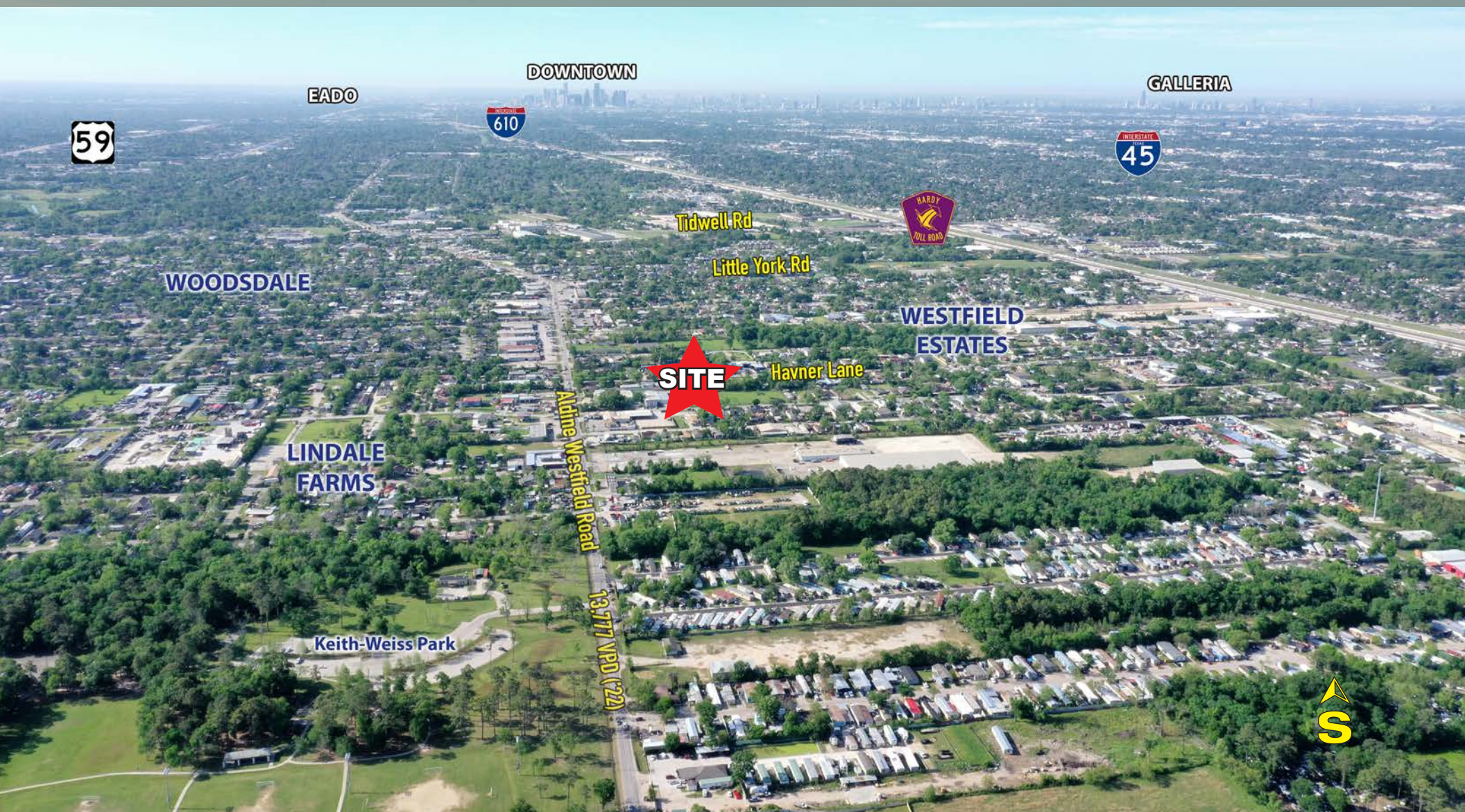


± 3,960 SF INDUSTRIAL BUILDING | ± 0.47 ACRES

FOR SALE
OR LEASE

1929 HAVNER LANE, HOUSTON, TX 77093



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



ADDRESS

1929 Havner Lane, Houston, TX 77093



BUILDING SIZE

± 3,960 SF



LAND

± 0.47 Acres



LOCATION

Aldine/Inner Northside



PRICING

\$325,000 Asking Price

\$3,800 Gross Monthly Lease Rate



POPULATION

112,615 in 3 mile radius



SITE

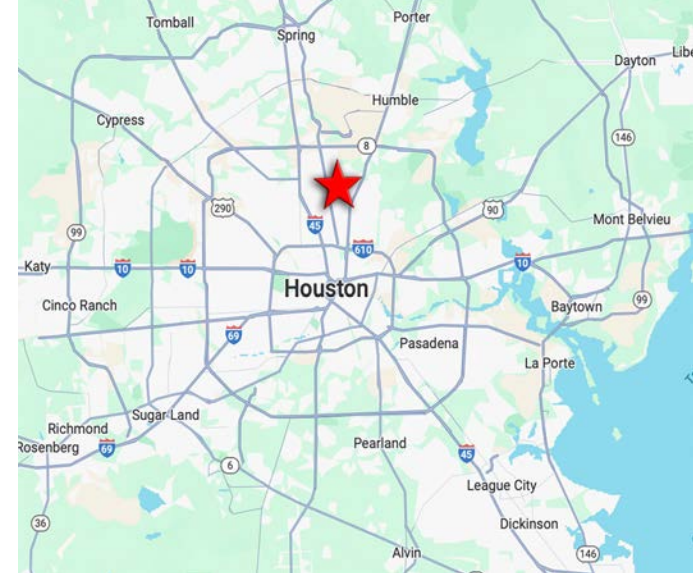
Havner Lane

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PROPERTY FEATURES

- Address: 1929 Havner Lane, Houston, TX 77093
- ± 3,960 SF Industrial Building
- ± 0.47 Acres
- Fenced Lot
- Close proximity to Hardy Toll Road
- Minutes from Bush Airport

PRICING:

Asking Price: \$325,000

Gross Monthly Lease Rate: \$3,800

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	11,270	112,615	297,954
Households	3,169	31,302	93,013
Average HH Income	\$67,182	\$62,140	\$60,281

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Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	12,364	119,164	317,735
2024 Estimate	11,720	112,615	297,954
2020 Census	11,692	110,678	281,458
Growth 2024 - 2029	5.49%	5.82%	6.64%
Growth 2020 - 2024	0.24%	1.75%	5.86%

2024 Population by Age	11,720	112,615	297,954
Age 0 - 4	752 6.42%	7,336 6.51%	19,514 6.55%
Age 5 - 9	874 7.46%	8,133 7.22%	21,374 7.17%
