



Estimated Population



1-mile	3-miles	5-miles
22,610	219,421	219,421

Avg Household Income



1-mile	3-miles	5-miles
\$85,297	\$82,711	\$94,708

Traffic Counts

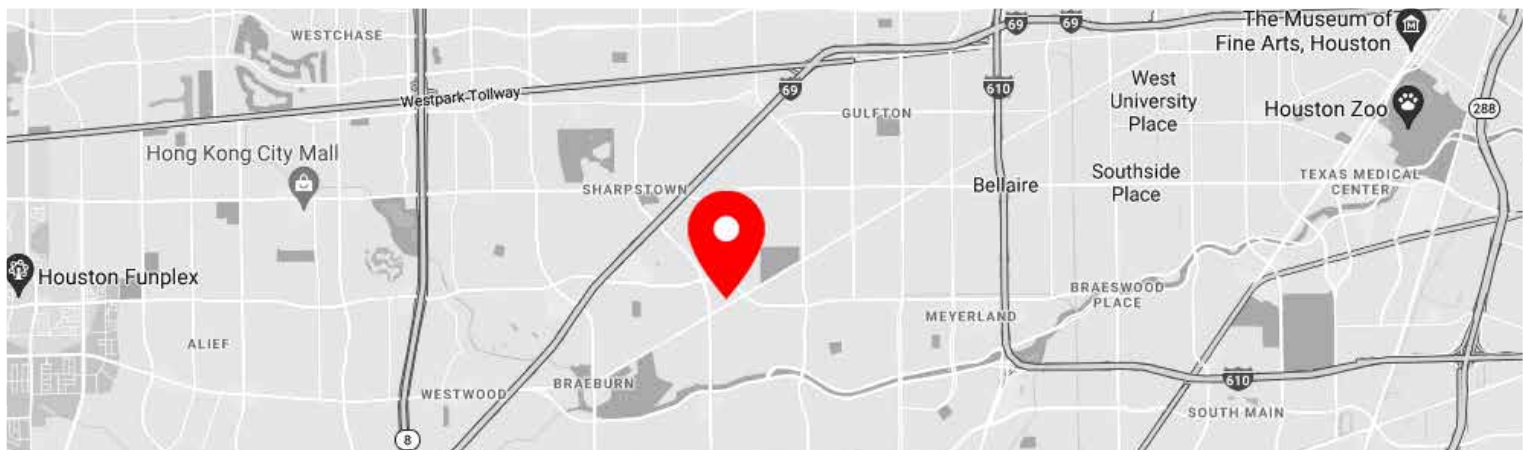


Hillcroft Ave	21,944 VPD
Beechnut St	19,126 VPD

Year: 2021 | Source: ESRI

Property Highlights

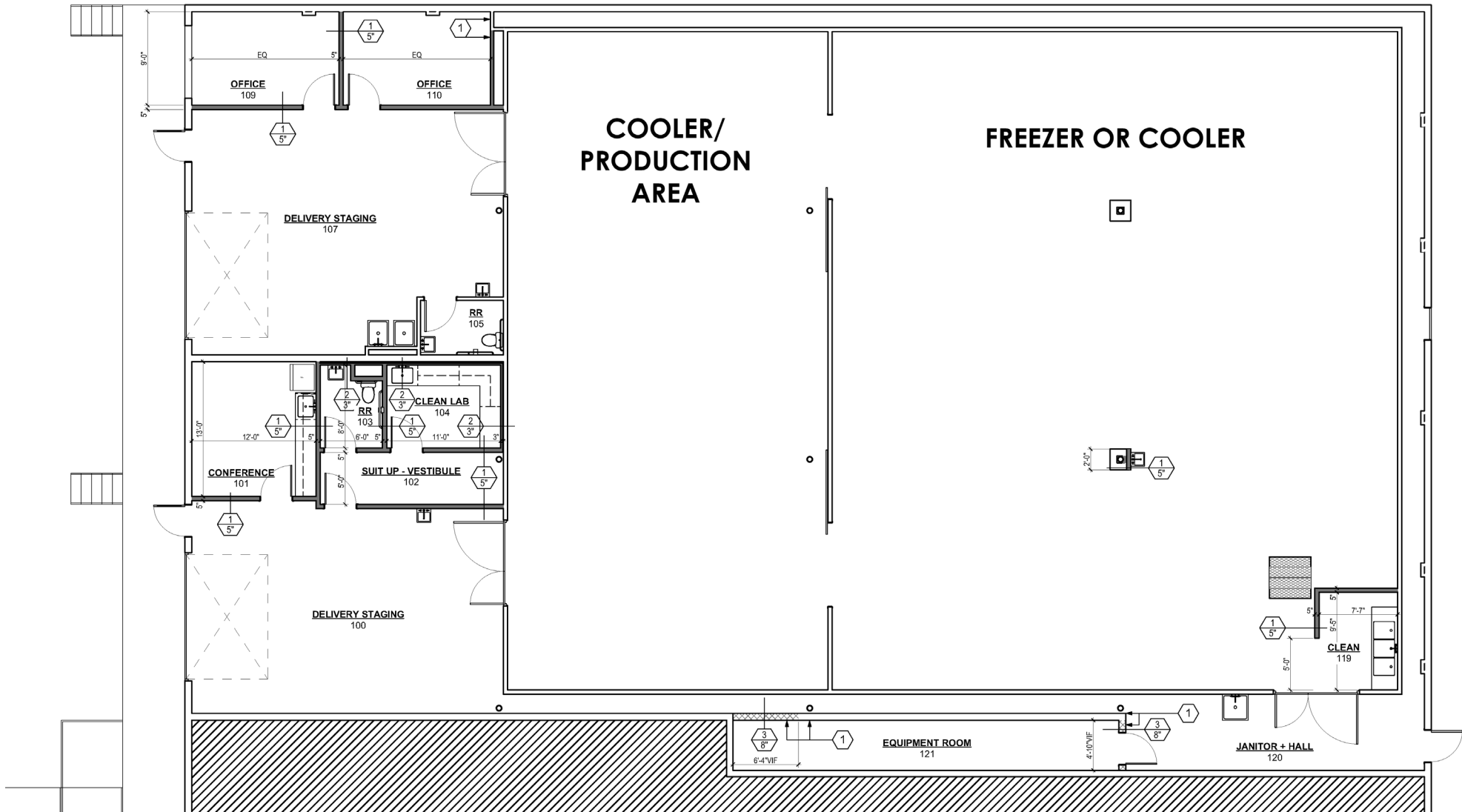
- 6,000 SF – 15,000 SF Available
- Ideal for cold storage or F&B production
- Dock High loading
- Newly installed floor to ceiling coolers/freezers
- Convenient location in Southwest Houston



For more
information contact:

