



Devon Professional Center

17300 El Camino Real, Houston, TX 77058

For Information: Rudy Aguilar

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LEASING BROCHURE



PROPERTY HIGHLIGHTS

- Professional Suites Available Ranging from 140 SF to 1,575 SF at Affordable Rental Rate
- Located in the Heart of Clear Lake
- Minutes from Medical Center, Nasa, Kemah, retail shopping and residential
- Property Has Frontage and Access off El Camino Real (9,986 Vehicles Per Day) and E Medical Center Blvd (10,065 Vehicles Per Day)
- Close Proximity to I-45, Highway 146, Bay Area Blvd, and Nada Rd 1
- Clean, Quiet, Safe, and Well-Maintained Premises
- Regular Janitorial Services
- Ability to Display Company Name on Large Well-Lit Monument Sign
- Cheap Wifi Package Available for Small Tenants
- Recent, Modern Interior Renovations Completed



Eye Connection
for you and your family

PAM HEALTH

SUBWAY
DOLLAR TREE

SIMPLY SELF STORAGE

Nasa Chiropractic

John Lo Monaco M.D., FACS
Board Certified Plastic Surgeon in Houston

10,065
VPD

E MEDICAL CENTER BLVD

UT PHYSICIANS

DEVON RETAIL & PROFESSIONAL BUILDING

9,986
VPD

EL CAMINO REAL



AUTO EXAM

NASA BYPASS

FAMILY DOLLAR **Office DEPOT**

IHOP

Budgetel
Inn & Suites
Super 8
BY WYNDHAM

9,986
VPD

CLEAR LAKE
AUTO WRAPS

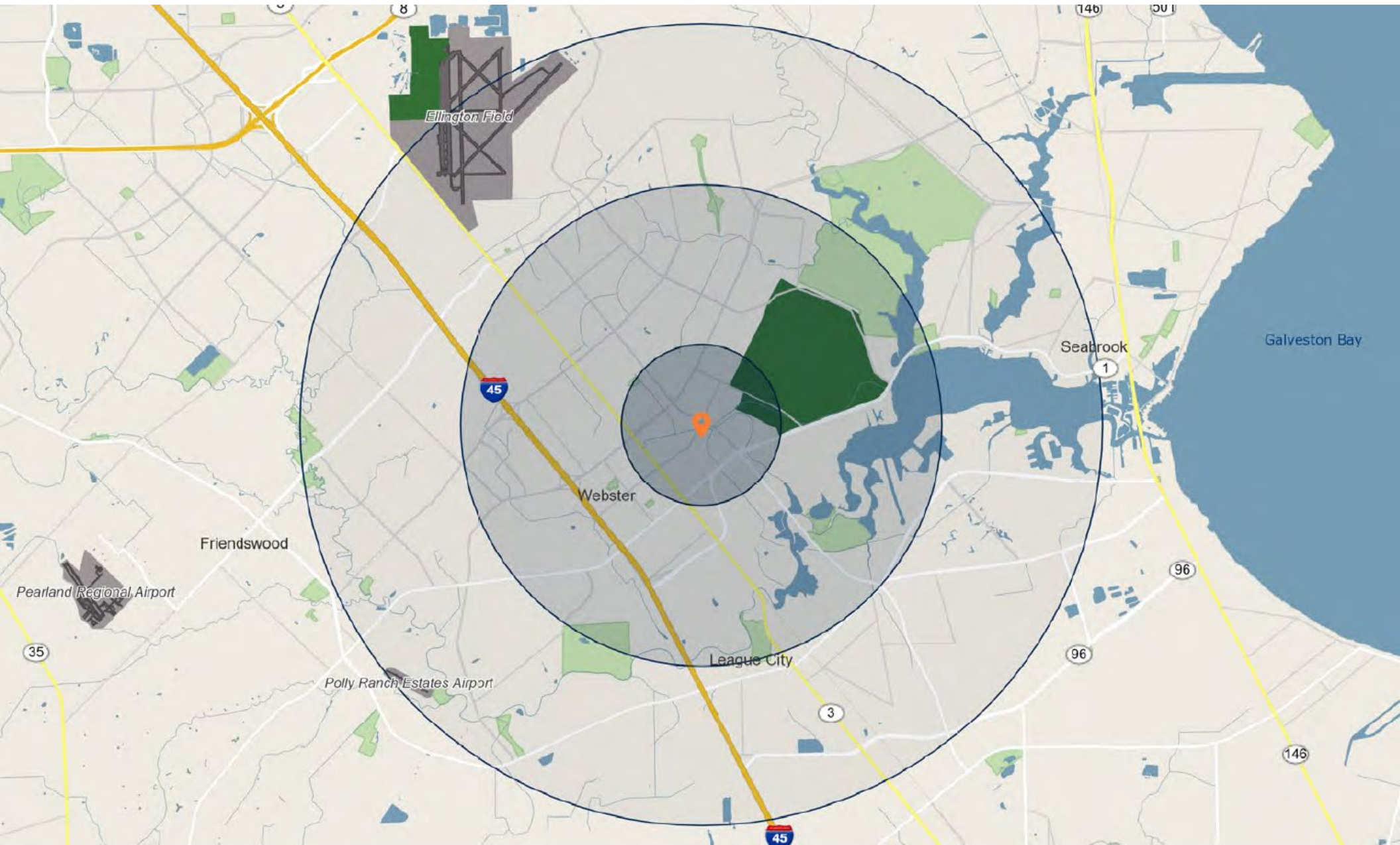
EL CAMINO REAL

DEVON RETAIL & PROFESSIONAL BUILDING

10,065
VPD

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E MEDICAL CENTER BLVD



POPULATION	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Population	12,975	72,743	208,410
2020 Estimate			
Total Population	12,741	70,530	196,631
2010 Census			
Total Population	12,090	65,815	175,172
2000 Census			
Total Population	11,395	61,776	146,255
Daytime Population			
2020 Estimate	20,759	96,338	202,705
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Households	6,242	32,679	83,429
2020 Estimate			
Total Households	6,092	31,424	78,427
Average (Mean) Household Size	2.0	2.3	2.5
2010 Census			
Total Households	5,696	28,796	69,202
2000 Census			
Total Households	5,572	26,534	57,250
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2020 Estimate			
\$200,000 or More	1.8%	8.0%	10.9%
\$150,000-\$199,999	2.7%	6.5%	9.8%
\$100,000-\$149,999	9.7%	16.1%	20.9%
\$75,000-\$99,999	10.7%	13.1%	13.7%
\$50,000-\$74,999	26.3%	20.0%	17.0%
\$35,000-\$49,999	14.7%	11.7%	9.8%
\$25,000-\$34,999	11.8%	8.9%	6.4%
\$15,000-\$24,999	10.8%	7.7%	5.6%
Under \$15,000	11.6%	8.0%	6.0%
Average Household Income	\$61,515	\$95,619	\$115,420
Median Household Income	\$51,130	\$66,779	\$84,077
Per Capita Income	\$29,537	\$42,671	\$46,093

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2020 Estimate Total Population	12,741	70,530	196,631
Under 20	21.4%	22.4%	25.8%
20 to 34 Years	35.1%	25.1%	20.7%
35 to 49 Years	20.5%	19.5%	20.8%
50 to 59 Years	9.8%	13.0%	13.9%
60 to 64 Years	3.7%	5.7%	6.0%
65 to 69 Years	3.1%	4.8%	4.8%
70 to 74 Years	2.5%	3.9%	3.5%
Age 75+	4.0%	5.6%	4.6%
Median Age	32.1	36.7	37.5
Population by Gender			
2020 Estimate Total Population	12,741	70,530	196,631
Male Population	50.7%	49.7%	49.4%