Age 10 - 14	1,009 8.61%	9,177 8.15%	23,325 7.83%
Age 15 - 19	1,056 9.01%	9,709 8.62%	23,933 8.03%
Age 20 - 24	979 8.35%	9,269 8.23%	22,702 7.62%
Age 25 - 29	872 7.44%	8,541 7.58%	21,602 7.25%
Age 30 - 34	799 6.82%	7,898 7.01%	21,020 7.05%
Age 35 - 39	775 6.61%	7,442 6.61%	20,321 6.82%
Age 40 - 44	780 6.66%	7,191 6.39%	19,447 6.53%
Age 45 - 49	747 6.37%	6,824 6.06%	18,101 6.08%
Age 50 - 54	694 5.92%	6,526 5.79%	17,156 5.76%
Age 55 - 59	609 5.20%	6,019 5.34%	16,083 5.40%
Age 60 - 64	534 4.56%	5,344 4.75%	14,721 4.94%
Age 65 - 69	439 3.75%	4,472 3.97%	12,609 4.23%
Age 70 - 74	337 2.88%	3,509 3.12%	10,068 3.38%
Age 75 - 79	228 1.95%	2,497 2.22%	7,377 2.48%
Age 80 - 84	133 1.13%	1,532 1.36%	4,712 1.58%
Age 85+	105 0.90%	1,198 1.06%	3,890 1.31%
Age 65+	1,242 10.60%	13,208 11.73%	38,656 12.97%

Median Age	32.00	32.60	33.90
Average Age	34.20	34.90	35.80

2024 Population By Race	11,720	112,615	297,954
White	3,053 26.05%	24,495 21.75%	51,096 17.15%
Black	177 1.51%	6,638 5.89%	66,672 22.38%
Am. Indian & Alaskan	248 2.12%	2,733 2.43%	5,915 1.99%
Asian	61 0.52%	768 0.68%	2,235 0.75%
Hawaiian & Pacific Island	3 0.03%	118 0.10%	268 0.09%
Other	8,177 69.77%	77,863 69.14%	171,768 57.65%

Population by Hispanic Origin	11,720	112,615	297,954
Non-Hispanic Origin	874 7.46%	14,245 12.65%	86,644 29.08%
Hispanic Origin	10,847 92.55%	98,371 87.35%	211,310 70.92%

