

SHOPS AT RADIANCE LUXURY HOUSTON, TX

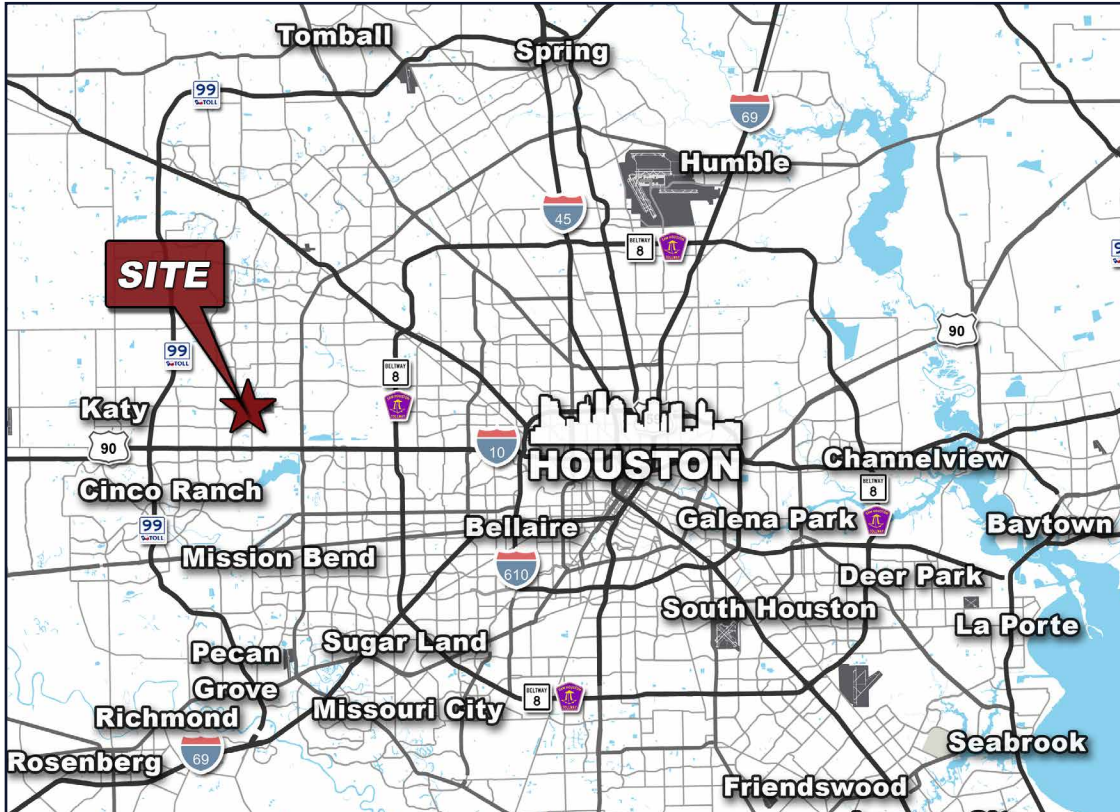


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MA
MA Realty

PROPERTY DESCRIPTION

18430 Morton Rd, Houston, TX 77084



LOCATION

18430 Morton Road
Houston, TX 77084



AVAILABLE

19,980 SF (Divisible)



TRAFFIC COUNTS (TXDOT)

Morton Rd: 9,438 VPD ('21)
Barker Cypress Rd: 35,726 VPD ('21)



PRICE

Base Rates: Call for Details
Estimate NNN: \$9.00 PSF/Year

PROPERTY HIGHLIGHTS

- Prime frontage along Morton Road
- Located at the NWC of Barker Cypress and Morton
- Total Center Size: 19,980 SF
- Space Depth: Approximately 68 feet
- No zoning restrictions
- Permitting jurisdiction: Harris County
- Mixed-use development with 136 residential units above (3 stories)

2024 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
TOTAL POP.	11,952	113,496	302,871
2029 POP.	12,065	117,947	312,606
HOUSEHOLDS	3,693	37,442	99,900
AVG HH INCOME	\$120,047	\$102,817	\$106,935

