AUTOMOTIVE SHOP

MOSELEY | COMMERCIAL REAL ESTATE

1300 FM 1960 ROAD WEST, HOUSTON, TX 77090

3,150 SF

FOR SALE & LEASE

www.mcrehouston.com

(713) 522-4646

PROPERTY INFORMATION

MOSELEY | COMMERCIAL REAL ESTATE

TRAFFIC COUNTS	CPD
FM 1960 ROAD EAST OF ELLA BOULEVARD	54,688
FM 1960 ROAD WEST OF ELLA BOULEVARD	51,360
ELLA BOULEVARD SOUTH OF FM 1960 ROAD	17,652
ELLA BOULEVARD NORTH OF FM 1960 ROAD	4,631

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	15,742	125,119	316,556
AVG. HH INCOME	$66,113	$76,108	$81,097
DAYTIME POPULATION	17,153	44,604	96,742
HOUSEHOLD	6,555	47,705	112,852

LOCATION

1300 FM 1960 ROAD W
HOUSTON, TX 77090

MAP IT!

PROPERTY NOTES

- 3,150 SF FORMER AUTOMOTIVE SHOP
- LAND: 9,716 SF
- AVAILABLE IMMEDIATELY
- LARGE POLE SIGN
- FOUR BAYS
- CAR LIFTS INCLUDED-CHALLENGER
- OTHER EQUIPMENT ON SITE
- EXCELLENT INGRESS & EGRESS
- HALF MILE FROM I-45

