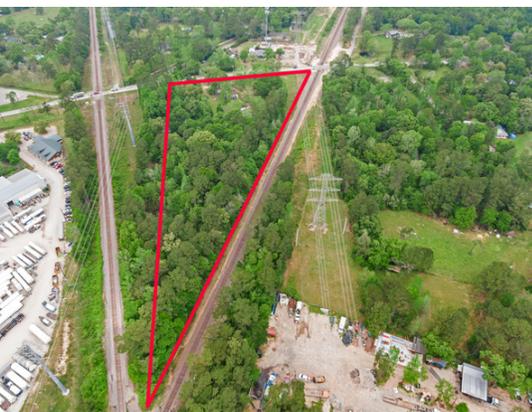




# COLDWELL BANKER COMMERCIAL

18425 Champion Forest Dr #230, Spring, TX 77379

26032 Hardin Store Rd.



**Quenton Rockwell**

O: (832) 658-1796

M: (832) 877-2703

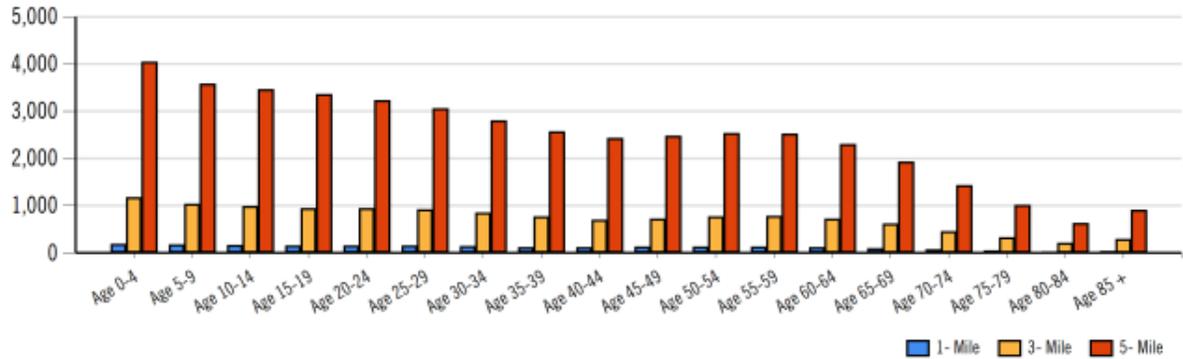
[qrock@rockwellcommercialgoup.com](mailto:qrock@rockwellcommercialgoup.com)



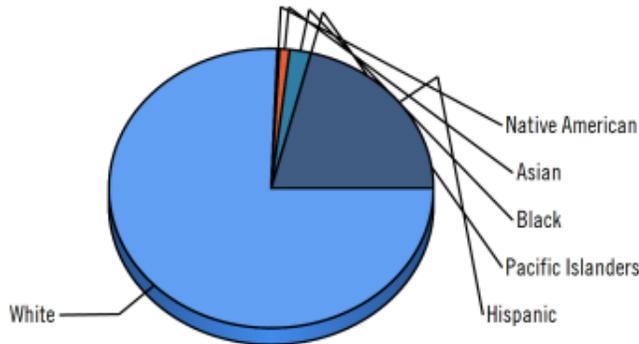
# COLDWELL BANKER COMMERCIAL

18425 Champion Forest Dr #230, Spring, TX 77379

## Population by Distance and Age (2020)



## Ethnicity within 5 miles



White Native American Asian Black Pacific Islanders Hispanic

## Home Ownership 1 Mile



## Home Ownership 3 Mile



## Home Ownership 5 Mile



## Employment by Distance

| Distance | Employed | Unemployed | Unemployment Rate |
|----------|----------|------------|-------------------|
| 1-Mile   | 1,086    | 44         | 1.11 %            |
| 3-Mile   | 6,165    | 265        | 1.78 %            |
| 5-Mile   | 19,798   | 786        | 2.67 %            |



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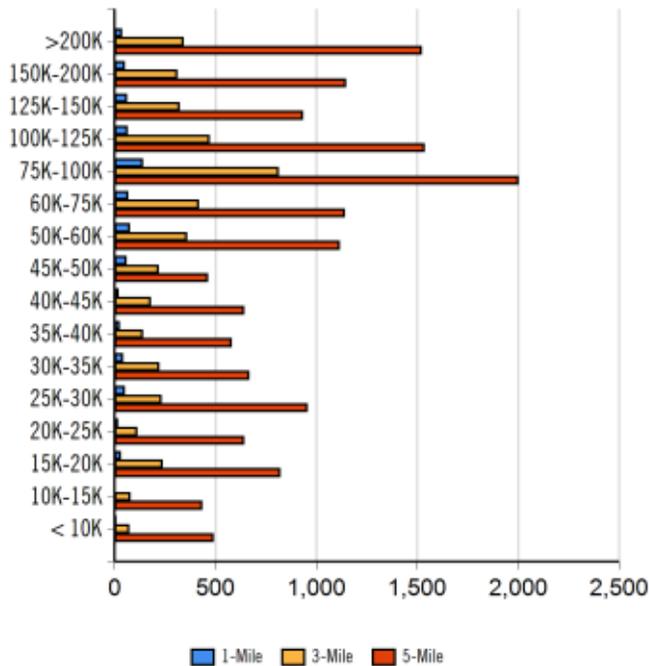
# COLDWELL BANKER COMMERCIAL

