

FOR SUBLEASE: ± 1,455 SF FREESTANDING BUILDING WITH DRIVE-THRU

16522 STUEBNER AIRLINE ROAD, SPRING, TX 77379



S&P INTERESTS

JACOB NGUYEN

832.768.1296

jacob@spinterests.com

JOSEPH SEBESTA

832.455.7355

jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500

5373 W. Alabama St., Ste. 325 | Houston, TX 77056

PROPERTY OVERVIEW



ADDRESS

16522 Stuebner Airline Rd., Houston, TX 77379



BUILDING SIZE

± 1,455 SF



LAND SIZE

± 17,348 SF



LEASE RATE

\$34.00/SF + NN



INCOME

\$102,7526 in 5 mile radius



POPULATION

289,999 in 5 mile radius



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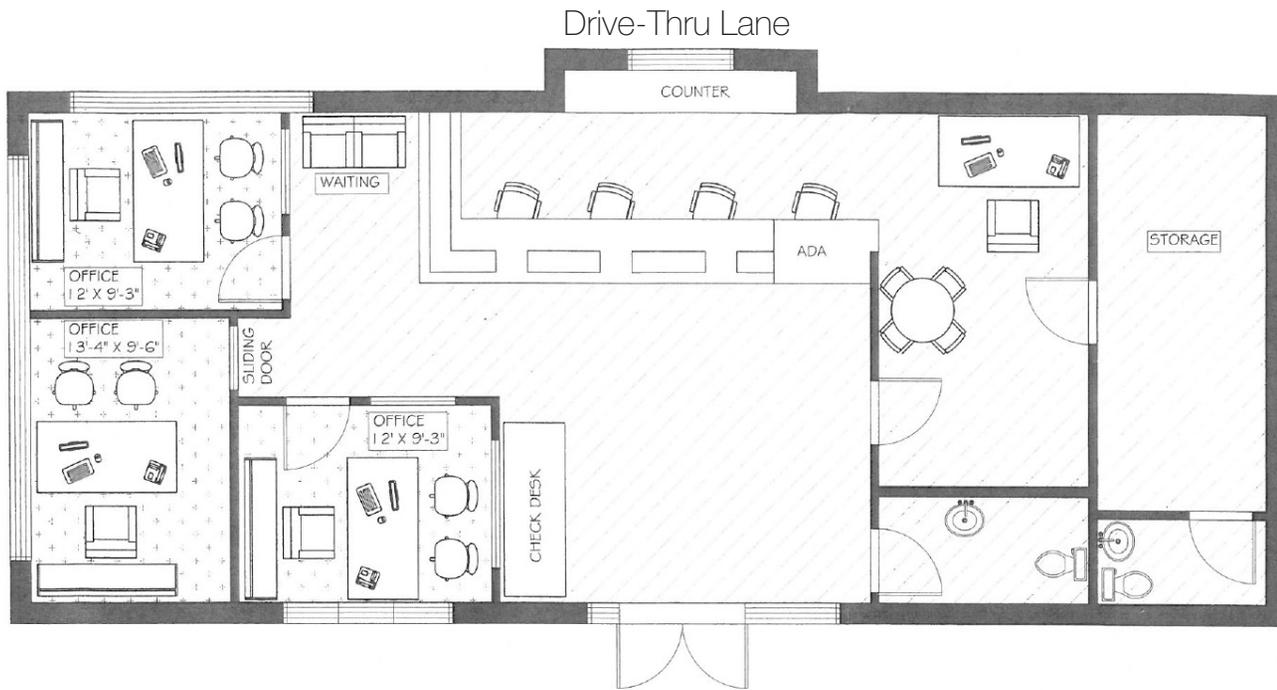
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FLOOR PLAN



PROPERTY FEATURES:

- Building Address: 16522 Stuebner Airline, Spring, TX 77379
- Building Size: ±1,455 SF
- Land Size: ±17,348 SF
- Adjacent to Klein High School
- Close proximity to area retailers including: HEB, Petco, Ross, Verizon, Spec's, etc.

