

Spencer Shopping Center

1603 - 1617 Spencer Highway, South Houston, Texas 77587



Estimated Population



1-mile	3-miles	5-miles
22,032	169,347	323,219

Avg Household Income



1-mile	3-miles	5-miles
\$54,028	\$57,370	\$61,817

Traffic Counts



Spencer Hwy	30,623 VPD
Perez Rd	6,549 VPD ('21)
Year: 2016 Source: TxDOT	

Property Features

- Fiesta anchored shopping center
- Great mix of fashion, medical and retail tenants

Tenants Include



For more
information contact:

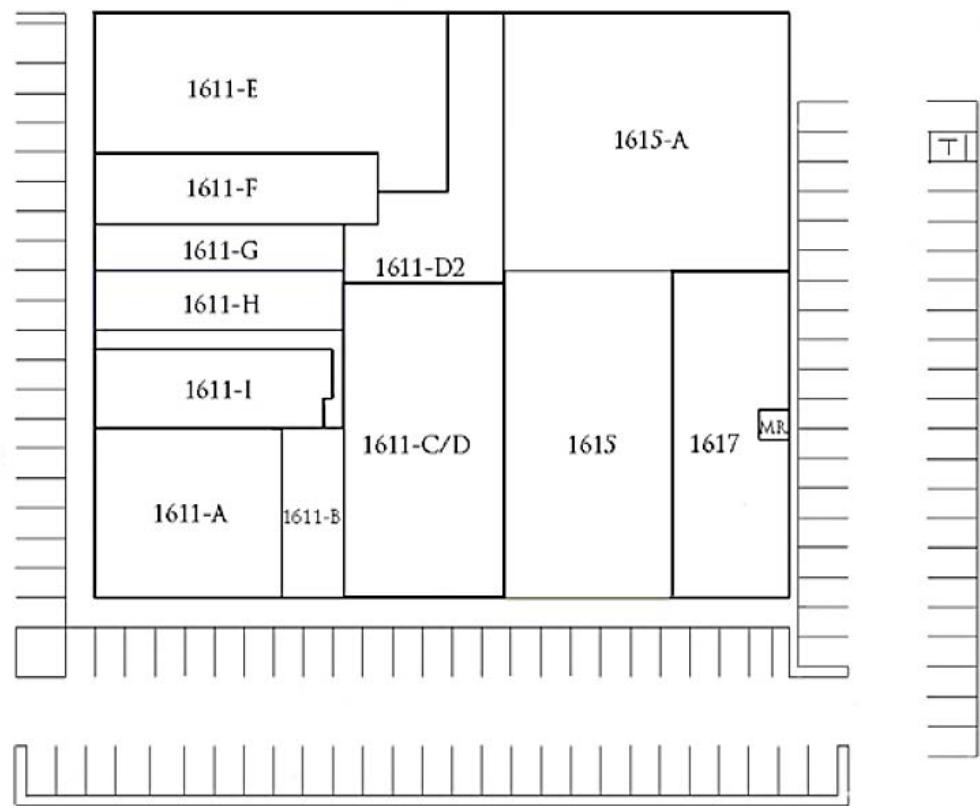
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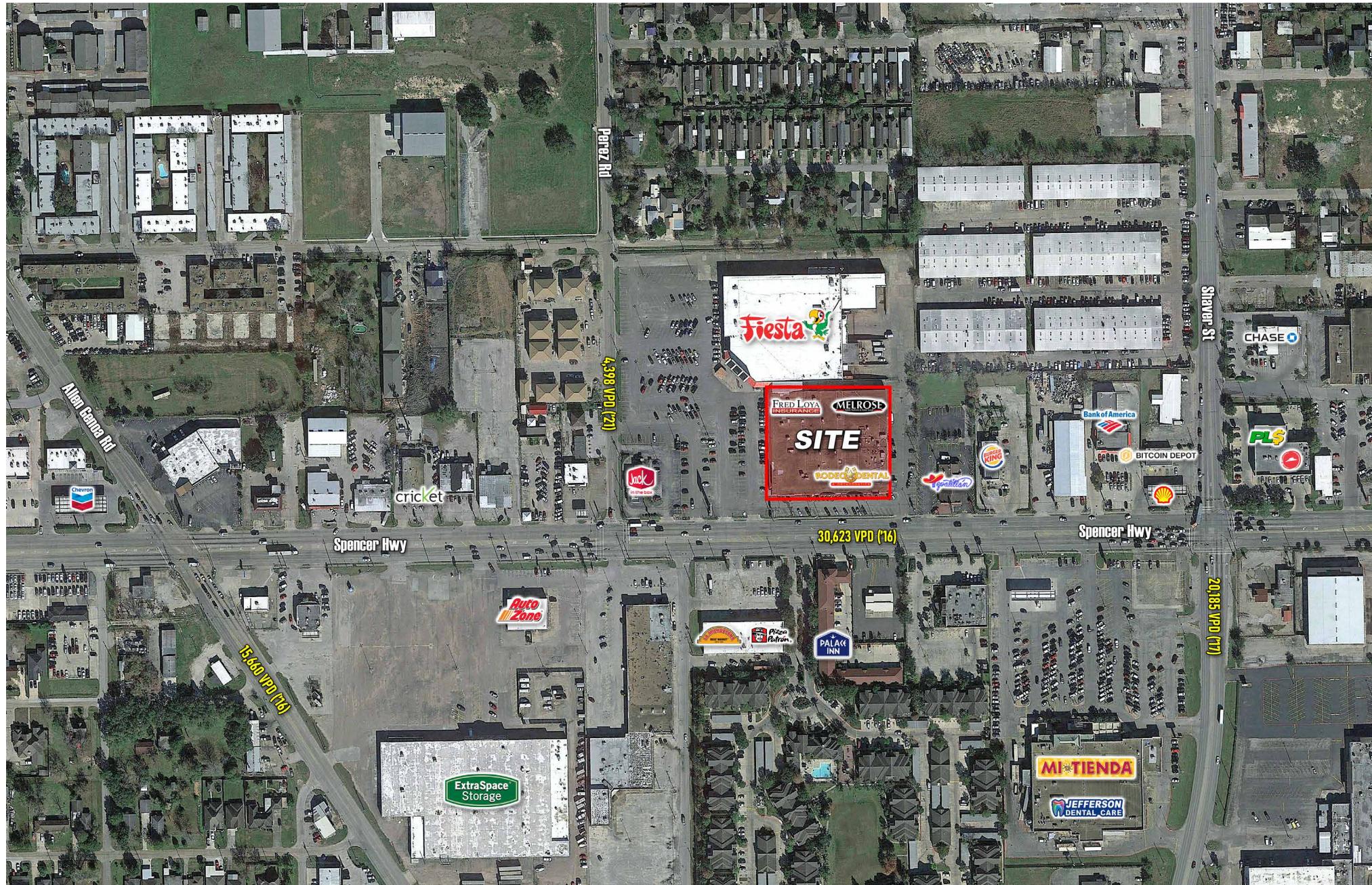
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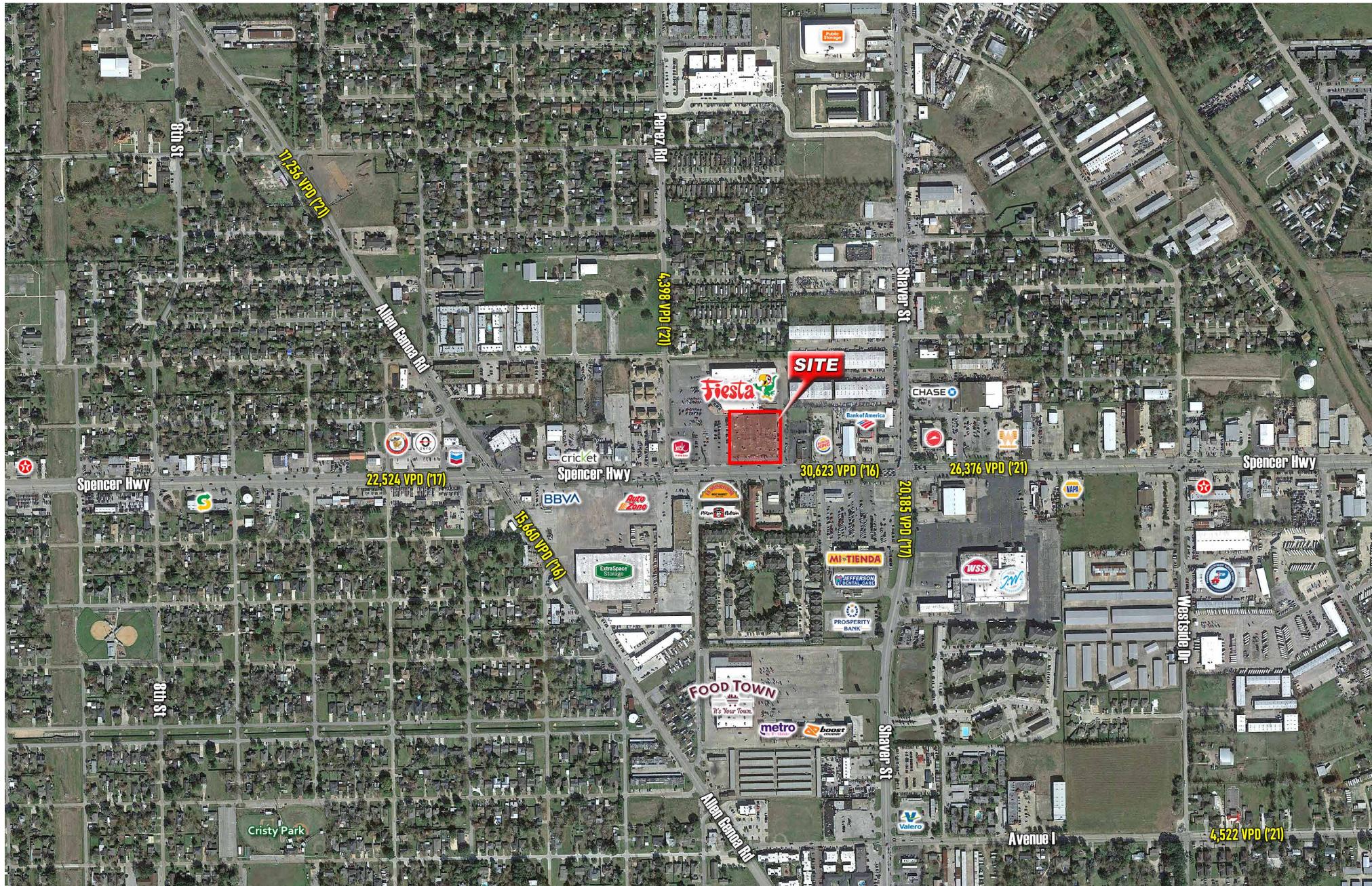