18425 Champion Forest Dr #230, Spring, TX 77379

## Labor & Income

|        | Agriculture | Mining | Construction | Manufacturing | Wholesale | Retail | Transportation | Information | Professional | Utility | Hospitality | Pub-Admin | Other |
|--------|-------------|--------|--------------|---------------|-----------|--------|----------------|-------------|--------------|---------|-------------|-----------|-------|
| 1-Mile | 5           | 20     | 127          | 139           | 33        | 122    | 88             | 10          | 104          | 275     | 86          | 7         | 62    |
| 3-Mile | 31          | 165    | 689          | 713           | 213       | 690    | 421            | 88          | 531          | 1,575   | 344         | 72        | 432   |
| 5-Mile | 118         | 554    | 2,100        | 2,540         | 793       | 2,103  | 1,163          | 264         | 1,809        | 4,599   | 1,093       | 193       | 1,692 |

## Household Income



| Radius | Median Household Income |
|--------|-------------------------|
| 1-Mile | \$82,217.33             |
| 3-Mile | \$81,415.62             |
| 5-Mile | \$85,130.08             |

| Radius | Average Household Income |
|--------|--------------------------|
| 1-Mile | \$90,323.33              |
| 3-Mile | \$92,819.08              |
| 5-Mile | \$93,182.46              |

| Radius | Aggregate Household Income |
|--------|----------------------------|
| 1-Mile | \$62,254,546.35            |
| 3-Mile | \$403,225,005.54           |
| 5-Mile | \$1,359,606,425.15         |

## Education

|                  | 1-Mile | 3-mile | 5-mile |
|------------------|--------|--------|--------|
| Pop > 25         | 1,349  | 8,199  | 26,636 |
| High School Grad | 388    | 2,279  | 7,594  |
| Some College     | 365    | 2,150  | 6,192  |
| Associates       | 90     | 556    | 1,430  |
| Bachelors        | 93     | 1,022  | 3,966  |
| Masters          | 37     | 294    | 960    |
| Prof. Degree     | 20     | 148    | 472    |
| Doctorate        | 14     | 81     | 226    |

## Tapestry

|                             | 1-Mile | 3-mile | 5-mile |
|-----------------------------|--------|--------|--------|
| Vacant Ready For Rent       | 13 %   | 24 %   | 51 %   |
| Teen's                      | 31 %   | 45 %   | 69 %   |
| Expensive Homes             | 50 %   | 30 %   | 22 %   |
| Mobile Homes                | 131 %  | 144 %  | 205 %  |
| New Homes                   | 55 %   | 108 %  | 216 %  |
| New Households              | 31 %   | 51 %   | 79 %   |
| Military Households         | 0 %    | 0 %    | 2 %    |
| Households with 4+ Cars     | 55 %   | 88 %   | 94 %   |
| Public Transportation Users | 0 %    | 3 %    | 5 %    |
| Young Wealthy Households    | 0 %    | 6 %    | 10 %   |

