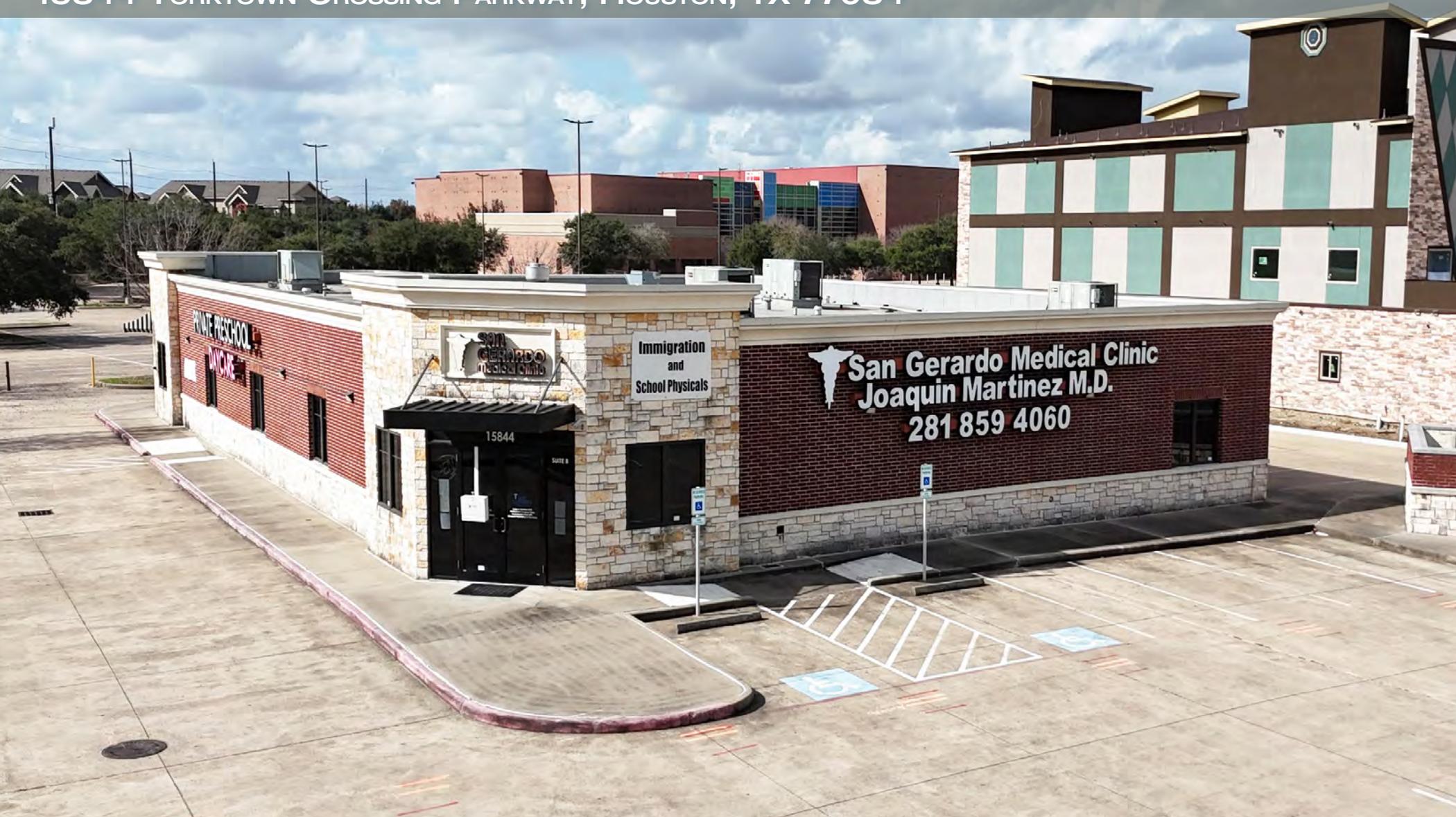


FOR SALE: ± 7,770 SF MEDICAL/RETAIL | ± 1.02 ACRES

15844 YORKTOWN CROSSING PARKWAY, HOUSTON, TX 77084



S&P INTERESTS

ALBERT ALVAREZ
832.813.9962
albert@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5373 W. Alabama St., Ste. 325 | Houston, TX 77056

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.

