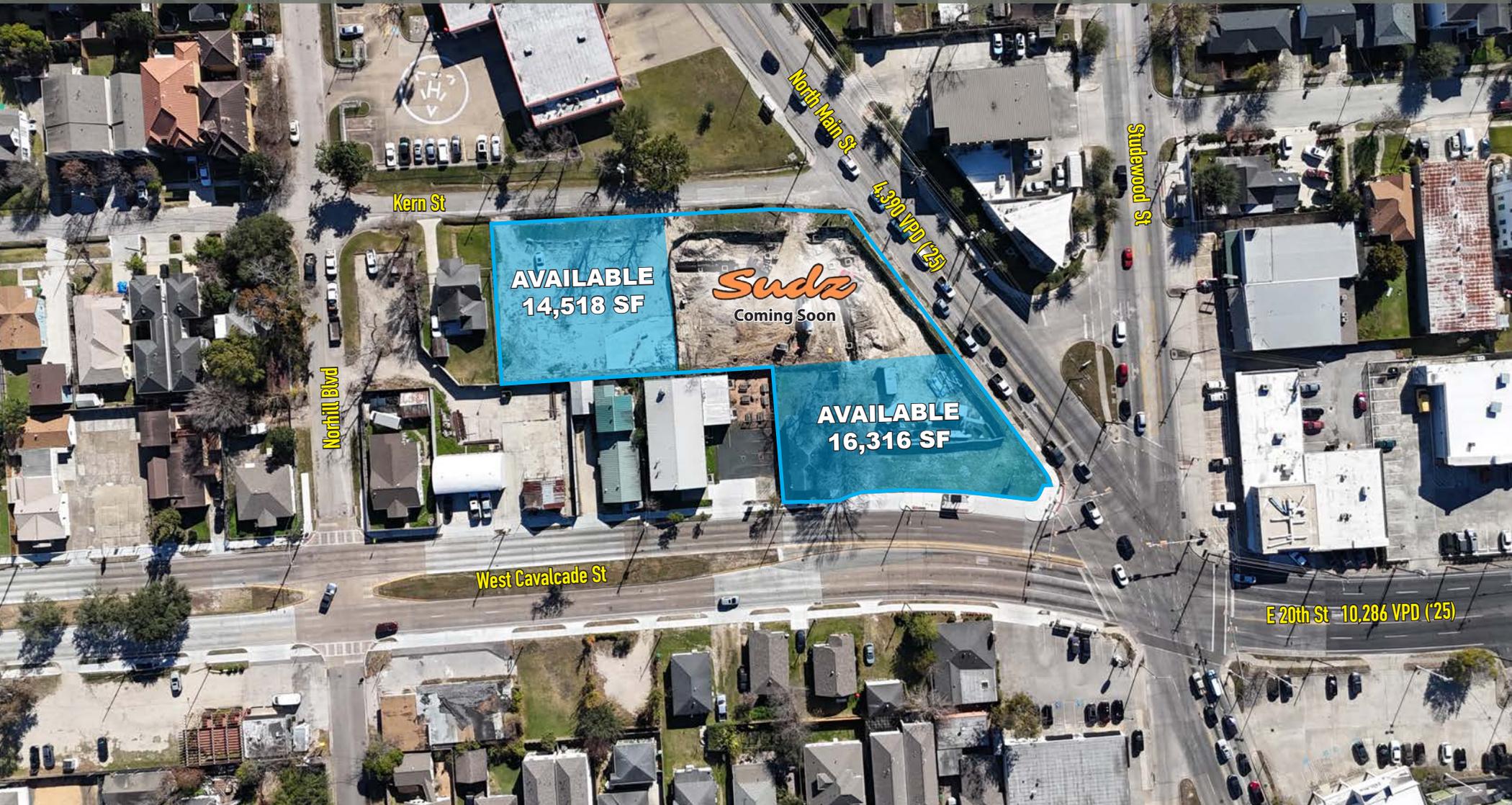


FOR GROUND LEASE: 2 PARCELS - 16,316 SF AND 14,518 SF FIVE POINTS OF HOUSTON HEIGHTS

5802 N MAIN STREET, HOUSTON, TX 77009



S&P INTERESTS

JENNIFER ZAKY
713.598.8999
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WWW.SPINTERESTS.COM | Main: 713.766.4500
5373 W. Alabama St., Ste. 325 | Houston, TX 77056

