



OFFERING MEMORANDUM

Clay Plaza

9401 CLAY ROAD | HOUSTON, TEXAS 77080



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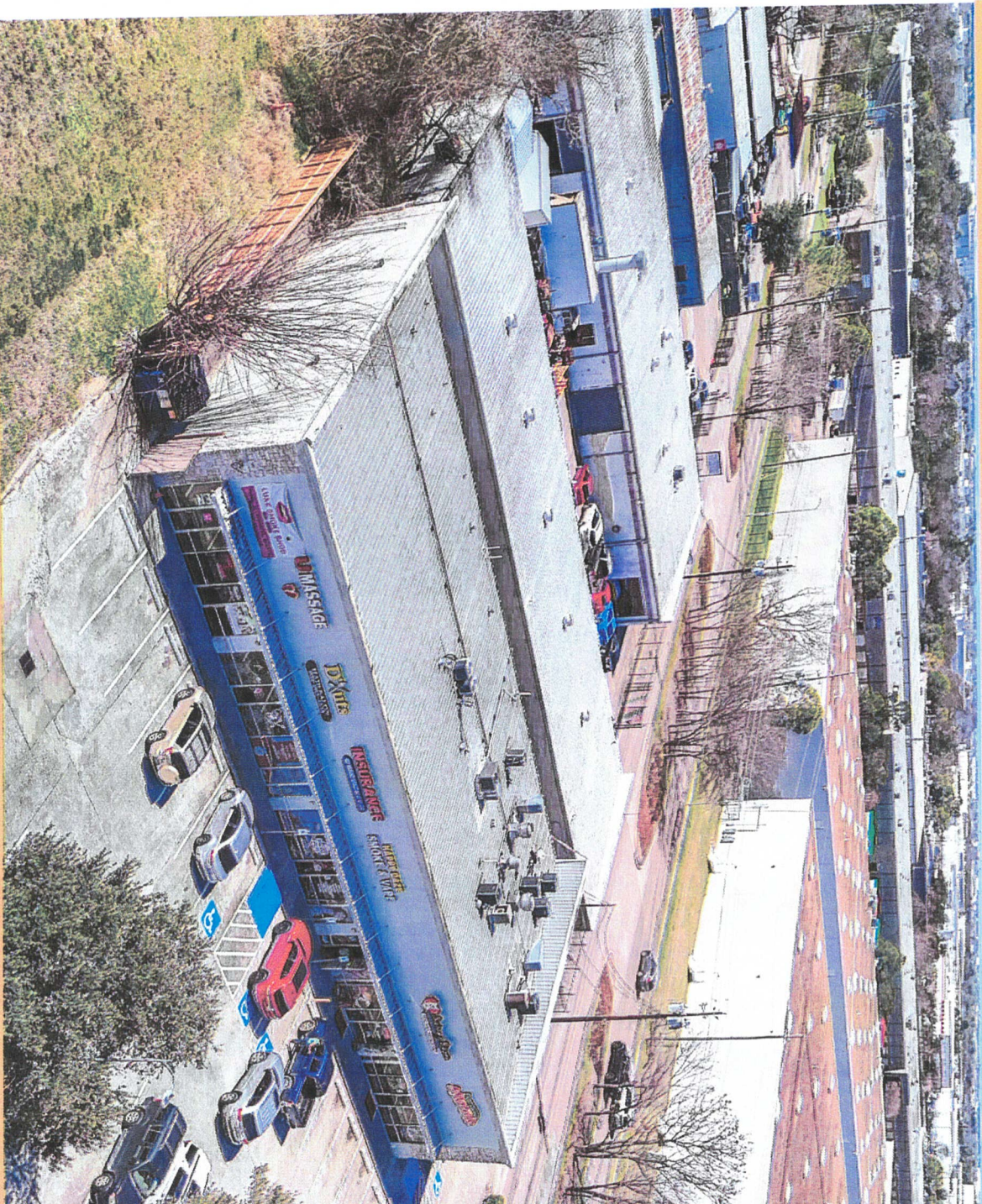
MARKET OVERVIEW

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2800 Post Oak Blvd. Ste. 5600 | Houston, TX 77056

EXECUTIVE SUMMARY



INVESTMENT SUMMARY



\$2,944,170.85

Price



10,000 SF

Square Feet



100%

Occupancy



.65 Acres

Lot Size



2006

Year Built



VPD

Clay Rd W. of Blalock Rd = 18,590
Clay Rd E. of Blalock Rd = 13,615

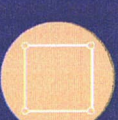
VPD

Blalock Rd N. of Clay Rd = 16,178
Blalock Rd S. of Clay Rd = 18,741
2022 Traffic Counts