PRICING:

Rental Rate: \$34.00/SF

Taxes & Insurance (NN): \$6.31/SF

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	11,302	99,888	289,999
Households	3,869	36,275	101,921
Average HH Income	\$112,084	\$111,907	\$102,7526

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	11,481	101,558	295,211
2024 Estimate	11,302	99,888	289,999
2020 Census	11,634	102,345	295,202
Growth 2024 - 2029	1.58%	1.67%	1.80%
Growth 2020 - 2024	-2.85%	-2.40%	-1.76%

2024 Population by Age	11,302	99,888	289,999
Age 0 - 4	655 5.80%	5,801 5.81%	18,237 6.29%
Age 5 - 9	752 6.65%	6,353 6.36%	20,113 6.94%
Age 10 - 14	816 7.22%	6,625 6.63%	20,952 7.22%
Age 15 - 19	864 7.64%	6,799 6.81%	21,007 7.24%
Age 20 - 24	825 7.30%	6,551 6.56%	19,930 6.87%
Age 25 - 29	717 6.34%	6,207 6.21%	19,150 6.60%
Age 30 - 34	688 6.09%	6,255 6.26%	19,588 6.75%
Age 35 - 39	714 6.32%	6,366 6.37%	19,850 6.84%
Age 40 - 44	750 6.64%	6,501 6.51%	20,257 6.99%
Age 45 - 49	721 6.38%	6,303 6.31%	19,341 6.67%
Age 50 - 54	680 6.02%	6,217 6.22%	18,285 6.31%
Age 55 - 59	629 5.57%	6,014 6.02%	16,609 5.73%
Age 60 - 64	631 5.58%	5,989 6.00%	15,357 5.30%
Age 65 - 69	587 5.19%	5,638 5.64%	13,591 4.69%
Age 70 - 74	484 4.28%	4,725 4.73%	10,907 3.76%
Age 75 - 79	363 3.21%	3,537 3.54%	7,984 2.75%
Age 80 - 84	224 1.98%	4,924 1.70%	4,924 1.70%
Age 85+	203 1.80%	1,781 1.78%	3,919 1.35%
Age 65+	1,861 16.47%	17,908 17.93%	41,325 14.25%

Median Age	37.30	39.20	36.50
Average Age	38.20	39.40	37.20

2024 Population By Race	11,302	99,888	289,999
White	5,392 47.71%	48,394 48.45%	114,528 39.49%
Black	1,474 13.04%	15,848 15.87%	56,800 19.59%
Am. Indian & Alaskan	120 1.06%	902 0.90%	3,643 1.26%
Asian	954 8.44%	9,184 9.19%	28,175 9.72%
Hawaiian & Pacific Island	13 0.12%	94 0.09%	304 0.10%
Other	3,349 29.63%	25,467 25.50%	86,549 29.84%

Population by Hispanic Origin	11,302	99,888	289,999
Non-Hispanic Origin	7,784 68.87%	73,433 73.52%	197,162 67.99%
Hispanic Origin	3,518 31.13%	26,455 26.48%	92,837 32.01%

2024 Median Age, Male	36.00	37.80	35.30
2024 Average Age, Male	37.20	38.40	36.10

2024 Median Age, Female	38.80	40.60	37.70
2024 Average Age, Female	39.10	40.50	38.20

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification	8,908	79,748	226,488
Civilian Employed	5,816 65.29%	51,589 64.69%	148,841 65.72%
Civilian Unemployed	246 2.76%	2,540 3.19%	6,733 2.97%
Civilian Non-Labor Force	2,836 31.84%	25,591 32.09%	70,872 31.29%
Armed Forces	10 0.11%	28 0.04%	42 0.02%

Households by Marital Status	1 Mile	3 Mile	5 Mile
Married	2,154	19,692	51,805
Married No Children	1,245	11,816	28,516
Married w/Children	909	7,876	23,289

2024 Population by Education	7,864	70,945	200,309
Some High School, No Diploma	517 6.57%	3,764 5.31%	18,474 9.22%
High School Grad (Incl Equivalency)	1,513 19.24%	13,498 19.03%	40,402 20.17%
Some College, No Degree	2,156 27.42%	21,434 30.21%	58,381 29.15%
Associate Degree	474 6.03%	3,185 4.49%	10,550 5.27%
Bachelor Degree	2,045 26.00%	19,749 27.84%	49,784 24.85%
Advanced Degree	1,159 14.74%	9,315 13.13%	22,718 11.34%