PROPERTY OVERVIEW

LOCATION
5802 N. Main St. | Houston, TX 77009

AVAILABLE
±16,316 SF & ±14,518 SF

HARD CORNER

INCOME
\$124,973 within 3 miles

ROOFTOPS
75,491 in 3 mile radius

POPULATION
170,123 in 3 mile radius



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DOWNTOWN

HOUSTON HEIGHTS



PROPERTY FEATURES:

- Ground Lease
±16,316 SF Hard Corner
±14,518 SF
- Includes On-Site Detention
- Located At Famous Five Points of Houston (Heights)
- Densely Populated Area
- Easy Access to 610, I-45, I-10
- Great for Coffee, Medical, QSR Users and More
- Contact Agent For Pricing

DEMOGRAPHIC SUMMARY:

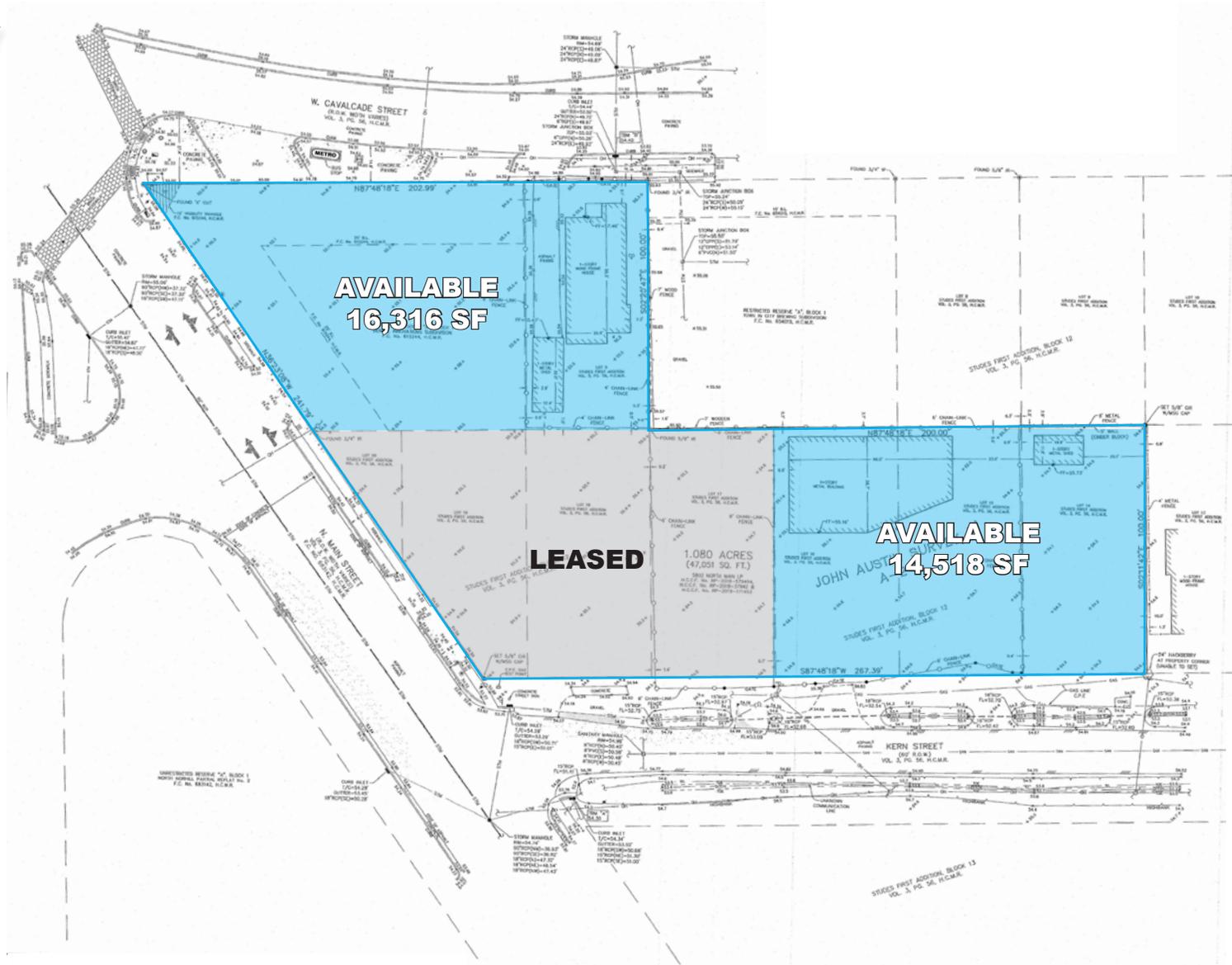
Radius	1 Mile	3 Mile	5 Mile
2024 Population	20,920	170,123	437,671
Households	9,574	75,491	188,174
Average HH Income	\$145,537	\$124,973	\$111,257