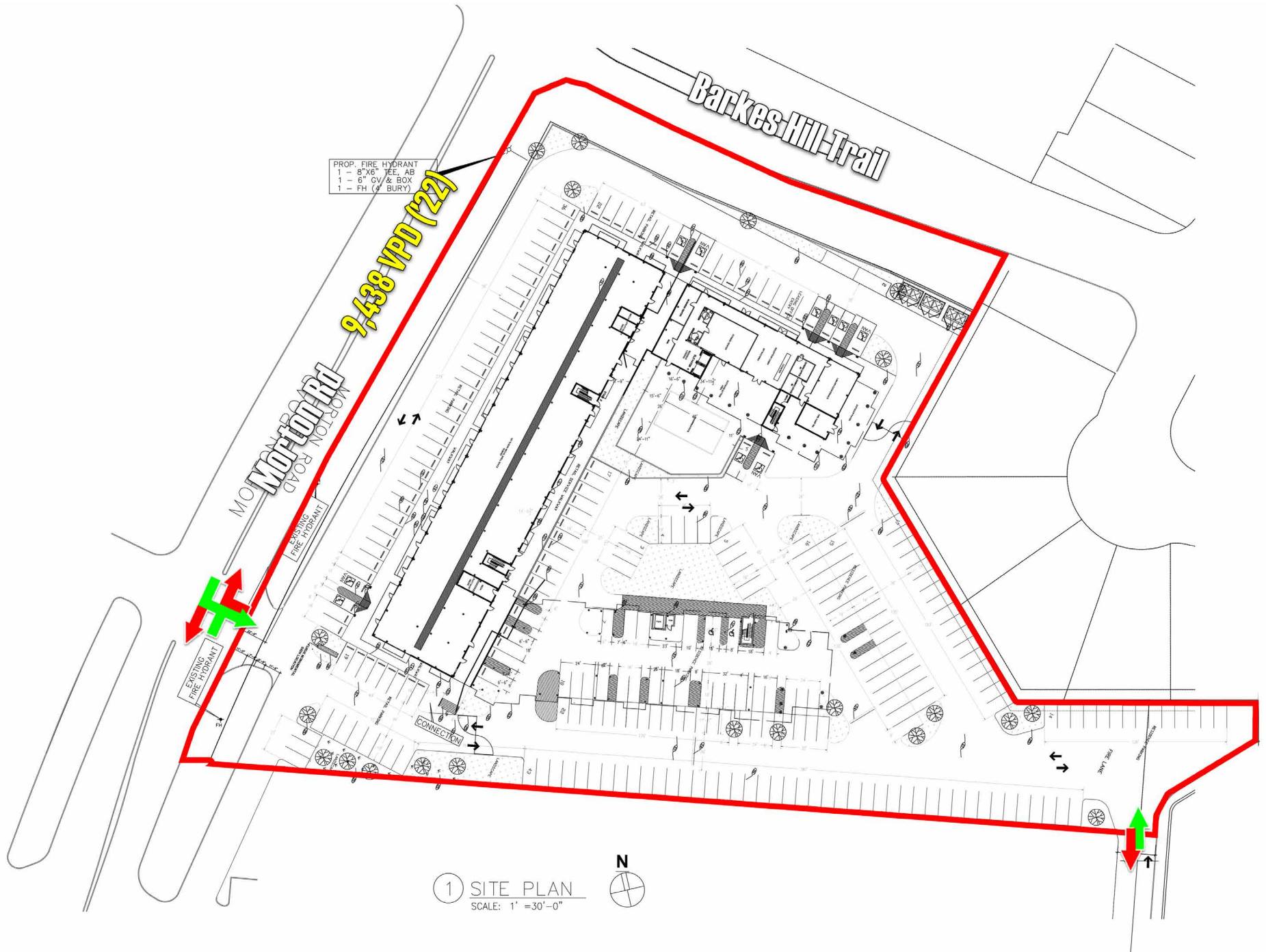
SITE AERIAL

18430 Morton Rd, Houston, TX 77084



SITE PLAN

18430 Morton Rd, Houston, TX 77084



PROP. FIRE HYDRANT
1 - 8"X6" TEE, AB
1 - 6" CV & BOX
1 - FH (2' BURY)

