

8405 Hempstead Rd



Location: **Heights MF Cluster**
Cottage Grove MF Submarket
Harris County
Houston, TX 77008

Building Type: **Hospitality/Hotel**

Status: **Demolished**

Stories: **1**

RBA: **14,889 SF**

Typical Floor: **14,889 SF**

Total Avail: **No Spaces Currently Available**

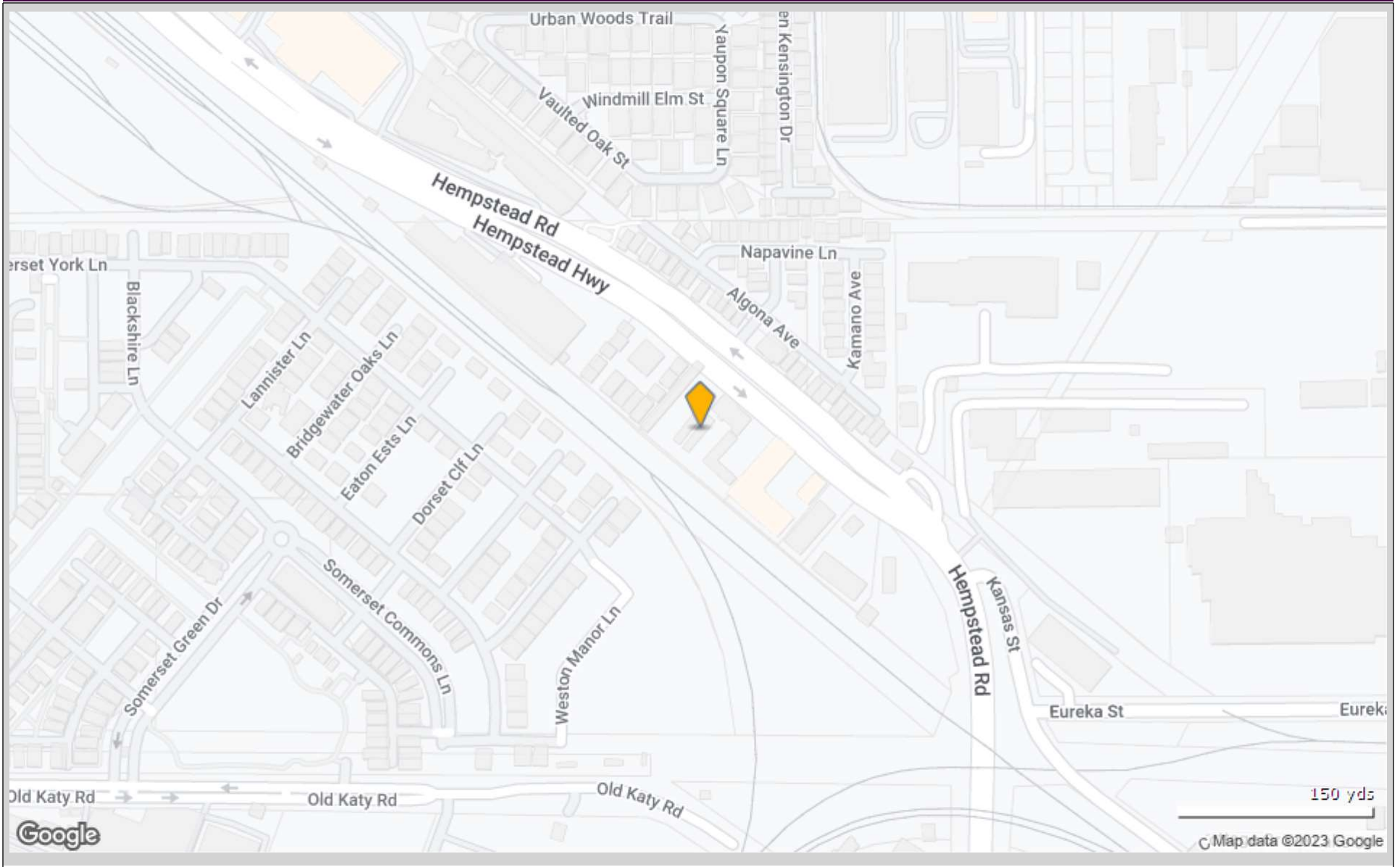
% Leased: **0%**

Developer: -
Management: -
Recorded Owner: **Alson Inc**

Expenses: **2021 Tax @ \$1.32/sf**
Parcel Number: **0440810000025**
Parking: **18 free Surface Spaces are available; Ratio of 1.20/1,000 SF**