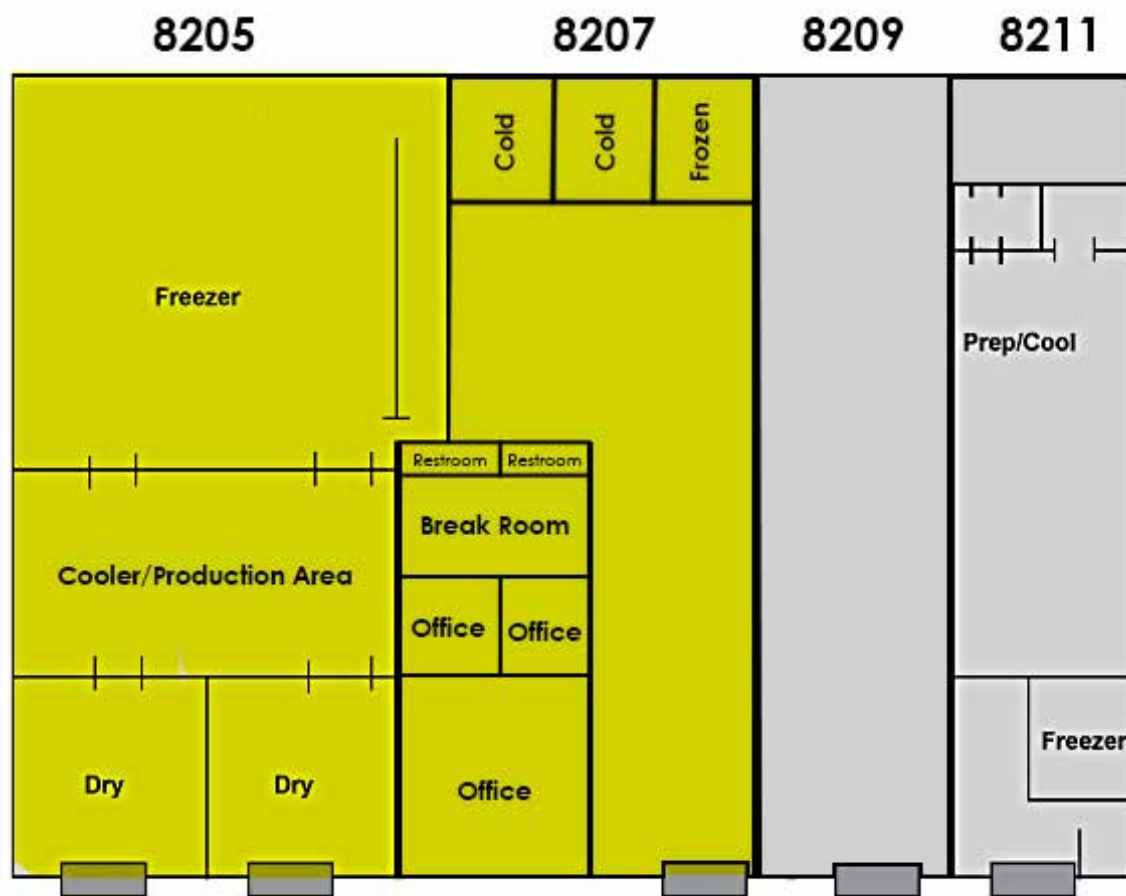
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