2024 Median Age, Male	32.10	32.50	33.60
2024 Average Age, Male	34.20	34.70	35.30

2024 Median Age, Female	31.90	32.70	34.30
2024 Average Age, Female	34.20	35.10	36.20

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification	8,876	86,029	228,952
Civilian Employed	5,106 57.53%	48,493 56.37%	128,745 56.23%
Civilian Unemployed	175 1.97%	1,589 1.85%	6,509 2.84%
Civilian Non-Labor Force	3,595 40.50%	35,939 41.78%	93,616 40.89%
Armed Forces	0 0.00%	8 0.01%	82 0.04%

Households by Marital Status	1 Mile	3 Mile	5 Mile
Married	1,523	14,814	35,881
Married No Children	742	7,459	18,716
Married w/Children	780	7,356	17,165

2024 Population by Education	7,714	73,344	199,187
Some High School, No Diploma	4,122 53.44%	33,498 45.67%	76,016 38.16%
High School Grad (Incl Equivalency)	1,834 23.77%	21,300 29.04%	58,787 29.51%
Some College, No Degree	903 11.71%	11,487 15.66%	37,890 19.02%
Associate Degree	664 8.61%	4,352 5.93%	12,082 6.07%
Bachelor Degree	127 1.65%	2,037 2.78%	10,311 5.18%
Advanced Degree	64 0.83%	670 0.91%	4,101 2.06%

2024 Population by Occupation	8,257	80,972	221,498
Real Estate & Finance	177 2.14%	1,551 1.92%	4,011 1.81%
Professional & Management	929 11.25%	11,219 13.86%	33,321 15.04%
Public Administration	87 1.05%	885 1.09%	2,712 1.22%
Education & Health	646 7.82%	6,067 7.49%	19,128 8.64%
Services	1,112 13.47%	10,059 12.42%	28,599 12.91%
Information	9 0.11%	355 0.44%	810 0.37%
Sales	872 10.56%	8,975 11.08%	25,944 11.71%
Transportation	6 0.07%	970 1.20%	3,764 1.70%
Retail	458 5.55%	5,493 6.78%	15,924 7.19%
Wholesale	188 2.28%	1,045 1.29%	2,986 1.35%
Manufacturing	570 6.90%	4,500 5.56%	10,324 4.66%
Production	1,080 13.08%	9,612 11.87%	24,876 11.23%
Construction	1,543 18.69%	13,177 16.27%	29,541 13.34%
Utilities	222 2.69%	2,928 3.62%	8,993 4.06%
Agriculture & Mining	60 0.73%	656 0.81%	1,474 0.67%
Farming, Fishing, Forestry	44 0.53%	147 0.18%	293 0.13%
Other Services	254 3.08%	3,333 4.12%	8,798 3.97%

2024 Worker Travel Time to Job	4,891	46,512	123,842
<30 Minutes	2,089 42.71%	20,240 43.52%	56,606 45.71%
30-60 Minutes	2,331 47.66%	21,851 46.98%	55,305 44.66%
60+ Minutes	471 9.63%	4,421 9.51%	11,931 9.63%

Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	3,170		30,834		87,687	
1-Person Households	431	13.60%	4,835	15.68%	19,023	21.69%
2-Person Households	628	19.81%	6,262	20.31%	19,867	22.66%
3-Person Households	572	18.04%	5,523	17.91%	15,440	17.61%
4-Person Households	550	17.35%	5,542	17.97%	13,818	15.76%
5-Person Households	487	15.36%	4,280	13.88%	9,922	11.32%
6-Person Households	273	8.61%	2,361	7.66%	5,305	6.05%
7 or more Person Households	229	7.22%	2,031	6.59%	4,312	4.92%

2024 Average Household Size	3.60	3.50	3.10
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Households			
2029 Projection	3,348	33,179	99,437
2024 Estimate	3,169	31,302	93,013
2020 Census	3,170	30,834	87,687
Growth 2024 - 2029	5.65%	6.00%	6.91%
Growth 2020 - 2024	-0.03%	1.52%	6.07%

2024 Households by HH Income	3,169	31,303	93,013
<\$25,000	762 24.05%	7,763 24.80%	27,012 29.04%
\$25,000 - \$50,000	727 22.94%	8,608 27.50%	24,287 26.11%
\$50,000 - \$75,000	734 23.16%	5,706 18.23%	16,610 17.86%
\$75,000 - \$100,000	390 12.31%	4,138 13.22%	10,097 10.86%
\$100,000 - \$125,000	145 4.58%	2,210 7.06%	5,784 6.22%
\$125,000 - \$150,000	174 5.49%	1,143 3.65%	3,613 3.88%
\$150,000 - \$200,000	135 4.26%	1,099 3.51%	3,457 3.72%
\$200,000+	102 3.22%	636 2.03%	2,153 2.31%

