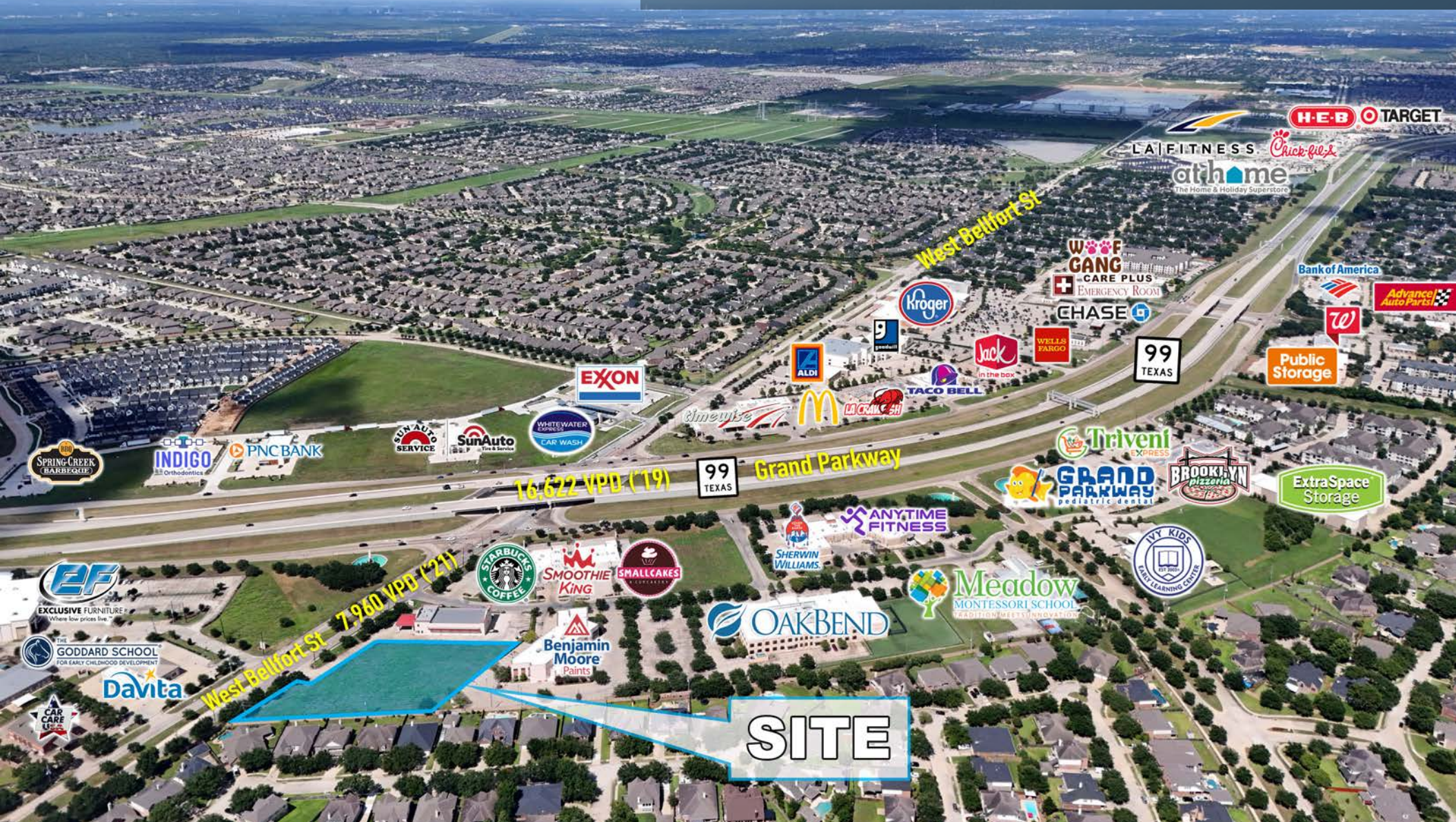


DEVELOPMENT SITE FOR SALE

OFF SITE DETENTION PROVIDED

1.56 ACRES ON W. BELLFORT & GRAND PARKWAY



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5353 W. Alabama St., Ste. 602 | Houston, TX 77056