NEIGHBORS

O'Reilly AUTO PARTS

Advance Auto Parts

AutoZone

Kroger

EMAIL US

TODD MOSELEY

TODD@MCREHOUSTON.COM

KAYLA HOLLEY

KAYLA@MCREHOUSTON.COM

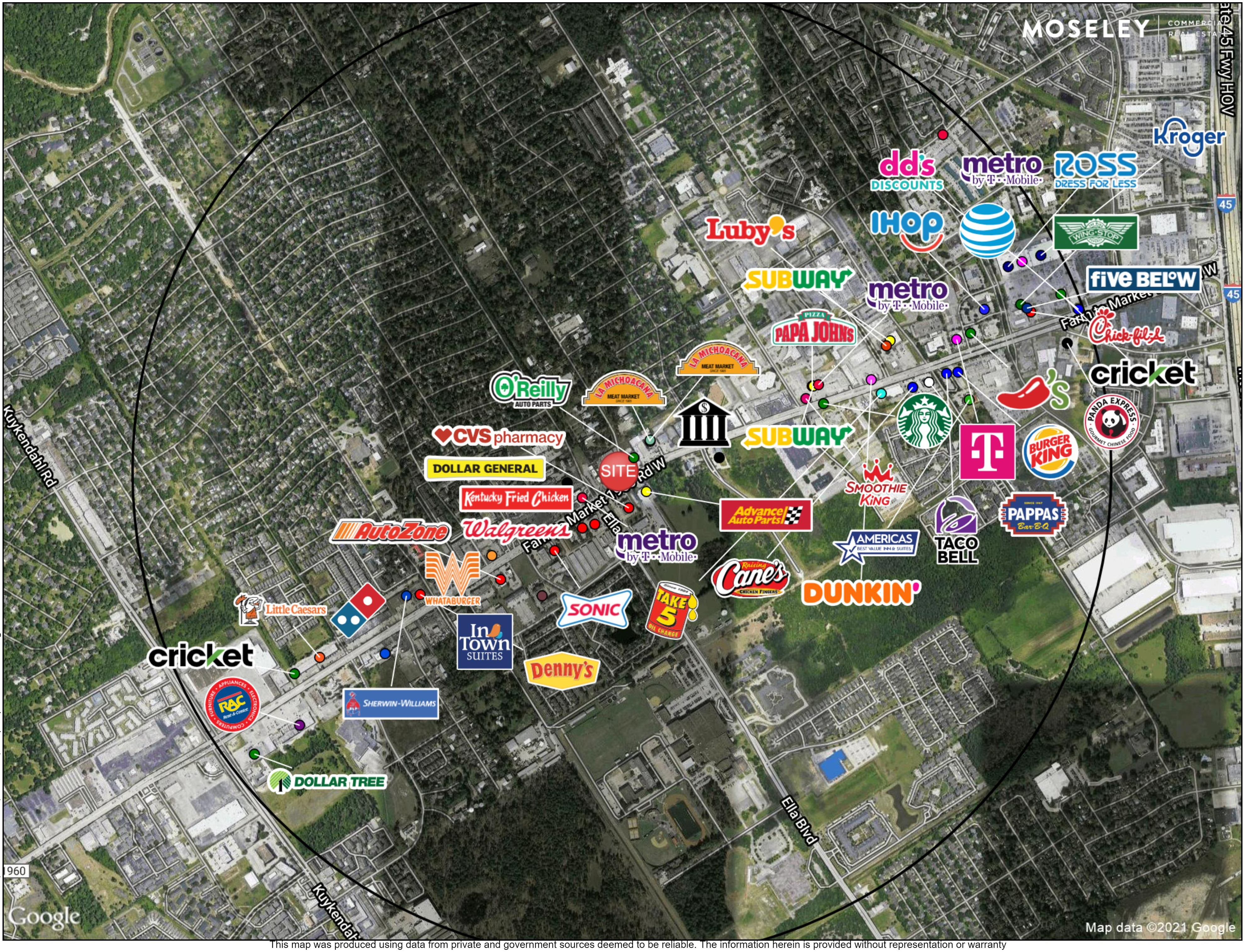
CALL US

713-522-4646

VISIT US

WWW.MCREHOUSTON.COM

FOLLOW US



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Lat: 30.01510 Long: -95.44980 Zoom: 2.53 mi

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FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

MOSELEY
COMMERCIAL REAL ESTATE

Moseley Commercial Real Estate, Inc.
Lat/Lon: 30.0151/-95.4499

RF1

1300 Farm to Market 1960 Rd W Houston, TX 77090		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	15,742	125,119	316,556
	2025 Projected Population	16,461	131,390	330,344
	2010 Census Population	12,933	99,618	252,980
	2000 Census Population	11,107	73,368	180,761
	Projected Annual Growth 2020 to 2025	0.9%	1.0%	0.9%
	Historical Annual Growth 2000 to 2020	2.1%	3.5%	3.8%
HOUSEHOLDS	2020 Estimated Households	6,555	47,705	112,852
	2025 Projected Households	6,977	51,107	120,090
	2010 Census Households	5,161	36,612	87,317
	2000 Census Households	4,529	29,350	66,711
	Projected Annual Growth 2020 to 2025	1.3%	1.4%	1.3%
	Historical Annual Growth 2000 to 2020	2.2%	3.1%	3.5%
AGE	2020 Est. Population Under 10 Years	15.0%	15.2%	15.3%
	2020 Est. Population 10 to 19 Years	12.6%	14.1%	14.7%