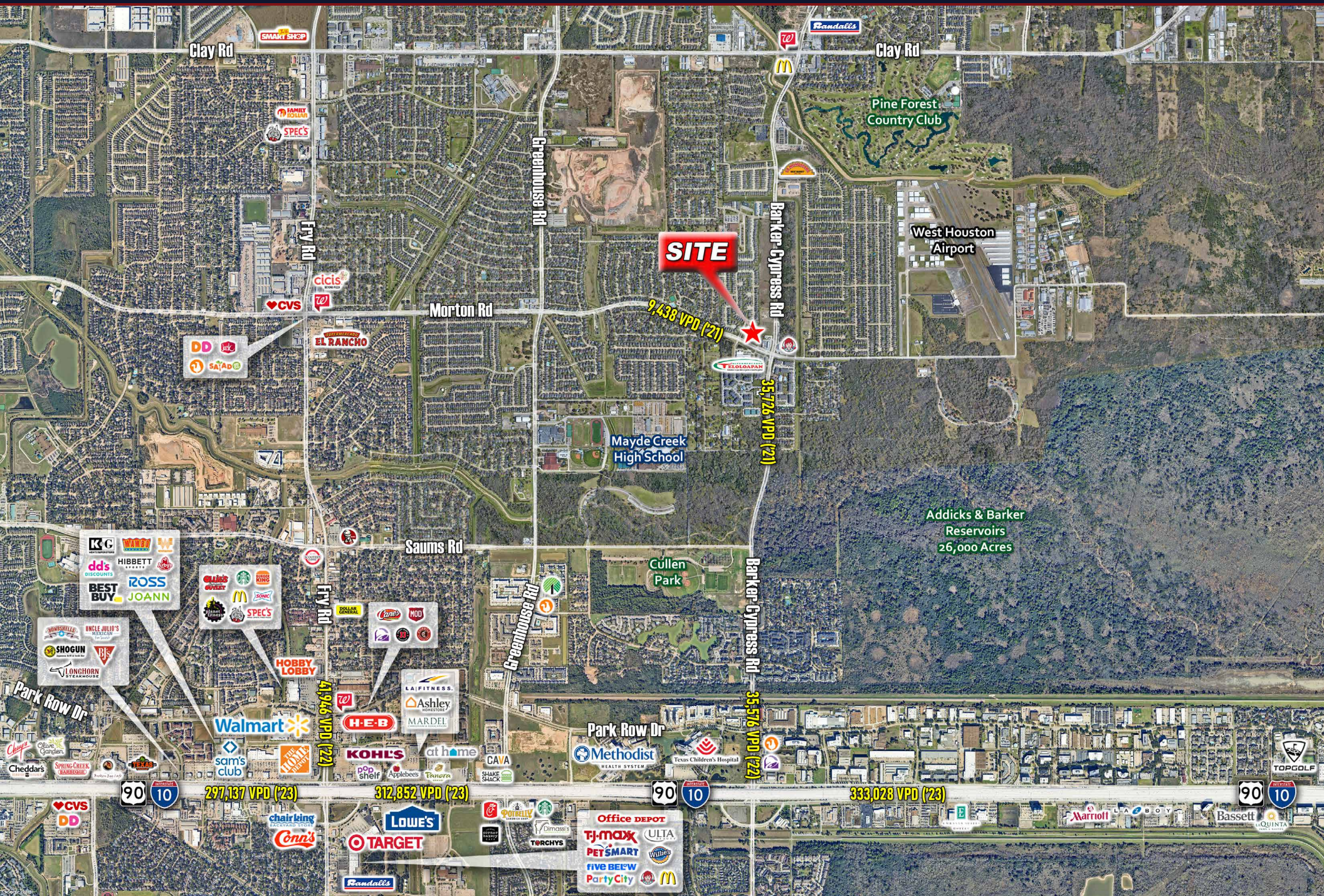
9,438 VPD (22)