42

Parking Spaces



4.2

Per 1,000 SF
Parking Ratio

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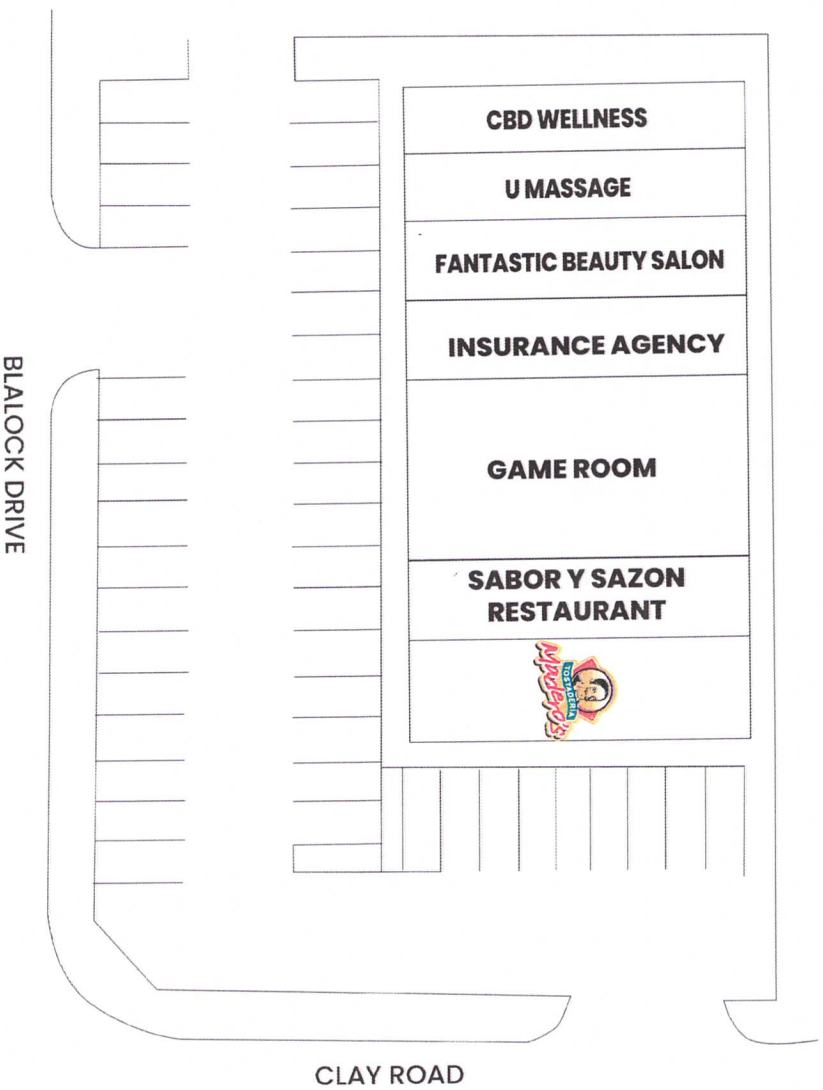


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INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Prime Location on Clay Road
- High Traffic and Visibility
- Priced below replacement cost
- Extremely dense residential in Immediate Area
- Natural Lighting