	2020 Est. Population 20 to 29 Years	20.0%	16.8%	15.1%
	2020 Est. Population 30 to 44 Years	23.3%	22.7%	22.7%
	2020 Est. Population 45 to 59 Years	14.8%	16.4%	17.2%
	2020 Est. Population 60 to 74 Years	10.3%	11.3%	11.6%
	2020 Est. Population 75 Years or Over	3.9%	3.5%	3.4%
	2020 Est. Median Age	30.4	32.0	32.7
MARITAL STATUS & GENDER	2020 Est. Male Population	49.3%	48.6%	48.6%
	2020 Est. Female Population	50.7%	51.4%	51.4%
	2020 Est. Never Married	37.9%	39.6%	37.3%
	2020 Est. Now Married	33.9%	38.8%	42.3%
	2020 Est. Separated or Divorced	23.3%	17.4%	16.5%
	2020 Est. Widowed	4.9%	4.2%	3.9%
INCOME	2020 Est. HH Income $200,000 or More	3.2%	6.3%	7.2%
	2020 Est. HH Income $150,000 to $199,999	5.0%	5.7%	5.9%
	2020 Est. HH Income $100,000 to $149,999	12.6%	12.8%	14.9%
	2020 Est. HH Income $75,000 to $99,999	10.7%	11.6%	13.4%
	2020 Est. HH Income $50,000 to $74,999	23.7%	20.4%	19.8%
	2020 Est. HH Income $35,000 to $49,999	16.8%	14.8%	13.8%
	2020 Est. HH Income $25,000 to $34,999	10.1%	10.5%	9.4%
	2020 Est. HH Income $15,000 to $24,999	8.4%	8.6%	7.4%
	2020 Est. HH Income Under $15,000	9.5%	9.2%	8.3%
	2020 Est. Average Household Income	$66,113	$76,108	$81,097
	2020 Est. Median Household Income	$57,599	$63,608	$68,117
	2020 Est. Per Capita Income	$27,555	$29,038	$28,922
	2020 Est. Total Businesses	1,213	4,565	10,939
	2020 Est. Total Employees	17,153	44,604	96,742