1 SITE PLAN
SCALE: 1" = 30'-0"



MARKET AERIAL

18430 Morton Rd, Houston, TX 77084

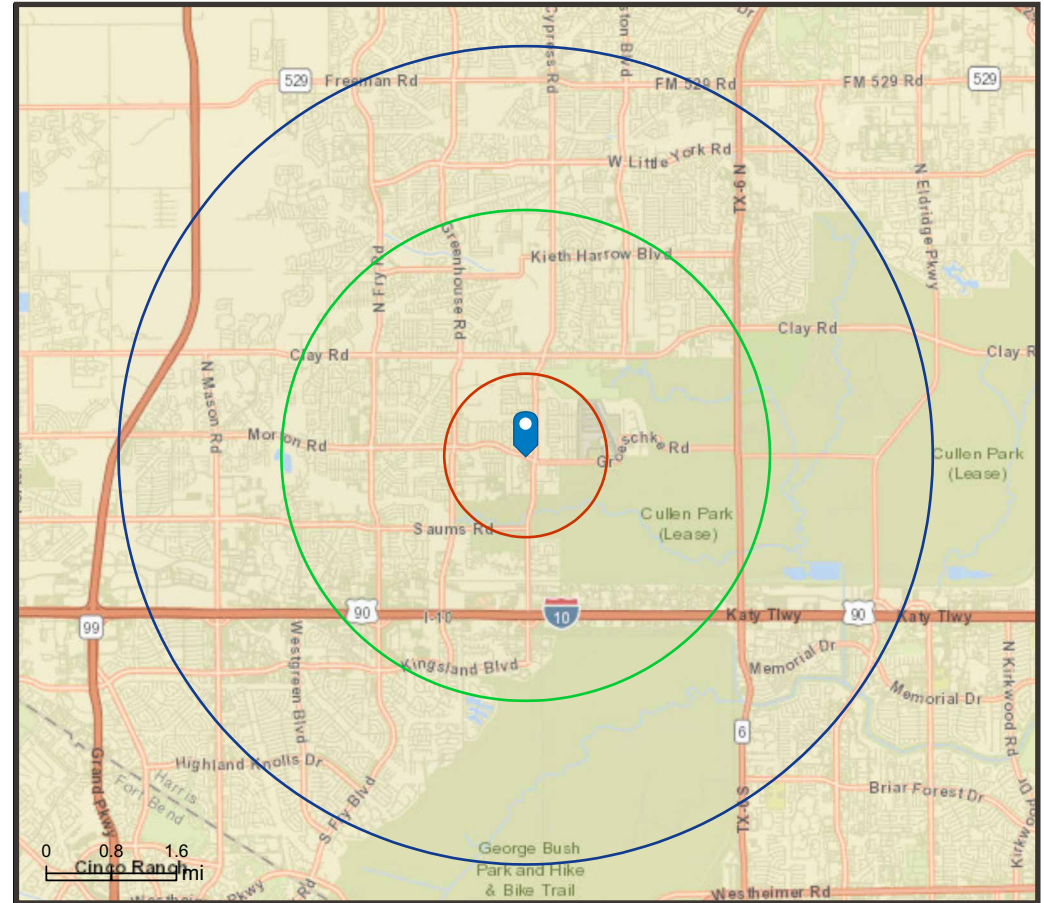


DEMOGRAPHICS

18430 Morton Rd, Houston, TX 77084



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	9,054	86,045	233,672
2020 Total Population	11,797	107,801	289,933
2020 Group Quarters	9	113	1,304
2024 Total Population	11,952	113,496	302,871
2024 Group Quarters	10	116	1,347
2029 Total Population	12,065	117,947	312,606
2024-2029 Annual Rate	0.19%	0.77%	0.63%
2024 Total Daytime Population	8,461	100,301	262,555
Workers	2,750	46,392	115,573
Residents	5,711	53,909	146,982
Household Summary			
2010 Households	2,770	27,671	76,064
2010 Average Household Size	3.27	3.11	3.07
2020 Total Households	3,594	35,261	95,153
2020 Average Household Size	3.28	3.05	3.03
2024 Households	3,693	37,442	99,900
2024 Average Household Size	3.23	3.03	3.02
2029 Households	3,812	39,832	105,200
2029 Average Household Size	3.16	2.96	2.96
2024-2029 Annual Rate	0.64%	1.25%	1.04%
2010 Families	2,276	21,378	58,930
2010 Average Family Size	3.61	3.56	3.50
2024 Families	2,918	27,856	74,964
2024 Average Family Size	3.67	3.53	3.52
2029 Families	2,977	29,178	78,124
2029 Average Family Size	3.62	3.48	3.47
2024-2029 Annual Rate	0.40%	0.93%	0.83%
Housing Unit Summary			
2000 Housing Units	1,323	16,903	48,284
Owner Occupied Housing Units	86.0%	69.8%	70.9%
Renter Occupied Housing Units	13.1%	26.0%	24.3%
Vacant Housing Units	0.9%	4.2%	4.8%
2010 Housing Units	2,762	29,309	80,832
Owner Occupied Housing Units	81.9%	64.9%	65.9%
Renter Occupied Housing Units	18.4%	29.6%	28.2%
Vacant Housing Units	-0.3%	5.6%	5.9%