2024 Avg Household Income	\$67,182	\$62,140	\$60,281
2024 Med Household Income	\$52,526	\$46,413	\$44,061

2024 Occupied Housing	3,169	31,302	93,014
Owner Occupied	1,974 62.29%	18,206 58.16%	46,092 49.55%
Renter Occupied	1,195 37.71%	13,096 41.84%	46,922 50.45%
2020 Housing Units	2,635	29,676	94,972
1 Unit	2,611 99.09%	24,503 82.57%	67,442 71.01%
2 - 4 Units	24 0.91%	1,343 4.53%	5,865 6.18%
5 - 19 Units	0 0.00%	1,946 6.56%	12,624 13.29%
20+ Units	0 0.00%	1,884 6.35%	9,041 9.52%

2024 Housing Value	1,975	18,206	46,092
<\$100,000	659 33.37%	4,759 26.14%	11,006 23.88%
\$100,000 - \$200,000	722 36.56%	6,927 38.05%	16,845 36.55%
\$200,000 - \$300,000	379 19.19%	4,370 24.00%	10,604 23.01%
\$300,000 - \$400,000	122 6.18%	1,111 6.10%	3,557 7.72%
\$400,000 - \$500,000	56 2.84%	476 2.61%	1,798 3.90%
\$500,000 - \$1,000,000	37 1.87%	476 2.61%	1,864 4.04%
\$1,000,000+	0 0.00%	87 0.48%	418 0.91%
2024 Median Home Value	\$145,498	\$162,711	\$171,475

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	3,473		34,260		102,549	
Built 2010+	121	3.48%	2,253	6.58%	11,027	10.75%
Built 2000 - 2010	317	9.13%	1,965	5.74%	7,485	7.30%
Built 1990 - 1999	143	4.12%	2,615	7.63%	6,798	6.63%
Built 1980 - 1989	362	10.42%	3,392	9.90%	10,200	9.95%
Built 1970 - 1979	450	12.96%	5,372	15.68%	18,652	18.19%
Built 1960 - 1969	818	23.55%	8,386	24.48%	21,203	20.68%
Built 1950 - 1959	873	25.14%	7,019	20.49%	17,134	16.71%
Built <1949	389	11.20%	3,258	9.51%	10,050	9.80%
2024 Median Year Built	1965	1967	1971			

Demographic Trend Report

Description	2020	2024	2029
Population	11,692	11,720	12,364
Age 0 - 4	852 7.29%	752 6.42%	783 6.33%
Age 5 - 9	1,056 9.03%	874 7.46%	810 6.55%
Age 10 - 14	1,137 9.72%	1,009 8.61%	904 7.31%
Age 15 - 19	1,082 9.25%	1,056 9.01%	1,001 8.10%
Age 20 - 24	872 7.46%	979 8.35%	1,034 8.36%
Age 25 - 29	816 6.98%	872 7.44%	978 7.91%
Age 30 - 34	756 6.47%	799 6.82%	896 7.25%
Age 35 - 39	828 7.08%	775 6.61%	830 6.71%
Age 40 - 44	801 6.85%	780 6.66%	797 6.45%
Age 45 - 49	735 6.29%	747 6.37%	770 6.23%
Age 50 - 54	654 5.59%	694 5.92%	737 5.96%
Age 55 - 59	573 4.90%	609 5.20%	675 5.46%
Age 60 - 64	532 4.55%	534 4.56%	592 4.79%
Age 65 - 69	390 3.34%	439 3.75%	503 4.07%
Age 70 - 74	271 2.32%	337 2.88%	405 3.28%
Age 75 - 79	147 1.26%	228 1.95%	295 2.39%
Age 80 - 84	97 0.83%	133 1.13%	189 1.53%
Age 85+	95 0.81%	105 0.90%	164 1.33%
Age 15+	8,649 73.97%	9,087 77.53%	9,866 79.80%
Age 20+	7,567 64.72%	8,031 68.52%	8,865 71.70%
Age 65+	1,000 8.55%	1,242 10.60%	1,556 12.58%
Median Age	30	32	34
Average Age	32.40	34.20	35.80

Population By Race	11,692	11,720	12,364
White	3,432 29.35%	3,053 26.05%	3,220 26.04%
Black	182 1.56%	177 1.51%	185 1.50%
Am. Indian & Alaskan	213 1.82%	248 2.12%	261 2.11%
Asian	43 0.37%	61 0.52%	63 0.51%
Hawaiian & Pacific Islander	2 0.02%	3 0.03%	3 0.02%
Other	7,806 66.76%	8,177 69.77%	8,632 69.82%



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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 Buyer/Tenant/Seller/Landlord Initials Date