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SURVEY



S&P INTERESTS

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Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	21,812	177,109	454,895
2024 Estimate	20,920	170,123	437,671
2020 Census	18,598	152,617	395,348
Growth 2024 - 2029	4.26%	4.11%	3.94%
Growth 2020 - 2024	12.49%	11.47%	10.71%

2024 Population by Age	20,920	170,123	437,671
Age 0 - 4	1,511 7.22%	12,430 7.31%	29,661 6.78%
Age 5 - 9	1,268 6.06%	10,240 6.02%	25,736 5.88%
Age 10 - 14	912 4.36%	8,115 4.77%	22,124 5.05%
Age 15 - 19	738 3.53%	7,160 4.21%	20,730 4.74%
Age 20 - 24	779 3.72%	8,318 4.89%	24,517 5.60%
Age 25 - 29	1,322 6.32%	14,380 8.45%	37,403 8.55%
Age 30 - 34	2,095 10.01%	19,036 11.19%	46,083 10.53%
Age 35 - 39	2,240 10.71%	17,800 10.46%	42,497 9.71%
Age 40 - 44	1,878 8.98%	14,354 8.44%	35,172 8.04%
Age 45 - 49	1,455 6.96%	11,062 6.50%	28,079 6.42%
Age 50 - 54	1,337 6.39%	9,741 5.73%	25,381 5.80%
Age 55 - 59	1,246 5.96%	8,851 5.20%	23,668 5.41%
Age 60 - 64	1,138 5.44%	8,209 4.83%	22,218 5.08%
Age 65 - 69	1,072 5.12%	7,290 4.29%	19,343 4.42%
Age 70 - 74	829 3.96%	5,444 3.20%	14,412 3.29%
Age 75 - 79	534 2.55%	3,601 2.12%	9,668 2.21%
Age 80 - 84	298 1.42%	2,184 1.28%	5,830 1.33%
Age 85+	267 1.28%	1,905 1.12%	5,147 1.18%
Age 65+	3,000 14.34%	20,424 12.01%	54,400 12.43%

Median Age	39.10	36.50	36.50
Average Age	39.10	37.10	37.30

2024 Population By Race	20,920	170,123	437,671
White	12,094 57.81%	77,699 45.67%	181,233 41.41%
Black	1,132 5.41%	16,252 9.55%	70,340 16.07%
Am. Indian & Alaskan	267 1.28%	2,268 1.33%	5,685 1.30%
Asian	647 3.09%	8,489 4.99%	20,509 4.69%
Hawaiian & Pacific Island	3 0.01%	47 0.03%	343 0.08%
Other	6,777 32.39%	65,367 38.42%	159,561 36.46%

Population by Hispanic Origin	20,920	170,123	437,671
Non-Hispanic Origin	13,600 65.01%	96,226 56.56%	253,655 57.96%
Hispanic Origin	7,320 34.99%	73,898 43.44%	184,016 42.04%

2024 Median Age, Male	39.20	36.80	36.80
2024 Average Age, Male	38.80	36.90	37.20

2024 Median Age, Female	38.90	36.20	36.10
2024 Average Age, Female	39.50	37.30	37.40

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification	17,084	137,899	356,001
Civilian Employed	12,305 72.03%	98,937 71.75%	237,520 66.72%
Civilian Unemployed	299 1.75%	2,759 2.00%	8,036 2.26%
Civilian Non-Labor Force	4,480 26.22%	36,194 26.25%	110,246 30.97%
Armed Forces	0 0.00%	9 0.01%	199 0.06%

Households by Marital Status	1 Mile	3 Mile	5 Mile
Married	3,994	27,321	62,756
Married No Children	2,497	16,931	39,536
Married w/Children	1,498	10,390	23,220