PROPERTY OVERVIEW



LOCATION

15844 Yorktown Crossing Parkway, Houston, TX 77084



AVAILABLE FOR SALE

7,770 SF Building



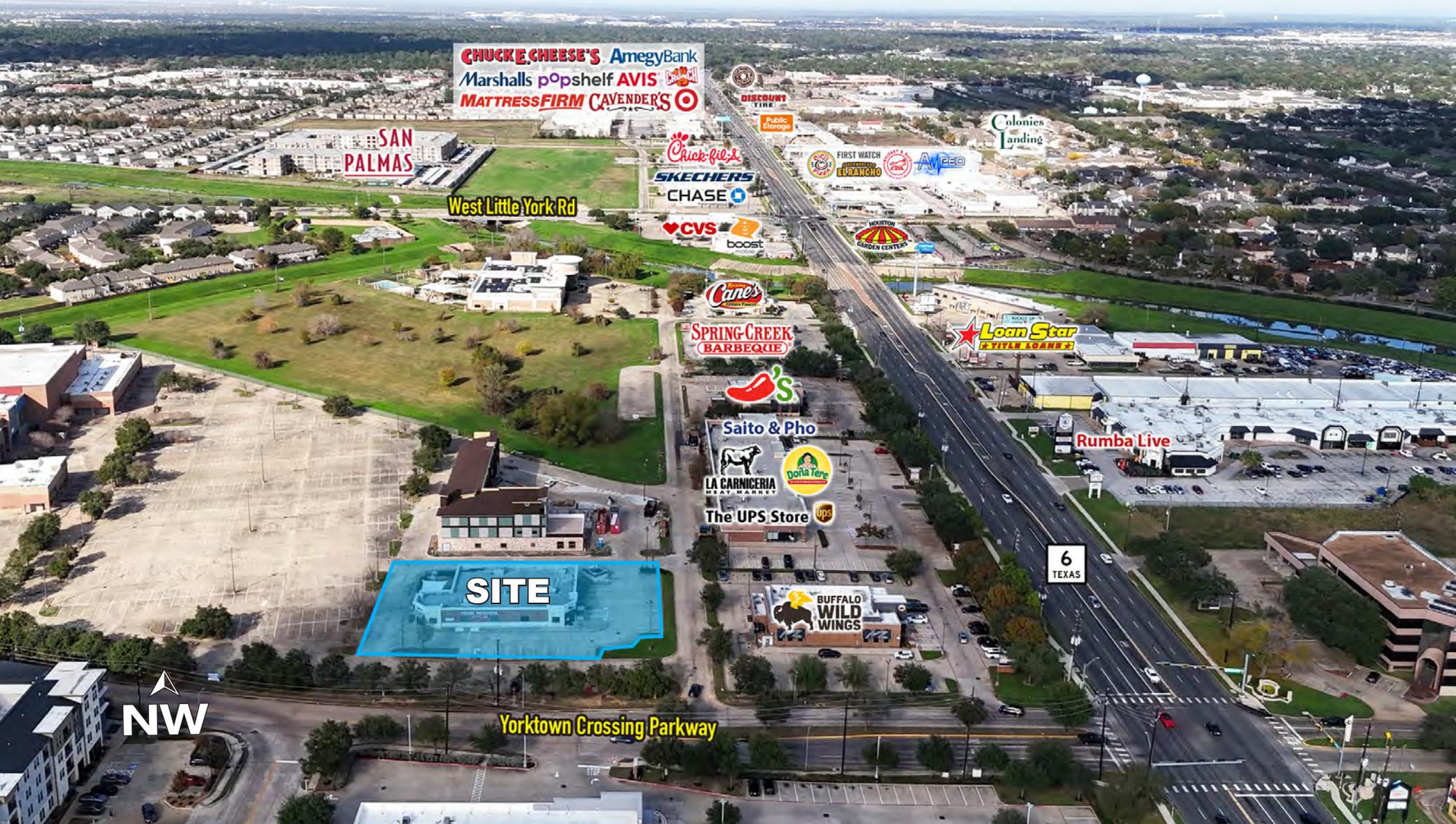
INCOME

\$94,468 within 3 miles



POPULATION

125,120 in 3 mile radius



S&P INTERESTS

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PROPERTY FEATURES:

- 2nd Generation Medical & Child Care
- Monument Sign Available
- ± 7,770 SF Building on ± 1.02 Acre of Land
- Surrounded by Master-Planned Communities
- Located Minutes from Hwy 290 and Hwy 6
- Contact Agent for Pricing

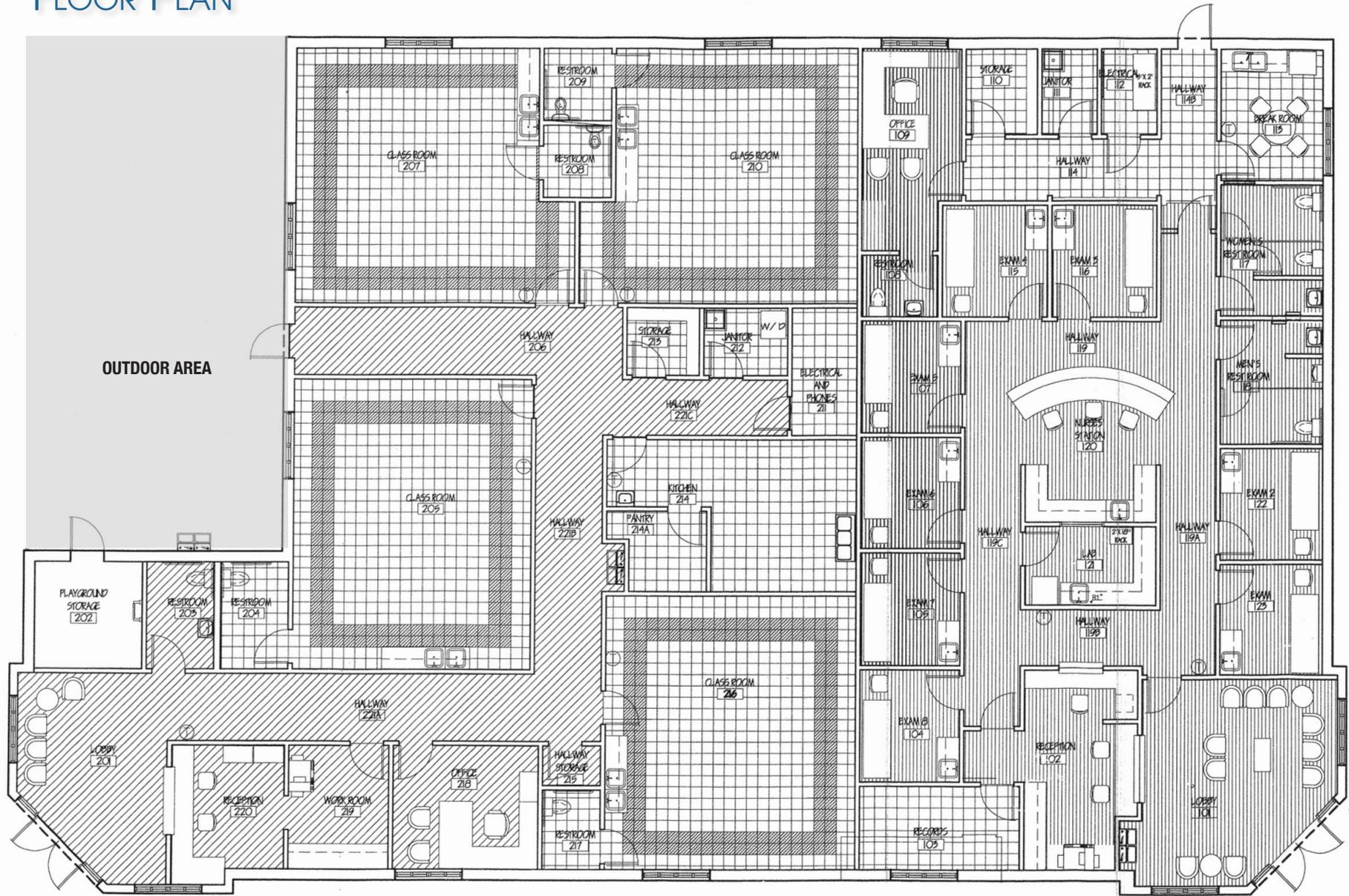
DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	23,256	125,120	283,665
Households	7,972	41,195	92,185
Average HH Income	\$78,863	\$94,468	\$98,446

TRAFFIC COUNTS (TXDOT '24):