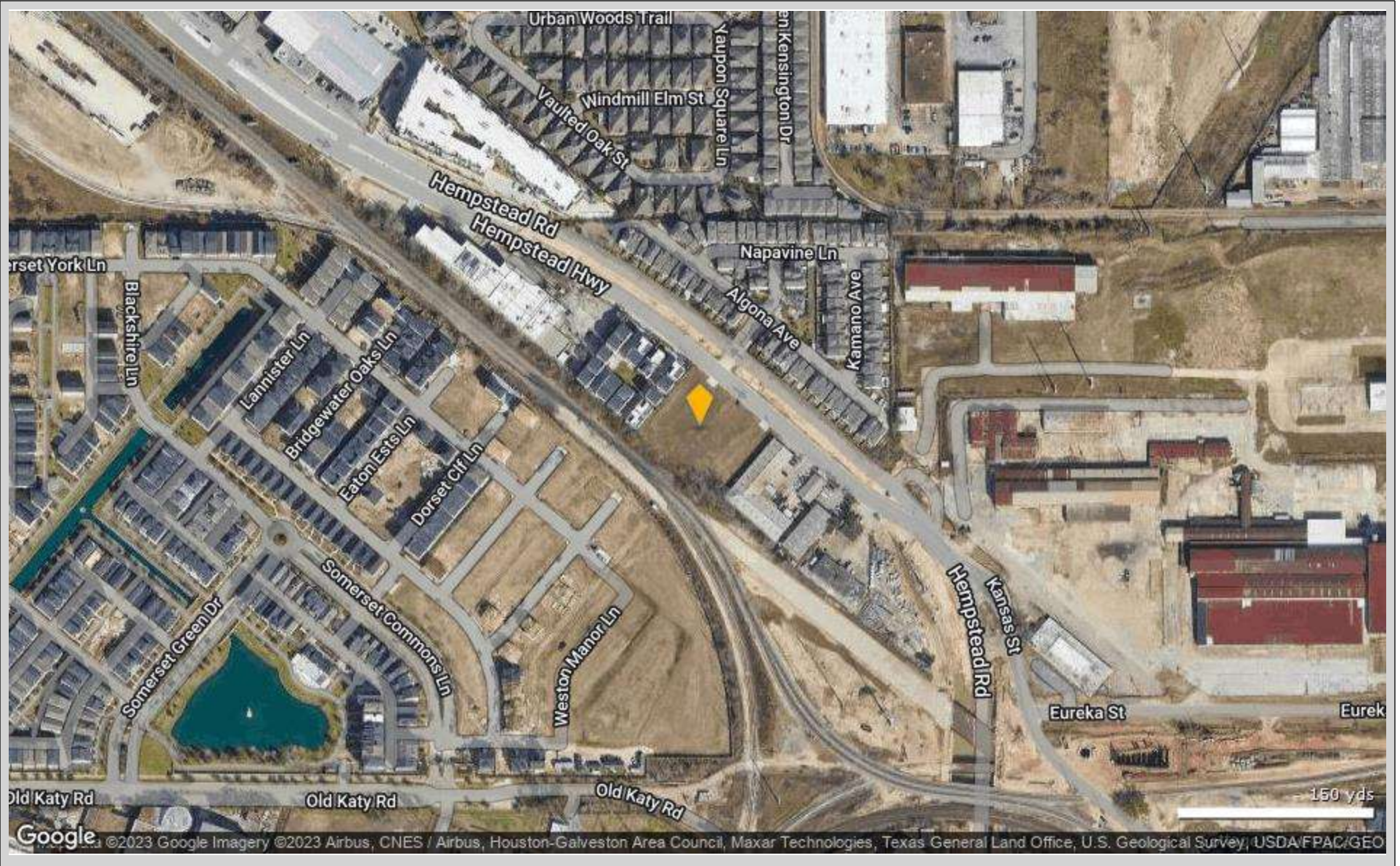
Aerial / Map Report

8405 Hempstead Rd - Houston, TX 77008



Aerial / Map Report

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Site Plan Report