2024 Population by Education	16,809	130,921	332,318
Some High School, No Diploma	2,157 12.83%	20,657 15.78%	54,334 16.35%
High School Grad (Incl Equivalency)	1,754 10.43%	18,869 14.41%	55,866 16.81%
Some College, No Degree	2,493 14.83%	20,487 15.65%	56,356 16.96%
Associate Degree	1,097 6.53%	7,063 5.39%	17,416 5.24%
Bachelor Degree	5,274 31.38%	36,989 28.25%	83,768 25.21%
Advanced Degree	4,034 24.00%	26,856 20.51%	64,578 19.43%

2024 Population by Occupation	22,903	183,827	442,671
Real Estate & Finance	1,257 5.49%	8,485 4.62%	19,716 4.45%
Professional & Management	9,590 41.87%	73,413 39.94%	167,144 37.76%
Public Administration	201 0.88%	2,211 1.20%	5,098 1.15%
Education & Health	2,263 9.88%	16,502 8.98%	43,983 9.94%
Services	1,587 6.93%	10,477 5.70%	29,650 6.70%
Information	176 0.77%	1,266 0.69%	2,892 0.65%
Sales	2,120 9.26%	17,988 9.79%	42,756 9.66%
Transportation	218 0.95%	2,263 1.23%	7,585 1.71%
Retail	788 3.44%	7,705 4.19%	18,762 4.24%
Wholesale	335 1.46%	3,410 1.86%	7,464 1.69%
Manufacturing	969 4.23%	8,716 4.74%	19,971 4.51%
Production	639 2.79%	7,437 4.05%	20,122 4.55%
Construction	769 3.36%	8,569 4.66%	20,861 4.71%
Utilities	596 2.60%	4,837 2.63%	12,280 2.77%
Agriculture & Mining	836 3.65%	6,299 3.43%	12,958 2.93%
Farming, Fishing, Forestry	6 0.03%	158 0.09%	175 0.04%
Other Services	553 2.41%	4,091 2.23%	11,254 2.54%

2024 Worker Travel Time to Job	10,676	84,873	208,423
<30 Minutes	6,730 63.04%	50,561 59.57%	125,984 60.45%
30-60 Minutes	3,617 33.88%	30,194 35.58%	71,576 34.34%
60+ Minutes	329 3.08%	4,118 4.85%	10,863 5.21%

Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	8,654		67,526		168,546	
1-Person Households	3,161	36.53%	24,175	35.80%	63,247	37.53%
2-Person Households	3,008	34.76%	22,111	32.74%	52,697	31.27%
3-Person Households	1,197	13.83%	9,489	14.05%	22,078	13.10%
4-Person Households	850	9.82%	6,542	9.69%	15,954	9.47%
5-Person Households	248	2.87%	2,869	4.25%	7,988	4.74%
6-Person Households	125	1.44%	1,397	2.07%	3,845	2.28%
7 or more Person Households	65	0.75%	943	1.40%	2,737	1.62%

2024 Average Household Size	2.10	2.20	2.20
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Households			
2029 Projection	9,964	78,683	196,084
2024 Estimate	9,574	75,491	188,174
2020 Census	8,654	67,525	168,546
Growth 2024 - 2029	4.07%	4.23%	4.20%
Growth 2020 - 2024	10.63%	11.80%	11.65%

2024 Households by HH Income	9,577	75,491	188,173
<\$25,000	1,623 16.95%	13,088 17.34%	38,715 20.57%
\$25,000 - \$50,000	1,030 10.75%	11,130 14.74%	30,719 16.32%
\$50,000 - \$75,000	1,027 10.72%	9,499 12.58%	25,692 13.65%
\$75,000 - \$100,000	757 7.90%	7,469 9.89%	18,327 9.74%
\$100,000 - \$125,000	765 7.99%	6,835 9.05%	15,564 8.27%
\$125,000 - \$150,000	616 6.43%	4,240 5.62%	11,216 5.96%
\$150,000 - \$200,000	965 10.08%	6,980 9.25%	15,278 8.12%
\$200,000+	2,794 29.17%	16,250 21.53%	32,662 17.36%

2024 Avg Household Income	\$145,537	\$124,973	\$111,257
2024 Med Household Income	\$111,486	\$88,484	\$73,966

2024 Occupied Housing	9,574	75,492	188,174
Owner Occupied	5,771 60.28%	38,185 50.58%	84,928 45.13%
Renter Occupied	3,803 39.72%	37,307 49.42%	103,246 54.87%
2020 Housing Units	10,851	85,008	212,218
1 Unit	9,111 83.96%	57,715 67.89%	123,754 58.31%
2 - 4 Units	515 4.75%	4,369 5.14%	12,097 5.70%
5 - 19 Units	468 4.31%	5,556 6.54%	17,864 8.42%
20+ Units	757 6.98%	17,368 20.43%	58,503 27.57%