S&P INTERESTS

PROPERTY OVERVIEW

LAND SIZE
69,545 SF Total

FLOOD ZONE
Outside of 100yr & 500yr

PERMITS
Plans & permits for shopping center

ZONING
No Zoning

INCOME
\$136,969 within 3 miles

ROOFTOPS
22,791 in 3 mile radius

POPULATION
68,869 in 3 mile radius

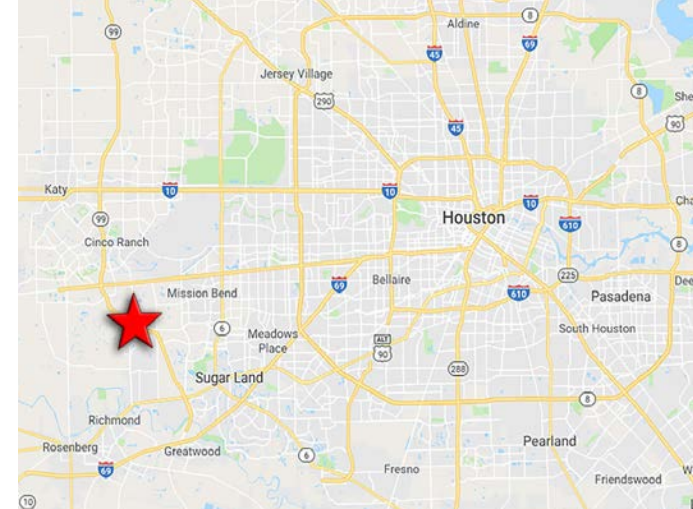


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S&P INTERESTS

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



PROPERTY FEATURES:

- Land Size: 69,545 SF Total
- Flood Zone: Outside of 100yr & 500yr
- Income: \$136,969 in 3 mile radius
- Population: 68,869 in 3 mile radius
- Rooftops: 22,791 in 3 mile radius
- Approved plans & permits for shopping center
- No Zoning
- OFF SITE DETENTION PROVIDED

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2023 Population	13,565	68,869	179,370
Households	4,497	22,791	57,515
Daytime Employment	1,721	7,696	23,224
Average HH Income	\$140,620	\$136,969	\$135,029

TRAFFIC COUNTS:

Grand Parkway: 16,622 VPD (TXDOT 2019)
 West Bellfort: 7,960 VPD (TXDOT 2016)

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	15,042	75,685	194,414
2023 Estimate	13,565	68,869	179,370
2010 Census	5,742	34,836	113,115
Growth 2023 - 2028	10.89%	9.90%	8.39%
Growth 2010 - 2023	136.24%	97.69%	58.57%

2023 Population by Age	13,565	68,869	179,370
Age 0 - 4	856 6.31%	4,291 6.23%	10,855 6.05%
Age 5 - 9	1,053 7.76%	5,243 7.61%	13,105 7.31%
Age 10 - 14	1,150 8.48%	5,773 8.38%	14,828 8.27%
Age 15 - 19	1,030 7.59%	5,258 7.63%	14,110 7.87%
Age 20 - 24	792 5.84%	4,104 5.96%	11,359 6.33%
Age 25 - 29	680 5.01%	3,528 5.12%	9,656 5.38%
Age 30 - 34	791 5.83%	4,008 5.82%	10,331 5.76%
Age 35 - 39	1,064 7.84%	5,277 7.66%	12,920 7.20%
Age 40 - 44	1,203 8.87%	5,946 8.63%	14,613 8.15%
Age 45 - 49	1,119 8.25%	5,600 8.13%	14,333 7.99%
Age 50 - 54	938 6.91%	4,793 6.96%	12,821 7.15%
Age 55 - 59	761 5.61%	3,958 5.75%	10,843 6.05%
Age 60 - 64	654 4.82%	3,427 4.98%	9,358 5.22%
Age 65 - 69	551 4.06%	2,881 4.18%	7,713 4.30%
Age 70 - 74	423 3.12%	2,196 3.19%	5,762 3.21%
Age 75 - 79	262 1.93%	1,355 1.97%	3,518 1.96%
Age 80 - 84	139 1.02%	716 1.04%	1,865 1.04%
Age 85+	99 0.73%	513 0.74%	1,380 0.77%
Age 65+	1,474 10.87%	7,661 11.12%	20,238 11.28%

Median Age	37.00	37.10	37.10
Average Age	35.80	36.00	36.20

2023 Population By Race	13,565	68,869	179,370
White	7,008 51.66%	36,513 53.02%	98,702 55.03%
Black	3,503 25.82%	16,640 24.16%	37,525 20.92%
Am. Indian & Alaskan	90 0.66%	439 0.64%	1,106 0.62%
Asian	2,617 19.29%	13,527 19.64%	37,497 20.90%
Hawaiian & Pacific Island	10 0.07%	42 0.06%	140 0.08%
Other	337 2.48%	1,708 2.48%	4,402 2.45%

Population by Hispanic Origin	13,565	68,869	179,370
Non-Hispanic Origin	10,184 75.08%	51,952 75.44%	134,320 74.88%
Hispanic Origin	3,381 24.92%	16,917 24.56%	45,050 25.12%