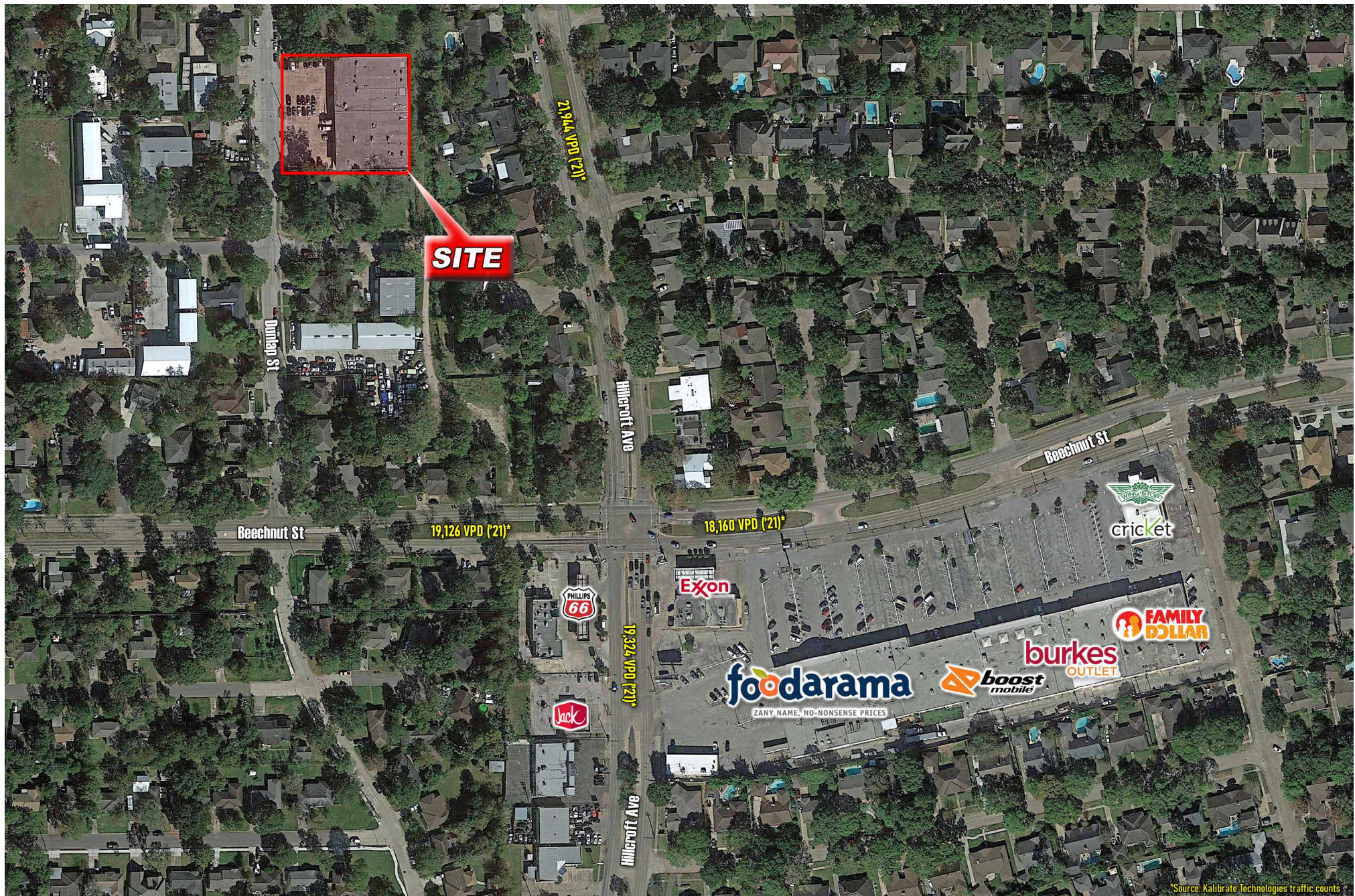
8205-8211 Dunlap Street, Houston, Texas 77074