2024 Housing Value	5,771	38,186	84,927
<\$100,000	77 1.33%	1,736 4.55%	8,385 9.87%
\$100,000 - \$200,000	252 4.37%	3,909 10.24%	10,769 12.68%
\$200,000 - \$300,000	468 8.11%	4,097 10.73%	10,292 12.12%
\$300,000 - \$400,000	590 10.22%	6,982 18.28%	14,763 17.38%
\$400,000 - \$500,000	1,030 17.85%	8,190 21.45%	13,176 15.51%
\$500,000 - \$1,000,000	2,723 47.18%	10,954 28.69%	20,752 24.44%
\$1,000,000+	631 10.93%	2,318 6.07%	6,790 8.00%
2024 Median Home Value	\$586,026	\$428,925	\$388,176

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	10,873		85,684		214,210	
Built 2010+	2,775	25.52%	26,795	31.27%	63,762	29.77%
Built 2000 - 2010	927	8.53%	13,684	15.97%	29,644	13.84%
Built 1990 - 1999	478	4.40%	4,525	5.28%	14,367	6.71%
Built 1980 - 1989	449	4.13%	3,441	4.02%	10,848	5.06%
Built 1970 - 1979	395	3.63%	4,320	5.04%	15,151	7.07%
Built 1960 - 1969	596	5.48%	6,290	7.34%	20,929	9.77%
Built 1950 - 1959	697	6.41%	8,517	9.94%	23,107	10.79%
Built <1949	4,556	41.90%	18,112	21.14%	36,402	16.99%
2024 Median Year Built	1962		1994		1989	

Demographic Trend Report

Description	2020	2024	2029
Population	18,598	20,920	21,812
Age 0 - 4	1,318 7.09%	1,511 7.22%	1,371 6.29%
Age 5 - 9	856 4.60%	1,268 6.06%	1,411 6.47%
Age 10 - 14	678 3.65%	912 4.36%	1,237 5.67%
Age 15 - 19	602 3.24%	738 3.53%	982 4.50%
Age 20 - 24	746 4.01%	779 3.72%	841 3.86%
Age 25 - 29	1,642 8.83%	1,322 6.32%	981 4.50%
Age 30 - 34	2,371 12.75%	2,095 10.01%	1,461 6.70%
Age 35 - 39	1,991 10.71%	2,240 10.71%	1,940 8.89%
Age 40 - 44	1,329 7.15%	1,878 8.98%	2,053 9.41%
Age 45 - 49	1,183 6.36%	1,455 6.96%	1,836 8.42%
Age 50 - 54	1,213 6.52%	1,337 6.39%	1,548 7.10%
Age 55 - 59	1,134 6.10%	1,246 5.96%	1,348 6.18%
Age 60 - 64	1,047 5.63%	1,138 5.44%	1,212 5.56%
Age 65 - 69	1,040 5.59%	1,072 5.12%	1,101 5.05%
Age 70 - 74	639 3.44%	829 3.96%	942 4.32%
Age 75 - 79	367 1.97%	534 2.55%	702 3.22%
Age 80 - 84	196 1.05%	298 1.42%	447 2.05%
Age 85+	247 1.33%	267 1.28%	398 1.82%
Age 15+	15,747 84.67%	17,228 82.35%	17,792 81.57%
Age 20+	15,145 81.43%	16,490 78.82%	16,810 77.07%
Age 65+	2,489 13.38%	3,000 14.34%	3,590 16.46%
Median Age	38	39	42
Average Age	38.90	39.10	40.40

Population By Race	18,598	20,920	21,812
White	11,670 62.75%	12,094 57.81%	12,546 57.52%
Black	922 4.96%	1,132 5.41%	1,202 5.51%
Am. Indian & Alaskan	186 1.00%	267 1.28%	281 1.29%
Asian	567 3.05%	647 3.09%	673 3.09%
Hawaiian & Pacific Islander	3 0.02%	3 0.01%	3 0.01%
Other	5,237 28.16%	6,777 32.39%	7,107 32.58%



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