8405 Hempstead Rd, Houston, TX 77008

No Site Plan image was found for this property

8405 Hempstead Rd

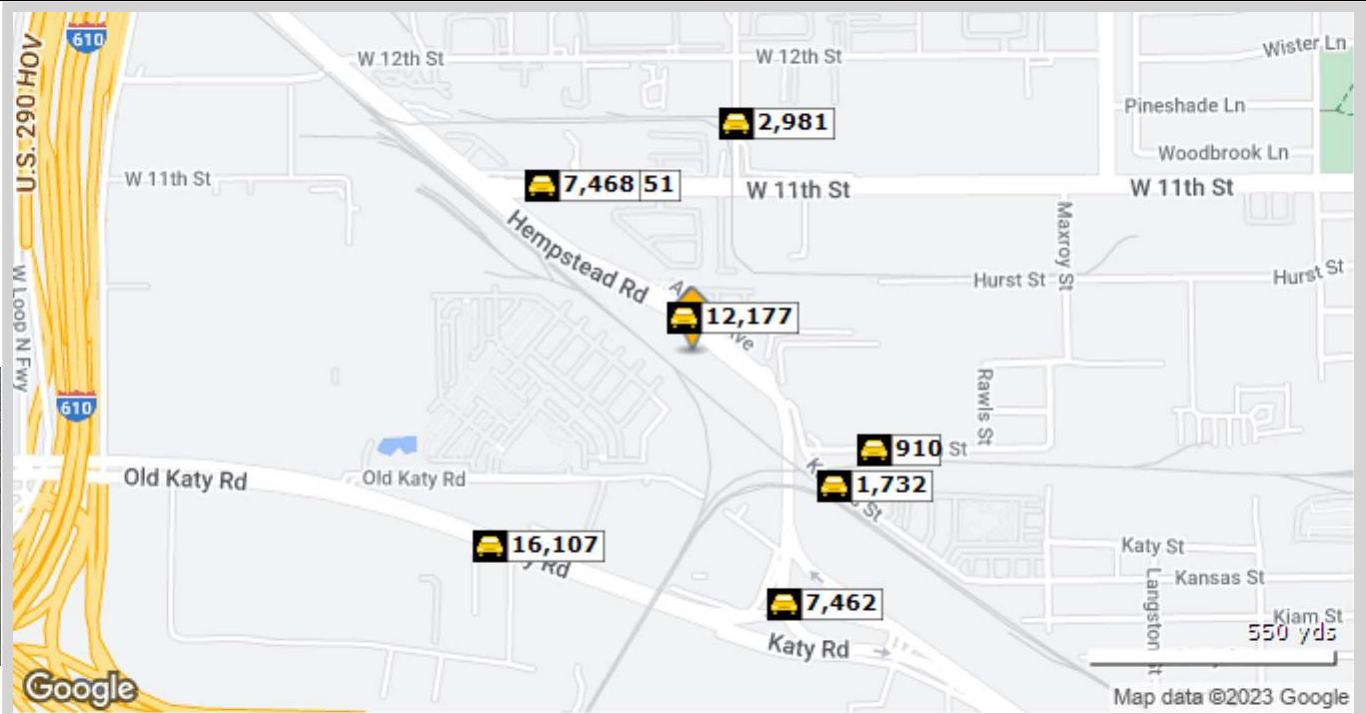
Tenant data not available for this property