2020 Housing Units	3,846	37,256	100,460
Owner Occupied Housing Units	69.5%	56.9%	58.4%
Renter Occupied Housing Units	24.0%	37.7%	36.4%
Vacant Housing Units	9.5%	5.4%	5.3%
2024 Housing Units	3,858	39,646	105,685
Owner Occupied Housing Units	71.0%	56.0%	58.5%
Renter Occupied Housing Units	24.7%	38.4%	36.0%
Vacant Housing Units	4.3%	5.6%	5.5%
2029 Housing Units	3,996	42,146	111,232
Owner Occupied Housing Units	71.6%	55.1%	57.8%
Renter Occupied Housing Units	23.8%	39.4%	36.7%
Vacant Housing Units	4.6%	5.5%	5.4%
2024 Households by Income			
Household Income Base	3,693	37,442	99,900
<\$15,000	2.4%	5.1%	5.1%
\$15,000 - \$24,999	3.1%	4.3%	3.7%
\$25,000 - \$34,999	7.9%	6.3%	6.5%
\$35,000 - \$49,999	8.4%	10.5%	10.2%
\$50,000 - \$74,999	11.9%	17.8%	18.5%
\$75,000 - \$99,999	16.3%	16.8%	14.7%
\$100,000 - \$149,999	23.0%	20.7%	22.4%
\$150,000 - \$199,999	15.9%	11.0%	10.3%
\$200,000+	11.0%	7.5%	8.7%
Average Household Income	\$120,047	\$102,817	\$106,935



2024 Population 25+ by Educational Attainment

Total	7,847	73,486	195,789
Less than 9th Grade	3.9%	5.2%	5.1%
9th - 12th Grade, No Diploma	3.7%	3.6%	4.8%
High School Graduate	16.5%	17.7%	16.7%
GED/Alternative Credential	4.6%	5.2%	4.2%
Some College, No Degree	19.1%	21.3%	19.3%
Associate Degree	13.5%	9.6%	10.5%
Bachelor's Degree	26.2%	25.4%	27.1%
Graduate/Professional Degree	12.6%	11.9%	12.2%

2024 Population 15+ by Marital Status

Total	9,568	90,486	240,365
Never Married	34.3%	34.5%	33.6%
Married	53.4%	55.0%	54.4%
Widowed	4.0%	2.5%	3.5%
Divorced	8.3%	8.0%	8.5%



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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov