

1902 N. Main Street, Houston, Texas 77009



Estimated Population



1-mile	3-miles	5-miles
23,950	182,194	431,659

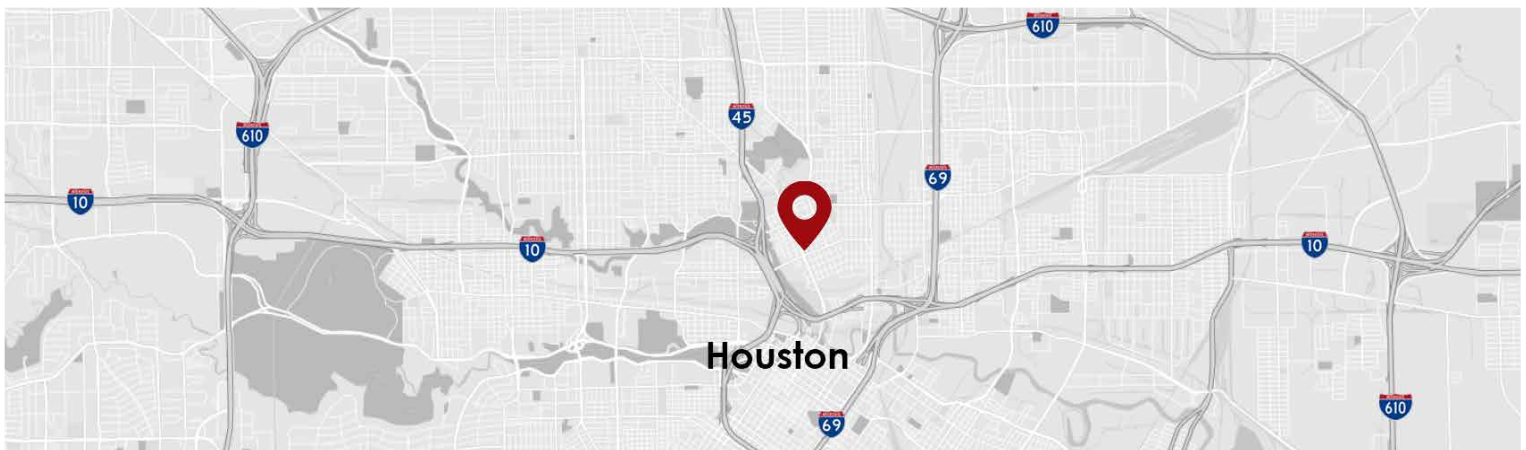
Avg Household Income



1-mile	3-miles	5-miles
\$112,184	\$141,806	\$143,803

Property Highlights

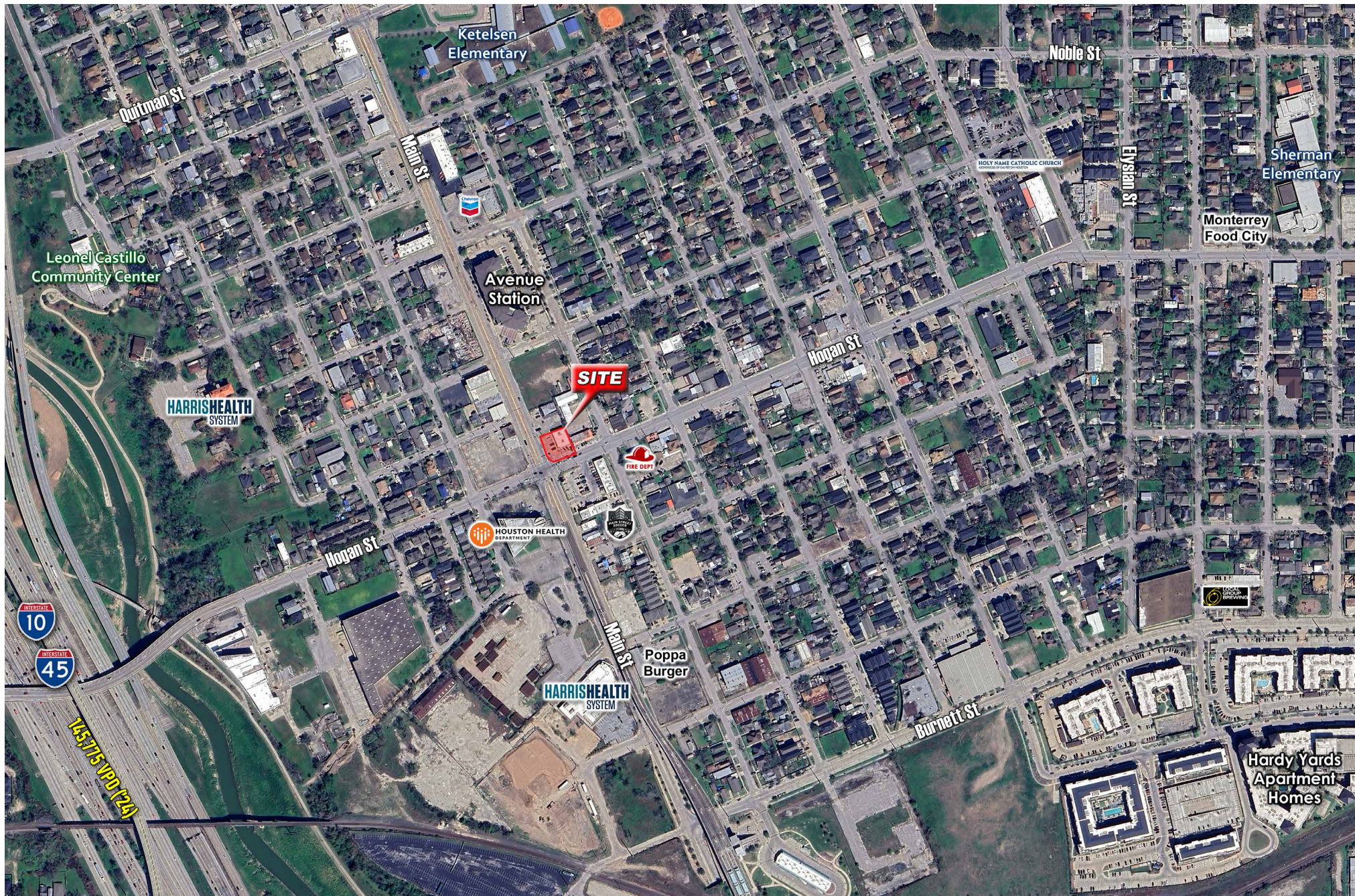
- 3,360 SF Freestanding Retail Building
- Strategically located less than 1 mile from I-10 & I-45
- Hard-corner location with excellent signage & branding potential
- Dedicated customer access with on-site parking
- 182,000+ residents within 3 miles
- Suitable for retail, restaurant, medical, or office