2023 Median Age, Male	36.30	36.40	36.40
2023 Average Age, Male	35.10	35.30	35.70

2023 Median Age, Female	37.60	37.70	37.70
2023 Average Age, Female	36.40	36.50	36.70

Radius	1 Mile	3 Mile	5 Mile
2023 Population by Occupation Classification	10,299	52,509	137,760
Civilian Employed	7,115 69.08%	35,745 68.07%	90,716 65.85%
Civilian Unemployed	278 2.70%	1,413 2.69%	3,948 2.87%
Civilian Non-Labor Force	2,878 27.94%	15,213 28.97%	42,870 31.12%
Armed Forces	28 0.27%	138 0.26%	226 0.16%

Households by Marital Status	1 Mile	3 Mile	5 Mile
Married	3,075	15,439	39,926
Married No Children	1,355	6,663	16,304
Married w/Children	1,720	8,775	23,622

2023 Population by Education	9,192	46,743	122,028
Some High School, No Diploma	397 4.32%	2,073 4.43%	7,035 5.77%
High School Grad (Incl Equivalency)	1,367 14.87%	6,865 14.69%	17,865 14.64%
Some College, No Degree	2,504 27.24%	13,079 27.98%	33,469 27.43%
Associate Degree	509 5.54%	2,543 5.44%	6,915 5.67%
Bachelor Degree	2,737 29.78%	13,942 29.83%	34,938 28.63%
Advanced Degree	1,678 18.26%	8,241 17.63%	21,806 17.87%

2023 Population by Occupation	13,466	67,651	171,280
Real Estate & Finance	551 4.09%	2,730 4.04%	6,750 3.94%
Professional & Management	4,949 36.75%	24,496 36.21%	61,734 36.04%
Public Administration	184 1.37%	988 1.46%	2,333 1.36%
Education & Health	1,755 13.03%	8,750 12.93%	21,725 12.68%
Services	704 5.23%	3,655 5.40%	10,423 6.09%
Information	78 0.58%	457 0.68%	1,142 0.67%
Sales	1,670 12.40%	8,643 12.78%	20,770 12.13%
Transportation	71 0.53%	398 0.59%	1,342 0.78%
Retail	976 7.25%	4,940 7.30%	11,227 6.55%
Wholesale	291 2.16%	1,368 2.02%	3,118 1.82%
Manufacturing	536 3.98%	2,630 3.89%	7,215 4.21%
Production	455 3.38%	2,432 3.59%	6,243 3.64%
Construction	273 2.03%	1,398 2.07%	4,344 2.54%
Utilities	353 2.62%	1,766 2.61%	4,288 2.50%
Agriculture & Mining	340 2.52%	1,667 2.46%	4,903 2.86%
Farming, Fishing, Forestry	0 0.00%	0 0.00%	11 0.01%
Other Services	280 2.08%	1,333 1.97%	3,712 2.17%

2023 Worker Travel Time to Job	6,767	33,873	85,323
<30 Minutes	2,239 33.09%	11,190 33.04%	30,784 36.08%
30-60 Minutes	3,343 49.40%	16,571 48.92%	40,995 48.05%
60+ Minutes	1,185 17.51%	6,112 18.04%	13,544 15.87%

Radius	1 Mile	3 Mile	5 Mile
2010 Households by HH Size	1,858	11,387	35,130
1-Person Households	234 12.59%	1,540 13.52%	4,274 12.17%
2-Person Households	550 29.60%	3,367 29.57%	9,464 26.94%
3-Person Households	394 21.21%	2,379 20.89%	7,168 20.40%
4-Person Households	375 20.18%	2,344 20.58%	8,103 23.07%
5-Person Households	188 10.12%	1,120 9.84%	3,827 10.89%
6-Person Households	72 3.88%	401 3.52%	1,423 4.05%
7 or more Person Households	45 2.42%	236 2.07%	871 2.48%

2023 Average Household Size	3.00	3.00	3.10
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Households			
2028 Projection	4,993	25,069	62,497
2023 Estimate	4,497	22,791	57,515
2010 Census	1,859	11,387	35,130
Growth 2023 - 2028	11.03%	10.00%	8.66%
Growth 2010 - 2023	141.90%	100.15%	63.72%

2023 Households by HH Income	4,498	22,794	57,516
<\$25,000	218 4.85%	1,191 5.23%	3,684 6.41%
\$25,000 - \$50,000	380 8.45%	2,089 9.16%	6,346 11.03%
\$50,000 - \$75,000	513 11.41%	2,699 11.84%	6,864 11.93%
\$75,000 - \$100,000	537 11.94%	2,912 12.78%	6,920 12.03%
\$100,000 - \$125,000	817 18.16%	3,978 17.45%	9,306 16.18%
\$125,000 - \$150,000	437 9.72%	2,332 10.23%	5,549 9.65%
\$150,000 - \$200,000	816 18.14%	3,818 16.75%	8,962 15.58%
\$200,000+	780 17.34%	3,775 16.56%	9,885 17.19%

