

C|R

CAPITAL RETAIL

P R O P E R T I E S



Karissa Court

Karissa Court & Sam Houston Tollway | Houston, TX

Ford Scott

281-816-6550 | www.capitalretailproperties.com

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PROPERTY DESCRIPTION:

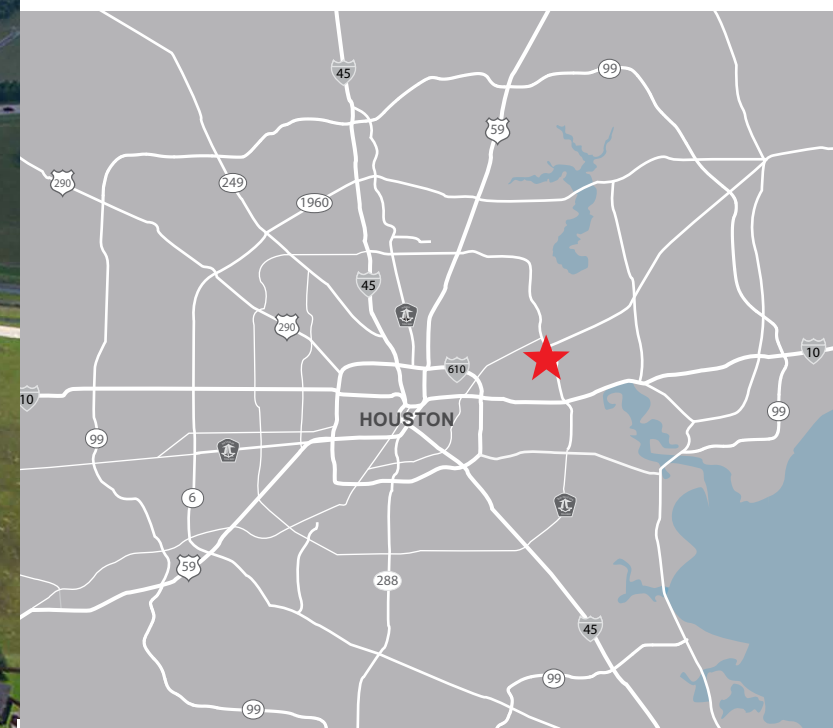
- Great for hospitality, retail, medical or office development
- Close proximity to the new North Point 90 Logistics Center, which will encompass over 2.5M SF of industrial space on 190 acres

AVAILABLE:

- 3.2 Acre Pad Site
- 5.7 Acre Pad Site

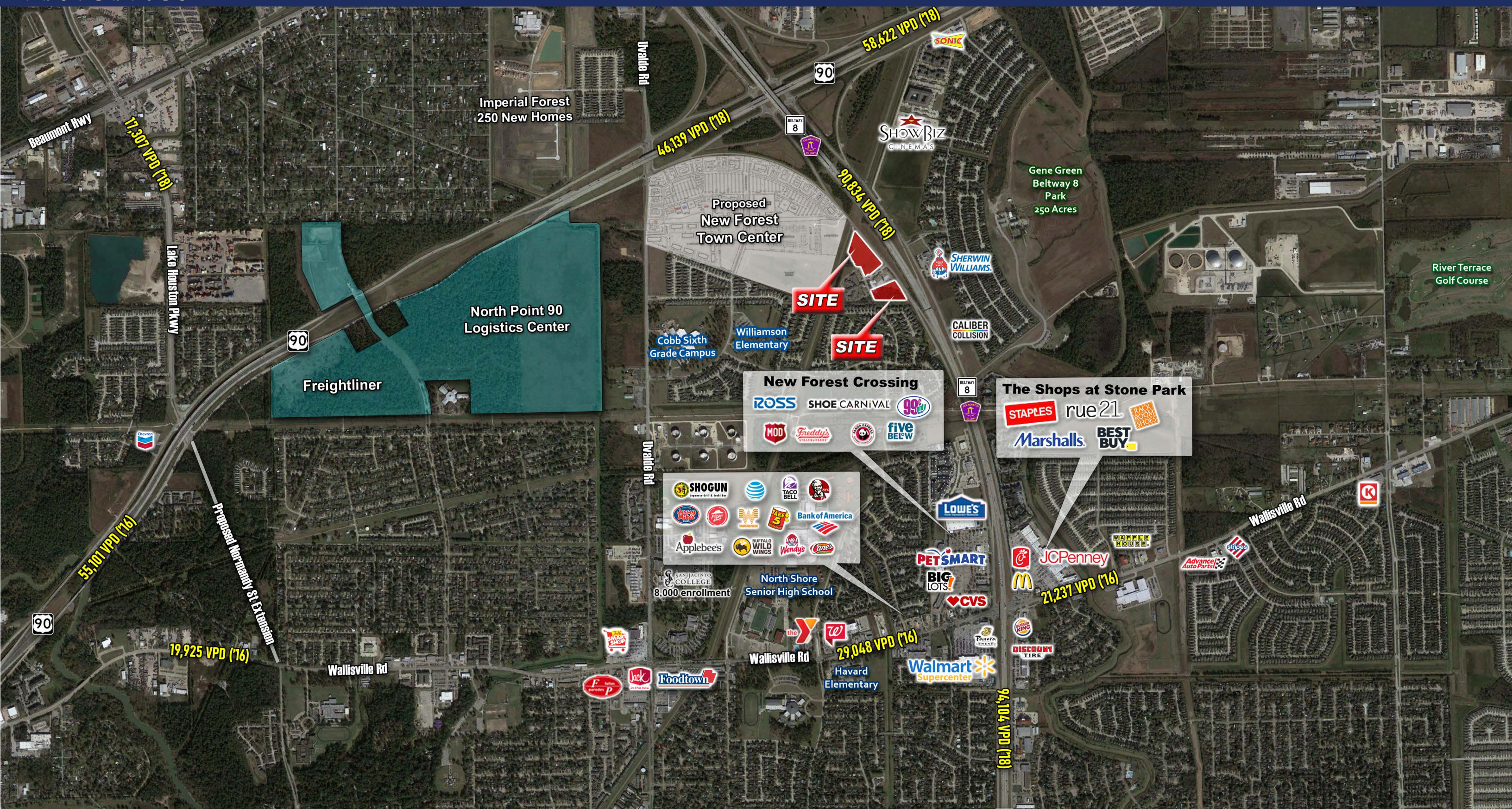


AREA RETAILERS:



Contacts: **Ford Scott**







Summary Profile

POPULATION
(3 mi Radius, 2018)

88,708

HOUSEHOLDS
(3 mi Radius, 2018)

26,490

INCOME
(3 mi Radius)
2018 Average:

\$71,141

TOTAL DAYTIME
POPULATION
(3 mi Radius)

69,385

	1 mi Ring	2 mi Ring	3 mi Ring	5 mi Ring
Population Summary				
2000 Total Population	1,657	22,473	58,060	117,964
2010 Total Population	6,101	31,654	77,010	141,526
2018 Total Population	7,849	37,968	88,708	159,348
2018 Group Quarters	21	36	48	621
2023 Total Population	9,221	41,579	95,932	174,209
2018-2023 Annual Rate	3.27%	1.83%	1.58%	1.80%
2018 Total Daytime Population	7,587	30,147	69,385	138,166
Workers	3,240	8,482	18,251	44,319
Residents	4,347	21,665	51,134	93,847
Household Summary				
2000 Households	560	7,058	18,327	36,819
2000 Average Household Size	2.95	3.18	3.17	3.19
2010 Households	1,958	9,663	23,329	42,419
2010 Average Household Size	3.11	3.27	3.30	3.32
2018 Households	2,486	11,437	26,490	46,955
2018 Average Household Size	3.15	3.32	3.35	3.38
2023 Households	2,898	12,450	28,472	51,024
2023 Average Household Size	3.17	3.34	3.37	3.40
2018-2023 Annual Rate	3.11%	1.71%	1.45%	1.68%
2010 Families	1,517	7,776	18,557	33,131
2010 Average Family Size	3.56	3.67	3.71	3.76
2018 Families	1,936	9,182	21,060	36,726
2018 Average Family Size	3.61	3.73	3.78	3.84
2023 Families	2,258	9,990	22,638	39,879
2023 Average Family Size	3.65	3.76	3.81	3.87
2018-2023 Annual Rate	3.12%	1.70%	1.46%	1.66%
Housing Unit Summary				
2000 Housing Units	603	7,315	19,401	39,762
Owner Occupied Housing Units	76.0%	70.7%	62.1%	56.3%
Renter Occupied Housing Units	16.9%	25.8%	32.4%	36.3%
Vacant Housing Units	7.1%	3.5%	5.5%	7.4%
2010 Housing Units	2,114	10,444	25,798	47,394
Owner Occupied Housing Units	66.7%	66.8%	60.3%	54.5%
Renter Occupied Housing Units	25.9%	25.7%	30.1%	35.0%
Vacant Housing Units	7.4%	7.5%	9.6%	10.5%
2018 Housing Units	2,532	11,917	28,374	51,466
Owner Occupied Housing Units	71.6%	68.1%	60.5%	53.3%
Renter Occupied Housing Units	26.5%	27.8%	32.9%	37.9%
Vacant Housing Units	1.8%	4.0%	6.6%	8.8%
2023 Housing Units	2,910	12,883	30,438	55,518
Owner Occupied Housing Units	69.2%	68.5%	61.7%	55.1%
Renter Occupied Housing Units	30.3%	28.1%	31.8%	36.8%
Vacant Housing Units	0.4%	3.4%	6.5%	8.1%
Median Household Income				
2018	\$63,387	\$62,235	\$57,586	\$51,284
2023	\$71,090	\$69,474	\$63,601	\$55,665
Median Home Value				
2018	\$191,000	\$144,606	\$132,737	\$118,196
2023	\$220,481	\$166,057	\$153,305	\$138,664
Per Capita Income				
2018	\$23,328	\$22,884	\$21,324	\$18,979
2023	\$25,890	\$25,467	\$23,844	\$21,265
Median Age				
2010	28.3	29.7	29.0	28.7
2018	31.4	31.7	30.6	30.0
2023	32.5	32.5	31.5	30.8
2018 Population 25+ by Educational Attainment				
Total	4,881	23,431	53,070	93,409
Less than 9th Grade	11.7%	12.4%	12.9%	16.4%
9th - 12th Grade, No Diploma	8.8%	10.8%	12.7%	15.4%
High School Graduate	20.8%	21.6%	23.5%	24.1%
GED/Alternative Credential	1.6%	4.2%	4.8%	5.0%
Some College, No Degree	23.1%	23.6%	22.4%	20.1%
Associate Degree	8.1%	8.7%	7.4%	6.5%
Bachelor's Degree	19.5%	13.0%	11.1%	8.6%
Graduate/Professional Degree	6.4%	5.8%	5.1%	3.8%





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.

_____ 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	