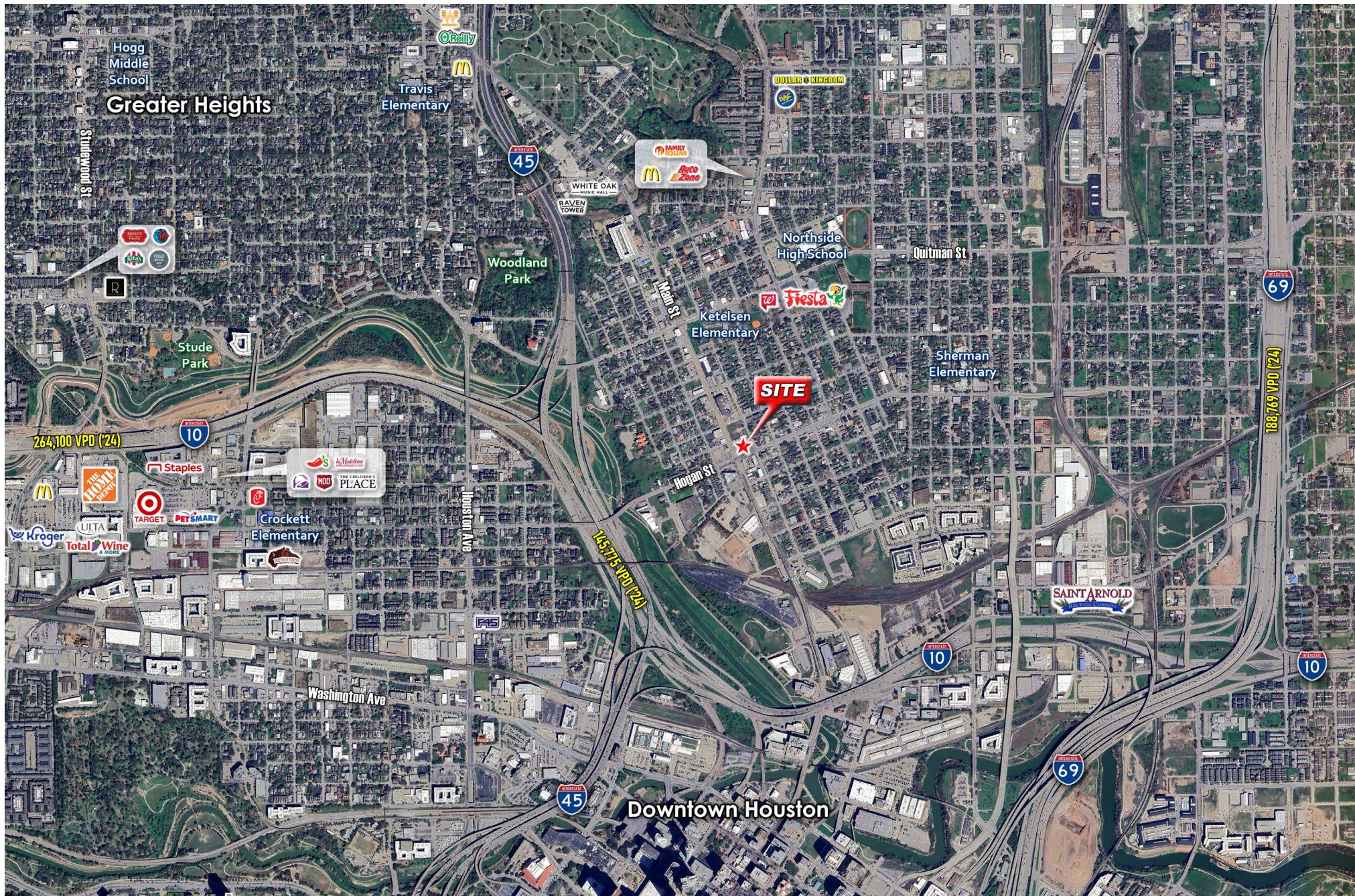


For more
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	1 mile	3 miles	5 miles
Population			
2010 Population	24,109	150,047	367,155
2020 Population	22,474	167,995	406,797
2025 Population	23,950	182,194	431,659
2030 Population	26,128	194,158	454,364
2010-2020 Annual Rate	-0.70%	1.14%	1.03%
2020-2025 Annual Rate	1.22%	1.56%	1.14%
2025-2030 Annual Rate	1.76%	1.28%	1.03%
2020 Male Population	66.4%	54.4%	51.9%
2020 Female Population	33.6%	45.6%	48.1%
2020 Median Age	34.6	34.6	34.3
2025 Male Population	66.2%	54.8%	52.3%
2025 Female Population	33.8%	45.2%	47.7%
2025 Median Age	35.1	35.5	35.3

In the identified area, the current year population is 431,659. In 2020, the Census count in the area was 406,797. The rate of change since 2020 was 1.14% annually. The five-year projection for the population in the area is 454,364 representing a change of 1.03% annually from 2025 to 2030. Currently, the population is 52.3% male and 47.7% female.

Median Age

The median age in this area is 35.3, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	38.7%	44.6%	42.0%
2025 Black Alone	27.5%	18.3%	17.8%
2025 American Indian/Alaska Native Alone	0.8%	0.9%	1.0%
2025 Asian Alone	2.3%	5.8%	6.6%
2025 Pacific Islander Alone	0.0%	0.1%	0.1%
2025 Other Race	16.6%	13.9%	16.0%
2025 Two or More Races	14.1%	16.4%	16.6%
