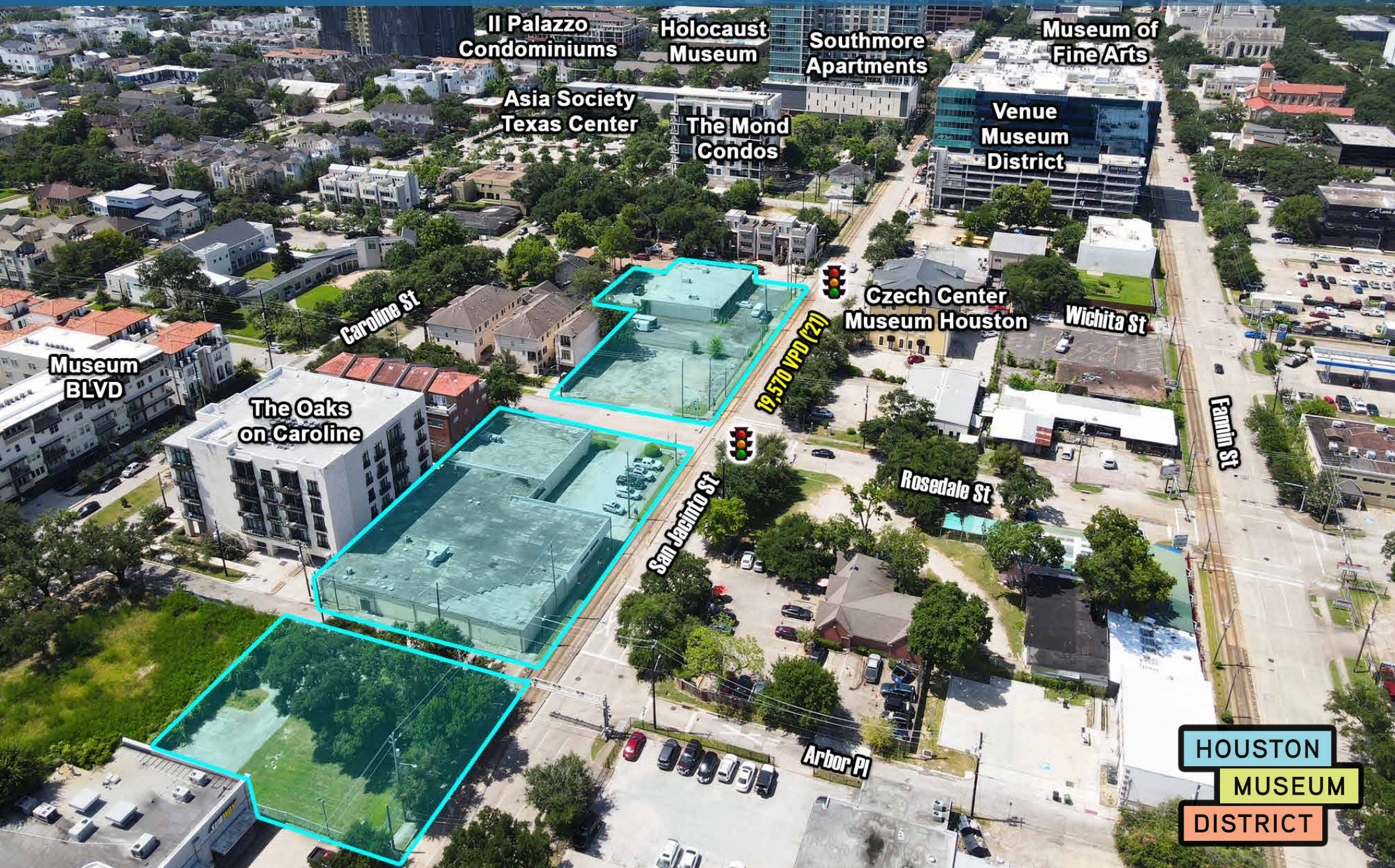


# FOR SALE: 0.54 - 1.64 ACRES W/ TWO FREESTANDING BUILDINGS

4811 - 4905 SAN JACINTO STREET | HOUSTON, TX 77004



**S&P** INTERESTS

5353 WEST ALABAMA, SUITE 602  
HOUSTON, TEXAS 77056  
[www.spinterests.com](http://www.spinterests.com)

JOSHUA SEBESTA  
713.298.1341  
[josh@spinterests.com](mailto:josh@spinterests.com)

JOSEPH SEBESTA  
832.455.7355  
[jsebesta@spinterests.com](mailto:jsebesta@spinterests.com)

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# PROPERTY OVERVIEW

**ADDRESS**  
4811 – 4905 San Jacinto Street  
Houston, TX 77004

**TEXAS MEDICAL CENTER**  
Approximately 1 mile from Site

**SURROUNDED BY NEW COMMERCIAL & RESIDENTIAL DEVELOPMENT**

**BUILDING SIZES**  
+/- 7,000 SF & 19,231 SF

**LAND SIZE**  
71,438 SF (1.64 ACRES)

**TRAFFIC COUNTS**  
19,570 VPD on San Jacinto

**POPULATION**  
474,069 (5 miles)

**RETAIL, MEDICAL, & MULTI-FAMILY**

**Hanover  
Montrose**

**Downtown Houston**



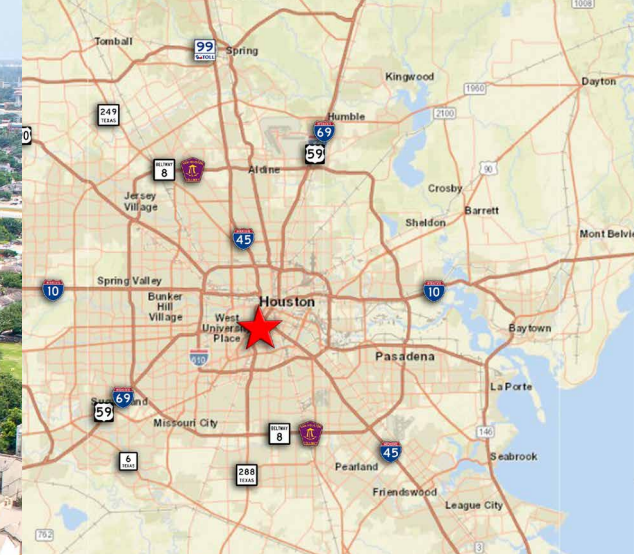
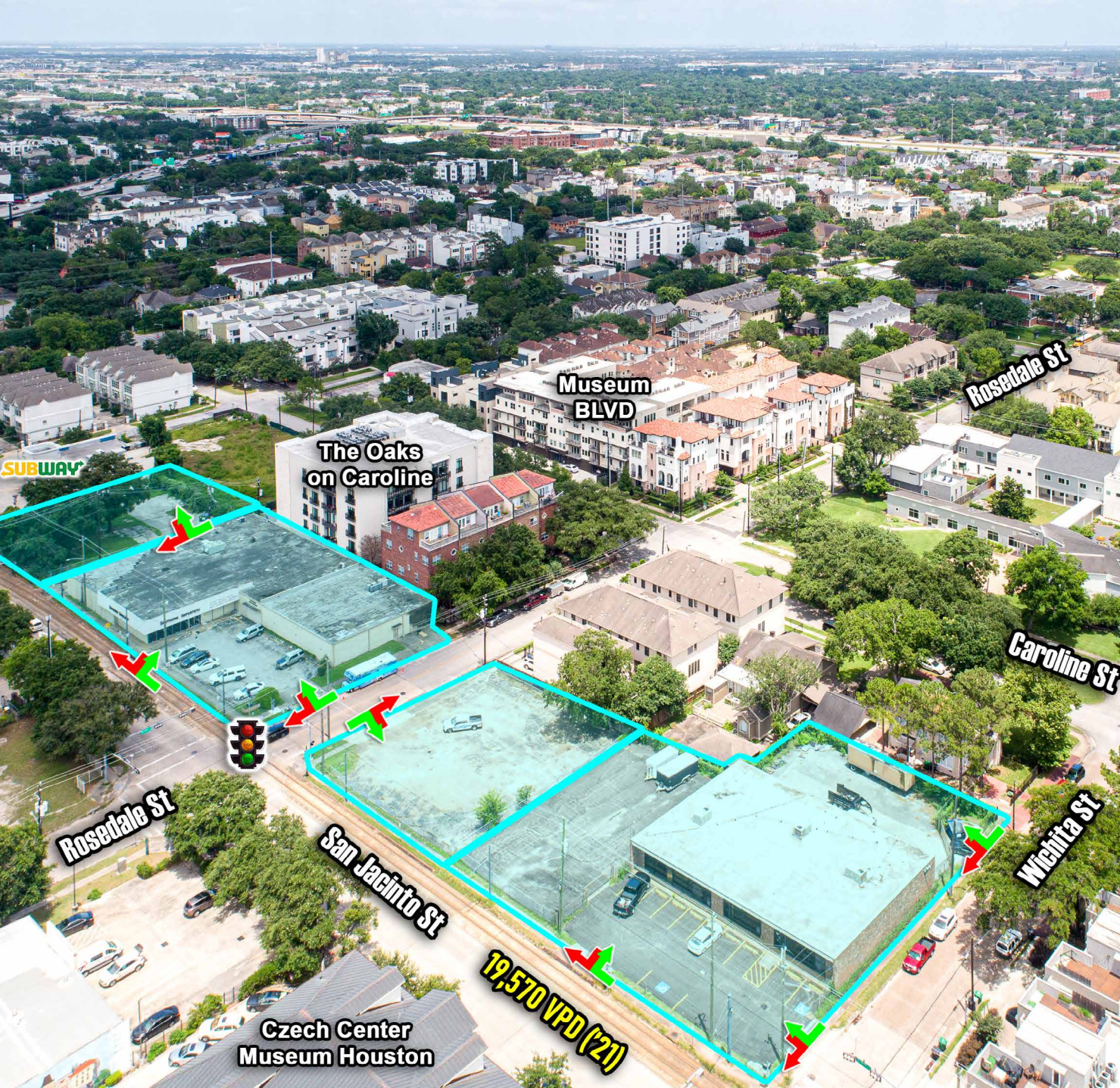
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**PROPERTY FEATURES:**

- +/-650' Frontage on San Jacinto
- Building Sizes: +/-7,000 SF & 19,231 SF
- Land Size: 0.54 - 1.64 Acres
- Approximately 1 mile from Texas Medical Center & Rice University
- Surrounded by Residential & Commercial Development
- Multiple curb cuts already in place

**DEMOGRAPHIC SUMMARY:**

| Radius               | 1 Mile    | 3 Mile    | 5 Mile    |
|----------------------|-----------|-----------|-----------|
| 2020 Population      | 25,996    | 197,728   | 474,069   |
| 2025 Population Est. | 29,365    | 225,400   | 527,275   |
| Daytime Population   | 21,918    | 439,963   | 764,912   |
| Average HH Income    | \$108,558 | \$120,745 | \$116,521 |

**TRAFFIC COUNTS:**

San Jacinto St: 19,570 VPD (Kalibrate '21)  
 Southwest Fwy: 185,410 VPD (TXDOT '19)

**19,570 VPD ('21)**

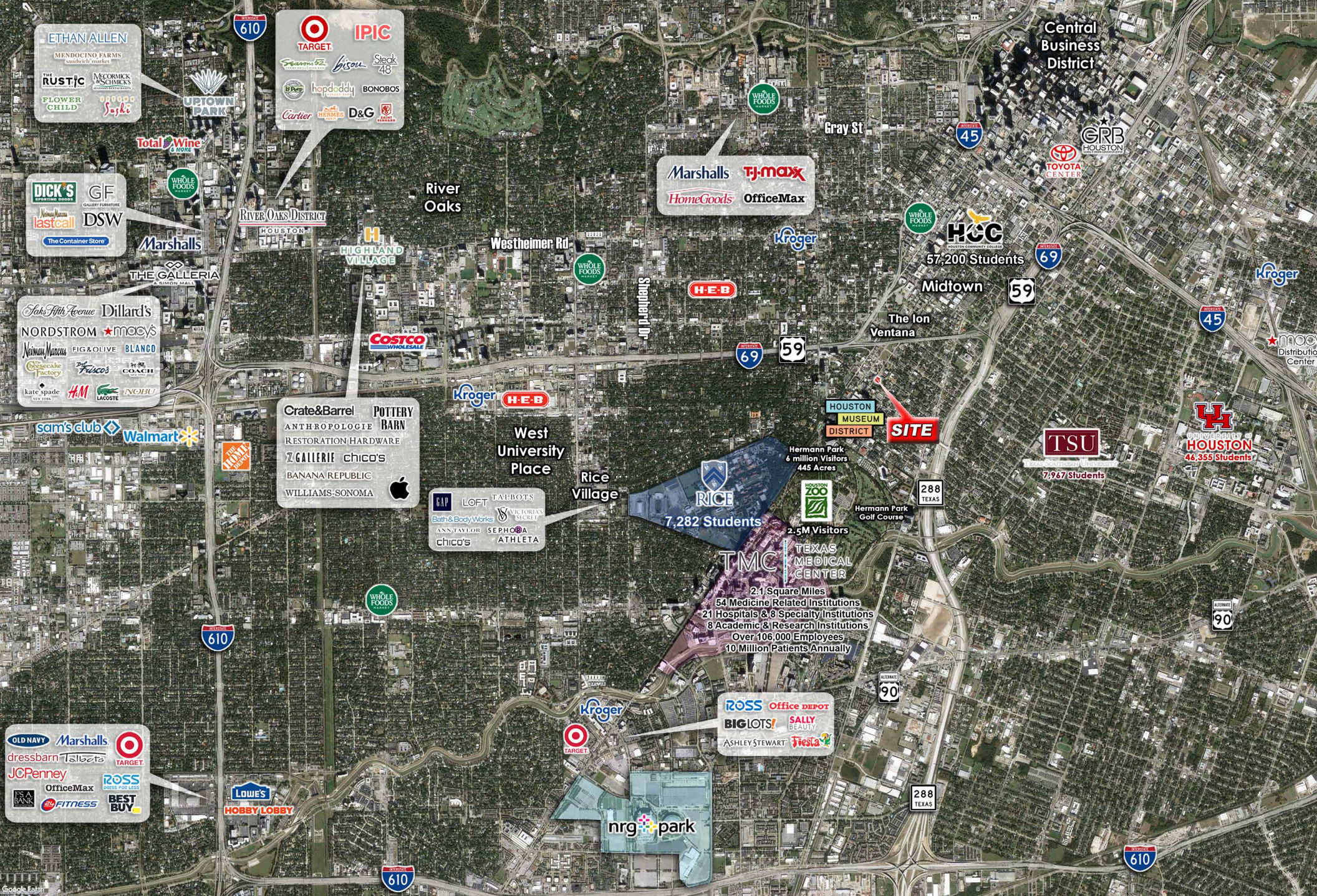
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**Crate&Barrel** **POTTERY BARN**  
**ANTHROPOLOGIE**  
**RESTORATION HARDWARE**  
**Z Gallerie** **chico's**  
**BANANA REPUBLIC**  
**WILLIAMS-SONOMA** **Apple**

**GAP** **LOFT** **TALBOTS**  
**Bath & Body Works** **VICTORIA'S SECRET**  
**ANN TAYLOR** **SEPHORA**  
**chico's** **ATHLETA**

**RICE**  
**7,282 Students**

**TMC**  
**TEXAS MEDICAL CENTER**  
**2.1 Square Miles**  
**54 Medicine Related Institutions**  
**21 Hospitals & 8 Specialty Institutions**  
**8 Academic & Research Institutions**  
**Over 106,000 Employees**  
**10 Million Patients Annually**

**HOUSTON MUSEUM DISTRICT**  
**SITE**

**Hermann Park**  
**6 million Visitors**  
**445 Acres**

**200**  
**2.5M Visitors**

**TSU**  
**7,967 Students**

**HOUSTON**  
**46,355 Students**

**Marshalls** **TJ-maxx**  
**HomeGoods** **OfficeMax**

**Saks Fifth Avenue** **Dillard's**  
**NORDSTROM** **macys**  
**Neiman Marcus** **FIG & OLIVE** **BLANCO**  
**Cheesecake Factory** **Del Frisco's** **COACH**  
**kate spade** **H&M** **LACOSTE** **NOBU**

**DICK'S** **GF**  
**lastcall** **DSW**  
**The Container Store**

**ETHAN ALLEN**  
**MENDOCINO FARMS**  
**THE RUSTIC** **McCORMICK & SCHMICKS**  
**FLOWER CHILD** **50000** **Sashe**

**TARGET** **IPIC**  
**Season 52** **bisou** **Steak 43**  
**hopdoddy** **BONOBOS**  
**Cartier** **HEMMES** **D&G**

**OLD NAVY** **Marshalls** **TARGET**  
**dressbarn** **Talbots**  
**JCPenney** **OfficeMax** **ROSS**  
**FITNESS** **BEST BUY**