Total Tenants for report: 0

Traffic Count Report

8405 Hempstead Rd, Houston, TX 77008

Building Type: **Hospitality**
 Class: -
 RBA: **14,889 SF**
 Typical Floor: **14,889 SF**
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Hempstead Rd	Hurst St	0.07 SE	2018	16,196	MPSI	.05
2	Hempstead Rd	Hurst St	0.07 SE	2022	12,177	MPSI	.05
3	Kansas St	Eureka Rd	0.06 NW	2022	1,732	MPSI	.25
4	W 11th St	Hempstead Rd	0.13 W	2022	6,504	MPSI	.26
5	W 11th St	Hempstead Rd	0.13 W	2021	6,551	MPSI	.26
6	Eureka Rd	Kansas St	0.09 W	2022	910	MPSI	.27
7	West 11th Street	Hempstead Rd	0.08 W	2022	7,468	MPSI	.29
8	Seamist Dr	W 11th St	0.08 S	2022	2,981	MPSI	.30
9	Hempstead Rd	Katy Rd	0.02 S	2022	7,462	MPSI	.34
10	Katy Road	Portway Dr	0.03 E	2022	16,107	MPSI	.35

Demographic Market Comparison Report

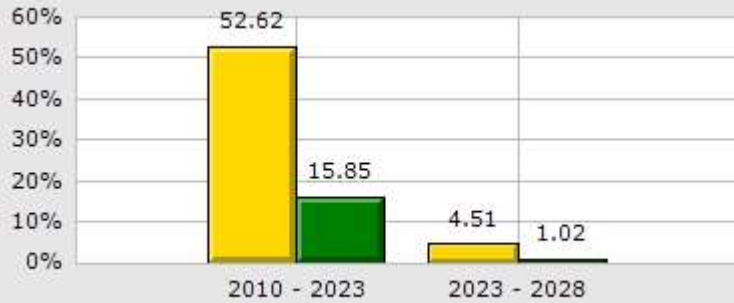
1 mile radius

8405 Hempstead Rd, Houston, TX 77008

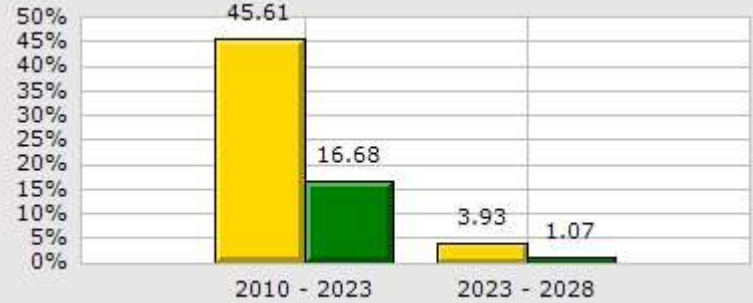
Type: **Hospitality/Hotel**
 County: **Harris**

1 Mile
County

Population Growth



Household Growth



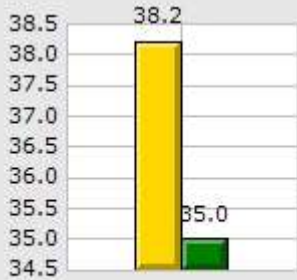
2023 Med Household Inc



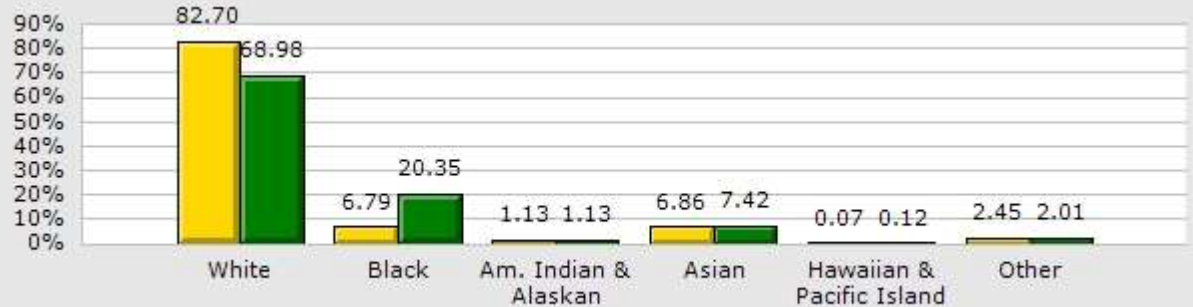
2023 Households by Household Income



2023 Median Age



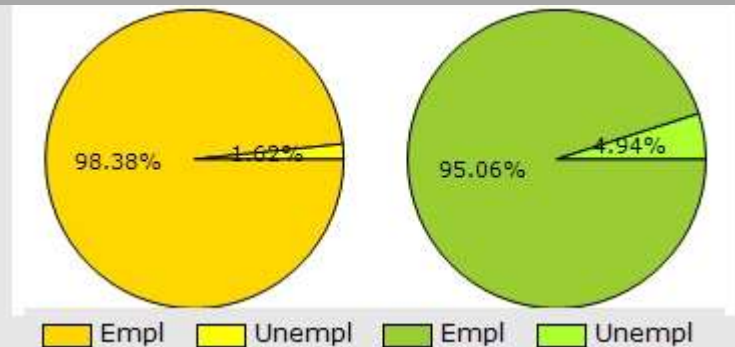
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

8405 Hempstead Rd, Houston, TX 77008

Type: **Hospitality/Hotel**
 County: **Harris**

	1 Mile		County	
Population Growth				
Growth 2010 - 2023	52.62%		15.85%	
Growth 2023 - 2028	4.51%		1.02%	
Empl	6,665	98.38%	2,359,807	95.06%
Unempl	110	1.62%	122,674	4.94%
2023 Population by Race				
	10,350		4,741,195	
White	8,559	82.70%	3,270,407	68.98%
Black	703	6.79%	964,707	20.35%
Am. Indian & Alaskan	117	1.13%	53,468	1.13%
Asian	710	6.86%	351,696	7.42%
Hawaiian & Pacific Island	7	0.07%	5,526	0.12%
Other	254	2.45%	95,391	2.01%
Household Growth				
Growth 2010 - 2023	45.61%		16.68%	
Growth 2023 - 2028	3.93%		1.07%	
Renter Occupied	2,512	51.13%	711,164	42.47%
Owner Occupied	2,401	48.87%	963,407	57.53%
2023 Households by Household Income				
	4,913		1,674,571	
Income <\$25K	398	8.10%	300,014	17.92%
Income \$25K - \$50K	882	17.95%	357,125	21.33%
Income \$50K - \$75K	396	8.06%	293,882	17.55%
Income \$75K - \$100K	476	9.69%	194,331	11.60%
Income \$100K - \$125K	326	6.64%	149,339	8.92%
Income \$125K - \$150K	414	8.43%	101,547	6.06%
Income \$150K - \$200K	947	19.28%	120,419	7.19%
Income \$200K+	1,074	21.86%	157,914	9.43%
2023 Med Household Inc	\$123,350		\$64,421	
2023 Median Age	38.20		35.00	