Highway 6 at Spencer Rd: 43,162 VPD
 Highway 6 at Clay Rd: 47,008 VPD

FLOOR PLAN



YORKTOWN CROSSING PARKWAY

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	23,570	126,384	287,110
2024 Estimate	23,256	125,120	283,665
2020 Census	24,220	132,522	297,409
Growth 2024 - 2029	1.35%	1.01%	1.21%
Growth 2020 - 2024	-3.98%	-5.59%	-4.62%

2024 Population by Age	23,256	125,120	283,665
Age 0 - 4	1,627 7.00%	7,819 6.25%	18,265 6.44%
Age 5 - 9	1,738 7.47%	8,432 6.74%	19,913 7.02%
Age 10 - 14	1,719 7.39%	8,832 7.06%	20,972 7.39%
Age 15 - 19	1,653 7.11%	9,181 7.34%	21,629 7.62%
Age 20 - 24	1,667 7.17%	9,014 7.20%	20,967 7.39%
Age 25 - 29	1,733 7.45%	8,497 6.79%	19,586 6.90%
Age 30 - 34	1,769 7.61%	8,483 6.78%	19,667 6.93%
Age 35 - 39	1,731 7.44%	8,423 6.73%	19,785 6.97%
Age 40 - 44	1,746 7.51%	8,583 6.86%	20,277 7.15%
Age 45 - 49	1,599 6.88%	8,359 6.68%	19,547 6.89%
Age 50 - 54	1,475 6.34%	8,182 6.54%	18,528 6.53%
Age 55 - 59	1,298 5.58%	7,723 6.17%	16,703 5.89%
Age 60 - 64	1,138 4.89%	7,272 5.81%	15,020 5.29%
Age 65 - 69	927 3.99%	6,281 5.02%	12,574 4.43%
Age 70 - 74	657 2.83%	4,572 3.65%	9,028 3.18%
Age 75 - 79	409 1.76%	2,879 2.30%	5,717 2.02%
Age 80 - 84	215 0.92%	1,556 1.24%	3,200 1.13%
Age 85+	155 0.67%	1,034 0.83%	2,287 0.81%
Age 65+	2,363 10.16%	16,322 13.05%	32,806 11.57%

Median Age	34.20	36.40	35.20
Average Age	34.90	36.90	35.90

2024 Population By Race	23,256	125,120	283,665
White	4,995 21.48%	39,200 31.33%	84,239 29.70%
Black	4,245 18.25%	18,347 14.66%	52,430 18.48%
Am. Indian & Alaskan	453 1.95%	2,176 1.74%	4,354 1.53%
Asian	2,829 12.16%	12,113 9.68%	29,142 10.27%
Hawaiian & Pacific Island	23 0.10%	104 0.08%	253 0.09%
Other	10,711 46.06%	53,179 42.50%	113,246 39.92%

Population by Hispanic Origin	23,256	125,120	283,665
Non-Hispanic Origin	11,318 48.67%	65,498 52.35%	157,301 55.45%
Hispanic Origin	11,938 51.33%	59,622 47.65%	126,364 44.55%

2024 Median Age, Male	33.70	35.30	34.00
2024 Average Age, Male	34.40	36.10	35.00

2024 Median Age, Female	34.80	37.40	36.30
2024 Average Age, Female	35.40	37.70	36.70

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification	17,841	98,195	220,183
Civilian Employed	12,409 69.55%	66,605 67.83%	152,043 69.05%
Civilian Unemployed	508 2.85%	2,758 2.81%	6,988 3.17%
Civilian Non-Labor Force	4,924 27.60%	28,824 29.35%	61,144 27.77%
Armed Forces	0 0.00%	8 0.01%	8 0.00%

Households by Marital Status	1 Mile	3 Mile	5 Mile
Married	3,517	22,066	48,789
Married No Children	1,820	12,413	25,582
Married w/Children	1,697	9,653	23,207

2024 Population by Education	16,532	88,377	195,374
Some High School, No Diploma	3,149 19.05%	14,074 15.92%	26,706 13.67%
High School Grad (Incl Equivalency)	3,283 19.86%	18,554 20.99%	39,740 20.34%
Some College, No Degree	4,506 27.26%	24,278 27.47%	58,058 29.72%
Associate Degree	1,680 10.16%	6,535 7.39%	13,455 6.89%
Bachelor Degree	2,761 16.70%	18,086 20.46%	40,446 20.70%
Advanced Degree	1,153 6.97%	6,850 7.75%	16,969 8.69%