2023 Avg Household Income	\$140,620	\$136,969	\$135,029
2023 Med Household Income	\$118,390	\$115,748	\$113,281

2023 Occupied Housing	4,497	22,791	57,515
Owner Occupied	4,024 89.48%	19,911 87.36%	50,306 87.47%
Renter Occupied	473 10.52%	2,880 12.64%	7,209 12.53%
2010 Housing Units	4,786	24,230	61,234
1 Unit	4,487 93.75%	22,057 91.03%	55,241 90.21%
2 - 4 Units	27 0.56%	229 0.95%	378 0.62%
5 - 19 Units	122 2.55%	924 3.81%	2,690 4.39%
20+ Units	150 3.13%	1,020 4.21%	2,925 4.78%

2023 Housing Value	4,023	19,911	50,308
<\$100,000	12 0.30%	81 0.41%	596 1.18%
\$100,000 - \$200,000	480 11.93%	2,513 12.62%	7,682 15.27%
\$200,000 - \$300,000	1,515 37.66%	7,918 39.77%	17,710 35.20%
\$300,000 - \$400,000	1,131 28.11%	5,507 27.66%	12,561 24.97%
\$400,000 - \$500,000	556 13.82%	2,745 13.79%	6,541 13.00%
\$500,000 - \$1,000,000	314 7.81%	1,081 5.43%	4,946 9.83%
\$1,000,000+	15 0.37%	66 0.33%	272 0.54%
2023 Median Home Value	\$300,398	\$292,971	\$295,290

Radius	1 Mile	3 Mile	5 Mile
2023 Housing Units by Yr Built	4,799	24,314	61,483
Built 2010+	2,854 59.47%	12,472 51.30%	25,001 40.66%
Built 2000 - 2010	1,651 34.40%	8,384 34.48%	23,421 38.09%
Built 1990 - 1999	176 3.67%	1,836 7.55%	6,726 10.94%
Built 1980 - 1989	78 1.63%	1,357 5.58%	4,854 7.89%
Built 1970 - 1979	26 0.54%	199 0.82%	1,138 1.85%
Built 1960 - 1969	4 0.08%	25 0.10%	158 0.26%
Built 1950 - 1959	2 0.04%	11 0.05%	72 0.12%
Built <1949	8 0.17%	30 0.12%	113 0.18%

2023 Median Year Built	2010	2010	2007
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Demographic Trend Report

Description	2010	2023	2028
Population	5,742	13,565	15,042
Age 0 - 4	571 9.94%	856 6.31%	868 5.77%
Age 5 - 9	486 8.46%	1,053 7.76%	971 6.46%
Age 10 - 14	437 7.61%	1,150 8.48%	1,111 7.39%
Age 15 - 19	378 6.58%	1,030 7.59%	1,158 7.70%
Age 20 - 24	251 4.37%	792 5.84%	1,053 7.00%
Age 25 - 29	457 7.96%	680 5.01%	888 5.90%
Age 30 - 34	541 9.42%	791 5.83%	819 5.44%
Age 35 - 39	564 9.82%	1,064 7.84%	923 6.14%
Age 40 - 44	463 8.06%	1,203 8.87%	1,106 7.35%
Age 45 - 49	399 6.95%	1,119 8.25%	1,197 7.96%
Age 50 - 54	384 6.69%	938 6.91%	1,135 7.55%
Age 55 - 59	302 5.26%	761 5.61%	977 6.50%
Age 60 - 64	220 3.83%	654 4.82%	812 5.40%
Age 65 - 69	128 2.23%	551 4.06%	672 4.47%
Age 70 - 74	76 1.32%	423 3.12%	538 3.58%
Age 75 - 79	38 0.66%	262 1.93%	388 2.58%
Age 80 - 84	30 0.52%	139 1.02%	238 1.58%
Age 85+	16 0.28%	99 0.73%	189 1.26%
Age 15+	4,247 73.96%	10,506 77.45%	12,093 80.39%
Age 20+	3,869 67.38%	9,476 69.86%	10,935 72.70%
Age 65+	288 5.02%	1,474 10.87%	2,025 13.46%
Median Age	33	37	39
Average Age	31.80	35.80	37.70

Population By Race	5,742	13,565	15,042
White	3,363 58.57%	7,008 51.66%	7,756 51.56%
Black	1,353 23.56%	3,503 25.82%	3,904 25.95%
Am. Indian & Alaskan	33 0.57%	90 0.66%	100 0.66%
Asian	861 14.99%	2,617 19.29%	2,899 19.27%
Hawaiian & Pacific Islander	3 0.05%	10 0.07%	11 0.07%
Other	110 1.92%	337 2.48%	373 2.48%



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.

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