Demographic Summary Report

8405 Hempstead Rd, Houston, TX 77008

Building Type: **Hospitality** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: **14,889 SF** Rent/SF/Yr: -
 Typical Floor: **14,889 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	10,816	152,012	473,034
2023 Estimate	10,349	147,691	465,889
2010 Census	6,781	110,722	387,752
Growth 2023 - 2028	4.51%	2.93%	1.53%
Growth 2010 - 2023	52.62%	33.39%	20.15%
2023 Population by Hispanic Origin	4,605	56,085	182,770
2023 Population	10,349	147,691	465,889
White	8,559 82.70%	123,817 83.84%	370,888 79.61%
Black	703 6.79%	9,817 6.65%	48,090 10.32%
Am. Indian & Alaskan	116 1.12%	1,456 0.99%	4,818 1.03%
Asian	710 6.86%	9,420 6.38%	31,983 6.86%
Hawaiian & Pacific Island	6 0.06%	93 0.06%	344 0.07%
Other	254 2.45%	3,089 2.09%	9,765 2.10%
U.S. Armed Forces	0	33	135
Households			
2028 Projection	5,106	70,971	217,595
2023 Estimate	4,913	69,074	214,363
2010 Census	3,374	52,273	178,068
Growth 2023 - 2028	3.93%	2.75%	1.51%
Growth 2010 - 2023	45.61%	32.14%	20.38%
Owner Occupied	2,401 48.87%	36,647 53.05%	98,184 45.80%
Renter Occupied	2,512 51.13%	32,427 46.95%	116,179 54.20%
2023 Households by HH Income	4,913	69,073	214,365
Income: <\$25,000	398 8.10%	8,814 12.76%	32,398 15.11%
Income: \$25,000 - \$50,000	882 17.95%	8,885 12.86%	33,347 15.56%
Income: \$50,000 - \$75,000	396 8.06%	7,837 11.35%	30,507 14.23%
Income: \$75,000 - \$100,000	476 9.69%	6,596 9.55%	21,860 10.20%
Income: \$100,000 - \$125,000	326 6.64%	5,371 7.78%	17,468 8.15%
Income: \$125,000 - \$150,000	414 8.43%	5,191 7.52%	13,960 6.51%
Income: \$150,000 - \$200,000	947 19.28%	7,938 11.49%	19,875 9.27%
Income: \$200,000+	1,074 21.86%	18,441 26.70%	44,950 20.97%
2023 Avg Household Income	\$142,122	\$143,859	\$124,836
2023 Med Household Income	\$123,350	\$111,192	\$87,500

Daytime Employment Report

1 Mile Radius

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Total Available: **0 SF**
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 Rent/SF/Yr: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	720	7,732	11
Retail & Wholesale Trade	147	2,341	16
Hospitality & Food Service	25	545	22
Real Estate, Renting, Leasing	39	287	7
Finance & Insurance	21	122	6
Information	13	157	12
Scientific & Technology Services	105	1,061	10
Management of Companies	7	21	3
Health Care & Social Assistance	154	472	3
Educational Services	7	158	23
Public Administration & Sales	10	311	31
Arts, Entertainment, Recreation	9	48	5
Utilities & Waste Management	37	285	8
Construction	62	709	11
Manufacturing	47	855	18
Agriculture, Mining, Fishing	1	4	4
Other Services	36	356	10

Consumer Spending Report

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2023 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$178,949	\$2,567,754	\$7,255,283
Total Apparel	\$9,217	\$126,133	\$366,359
Women's Apparel	3,612	50,068	142,702
Men's Apparel	1,987	27,240	78,430
Girl's Apparel	662	8,755	25,952
Boy's Apparel	456	6,052	18,419
Infant Apparel	415	5,477	16,890
Footwear	2,086	28,541	83,967
Total Entertainment & Hobbies	\$24,901	\$366,717	\$1,038,981
Entertainment	2,041	32,229	93,610
Audio & Visual Equipment/Service	5,896	81,699	237,793
Reading Materials	332	5,136	14,093
Pets, Toys, & Hobbies	4,493	63,486	175,896
Personal Items	12,139	184,167	517,589
Total Food and Alcohol	\$47,729	\$668,067	\$1,935,738
Food At Home	21,343	303,986	902,906
Food Away From Home	22,378	308,244	877,237
Alcoholic Beverages	4,007	55,836	155,595
Total Household	\$32,167	\$468,046	\$1,276,040
House Maintenance & Repair	4,937	77,068	204,462
Household Equip & Furnishings	12,666	175,143	482,286
Household Operations	9,874	145,297	399,647
Housing Costs	4,690	70,539	189,645

Consumer Spending Report

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2023 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$42,750	\$607,811	\$1,732,462
Vehicle Purchases	19,445	276,643	782,980
Gasoline	10,794	148,737	442,421
Vehicle Expenses	1,145	19,454	51,703
Transportation	5,870	86,438	235,646
Automotive Repair & Maintenance	5,495	76,539	219,712
Total Health Care	\$7,364	\$113,145	\$320,351
Medical Services	4,484	67,907	190,401
Prescription Drugs	2,009	32,343	93,059
Medical Supplies	871	12,895	36,891
Total Education/Day Care	\$14,822	\$217,836	\$585,351
Education	9,362	137,194	368,215
Fees & Admissions	5,459	80,642	217,136