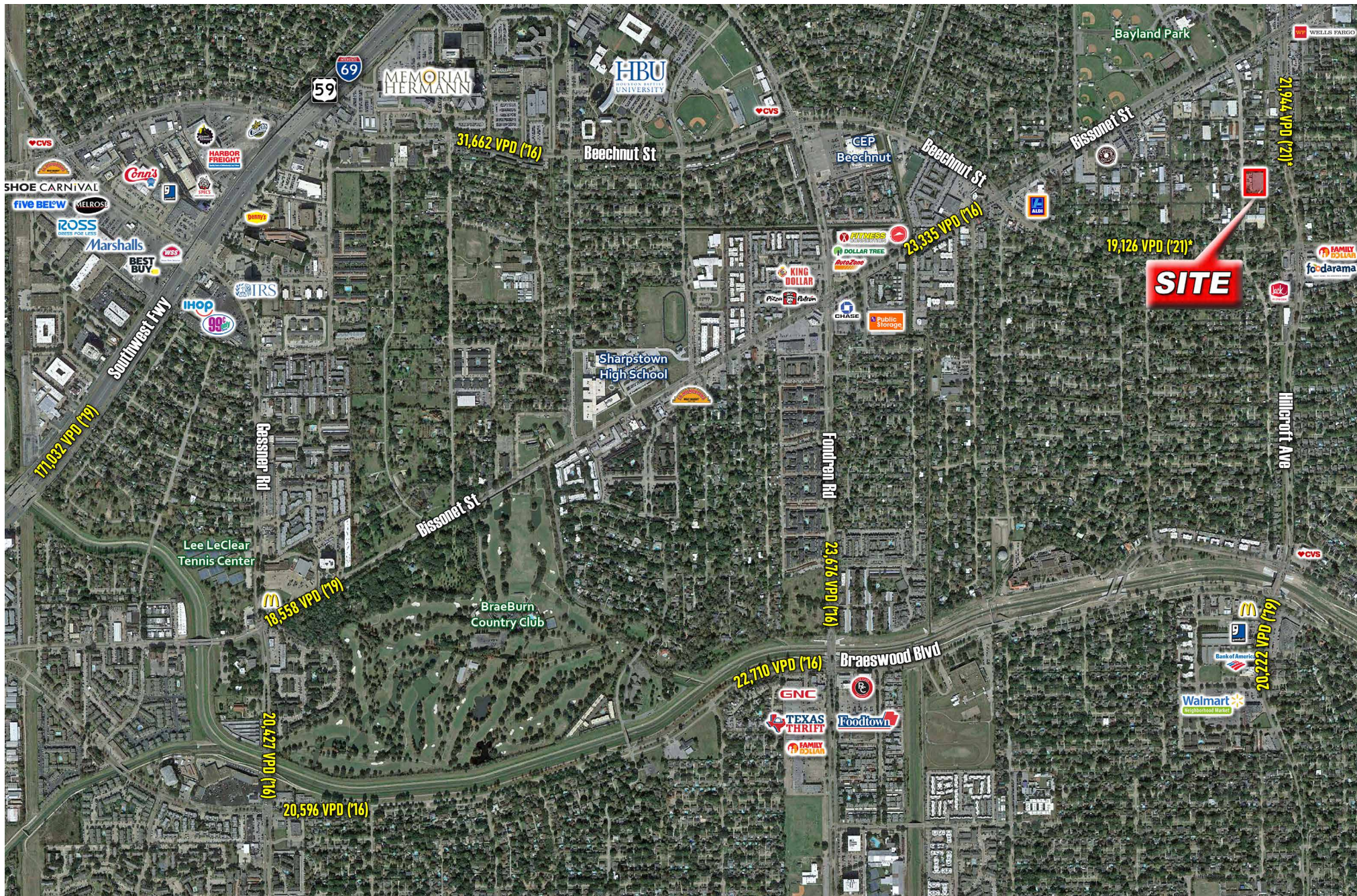


8205-8211 Dunlap Street, Houston, Texas 77074

Suite		Sq. Ft
8205	Available	8,682
8207	Available	6,000
8209	Macaron By Patisse	4,710
8211	Leven Baking Company	4,330
Total Sq Ft:		23,722







Population

2000 Population	23,400	214,898	485,310
2010 Population	22,516	208,992	509,879
2021 Population	22,610	219,421	559,850
2026 Population	23,034	226,802	591,452
2000-2010 Annual Rate	-0.38%	-0.28%	0.50%
2010-2021 Annual Rate	0.04%	0.43%	0.83%
2021-2026 Annual Rate	0.37%	0.66%	1.10%
2021 Male Population	50.3%	51.4%	50.3%
2021 Female Population	49.7%	48.6%	49.7%
2021 Median Age	34.5	32.7	33.9

In the identified area, the current year population is 559,850. In 2010, the Census count in the area was 509,879. The rate of change since 2010 was 0.83% annually. The five-year projection for the population in the area is 591,452 representing a change of 1.10% annually from 2021 to 2026. Currently, the population is 50.3% male and 49.7% female.

Median Age

The median age in this area is 34.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	57.1%	49.6%	48.7%
2021 Black Alone	9.0%	16.7%	20.1%
2021 American Indian/Alaska Native Alone	0.8%	1.0%	0.7%
2021 Asian Alone	6.7%	8.5%	10.6%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	21.7%	19.3%	15.5%
2021 Two or More Races	4.7%	4.8%	4.4%
2021 Hispanic Origin (Any Race)	59.9%	53.5%	42.8%

Persons of Hispanic origin represent 42.8% of the population in the identified area compared to 18.9% 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 85.3 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	98	90	96
2000 Households	8,051	80,234	201,293
2010 Households	7,691	75,333	205,427
2021 Total Households	7,633	77,559	224,590