Female Population	49.3%	50.3%	50.6%
Travel Time to Work			
Average Travel Time to Work in Minutes	27.0	28.0	30.0





POPULATION

In 2020, the population in your selected geography is 196,631. The population has changed by 34.4 percent since 2000. It is estimated that the population in your area will be 208,410 five years from now, which represents a change of 6.0 percent from the current year. The current population is 49.4 percent male and 50.6 percent female. The median age of the population in your area is 37.5, compared with the U.S. average, which is 38.2. The population density in your area is 2,506 people per square mile.



HOUSEHOLDS

There are currently 78,427 households in your selected geography. The number of households has changed by 37.0 percent since 2000. It is estimated that the number of households in your area will be 83,429 five years from now, which represents a change of 6.4 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2020, the median household income for your selected geography is \$84,077, compared with the U.S. average, which is currently \$62,990. The median household income for your area has changed by 34.1 percent since 2000. It is estimated that the median household income in your area will be \$94,931 five years from now, which represents a change of 12.9 percent from the current year.

The current year per capita income in your area is \$46,093, compared with the U.S. average, which is \$34,935. The current year's average household income in your area is \$115,420, compared with the U.S. average, which is \$90,941.



EMPLOYMENT

In 2020, 114,408 people in your selected area were employed. The 2000 Census revealed that 78.5 percent of employees are in white-collar occupations in this geography, and 21.5 percent are in blue-collar occupations. In 2020, unemployment in this area was 3.0 percent. In 2000, the average time traveled to work was 23.5 minutes.



HOUSING

The median housing value in your area was \$212,201 in 2020, compared with the U.S. median of \$221,068. In 2000, there were 35,611 owner-occupied housing units and 21,639 renter-occupied housing units in your area. The median rent at the time was \$620.



EDUCATION

The selected area in 2020 had a higher level of educational attainment when compared with the U.S. averages. 16.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 11.8 percent, and 28.6 percent completed a bachelor's degree, compared with the national average of 19.2 percent.

The number of area residents with an associate degree was higher than the nation's at 9.9 percent vs. 8.3 percent, respectively.

The area had fewer high-school graduates, 16.9 percent vs. 27.4 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 21.6 percent in the selected area compared with the 20.7 percent in the U.S.



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.

11-2-2015

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.

Marcus & Millichap

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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