2024 Population by Occupation	10,768	97,202	278,315
Real Estate & Finance	239 2.22%	3,335 3.43%	9,640 3.46%
Professional & Management	3,694 34.31%	32,919 33.87%	85,815 30.83%
Public Administration	175 1.63%	1,276 1.31%	3,999 1.44%
Education & Health	1,420 13.19%	10,911 11.23%	31,306 11.25%
Services	688 6.39%	5,872 6.04%	21,386 7.68%
Information	66 0.61%	689 0.71%	2,036 0.73%
Sales	1,407 13.07%	11,505 11.84%	34,884 12.53%
Transportation	45 0.42%	560 0.58%	1,736 0.62%
Retail	701 6.51%	6,166 6.34%	16,768 6.02%
Wholesale	94 0.87%	2,271 2.34%	5,601 2.01%
Manufacturing	728 6.76%	5,310 5.46%	15,257 5.48%
Production	715 6.64%	5,770 5.94%	16,747 6.02%
Construction	168 1.56%	3,119 3.21%	10,113 3.63%
Utilities	437 4.06%	4,191 4.31%	11,343 4.08%
Agriculture & Mining	77 0.72%	1,387 1.43%	4,100 1.47%
Farming, Fishing, Forestry	9 0.08%	31 0.03%	50 0.02%
Other Services	105 0.98%	1,890 1.94%	7,534 2.71%

2024 Worker Travel Time to Job	5,266	45,865	135,512
<30 Minutes	2,787 52.92%	21,941 47.84%	65,451 48.30%
30-60 Minutes	2,113 40.13%	19,017 41.46%	56,206 41.48%
60+ Minutes	366 6.95%	4,907 10.70%	13,855 10.22%



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Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Size	3,998	37,275	104,115
1-Person Households	707 17.68%	7,983 21.42%	22,970 22.06%
2-Person Households	1,273 31.84%	12,339 33.10%	30,783 29.57%
3-Person Households	733 18.33%	6,425 17.24%	18,176 17.46%
4-Person Households	633 15.83%	5,600 15.02%	16,741 16.08%
5-Person Households	405 10.13%	2,912 7.81%	9,067 8.71%
6-Person Households	150 3.75%	1,271 3.41%	3,997 3.84%
7 or more Person Households	97 2.43%	745 2.00%	2,381 2.29%

2024 Average Household Size	2.90	2.70	2.80
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Households			
2029 Projection	3,930	36,888	103,759
2024 Estimate	3,869	36,275	101,921
2020 Census	3,998	37,275	104,116
Growth 2024 - 2029	1.58%	1.69%	1.80%
Growth 2020 - 2024	-3.23%	-2.68%	-2.11%

2024 Households by HH Income	3,870	36,274	101,922
<\$25,000	441 11.40%	4,307 11.87%	13,041 12.80%
\$25,000 - \$50,000	538 13.90%	5,972 16.46%	19,068 18.71%
\$50,000 - \$75,000	801 20.70%	6,271 17.29%	18,313 17.97%
\$75,000 - \$100,000	527 13.62%	4,301 11.86%	12,297 12.07%
\$100,000 - \$125,000	422 10.90%	3,670 10.12%	10,528 10.33%
\$125,000 - \$150,000	214 5.53%	2,954 8.14%	7,848 7.70%
\$150,000 - \$200,000	384 9.92%	3,895 10.74%	9,890 9.70%
\$200,000+	543 14.03%	4,904 13.52%	10,937 10.73%

2024 Avg Household Income	\$112,084	\$111,907	\$102,752
2024 Med Household Income	\$82,353	\$84,224	\$76,096

2024 Occupied Housing	3,868	36,275	101,921
Owner Occupied	2,508 64.84%	24,530 67.62%	62,227 61.05%
Renter Occupied	1,360 35.16%	11,745 32.38%	39,694 38.95%
2020 Housing Units	4,353	40,034	111,697
1 Unit	2,977 68.39%	29,291 73.17%	78,640 70.40%
2 - 4 Units	270 6.20%	1,306 3.26%	3,791 3.39%
5 - 19 Units	662 15.21%	5,768 14.41%	16,670 14.92%
20+ Units	444 10.20%	3,669 9.16%	12,596 11.28%