2026 Total Households	7,727	79,702	237,666
2000-2010 Annual Rate	-0.46%	-0.63%	0.20%
2010-2021 Annual Rate	-0.07%	0.26%	0.80%
2021-2026 Annual Rate	0.25%	0.55%	1.14%
2021 Average Household Size	2.94	2.80	2.48

The household count in this area has changed from 205,427 in 2010 to 224,590 in the current year, a change of 0.80% annually. The five-year projection of households is 237,666, a change of 1.14% annually from the current year total. Average household size is currently 2.48, compared to 2.47 in the year 2010. The number of families in the current year is 125,107 in the specified area.

Average Household Income

2021 Average Household Income	\$85,297	\$82,711	\$94,708
2026 Average Household Income	\$92,975	\$89,596	\$103,652
2021-2026 Annual Rate	1.74%	1.61%	1.82%

2021 Population 25+ by Educational Attainment

Total	14,428	137,705	369,560
Less than 9th Grade	18.6%	15.9%	11.5%
9th - 12th Grade, No Diploma	8.7%	7.3%	6.0%
High School Graduate	20.1%	20.9%	17.3%
GED/Alternative Credential	2.2%	2.1%	2.0%
Some College, No Degree	13.5%	15.0%	15.2%
Associate Degree	4.6%	5.3%	5.2%
Bachelor's Degree	20.0%	19.3%	24.0%
Graduate/Professional Degree	12.3%	14.3%	18.8%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	837	11,969	34,303
Total Employees:	5,432	90,289	345,033
Total Residential Population:	22,610	219,421	559,850
Employee/Residential Population Ratio (per 100 Residents)	24	41	62



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. **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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Doug Freedman	571265	dfreedman@unitedequities.com	(713) 772-6262
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date