2024 Population by Occupation	21,989	121,825	279,841
Real Estate & Finance	553 2.51%	4,260 3.50%	9,858 3.52%
Professional & Management	5,891 26.79%	34,386 28.23%	80,194 28.66%
Public Administration	278 1.26%	1,443 1.18%	3,307 1.18%
Education & Health	1,910 8.69%	12,132 9.96%	29,452 10.52%
Services	2,302 10.47%	9,862 8.10%	21,835 7.80%
Information	106 0.48%	811 0.67%	2,180 0.78%
Sales	2,416 10.99%	15,632 12.83%	34,479 12.32%
Transportation	148 0.67%	618 0.51%	1,466 0.52%
Retail	1,296 5.89%	7,000 5.75%	16,425 5.87%
Wholesale	436 1.98%	2,984 2.45%	5,462 1.95%
Manufacturing	1,119 5.09%	6,611 5.43%	15,080 5.39%
Production	1,771 8.05%	9,193 7.55%	21,638 7.73%
Construction	1,580 7.19%	6,338 5.20%	13,272 4.74%
Utilities	803 3.65%	4,322 3.55%	10,598 3.79%
Agriculture & Mining	388 1.76%	2,187 1.80%	5,453 1.95%
Farming, Fishing, Forestry	15 0.07%	29 0.02%	83 0.03%
Other Services	977 4.44%	4,017 3.30%	9,059 3.24%

2024 Worker Travel Time to Job	11,561	61,799	140,077
<30 Minutes	5,276 45.64%	25,902 41.91%	57,306 40.91%
30-60 Minutes	4,791 41.44%	27,961 45.25%	63,476 45.32%
60+ Minutes	1,494 12.92%	7,936 12.84%	19,295 13.77%

Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Size	8,287	43,852	97,243
1-Person Households	1,732 20.90%	7,529 17.17%	17,528 18.02%
2-Person Households	2,186 26.38%	12,661 28.87%	26,164 26.91%
3-Person Households	1,550 18.70%	8,448 19.26%	18,393 18.91%
4-Person Households	1,381 16.66%	7,577 17.28%	17,464 17.96%
5-Person Households	838 10.11%	4,377 9.98%	10,132 10.42%
6-Person Households	363 4.38%	1,912 4.36%	4,667 4.80%
7 or more Person Households	237 2.86%	1,348 3.07%	2,895 2.98%

2024 Average Household Size	2.90	3.00	3.00
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Households			
2029 Projection	8,087	41,597	93,259
2024 Estimate	7,972	41,195	92,185
2020 Census	8,286	43,852	97,243
Growth 2024 - 2029	1.44%	0.98%	1.17%
Growth 2020 - 2024	-3.79%	-6.06%	-5.20%

2024 Households by HH Income	7,971	41,196	92,184
<\$25,000	1,347 16.90%	4,356 10.57%	9,653 10.47%
\$25,000 - \$50,000	1,575 19.76%	8,625 20.94%	16,429 17.82%
\$50,000 - \$75,000	1,798 22.56%	7,620 18.50%	16,499 17.90%
\$75,000 - \$100,000	895 11.23%	6,106 14.82%	14,971 16.24%
\$100,000 - \$125,000	820 10.29%	4,598 11.16%	11,066 12.00%
\$125,000 - \$150,000	787 9.87%	3,707 9.00%	8,813 9.56%
\$150,000 - \$200,000	521 6.54%	3,349 8.13%	7,815 8.48%
\$200,000+	228 2.86%	2,835 6.88%	6,938 7.53%

2024 Avg Household Income	\$78,836	\$94,468	\$98,446
2024 Med Household Income	\$62,023	\$74,989	\$80,863

2024 Occupied Housing	7,973	41,195	92,185
Owner Occupied	3,884 48.71%	27,478 66.70%	59,614 64.67%
Renter Occupied	4,089 51.29%	13,717 33.30%	32,571 35.33%
2020 Housing Units	8,966	45,049	101,634
1 Unit	5,769 64.34%	37,649 83.57%	81,274 79.97%
2 - 4 Units	340 3.79%	824 1.83%	2,407 2.37%
5 - 19 Units	1,712 19.09%	4,031 8.95%	10,140 9.98%
20+ Units	1,145 12.77%	2,545 5.65%	7,813 7.69%