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RACE	2020 Est. White	49.4%	46.9%	48.2%
	2020 Est. Black	27.5%	29.0%	26.3%
	2020 Est. Asian or Pacific Islander	4.8%	6.6%	7.7%
	2020 Est. American Indian or Alaska Native	0.6%	0.5%	0.6%
	2020 Est. Other Races	17.8%	17.0%	17.2%
HISPANIC	2020 Est. Hispanic Population	5,940	44,199	114,172
	2020 Est. Hispanic Population	37.7%	35.3%	36.1%
	2025 Proj. Hispanic Population	37.3%	35.0%	35.6%
	2010 Hispanic Population	31.7%	31.6%	32.6%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	9,934	78,706	199,791
	2020 Est. Elementary (Grade Level 0 to 8)	5.5%	6.4%	7.0%
	2020 Est. Some High School (Grade Level 9 to 11)	8.3%	7.8%	7.0%
	2020 Est. High School Graduate	25.9%	24.5%	24.8%
	2020 Est. Some College	26.8%	25.1%	24.6%
	2020 Est. Associate Degree Only	8.2%	9.4%	9.1%
	2020 Est. Bachelor Degree Only	16.0%	18.2%	18.9%
	2020 Est. Graduate Degree	9.3%	8.5%	8.5%
HOUSING	2020 Est. Total Housing Units	6,943	50,965	119,627
	2020 Est. Owner-Occupied	38.0%	42.6%	54.4%
	2020 Est. Renter-Occupied	56.4%	51.0%	40.0%
	2020 Est. Vacant Housing	5.6%	6.4%	5.7%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	12.2%	9.4%	9.9%
	2020 Homes Built 2000 to 2009	10.5%	19.5%	21.2%
	2020 Homes Built 1990 to 1999	10.3%	16.4%	15.2%
	2020 Homes Built 1980 to 1989	17.0%	19.1%	19.9%
	2020 Homes Built 1970 to 1979	33.4%	21.2%	20.7%
	2020 Homes Built 1960 to 1969	6.6%	4.2%	3.5%
	2020 Homes Built 1950 to 1959	2.5%	2.0%	2.0%
	2020 Homes Built Before 1949	1.9%	1.7%	2.0%
HOME VALUES	2020 Home Value $1,000,000 or More	0.5%	0.8%	0.8%
	2020 Home Value $500,000 to $999,999	1.4%	2.8%	3.1%
	2020 Home Value $400,000 to $499,999	1.4%	2.8%	2.8%
	2020 Home Value $300,000 to $399,999	3.9%	6.0%	7.3%
	2020 Home Value $200,000 to $299,999	15.7%	23.1%	22.9%
	2020 Home Value $150,000 to $199,999	27.1%	32.1%	27.3%
	2020 Home Value $100,000 to $149,999	33.6%	22.3%	23.5%
	2020 Home Value $50,000 to $99,999	14.1%	6.7%	9.4%
	2020 Home Value $25,000 to $49,999	1.8%	1.4%	1.3%
	2020 Home Value Under $25,000	0.5%	1.9%	1.7%
	2020 Median Home Value	$120,307	$146,269	$144,400
	2020 Median Rent	$871	$885	$912

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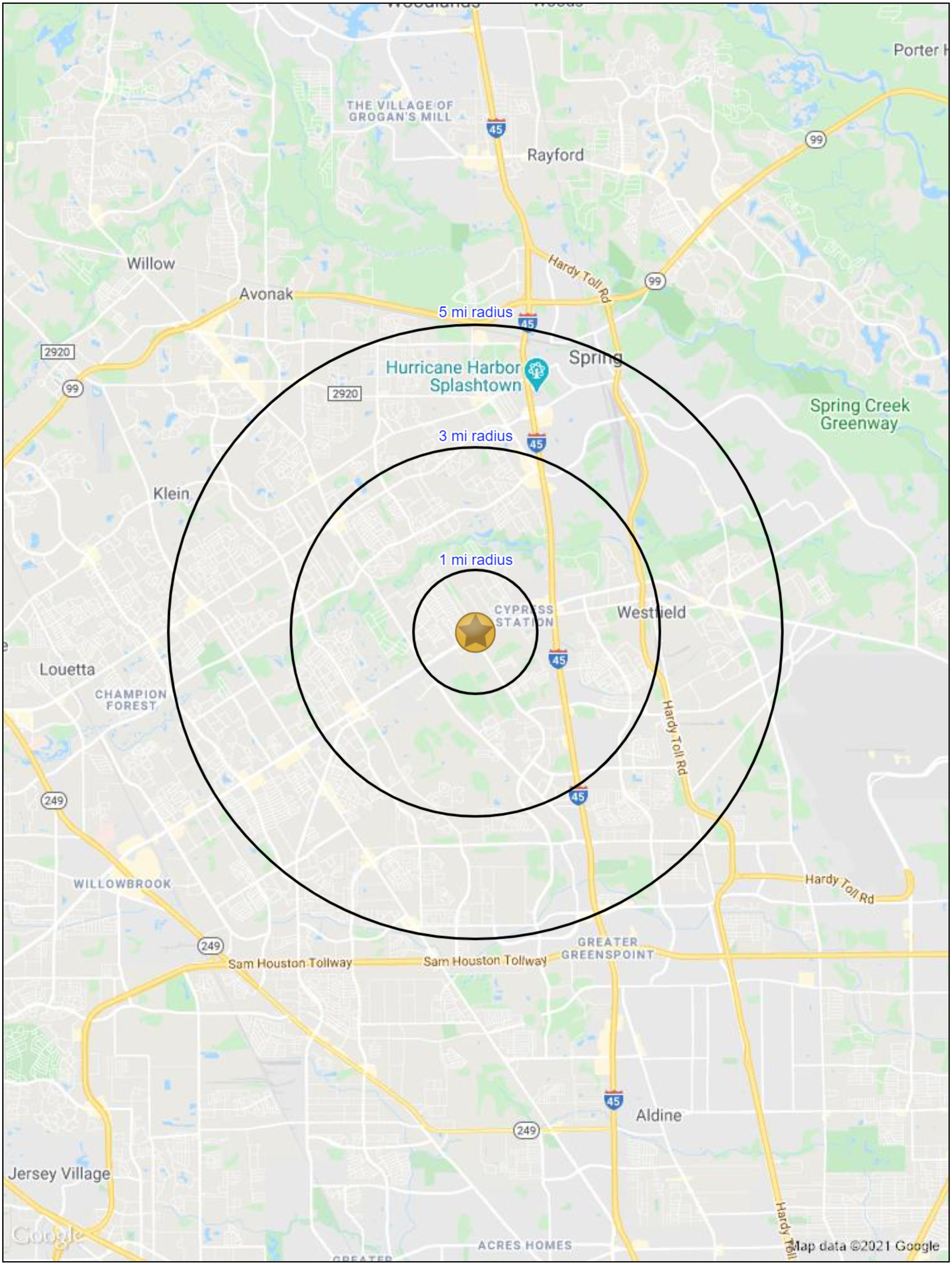
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	12,245	95,564	239,779
	2020 Est. Civilian Employed	62.3%	63.1%	62.1%
	2020 Est. Civilian Unemployed	6.7%	6.8%	6.8%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	31.0%	30.1%	31.1%
	2020 Labor Force Males	48.8%	47.9%	47.7%
	2020 Labor Force Females	51.2%	52.1%	52.3%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	7,624	60,318	148,887
	2020 Mgmt, Business, & Financial Operations	11.1%	13.2%	13.9%
	2020 Professional, Related	21.7%	18.5%	18.8%
	2020 Service	17.4%	20.3%	18.6%
	2020 Sales, Office	23.2%	23.0%	23.9%
	2020 Farming, Fishing, Forestry	-	-	0.1%
	2020 Construction, Extraction, Maintenance	9.9%	9.5%	10.1%
	2020 Production, Transport, Material Moving	16.7%	15.4%	14.6%
	2020 White Collar Workers	56.1%	54.8%	56.5%
	2020 Blue Collar Workers	43.9%	45.2%	43.5%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	83.2%	82.3%	82.1%
	2020 Drive to Work in Carpool	10.4%	10.6%	9.7%
	2020 Travel to Work by Public Transportation	2.3%	2.7%	2.4%
	2020 Drive to Work on Motorcycle	-	0.1%	0.1%
	2020 Walk or Bicycle to Work	0.6%	0.6%	0.7%
	2020 Other Means	0.9%	1.0%	1.1%
	2020 Work at Home	2.6%	2.7%	4.0%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	16.2%	16.2%	13.9%
	2020 Travel to Work in 15 to 29 Minutes	36.7%	35.7%	34.0%
	2020 Travel to Work in 30 to 59 Minutes	40.6%	40.7%	41.6%
	2020 Travel to Work in 60 Minutes or More	11.4%	11.4%	11.7%
	2020 Average Travel Time to Work	27.9	28.1	29.0
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	$346.2 M	$2.74 B	$6.8 B
	2020 Est. Apparel	$12.17 M	$97.09 M	$241.4 M
	2020 Est. Contributions, Gifts	$18.8 M	$154.15 M	$384.7 M
	2020 Est. Education, Reading	$10.44 M	$87.53 M	$218.46 M
	2020 Est. Entertainment	$19.11 M	$153.44 M	$383.56 M
	2020 Est. Food, Beverages, Tobacco	$53.97 M	$422.73 M	$1.05 B
	2020 Est. Furnishings, Equipment	$11.91 M	$95.23 M	$237.94 M
	2020 Est. Health Care, Insurance	$31.67 M	$248.22 M	$617.08 M
	2020 Est. Household Operations, Shelter, Utilities	$113.75 M	$893.03 M	$2.21 B
	2020 Est. Miscellaneous Expenses	$6.5 M	$51.48 M	$127.87 M
	2020 Est. Personal Care	$4.64 M	$36.66 M	$91.03 M
	2020 Est. Transportation	$63.23 M	$498.99 M	$1.24 B



THE VILLAGE OF GROGAN'S MILL
Rayford
Porter H
Willow
Avonak
Hardy Toll Rd
5 mi radius
2920
Spring
Hurricane Harbor Splashtown
Spring Creek Greenway
3 mi radius
Klein
1 mi radius
CYPRESS STATION
Westfield
Louetta
CHAMPION FOREST
WILLOWBROOK
GREATER GREENSPOINT
Sam Houston Tollway
Aldine
Jersey Village
ACRES HOMES
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11-2-2015

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:
  - 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.

Moseley Commercial RE, Inc.	0534557	bea@mcrehouston.com	713-522-4646
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date