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CLOSE AERIAL

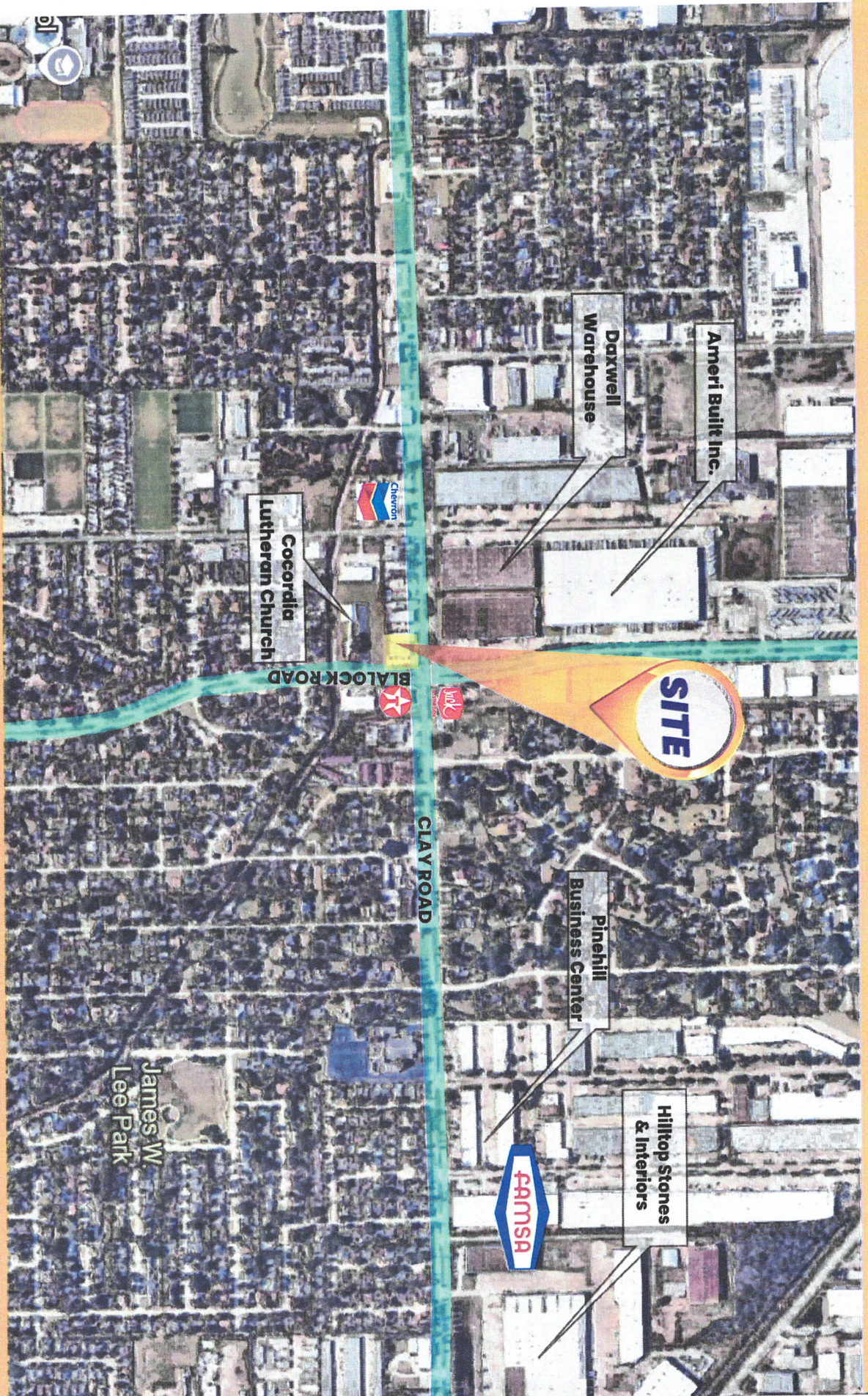


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FAR AERIAL