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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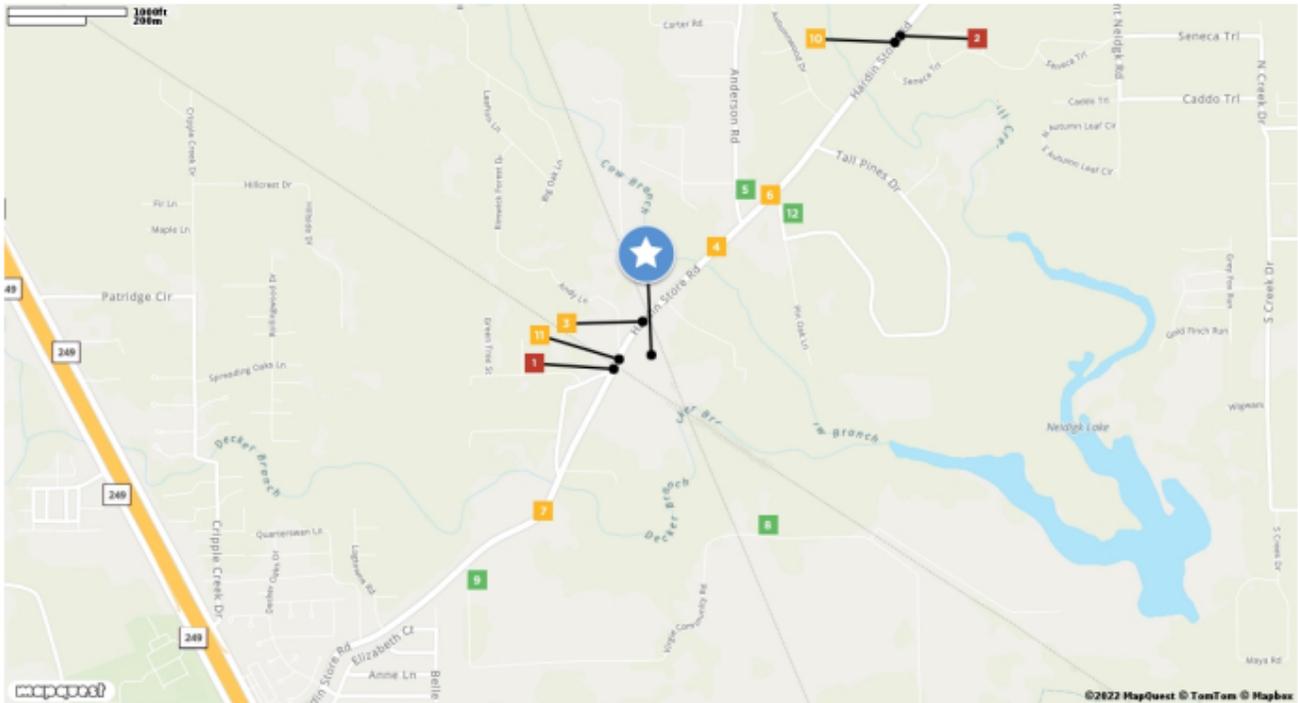
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# COLDWELL BANKER COMMERCIAL

18425 Champion Forest Dr #230, Spring, TX 77379

## Traffic Counts



|  |   |   |   |  |
|--|---|---|---|--|
| <b>Hardin Store Road</b> <span style="background-color: #c00000; color: white; padding: 2px;">1</span><br>Andy Ln<br>Year: 2021 11,384 est<br>Year: 2019 11,387                  | <b>Hardin Store Road</b> <span style="background-color: #c00000; color: white; padding: 2px;">2</span><br>Tall Pines Dr<br>Year: 2021 10,237 est<br>Year: 2019 10,194                       | <b>Hardin Store Rd</b> <span style="background-color: #c00000; color: white; padding: 2px;">3</span><br>Hooten Ln<br>Year: 2021 8,623 est<br>Year: 2011 9,350<br>Year: 2006 7,600     | <b>Hardin Store Rd</b> <span style="background-color: #c00000; color: white; padding: 2px;">4</span><br>Anderson Rd<br>Year: 2021 8,574 est<br>Year: 2011 9,390<br>Year: 2011 8,059   | <b>Anderson Rd</b> <span style="background-color: #c00000; color: white; padding: 2px;">5</span><br>Rustic Oaks Dr<br>Year: 2021 2,001 est<br>Year: 2011 1,950<br>Year: 2006 2,090     |
| <b>Hardin Store Rd</b> <span style="background-color: #c00000; color: white; padding: 2px;">6</span><br>Pin Oak Ln<br>Year: 2021 7,987 est<br>Year: 2011 7,819                   | <b>Hardin Store Rd</b> <span style="background-color: #c00000; color: white; padding: 2px;">7</span><br>Old Hardin Store Rd<br>Year: 2021 9,046 est<br>Year: 2011 9,770<br>Year: 2006 8,030 | <b>Virgie Community Rd</b> <span style="background-color: #c00000; color: white; padding: 2px;">8</span><br>Hardin Store Rd<br>Year: 2021 198 est<br>Year: 2011 170<br>Year: 2006 240 | <b>Virgie Community Rd</b> <span style="background-color: #c00000; color: white; padding: 2px;">9</span><br>Hardin Store Rd<br>Year: 2021 551 est<br>Year: 2011 530<br>Year: 2006 630 | <b>Hardin Store Rd</b> <span style="background-color: #c00000; color: white; padding: 2px;">10</span><br>Tall Pines Dr<br>Year: 2021 8,033 est<br>Year: 2011 8,580<br>Year: 2006 6,750 |
| <b>Hardin Store Rd</b> <span style="background-color: #c00000; color: white; padding: 2px;">11</span><br>Andy Ln<br>Year: 2021 7,974 est<br>Year: 2006 7,990<br>Year: 2001 5,440 | <b>Pin Oak Ln</b> <span style="background-color: #c00000; color: white; padding: 2px;">12</span><br>Hardin Store Rd<br>Year: 0 est<br>Year: 2001 210<br>Year: 1996 190                      |   |   |  |



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# COLDWELL BANKER COMMERCIAL

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## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 26032 Hardin Store Rd, Magnolia, TX 77354

**CITY, STATE**  
**Magnolia, TX**

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**POPULATION**  
**27,709**

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**AVG. HHSIZE**  
**2.92**

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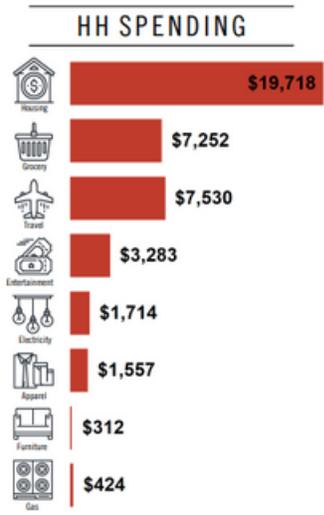
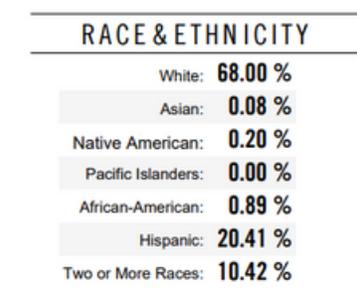
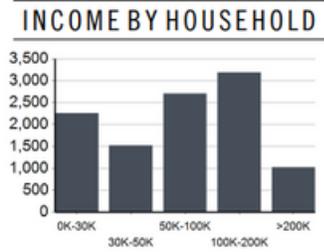
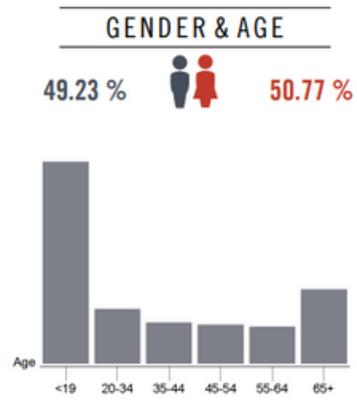
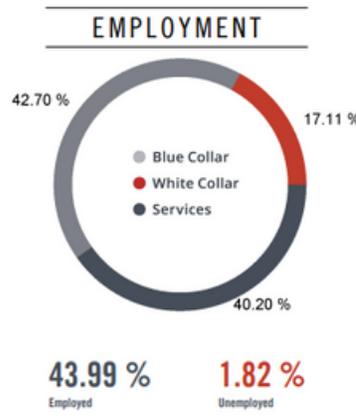
**MEDIAN HH INCOME**  
**\$85,657**

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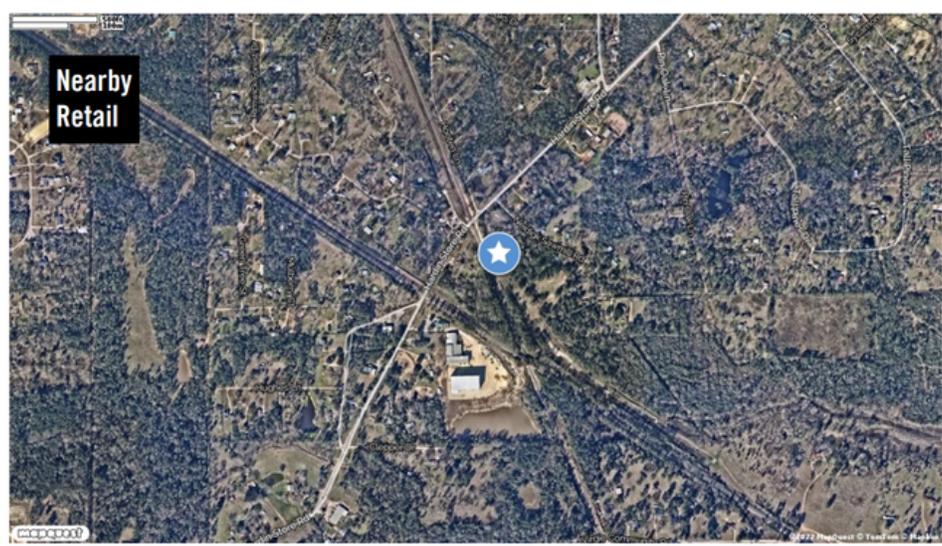
**HOME OWNERSHIP**

Renters: **2,499**

Owners: **6,785**



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## 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.

|  |                      |                |                |
|--|----------------------|----------------|----------------|
| _____<br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Designated Broker of Firm   | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Licensed Supervisor of Sales Agent/<br>Associate                      | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Sales Agent/Associate's Name  | _____<br>License No. | _____<br>Email | _____<br>Phone |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date