2024 Housing Value	2,509	24,530	62,225
<\$100,000	58 2.31%	563 2.30%	1,834 2.95%
\$100,000 - \$200,000	566 22.56%	4,539 18.50%	14,261 22.92%
\$200,000 - \$300,000	850 33.88%	9,657 39.37%	26,439 42.49%
\$300,000 - \$400,000	538 21.44%	5,603 22.84%	11,390 18.30%
\$400,000 - \$500,000	301 12.00%	1,877 7.65%	3,895 6.26%
\$500,000 - \$1,000,000	153 6.10%	1,896 7.73%	3,659 5.88%
\$1,000,000+	43 1.71%	395 1.61%	747 1.20%
2024 Median Home Value	\$274,176	\$274,173	\$256,800

Radius	1 Mile	3 Mile	5 Mile
2024 Housing Units by Yr Built	4,352	40,397	113,941
Built 2010+	261 6.00%	4,864 12.04%	19,497 17.11%
Built 2000 - 2010	373 8.57%	6,666 16.50%	30,686 26.93%
Built 1990 - 1999	796 18.29%	7,672 18.99%	17,351 15.23%
Built 1980 - 1989	1,399 32.15%	10,065 24.92%	22,220 19.50%
Built 1970 - 1979	1,324 30.42%	9,826 24.32%	20,220 17.75%
Built 1960 - 1969	37 0.85%	797 1.97%	2,311 2.03%
Built 1950 - 1959	162 3.72%	322 0.80%	841 0.74%
Built <1949	0 0.00%	185 0.46%	815 0.72%
2024 Median Year Built	1984	1988	1995

Demographic Trend Report

Description	2020	2024	2029
Population	11,634	11,302	11,481
Age 0 - 4	686 5.90%	655 5.80%	662 5.77%
Age 5 - 9	802 6.89%	752 6.65%	687 5.98%
Age 10 - 14	905 7.78%	816 7.22%	746 6.50%
Age 15 - 19	940 8.08%	864 7.64%	810 7.06%
Age 20 - 24	773 6.64%	825 7.30%	830 7.23%
Age 25 - 29	679 5.84%	717 6.34%	799 6.96%
Age 30 - 34	734 6.31%	688 6.09%	741 6.45%
Age 35 - 39	788 6.77%	714 6.32%	710 6.18%
Age 40 - 44	758 6.52%	750 6.64%	718 6.25%
Age 45 - 49	742 6.38%	721 6.38%	723 6.30%
Age 50 - 54	665 5.72%	680 6.02%	699 6.09%
Age 55 - 59	664 5.71%	629 5.57%	659 5.74%
Age 60 - 64	714 6.14%	631 5.58%	619 5.39%
Age 65 - 69	588 5.05%	587 5.19%	583 5.08%
Age 70 - 74	488 4.19%	484 4.28%	516 4.49%
Age 75 - 79	322 2.77%	363 3.21%	413 3.60%
Age 80 - 84	179 1.54%	224 1.98%	286 2.49%
Age 85+	207 1.78%	203 1.80%	281 2.45%
Age 15+	9,241 79.43%	9,080 80.34%	9,387 81.76%
Age 20+	8,301 71.35%	8,216 72.70%	8,577 74.71%
Age 65+	1,784 15.33%	1,861 16.47%	2,079 18.11%
Median Age	37	37	38
Average Age	37.60	38.20	39.30

Population By Race	11,634	11,302	11,481
White	5,939 51.05%	5,392 47.71%	5,473 47.67%
Black	1,523 13.09%	1,474 13.04%	1,493 13.00%
Am. Indian & Alaskan	100 0.86%	120 1.06%	120 1.05%
Asian	991 8.52%	954 8.44%	969 8.44%
Hawaiian & Pacific Islander	13 0.11%	13 0.12%	13 0.11%
Other	3,062 26.32%	3,349 29.63%	3,414 29.74%



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.

S&P Interests, LLC 9003291 info@spinterests.com 713.766.4500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Joseph Sebesta 591067 jsebesta@spinterests.com 832.455.7355
Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/
Associate Email Phone

Jacob Nguyen 836825 jacob@spinterests.com 832.768.1296
Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials Date