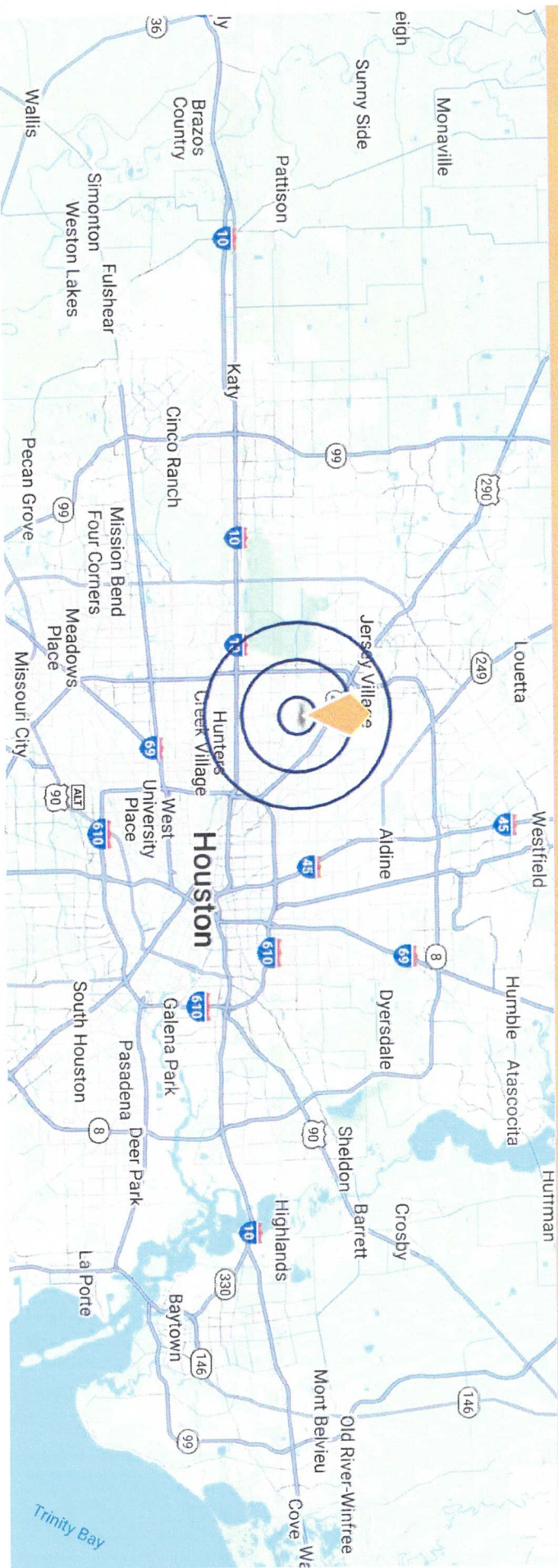


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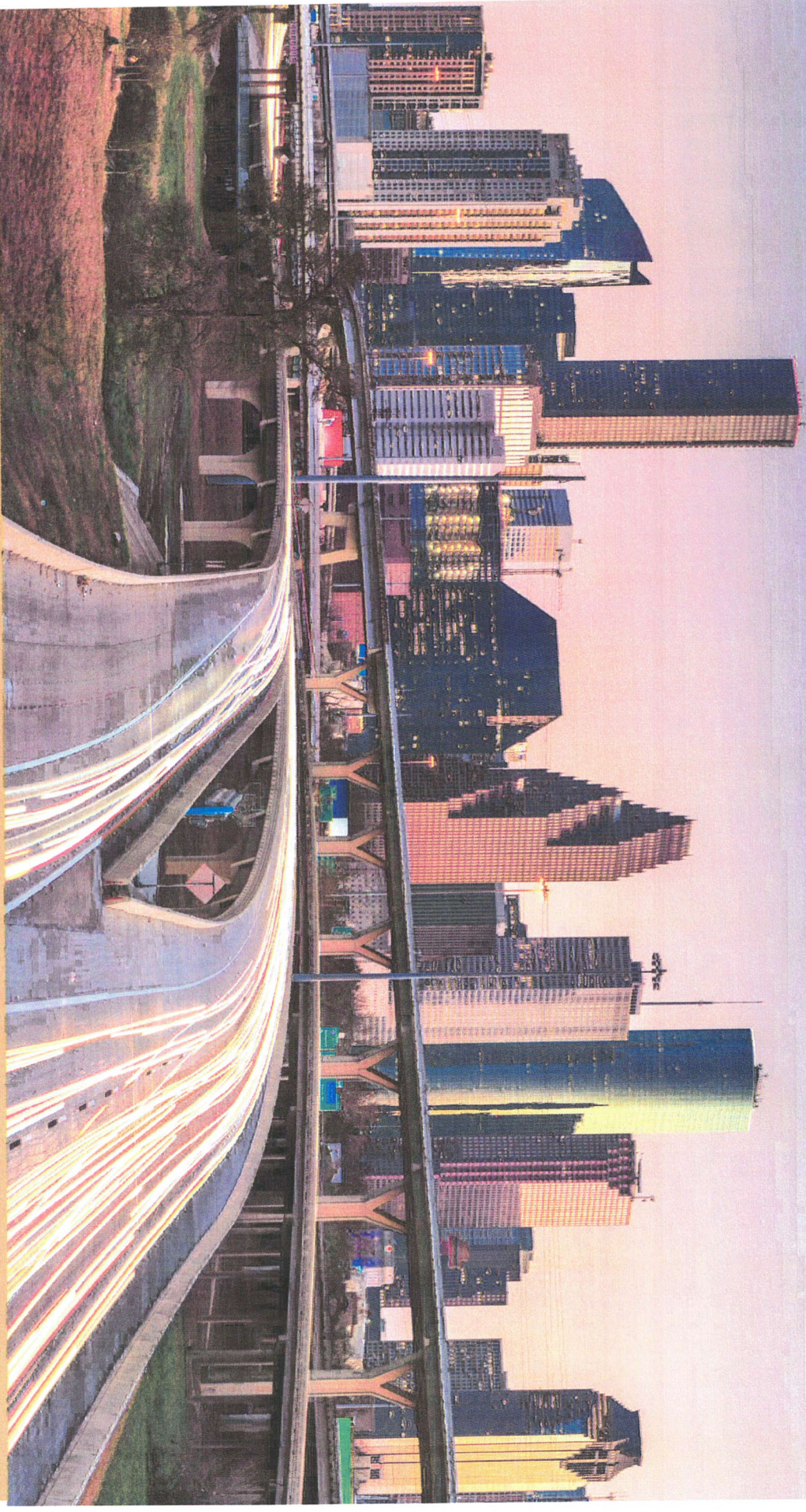
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DEMOGRAPHICS