2025 Hispanic Origin (Any Race)	46.3%	37.4%	39.8%

Persons of Hispanic origin represent 39.8% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 86.2 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	72	92	99
2010 Households	5,000	60,120	144,931
2020 Households	5,982	76,526	174,692
2025 Households	6,912	87,079	193,980
2030 Households	7,990	95,547	209,950
2010-2020 Annual Rate	1.81%	2.44%	1.89%
2020-2025 Annual Rate	2.79%	2.49%	2.01%
2025-2030 Annual Rate	2.94%	1.87%	1.59%
2025 Average Household Size	2.21	1.95	2.08

Average Household Income

2025 Average Household Income	\$112,184	\$141,806	\$143,803
2030 Average Household Income	\$120,360	\$150,202	\$153,294
2025-2030 Annual Rate	1.42%	1.16%	1.29%

2025 Population 25+ by Educational Attainment

Total	18,081	138,181	309,947
Less than 9th Grade	8.9%	5.7%	6.6%
9th - 12th Grade, No Diploma	11.0%	4.8%	5.4%
High School Graduate	20.6%	13.3%	14.1%
GED/Alternative Credential	12.0%	4.7%	3.9%
Some College, No Degree	16.1%	11.6%	11.6%
Associate Degree	6.5%	5.4%	5.4%
Bachelor's Degree	14.9%	30.6%	28.4%
Graduate/Professional Degree	10.0%	23.9%	24.5%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,067	12,627	26,452
Total Employees:	25,208	244,627	439,986
Total Population:	23,950	182,194	431,659
Employee/Population Ratio (per 100 Residents)	105.3	134.3	101.9



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date