**LOWE'S**  
**HOBBY LOBBY**

**ROSS** **Office DEPOT**  
**BIGLOTS!** **SALLY BEAUTY**  
**ASHLEY STEWART** **Fiesta**

**nrg park**

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|                                  | 1 mile    | 3 miles   | 5 miles   |
|----------------------------------|-----------|-----------|-----------|
| <b>Population Summary</b>        |           |           |           |
| 2000 Total Population            | 18,109    | 140,325   | 363,773   |
| 2010 Total Population            | 20,000    | 158,260   | 392,053   |
| 2020 Total Population            | 25,996    | 197,728   | 474,069   |
| 2020 Group Quarters              | 2,657     | 17,600    | 29,966    |
| 2025 Total Population            | 29,365    | 225,400   | 527,275   |
| 2020-2025 Annual Rate            | 2.47%     | 2.65%     | 2.15%     |
| 2020 Total Daytime Population    | 31,600    | 439,963   | 764,912   |
| Workers                          | 21,918    | 358,397   | 554,080   |
| Residents                        | 9,682     | 81,566    | 210,832   |
| <b>Household Summary</b>         |           |           |           |
| 2000 Households                  | 8,778     | 64,395    | 148,168   |
| 2000 Average Household Size      | 1.83      | 1.96      | 2.30      |
| 2010 Households                  | 10,173    | 76,514    | 169,494   |
| 2010 Average Household Size      | 1.72      | 1.86      | 2.15      |
| 2020 Households                  | 13,650    | 98,549    | 211,274   |
| 2020 Average Household Size      | 1.71      | 1.83      | 2.10      |
| 2025 Households                  | 15,631    | 114,027   | 238,395   |
| 2025 Average Household Size      | 1.71      | 1.82      | 2.09      |
| 2020-2025 Annual Rate            | 2.75%     | 2.96%     | 2.44%     |
| 2010 Families                    | 3,196     | 29,059    | 79,937    |
| 2010 Average Family Size         | 2.71      | 2.79      | 3.08      |
| 2020 Families                    | 4,183     | 35,425    | 94,931    |
| 2020 Average Family Size         | 2.70      | 2.79      | 3.06      |
| 2025 Families                    | 4,778     | 40,272    | 105,133   |
| 2025 Average Family Size         | 2.70      | 2.79      | 3.05      |
| 2020-2025 Annual Rate            | 2.70%     | 2.60%     | 2.06%     |
| <b>Housing Unit Summary</b>      |           |           |           |
| 2000 Housing Units               | 9,882     | 73,907    | 166,151   |
| Owner Occupied Housing Units     | 26.8%     | 30.6%     | 36.9%     |
| Renter Occupied Housing Units    | 62.0%     | 56.6%     | 52.2%     |
| Vacant Housing Units             | 11.2%     | 12.9%     | 10.8%     |
| 2010 Housing Units               | 12,472    | 89,867    | 196,632   |
| Owner Occupied Housing Units     | 24.2%     | 31.6%     | 36.7%     |
| Renter Occupied Housing Units    | 57.4%     | 53.5%     | 49.5%     |
| Vacant Housing Units             | 18.4%     | 14.9%     | 13.8%     |
| 2020 Housing Units               | 16,209    | 112,301   | 238,368   |
| Owner Occupied Housing Units     | 22.3%     | 28.5%     | 33.4%     |
| Renter Occupied Housing Units    | 61.9%     | 59.2%     | 55.3%     |
| Vacant Housing Units             | 15.8%     | 12.2%     | 11.4%     |
| 2025 Housing Units               | 18,433    | 128,358   | 266,557   |
| Owner Occupied Housing Units     | 21.5%     | 26.3%     | 31.6%     |
| Renter Occupied Housing Units    | 63.3%     | 62.6%     | 57.9%     |
| Vacant Housing Units             | 15.2%     | 11.2%     | 10.6%     |
| <b>Median Household Income</b>   |           |           |           |
| 2020                             | \$65,776  | \$76,511  | \$70,116  |
| 2025                             | \$75,599  | \$83,516  | \$77,467  |
| <b>Median Home Value</b>         |           |           |           |
| 2020                             | \$464,358 | \$445,741 | \$411,859 |
| 2025                             | \$479,248 | \$471,119 | \$441,226 |
| <b>Per Capita Income</b>         |           |           |           |
| 2020                             | \$58,492  | \$60,513  | \$52,368  |
| 2025                             | \$66,258  | \$66,637  | \$57,729  |
| <b>Median Age</b>                |           |           |           |
| 2010                             | 34.6      | 33.4      | 33.7      |
| 2020                             | 36.2      | 34.7      | 35.1      |
| 2025                             | 35.5      | 34.8      | 35.4      |
| <b>2020 Households by Income</b> |           |           |           |
| Household Income Base            | 13,648    | 98,545    | 211,270   |
| <\$15,000                        | 13.7%     | 12.7%     | 13.0%     |
| \$15,000 - \$24,999              | 7.1%      | 6.7%      | 8.0%      |
| \$25,000 - \$34,999              | 6.7%      | 6.2%      | 7.1%      |
| \$35,000 - \$49,999              | 10.1%     | 9.1%      | 9.7%      |
| \$50,000 - \$74,999              | 17.4%     | 14.4%     | 14.3%     |
| \$75,000 - \$99,999              | 8.3%      | 11.0%     | 10.7%     |
| \$100,000 - \$149,999            | 14.6%     | 15.4%     | 14.1%     |
| \$150,000 - \$199,999            | 8.5%      | 8.2%      | 7.5%      |
| \$200,000+                       | 13.6%     | 16.3%     | 15.7%     |
| Average Household Income         | \$108,558 | \$120,745 | \$116,521 |

|   | 1 mile    | 3 miles   | 5 miles   |
|---|-----------|-----------|-----------|
| <b>2025 Households by Income</b>                  |           |           |           |
| Household Income Base                             | 15,629    | 114,023   | 238,391   |
| <\$15,000   | 12.0%     | 11.4%     | 11.7%     |
| \$15,000 - \$24,999                               | 6.2%      | 5.9%      | 7.1%      |
| \$25,000 - \$34,999                               | 5.9%      | 5.6%      | 6.6%      |
| \$35,000 - \$49,999                               | 8.8%      | 8.1%      | 9.0%      |
| \$50,000 - \$74,999                               | 16.9%     | 14.2%     | 14.2%     |
| \$75,000 - \$99,999                               | 9.1%      | 11.8%     | 11.4%     |
| \$100,000 - \$149,999                             | 16.5%     | 16.9%     | 15.3%     |
| \$150,000 - \$199,999                             | 9.8%      | 9.1%      | 8.3%      |
| \$200,000+  | 15.0%     | 17.0%     | 16.5%     |
| Average Household Income                          | \$121,766 | \$131,231 | \$126,808 |
| <b>2020 Owner Occupied Housing Units by Value</b> |           |           |           |
| Total   | 3,611     | 32,011    | 79,521    |
| <\$50,000   | 0.2%      | 1.0%      | 3.2%      |
| \$50,000 - \$99,999                               | 0.7%      | 3.6%      | 7.6%      |
| \$100,000 - \$149,999                             | 1.5%      | 3.4%      | 5.0%      |
| \$150,000 - \$199,999                             | 2.7%      | 5.0%      | 5.8%      |
| \$200,000 - \$249,999                             | 7.8%      | 5.9%      | 4.9%      |
| \$250,000 - \$299,999                             | 8.3%      | 8.9%      | 7.4%      |
| \$300,000 - \$399,999                             | 14.8%     | 15.4%     | 14.7%     |
| \$400,000 - \$499,999                             | 21.8%     | 14.6%     | 12.7%     |
| \$500,000 - \$749,999                             | 24.6%     | 19.5%     | 17.4%     |
| \$750,000 - \$999,999                             | 9.1%      | 8.5%      | 8.4%      |
| \$1,000,000 - \$1,499,999                         | 3.8%      | 7.2%      | 7.2%      |
| \$1,500,000 - \$1,999,999                         | 1.1%      | 3.1%      | 2.8%      |
| \$2,000,000 +                                     | 3.6%      | 3.8%      | 3.0%      |
| Average Home Value                                | \$578,755 | \$599,677 | \$551,431 |
| <b>2025 Owner Occupied Housing Units by Value</b> |           |           |           |
| Total   | 3,958     | 33,732    | 84,148    |
| <\$50,000   | 0.1%      | 0.7%      | 2.6%      |
| \$50,000 - \$99,999                               | 0.3%      | 2.6%      | 5.9%      |
| \$100,000 - \$149,999                             | 0.6%      | 2.2%      | 3.9%      |
| \$150,000 - \$199,999                             | 1.4%      | 3.4%      | 4.4%      |
| \$200,000 - \$249,999                             | 5.9%      | 4.6%      | 4.2%      |
| \$250,000 - \$299,999                             | 7.5%      | 8.7%      | 7.6%      |
| \$300,000 - \$399,999                             | 15.0%     | 16.2%     | 15.6%     |
| \$400,000 - \$499,999                             | 24.5%     | 16.1%     | 14.1%     |
| \$500,000 - \$749,999                             | 27.2%     | 22.1%     | 19.6%     |
| \$750,000 - \$999,999                             | 9.1%      | 8.8%      | 8.7%      |
| \$1,000,000 - \$1,499,999                         | 3.9%      | 7.3%      | 7.4%      |
| \$1,500,000 - \$1,999,999                         | 1.1%      | 3.2%      | 2.9%      |
| \$2,000,000 +                                     | 3.5%      | 3.9%      | 3.1%      |
| Average Home Value                                | \$597,909 | \$624,374 | \$577,623 |
| <b>2010 Population by Age</b>                     |           |           |           |
| Total   | 19,999    | 158,262   | 392,053   |
| 0 - 4   | 3.7%      | 4.6%      | 6.2%      |
| 5 - 9   | 2.4%      | 3.7%      | 5.2%      |
| 10 - 14   | 2.1%      | 3.1%      | 4.6%      |
| 15 - 24   | 16.6%     | 17.2%     | 15.0%     |
| 25 - 34   | 26.0%     | 24.7%     | 21.6%     |
| 35 - 44   | 14.3%     | 14.0%     | 14.3%     |
| 45 - 54   | 13.8%     | 12.8%     | 13.2%     |
| 55 - 64   | 12.3%     | 10.9%     | 10.6%     |
| 65 - 74   | 5.2%      | 5.0%      | 5.1%      |
| 75 - 84   | 2.5%      | 2.7%      | 2.8%      |
| 85 +  | 1.0%      | 1.3%      | 1.3%      |
| 18 +  | 90.1%     | 86.6%     | 81.2%     |

|                               | 1 mile | 3 miles | 5 miles |
|-------------------------------|--------|---------|---------|
| <b>2020 Population by Age</b> |        |         |         |
| Total                         | 25,996 | 197,729 | 474,070 |
| 0 - 4                         | 3.4%   | 4.1%    | 5.4%    |
| 5 - 9                         | 2.8%   | 3.5%    | 4.9%    |
| 10 - 14                       | 2.6%   | 3.3%    | 4.7%    |
| 15 - 24                       | 14.1%  | 15.8%   | 14.1%   |
| 25 - 34                       | 25.1%  | 24.1%   | 20.8%   |
| 35 - 44                       | 15.3%  | 14.4%   | 14.6%   |
| 45 - 54                       | 11.6%  | 11.2%   | 11.7%   |
| 55 - 64                       | 12.3%  | 11.0%   | 11.1%   |
| 65 - 74                       | 8.3%   | 7.5%    | 7.7%    |
| 75 - 84                       | 3.4%   | 3.6%    | 3.5%    |
| 85 +                          | 1.2%   | 1.5%    | 1.5%    |
| 18 +                          | 89.7%  | 87.1%   | 82.3%   |

|                               | 1 mile | 3 miles | 5 miles |
|-------------------------------|--------|---------|---------|
| <b>2025 Population by Age</b> |        |         |         |
| Total                         | 29,366 | 225,401 | 527,276 |
| 0 - 4                         | 3.6%   | 4.3%    | 5.4%    |
| 5 - 9                         | 2.6%   | 3.4%    | 4.6%    |
| 10 - 14                       | 2.2%   | 3.0%    | 4.4%    |
| 15 - 24                       | 14.8%  | 15.4%   | 14.0%   |
| 25 - 34                       | 26.1%  | 24.2%   | 21.0%   |
| 35 - 44                       | 14.8%  | 14.8%   | 14.6%   |
| 45 - 54                       | 10.9%  | 10.7%   | 11.4%   |
| 55 - 64                       | 10.9%  | 10.0%   | 10.3%   |
| 65 - 74                       | 8.7%   | 8.1%    | 8.3%    |
| 75 - 84                       | 4.3%   | 4.4%    | 4.5%    |
| 85 +                          | 1.2%   | 1.6%    | 1.6%    |
| 18 +                          | 90.1%  | 87.4%   | 83.0%   |

|                               |        |        |         |
|-------------------------------|--------|--------|---------|
| <b>2010 Population by Sex</b> |        |        |         |
| Males                         | 10,941 | 82,025 | 202,685 |
| Females                       | 9,059  | 76,235 | 189,368 |

|                               |        |         |         |
|-------------------------------|--------|---------|---------|
| <b>2020 Population by Sex</b> |        |         |         |
| Males                         | 13,875 | 101,867 | 243,810 |
| Females                       | 12,122 | 95,861  | 230,259 |

|                               |        |         |         |
|-------------------------------|--------|---------|---------|
| <b>2025 Population by Sex</b> |        |         |         |
| Males                         | 15,389 | 115,187 | 269,307 |
| Females                       | 13,976 | 110,213 | 257,968 |

|  | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| <b>2010 Population by Race/Ethnicity</b> |        |         |         |
| Total                                    | 20,000 | 158,260 | 392,052 |
| White Alone                              | 60.3%  | 57.7%   | 56.7%   |
| Black Alone                              | 22.8%  | 24.7%   | 23.6%   |
| American Indian Alone                    | 0.4%   | 0.3%    | 0.5%    |
| Asian Alone                              | 8.5%   | 9.7%    | 7.1%    |
| Pacific Islander Alone                   | 0.1%   | 0.0%    | 0.0%    |
| Some Other Race Alone                    | 5.2%   | 5.0%    | 9.6%    |
| Two or More Races                        | 2.8%   | 2.4%    | 2.6%    |
| Hispanic Origin                          | 15.8%  | 15.5%   | 28.7%   |
| Diversity Index                          | 69.0   | 70.2    | 77.5    |

|  | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| <b>2020 Population by Race/Ethnicity</b> |        |         |         |
| Total                                    | 25,996 | 197,728 | 474,068 |
| White Alone                              | 55.0%  | 53.7%   | 53.7%   |
| Black Alone                              | 24.2%  | 24.6%   | 23.2%   |
| American Indian Alone                    | 0.4%   | 0.3%    | 0.4%    |
| Asian Alone                              | 10.2%  | 11.9%   | 9.1%    |
| Pacific Islander Alone                   | 0.1%   | 0.0%    | 0.0%    |
| Some Other Race Alone                    | 6.3%   | 6.2%    | 10.4%   |
| Two or More Races                        | 3.8%   | 3.3%    | 3.2%    |
| Hispanic Origin                          | 19.4%  | 19.3%   | 31.4%   |
| Diversity Index                          | 74.5   | 75.0    | 80.1    |

|  | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| <b>2025 Population by Race/Ethnicity</b> |        |         |         |
| Total                                    | 29,366 | 225,401 | 527,276 |
| White Alone                              | 52.9%  | 52.3%   | 52.6%   |
| Black Alone                              | 24.5%  | 24.2%   | 22.8%   |
| American Indian Alone                    | 0.4%   | 0.3%    | 0.4%    |
| Asian Alone                              | 11.0%  | 12.9%   | 10.0%   |
| Pacific Islander Alone                   | 0.1%   | 0.0%    | 0.0%    |
| Some Other Race Alone                    | 6.8%   | 6.7%    | 10.6%   |
| Two or More Races                        | 4.2%   | 3.6%    | 3.5%    |
| Hispanic Origin                          | 21.4%  | 21.4%   | 32.9%   |
| Diversity Index                          | 76.6   | 76.9    | 81.1    |

|   | 1 mile | 3 miles | 5 miles |
|---|--------|---------|---------|
| <b>2010 Population by Relationship and Household Type</b> |        |         |         |
| Total   | 20,000 | 158,260 | 392,053 |
| In Households   | 87.7%  | 89.8%   | 93.0%   |
| In Family Households                                      | 44.4%  | 52.4%   | 64.5%   |
| Householder   | 16.2%  | 18.3%   | 20.3%   |
| Spouse  | 11.4%  | 12.8%   | 13.6%   |
| Child   | 12.5%  | 16.8%   | 24.2%   |
| Other relative  | 3.1%   | 3.3%    | 4.6%    |
| Nonrelative   | 1.1%   | 1.2%    | 1.8%    |
| In Nonfamily Households                                   | 43.3%  | 37.4%   | 28.5%   |
| In Group Quarters   | 12.3%  | 10.2%   | 7.0%    |
| Institutionalized Population                              | 0.4%   | 1.7%    | 3.2%    |
| Noninstitutionalized Population                           | 11.9%  | 8.5%    | 3.9%    |

|  | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| <b>2020 Population 25+ by Educational Attainment</b> |        |         |         |
| Total  | 20,066 | 145,011 | 336,186 |
| Less than 9th Grade                                  | 2.9%   | 2.2%    | 6.0%    |
| 9th - 12th Grade, No Diploma                         | 2.0%   | 2.9%    | 5.4%    |
| High School Graduate                                 | 6.2%   | 7.6%    | 10.8%   |
| GED/Alternative Credential                           | 1.5%   | 1.8%    | 2.4%    |
| Some College, No Degree                              | 14.8%  | 13.4%   | 13.8%   |
| Associate Degree                                     | 3.9%   | 4.0%    | 4.4%    |
| Bachelor's Degree                                    | 33.4%  | 34.0%   | 29.4%   |
| Graduate/Professional Degree                         | 35.3%  | 34.0%   | 27.8%   |

|  | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| <b>2020 Population 15+ by Marital Status</b> |        |         |         |
| Total  | 23,741 | 176,191 | 403,020 |
| Never Married                                | 56.2%  | 52.0%   | 47.8%   |
| Married                                      | 31.4%  | 35.3%   | 38.8%   |
| Widowed                                      | 2.5%   | 3.1%    | 3.8%    |
| Divorced                                     | 10.0%  | 9.6%    | 9.5%    |

|  | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| <b>2020 Civilian Population 16+ in Labor Force</b> |        |         |         |
| Civilian Population 16+                            | 17,852 | 125,203 | 276,759 |
| Population 16+ Employed                            | 91.9%  | 92.1%   | 91.6%   |
| Population 16+ Unemployment rate                   | 8.1%   | 7.9%    | 8.4%    |
| Population 16-24 Employed                          | 9.6%   | 11.4%   | 11.0%   |
| Population 16-24 Unemployment rate                 | 12.0%  | 14.7%   | 16.0%   |
| Population 25-54 Employed                          | 68.1%  | 68.7%   | 68.4%   |
| Population 25-54 Unemployment rate                 | 7.5%   | 6.9%    | 7.4%    |
| Population 55-64 Employed                          | 12.5%  | 12.4%   | 13.4%   |
| Population 55-64 Unemployment rate                 | 9.6%   | 7.6%    | 7.8%    |
| Population 65+ Employed                            | 9.8%   | 7.5%    | 7.2%    |
| Population 65+ Unemployment rate                   | 6.3%   | 6.3%    | 6.2%    |

|   | 1 mile | 3 miles | 5 miles |
|---|--------|---------|---------|
| <b>2020 Employed Population 16+ by Industry</b> |        |         |         |
| Total   | 16,405 | 115,304 | 253,573 |
| Agriculture/Mining                              | 2.5%   | 4.7%    | 4.7%    |
| Construction                                    | 3.0%   | 3.8%    | 6.6%    |
| Manufacturing                                   | 5.3%   | 6.7%    | 7.4%    |
| Wholesale Trade                                 | 2.0%   | 2.4%    | 2.6%    |
| Retail Trade                                    | 9.3%   | 6.1%    | 6.6%    |
| Transportation/Utilities                        | 4.4%   | 4.9%    | 5.0%    |
| Information                                     | 1.5%   | 1.3%    | 1.3%    |
| Finance/Insurance/Real Estate                   | 8.2%   | 8.4%    | 8.4%    |
| Services  | 62.0%  | 59.8%   | 55.6%   |
| Public Administration                           | 1.7%   | 1.9%    | 2.0%    |

|   | 1 mile | 3 miles | 5 miles |
|---|--------|---------|---------|
| <b>2020 Employed Population 16+ by Occupation</b> |        |         |         |
| Total   | 16,404 | 115,305 | 253,573 |
| White Collar                                      | 85.0%  | 82.5%   | 76.2%   |
| Management/Business/Financial                     | 21.6%  | 24.4%   | 22.7%   |
| Professional                                      | 44.8%  | 40.5%   | 35.3%   |
| Sales   | 9.9%   | 8.8%    | 9.1%    |
| Administrative Support                            | 8.6%   | 8.7%    | 9.1%    |
| Services  | 9.2%   | 10.7%   | 11.9%   |
| Blue Collar                                       | 5.8%   | 6.8%    | 11.9%   |
| Farming/Forestry/Fishing                          | 0.0%   | 0.0%    | 0.0%    |
| Construction/Extraction                           | 1.6%   | 2.1%    | 4.1%    |
| Installation/Maintenance/Repair                   | 0.4%   | 0.5%    | 1.1%    |
| Production  | 1.0%   | 1.6%    | 2.9%    |
| Transportation/Material Moving                    | 2.8%   | 2.5%    | 3.7%    |

| <b>2010 Households by Type</b>       |        |        |         |
|--------------------------------------|--------|--------|---------|
| Total                                | 10,173 | 76,514 | 169,494 |
| Households with 1 Person             | 55.2%  | 48.7%  | 41.9%   |
| Households with 2+ People            | 44.8%  | 51.3%  | 58.1%   |
| Family Households                    | 31.4%  | 38.0%  | 47.2%   |
| Husband-wife Families                | 22.0%  | 26.5%  | 31.5%   |
| With Related Children                | 6.8%   | 9.5%   | 13.6%   |
| Other Family (No Spouse Present)     | 9.4%   | 11.5%  | 15.7%   |
| Other Family with Male Householder   | 2.9%   | 3.1%   | 4.2%    |
| With Related Children                | 1.0%   | 1.2%   | 1.9%    |
| Other Family with Female Householder | 6.5%   | 8.4%   | 11.5%   |
| With Related Children                | 3.5%   | 4.9%   | 7.0%    |
| Nonfamily Households                 | 13.4%  | 13.3%  | 11.0%   |

|                              |       |       |       |
|------------------------------|-------|-------|-------|
| All Households with Children | 11.4% | 15.7% | 22.8% |
| Multigenerational Households | 1.3%  | 1.8%  | 3.5%  |
| Unmarried Partner Households | 7.8%  | 7.0%  | 6.8%  |
| Male-female                  | 5.3%  | 5.1%  | 5.2%  |
| Same-sex                     | 2.5%  | 1.9%  | 1.5%  |

| <b>2010 Households by Size</b> |        |        |         |
|--------------------------------|--------|--------|---------|
| Total                          | 10,172 | 76,515 | 169,493 |
| 1 Person Household             | 55.2%  | 48.7%  | 41.9%   |
| 2 Person Household             | 30.3%  | 32.0%  | 30.6%   |
| 3 Person Household             | 7.9%   | 9.8%   | 11.8%   |
| 4 Person Household             | 4.2%   | 5.8%   | 8.2%    |
| 5 Person Household             | 1.4%   | 2.2%   | 4.0%    |
| 6 Person Household             | 0.5%   | 0.8%   | 1.9%    |
| 7 + Person Household           | 0.5%   | 0.6%   | 1.6%    |

| <b>2010 Households by Tenure and Mortgage Status</b> |        |        |         |
|--|--------|--------|---------|
| Total  | 10,173 | 76,514 | 169,494 |
| Owner Occupied                                       | 29.7%  | 37.2%  | 42.5%   |
| Owned with a Mortgage/Loan                           | 20.8%  | 25.8%  | 27.7%   |
| Owned Free and Clear                                 | 8.9%   | 11.4%  | 14.8%   |
| Renter Occupied                                      | 70.3%  | 62.8%  | 57.5%   |

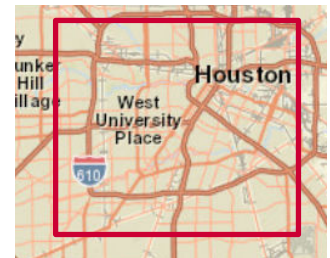
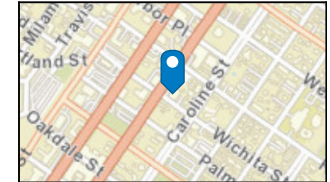
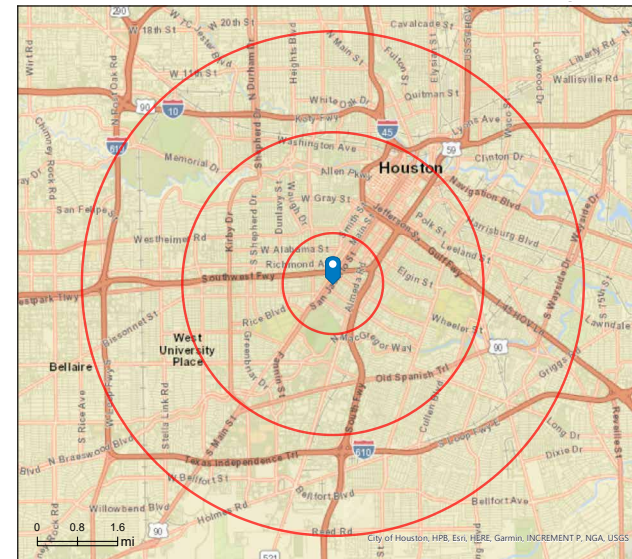
| <b>2020 Affordability, Mortgage and Wealth</b> |       |       |       |
|--|-------|-------|-------|
| Housing Affordability Index                    | 68    | 82    | 82    |
| Percent of Income for Mortgage                 | 29.5% | 24.3% | 24.5% |
| Wealth Index                                   | 87    | 108   | 110   |

| <b>2010 Housing Units By Urban/ Rural Status</b> |        |        |         |
|--|--------|--------|---------|
| Total Housing Units                              | 12,472 | 89,867 | 196,632 |
| 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%    |

| <b>2010 Population By Urban/ Rural Status</b> |        |         |         |
|---|--------|---------|---------|
| Total Population                              | 20,000 | 158,260 | 392,053 |
| 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%    |

| <b>Top 3 Tapestry Segments</b> |                         |                         |                         |
|--------------------------------|-------------------------|-------------------------|-------------------------|
| 1.                             | Metro Renters (3B)      | Metro Renters (3B)      | Metro Renters (3B)      |
| 2.                             | Laptops and Lattes (3A) | Laptops and Lattes (3A) | Laptops and Lattes (3A) |
| 3.                             | Trendsetters (3C)       | Top Tier (1A)           | Top Tier (1A)           |

|   | 1 mile        | 3 miles         | 5 miles         |
|---|---------------|-----------------|-----------------|
| <b>2020 Consumer Spending</b>                               |               |                 |                 |
| Apparel & Services: Total \$                                | \$37,882,451  | \$300,271,032   | \$617,669,305   |
| Average Spent   | \$2,775.27    | \$3,046.92      | \$2,923.55      |
| Spending Potential Index                                    | 129           | 142             | 136             |
| Education: Total \$   | \$30,787,162  | \$249,850,857   | \$509,547,145   |
| Average Spent   | \$2,255.47    | \$2,535.30      | \$2,411.78      |
| Spending Potential Index                                    | 126           | 142             | 135             |
| Entertainment/Recreation: Total \$                          | \$50,748,860  | \$410,406,844   | \$852,398,120   |
| Average Spent   | \$3,717.87    | \$4,164.50      | \$4,034.56      |
| Spending Potential Index                                    | 114           | 128             | 124             |
| Food at Home: Total \$                                      | \$87,381,678  | \$701,068,158   | \$1,457,250,525 |
| Average Spent   | \$6,401.59    | \$7,113.90      | \$6,897.44      |
| Spending Potential Index                                    | 120           | 133             | 129             |
| Food Away from Home: Total \$                               | \$66,633,803  | \$526,544,184   | \$1,082,698,645 |
| Average Spent   | \$4,881.60    | \$5,342.97      | \$5,124.62      |
| Spending Potential Index                                    | 129           | 142             | 136             |
| Health Care: Total \$                                       | \$82,559,177  | \$676,225,586   | \$1,436,744,549 |
| Average Spent   | \$6,048.29    | \$6,861.82      | \$6,800.39      |
| Spending Potential Index                                    | 105           | 119             | 118             |
| HH Furnishings & Equipment: Total \$                        | \$34,003,140  | \$275,050,568   | \$578,814,208   |
| Average Spent   | \$2,491.07    | \$2,791.00      | \$2,739.64      |
| Spending Potential Index                                    | 114           | 128             | 125             |
| Personal Care Products & Services: Total \$                 | \$15,443,162  | \$123,316,827   | \$255,216,743   |
| Average Spent   | \$1,131.37    | \$1,251.32      | \$1,207.99      |
| Spending Potential Index                                    | 123           | 136             | 131             |
| Shelter: Total \$   | \$343,714,301 | \$2,733,466,136 | \$5,593,435,885 |
| Average Spent   | \$25,180.53   | \$27,737.13     | \$26,474.80     |
| Spending Potential Index                                    | 130           | 143             | 137             |
| Support Payments/Cash Contributions/Gifts in Kind: Total \$ | \$31,905,166  | \$264,409,601   | \$566,021,032   |
| Average Spent   | \$2,337.37    | \$2,683.03      | \$2,679.09      |
| Spending Potential Index                                    | 100           | 115             | 114             |
| Travel: Total \$  | \$37,683,950  | \$305,045,101   | \$632,505,826   |
| Average Spent   | \$2,760.73    | \$3,095.36      | \$2,993.77      |
| Spending Potential Index                                    | 115           | 128             | 124             |
| Vehicle Maintenance & Repairs: Total \$                     | \$18,036,494  | \$146,504,801   | \$305,784,554   |
| Average Spent   | \$1,321.35    | \$1,486.62      | \$1,447.34      |
| Spending Potential Index                                    | 114           | 128             | 125             |





# 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.

|  |                      |                |                |
|--|----------------------|----------------|----------------|
| _____<br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Designated Broker of Firm   | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Licensed Supervisor of Sales Agent/<br>Associate                      | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Sales Agent/Associate's Name  | _____<br>License No. | _____<br>Email | _____<br>Phone |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date