Population	Jersey Village, TX			Households	Jersey Village, TX			Income	Jersey Village, TX		
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	59,351	295,573	1,462,703	2020 Households	21,204	108,926	570,956	Avg Household Income	\$75,622	\$55,503	\$97,582
2024 Population	63,260	300,419	1,484,097	2024 Households	22,577	110,657	582,295	Median Household Income	\$52,051	\$51,952	\$65,069
2020 Population Projection	65,358	307,771	1,519,948	2023 Household Projection	23,337	113,478	597,342	< \$25,000	4,909	21,169	106,621
Annual Growth 2020-2024	1.6%	0.4%	0.4%	Annual Growth 2020-2024	2.4%	1.4%	1.5%	\$25,000 - \$50,000	6,018	25,936	126,547
Annual Growth 2024-2029	0.7%	0.5%	0.5%	Annual Growth 2024-2029	0.7%	0.5%	0.5%	\$50,000 - 75,000	3,654	16,263	91,737
Median Age	34.7	36.3	36.1	Owner Occupied Households	10,075	54,733	265,759	\$75,000 - 100,000	2,559	12,029	64,610
Bachelor's Degree or Higher	26%	34%	38%	Renter Occupied Households	13,262	56,743	331,594	\$100,000 - 125,000	1,662	8,334	47,734
U.S. Armed Forces	11	107	680	Avg Household Size	2.7	2.6	2.5	\$125,000 - 150,000	968	5,656	32,451
				Avg Household Vehicles	2	2	2	\$150,000 - 200,000	1,572	7,705	39,739
				Total Specified Consumer Spend...	\$616.9M	\$3.4B	\$17.5B	\$200,000+	1,195	13,573	72,855

MARKET OVERVIEW



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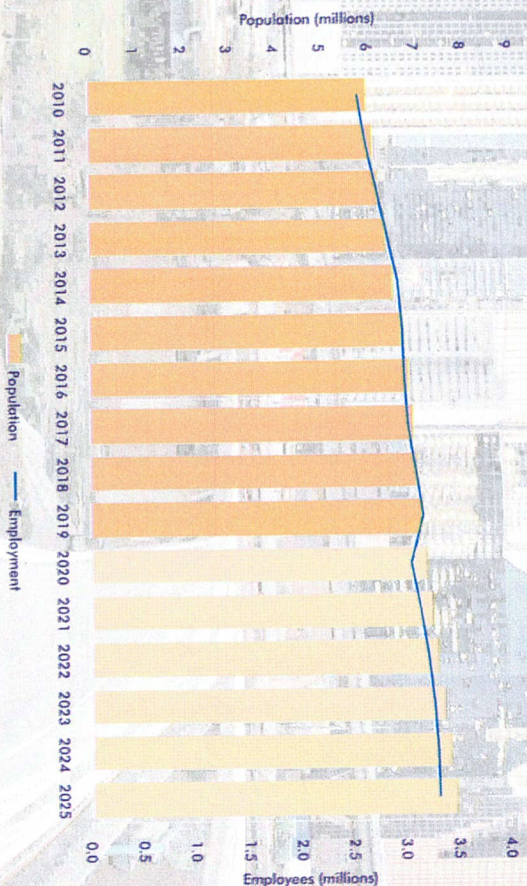
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A GLOBAL MARKETPLACE

Houston is firmly established as a primer global city and is a leading destination for investment by all capital sources due to its unique combination of stability and dynamic growth. Houston combines its position as the "Energy Capital of the world with a significant depth in the healthcare, technology and distribution industries to create an economic composition that serves as a buffer to national economic trends and provides stability and continued growth.

Houston is internationally known as home to NASA Johnson Space Center and Texas Medical Center, the worlds largest medical complex. Also, the Port of Houston is ranked first in the U.S. for foreign tonnage and is the largest Gulf Coast container Port. The Gross Area Product in the Houston region is expected to grow at an average annual rate of 3.1% from 2020 to 2045, according to The Perryman Group. If Houston were a country, it would rank as the 27th largest economy in the world - exceeding Austria's and Iran's GDP.

Houston's population has increased over 19.1% (1.1 M) since 2010. Of the top 20 most populated markets in the U.S. Houston has seen the highest percent population growth in the past decade



Source: Oxford Economics US Census Bureau of Labor Statistics, 2020

19%
POPULATION GROWTH

2.3%
AVG. ANNUAL GROWTH

124,800+
NEW RESIDENTS A YEAR

342+
NEW RESIDENTS A DAY

HOUSTON
BY THE NUMBERS

#2
2ND FASTEST
GROWING MSA

#4
LARGEST CITY
IN THE UNITED STATES

760+
EXPANSION AND
RELOCATION
PROJECTS IN THE
LAST 2 YEARS

\$490B
REGIONAL GDP

EMPLOYMENT GROWTH

EMPLOYMENT GROWTH



257,740
JOBS FORECASTED
BY 2025

80,500
JOBS ADDED
FEB 2019 TO FEB 2020

TOP 10 METROS WITH MOST PROJECTED

NEW JOBS 2020-2025



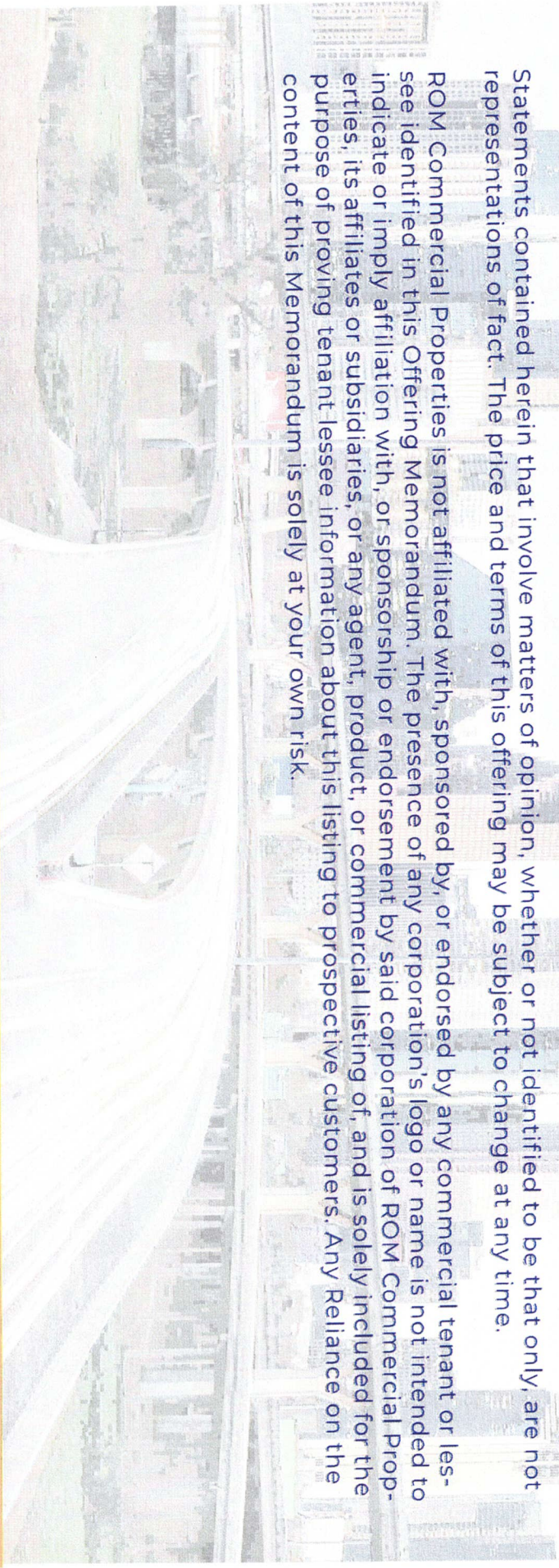
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Information About Brokerage Services

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 our counter-offer from the client.
- 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 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. Please acknowledge receipt of this notice below and retain a copy for your records

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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Designated Broker of Firm		Licenses No.	Email	Phone	Sales Agent/Associate's Name		
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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