2024 Housing Value	3,883	27,479	59,615
<\$100,000	116 2.99%	958 3.49%	1,688 2.83%
\$100,000 - \$200,000	1,687 43.45%	11,523 41.93%	22,151 37.16%
\$200,000 - \$300,000	1,871 48.18%	11,133 40.51%	24,793 41.59%
\$300,000 - \$400,000	100 2.58%	2,186 7.96%	6,394 10.73%
\$400,000 - \$500,000	93 2.40%	950 3.46%	2,392 4.01%
\$500,000 - \$1,000,000	8 0.21%	590 2.15%	1,757 2.95%
\$1,000,000+	8 0.21%	139 0.51%	440 0.74%
2024 Median Home Value	\$207,402	\$211,304	\$224,073

Radius	1 Mile	3 Mile	5 Mile
2024 Housing Units by Yr Built	9,047	45,616	102,812
Built 2010+	1,153 12.74%	3,381 7.41%	15,228 14.81%
Built 2000 - 2010	2,282 25.22%	9,870 21.64%	33,983 33.05%
Built 1990 - 1999	1,225 13.54%	9,246 20.27%	19,899 19.35%
Built 1980 - 1989	2,379 26.30%	15,621 34.24%	23,130 22.50%
Built 1970 - 1979	1,725 19.07%	6,663 14.61%	8,923 8.68%
Built 1960 - 1969	153 1.69%	376 0.82%	690 0.67%
Built 1950 - 1959	88 0.97%	241 0.53%	340 0.33%
Built <1949	42 0.46%	218 0.48%	619 0.60%
2024 Median Year Built	1990	1989	1998

Demographic Trend Report

Description	2020	2024	2029
Population	24,220	23,256	23,570
Age 0 - 4	1,731 7.15%	1,627 7.00%	1,549 6.57%
Age 5 - 9	1,799 7.43%	1,738 7.47%	1,609 6.83%
Age 10 - 14	1,876 7.75%	1,719 7.39%	1,660 7.04%
Age 15 - 19	1,749 7.22%	1,653 7.11%	1,653 7.01%
Age 20 - 24	1,765 7.29%	1,667 7.17%	1,641 6.96%
Age 25 - 29	1,907 7.87%	1,733 7.45%	1,648 6.99%
Age 30 - 34	1,895 7.82%	1,769 7.61%	1,683 7.14%
Age 35 - 39	1,873 7.73%	1,731 7.44%	1,695 7.19%
Age 40 - 44	1,805 7.45%	1,746 7.51%	1,688 7.16%
Age 45 - 49	1,631 6.73%	1,599 6.88%	1,636 6.94%
Age 50 - 54	1,497 6.18%	1,475 6.34%	1,523 6.46%
Age 55 - 59	1,362 5.62%	1,298 5.58%	1,379 5.85%
Age 60 - 64	1,214 5.01%	1,138 4.89%	1,215 5.15%
Age 65 - 69	891 3.68%	927 3.99%	1,028 4.36%
Age 70 - 74	607 2.51%	657 2.83%	806 3.42%
Age 75 - 79	310 1.28%	409 1.76%	558 2.37%
Age 80 - 84	162 0.67%	215 0.92%	335 1.42%
Age 85+	146 0.60%	155 0.67%	262 1.11%
Age 15+	18,814 77.68%	18,172 78.14%	18,750 79.55%
Age 20+	17,065 70.46%	16,519 71.03%	17,097 72.54%
Age 65+	2,116 8.74%	2,363 10.16%	2,989 12.68%
Median Age	33	34	36
Average Age	34.10	34.90	36.60

Population By Race	24,220	23,256	23,570
White	5,949 24.56%	4,995 21.48%	5,047 21.41%
Black	4,575 18.89%	4,245 18.25%	4,288 18.19%
Am. Indian & Alaskan	373 1.54%	453 1.95%	461 1.96%
Asian	3,080 12.72%	2,829 12.16%	2,855 12.11%
Hawaiian & Pacific Islander	27 0.11%	23 0.10%	23 0.10%
Other	10,174 42.01%	10,711 46.06%	10,896 46.23%



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.

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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

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Albert Alvarez	703136	albert@spinterests.com	832.213.9466
Sales Agent/Associate's Name	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials _____ Date