76,850 SQ. FT. (Not A Part)

Suite	Tenant	Sq. Ft
1611-A	Fiesta Beverage Mart	4,618
1611-B	Donald's Barbershop	1,500
1611-C/D	Rodeo Dental	6,830
1611-D2	Warehouse	3,478
1611-E	Below Dollar	9,237
1611-F	Diener Law Office	3,977
1611-G	Fred Loya Insurance	1,525
1611-H	Spencer Nails	2,484
1611-I	Rent-A-Center	2,815
1615	Melrose	9,243
1615-A	Warehouse	9,057
1627	Connie's Seafood	5,695
MR	Mechanical Room	205
Total Sq Ft		60,664







Population

2000 Population	18,696	147,431	278,899
2010 Population	20,733	160,195	303,972
2020 Population	22,032	169,347	323,219
2025 Population	22,836	175,567	336,009
2000-2010 Annual Rate	1.04%	0.83%	0.86%
2010-2020 Annual Rate	0.59%	0.54%	0.60%
2020-2025 Annual Rate	0.72%	0.72%	0.78%
2020 Male Population	50.6%	50.1%	50.0%
2020 Female Population	49.4%	49.9%	50.0%
2020 Median Age	28.6	30.0	30.9

In the identified area, the current year population is 323,219. In 2010, the Census count in the area was 303,972. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 336,009 representing a change of 0.78% annually from 2020 to 2025. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 28.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	68.3%	66.4%	62.5%
2020 Black Alone	2.6%	4.6%	7.1%
2020 American Indian/Alaska Native Alone	0.7%	0.7%	0.7%
2020 Asian Alone	0.5%	1.6%	3.7%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	24.4%	23.2%	22.4%
2020 Two or More Races	3.5%	3.5%	3.5%
2020 Hispanic Origin (Any Race)	85.9%	79.1%	72.7%

Persons of Hispanic origin represent 72.7% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.1 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	39	46	50
2000 Households	5,823	48,123	91,202
2010 Households	6,107	49,744	96,150
2020 Total Households	6,369	51,645	100,473
2025 Total Households	6,559	53,214	103,832
2000-2010 Annual Rate	0.48%	0.33%	0.53%
2010-2020 Annual Rate	0.41%	0.37%	0.43%
2020-2025 Annual Rate	0.59%	0.60%	0.66%
2020 Average Household Size	3.46	3.27	3.21

The household count in this area has changed from 96,150 in 2010 to 100,473 in the current year, a change of 0.43% annually. The five-year projection of households is 103,832, a change of 0.66% annually from the current year total. Average household size is currently 3.21, compared to 3.15 in the year 2010. The number of families in the current year is 74,023 in the specified area.

Average Household Income

2020 Average Household Income	\$54,028	\$57,370	\$61,817
2025 Average Household Income	\$57,576	\$61,685	\$66,778
2020-2025 Annual Rate	1.28%	1.46%	1.56%

2020 Population 25+ by Educational Attainment

Total	12,496	99,828	194,842
Less than 9th Grade	22.3%	19.8%	17.5%
9th - 12th Grade, No Diploma	16.5%	14.8%	12.8%
High School Graduate	25.6%	27.2%	26.4%
GED/Alternative Credential	8.5%	5.9%	5.7%
Some College, No Degree	13.7%	18.3%	19.4%
Associate Degree	5.9%	4.8%	5.9%
Bachelor's Degree	5.2%	6.6%	8.8%
Graduate/Professional Degree	2.4%	2.6%	3.5%

Data for all businesses in area

	1 mile	3 miles	5 miles
Total Businesses:	577	4,951	9,730
Total Employees:	3,647	48,216	108,221
Total Residential Population:	22,032	169,347	323,219
Employee/Residential Population Ratio (per 100 Residents)	17	28	33

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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