

BUILD TO SUIT OR GROUND LEASE OPPORTUNITIES

FREEWAY FRONTAGE IN WEBSTER, TX



S&P INTERESTS

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5373 W. Alabama St., Ste. 325 | Houston, TX 77056

PROPERTY OVERVIEW



LOCATION

Webster, TX 77598



INCOME

\$95,198 within 3 miles



BTS OPTIONS

Up to 8,000 SF



MULTIPLE CURB CUTS



TRAFFIC COUNT

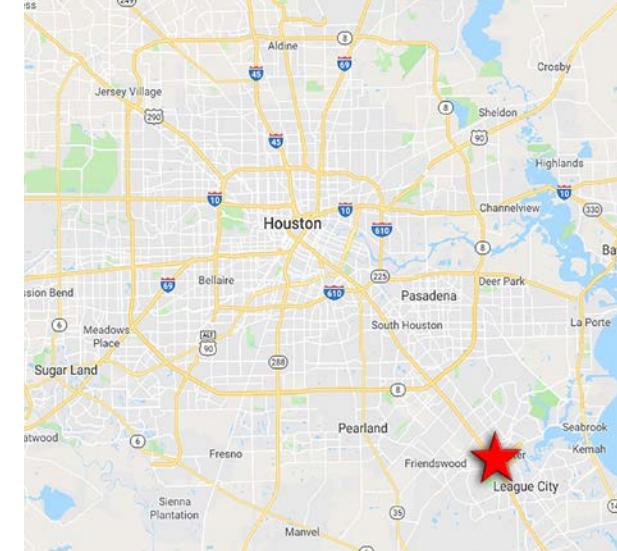
141,248 VPD ('24)



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PROPERTY FEATURES:

- Location: Webster, TX 77598
- BTS Options: Up to 8,000 SF
- Frontage: ± 540' on I-45 South
- Rooftops: 33,051 in 3 mile radius
- Traffic Count: 141,248 Cars Per Day
- Income: \$95,198 in 3 mile radius
- Multiple curb cuts
- Contact broker for pricing

DEMOGRAPHIC SUMMARY:

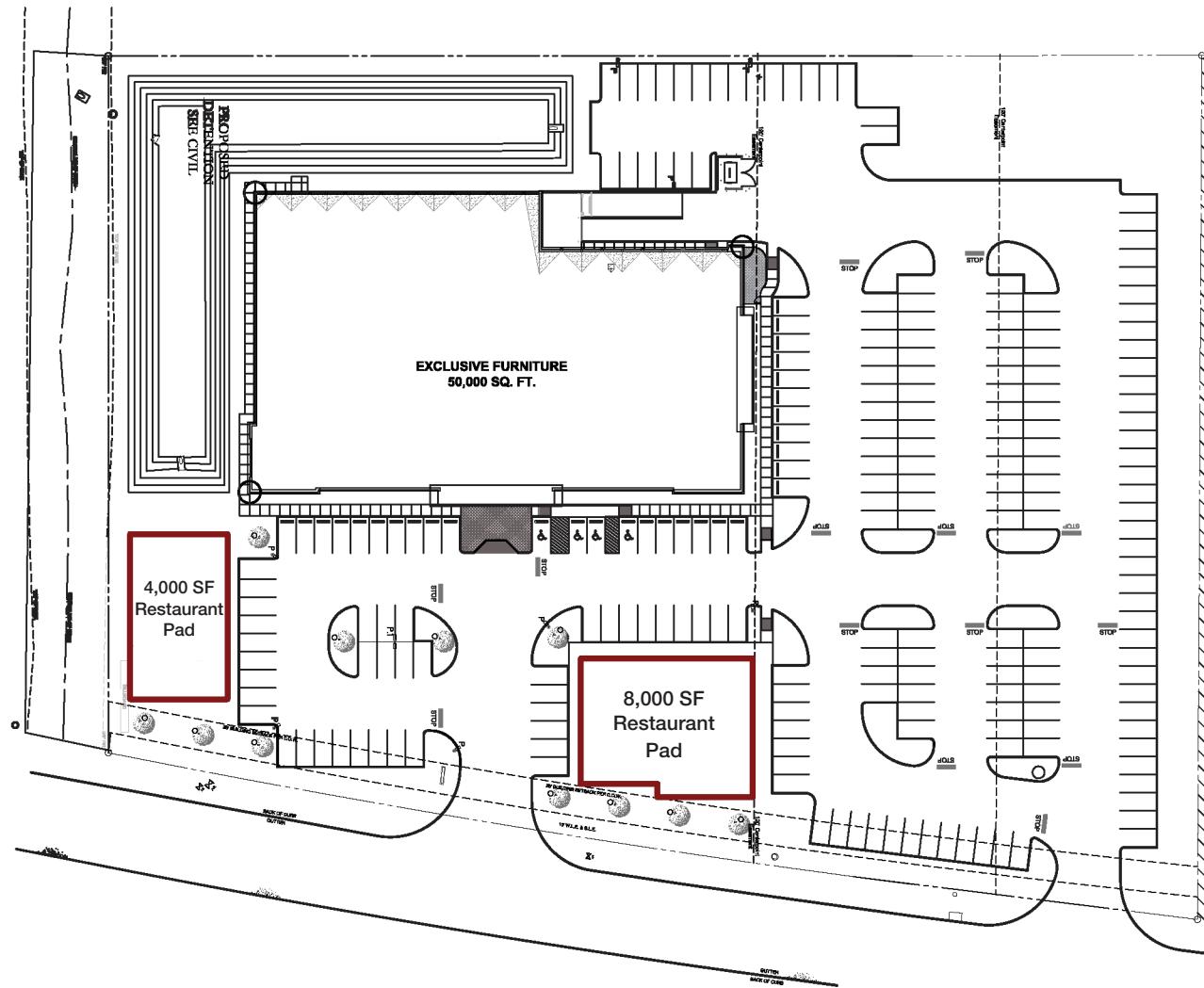
Radius	1 Mile	3 Mile	5 Mile
2024 Population	4,457	82,783	192,577
Households	1,613	33,051	74,131
Average HH Income	\$65,318	\$95,198	\$115,403

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SITE PLAN



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Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	4,672	84,689	197,563
2024 Estimate	4,457	82,783	192,577
2020 Census	3,835	85,826	201,071
Growth 2024 - 2029	4.82%	2.30%	2.59%
Growth 2020 - 2024	16.22%	-3.55%	-4.22%
2024 Population by Age			
	4,457	82,783	192,577
Age 0 - 4	356	7.99%	5,259 6.35%
Age 5 - 9	384	8.62%	5,433 6.56%
Age 10 - 14	343	7.70%	5,381 6.50%
Age 15 - 19	331	7.43%	5,355 6.47%
Age 20 - 24	374	8.39%	5,636 6.81%
Age 25 - 29	397	8.91%	6,367 7.69%
Age 30 - 34	418	9.38%	6,685 8.08%
Age 35 - 39	357	8.01%	6,289 7.60%
Age 40 - 44	291	6.53%	5,797 7.00%
Age 45 - 49	232	5.21%	5,293 6.39%
Age 50 - 54	212	4.76%	5,069 6.12%
Age 55 - 59	182	4.08%	4,692 5.67%
Age 60 - 64	156	3.50%	4,326 5.23%
Age 65 - 69	133	2.98%	3,618 4.37%
Age 70 - 74	96	2.15%	2,913 3.52%
Age 75 - 79	67	1.50%	2,096 2.53%
Age 80 - 84	56	1.26%	1,393 1.68%
Age 85+	73	1.64%	1,181 1.43%
Age 65+	425	9.54%	11,201 13.53%
Median Age	30.50	36.00	37.80
Average Age	32.60	37.10	38.30
2024 Population By Race			
	4,457	82,783	192,577
White	1,416	31.77%	44,150 53.33%
Black	881	19.77%	8,624 10.42%
Am. Indian & Alaskan	83	1.86%	702 0.85%
Asian	237	5.32%	6,305 7.62%
Hawaiian & Pacific Island	0	0.00%	59 0.07%
Other	1,841	41.31%	22,943 27.71%
45,551	23.65%		
Population by Hispanic Origin			
	4,457	82,783	192,577
Non-Hispanic Origin	2,437	54.68%	58,172 70.27%
Hispanic Origin	2,020	45.32%	24,611 29.73%
47,305	24.56%		
2024 Median Age, Male	28.70	34.80	36.60
2024 Average Age, Male	30.50	36.00	37.20
2024 Median Age, Female	32.40	37.30	39.10
2024 Average Age, Female	34.50	38.30	39.30

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification			
Civilian Employed	2,405	72.75%	44,763 68.19%
Civilian Unemployed	147	4.45%	1,646 2.51%
Civilian Non-Labor Force	750	22.69%	19,111 29.11%
Armed Forces	4	0.12%	121 0.18%
Households by Marital Status			
Married	484		13,801 37,061
Married No Children	236		7,744 20,832
Married w/Children	249		6,057 16,228
2024 Population by Education			
Some High School, No Diploma	739	23.95%	4,979 8.23%
High School Grad (Incl Equivalency)	458	14.85%	11,089 18.33%
Some College, No Degree	1,042	33.78%	18,738 30.97%
Associate Degree	415	13.45%	4,784 7.91%
Bachelor Degree	221	7.16%	13,315 22.01%
Advanced Degree	210	6.81%	7,598 12.56%
2024 Population by Occupation			
	4,137	82,612	189,385
Real Estate & Finance	163	3.94%	2,789 3.38%
Professional & Management	693	16.75%	25,502 30.87%
Public Administration	89	2.15%	2,100 2.54%
Education & Health	462	11.17%	10,618 12.85%
Services	686	16.58%	6,860 8.30%
Information	0	0.00%	573 0.69%
Sales	516	12.47%	9,607 11.63%
Transportation	0	0.00%	430 0.52%
Retail	336	8.12%	5,571 6.74%
Wholesale	90	2.18%	1,430 1.73%
Manufacturing	57	1.38%	4,291 5.19%
Production	501	12.11%	4,913 5.95%
Construction	167	4.04%	3,066 3.71%
Utilities	318	7.69%	2,630 3.18%
Agriculture & Mining	58	1.40%	728 0.88%
Farming, Fishing, Forestry	0	0.00%	12 0.01%
Other Services	1	0.02%	1,492 1.81%
2024 Worker Travel Time to Job			
	2,388	41,576	92,413
<30 Minutes	1,829	76.59%	24,389 58.66%
30-60 Minutes	406	17.00%	13,364 32.14%
60+ Minutes	153	6.41%	3,823 9.20%

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Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Size	1,409	34,353	77,786
1-Person Households	412 29.24%	10,488 30.53%	20,672 26.58%
2-Person Households	389 27.61%	9,930 28.91%	23,930 30.76%
3-Person Households	233 16.54%	5,565 16.20%	12,737 16.37%
4-Person Households	204 14.48%	4,653 13.54%	11,899 15.30%
5-Person Households	89 6.32%	2,196 6.39%	5,312 6.83%
6-Person Households	50 3.55%	939 2.73%	2,121 2.73%
7 or more Person Households	32 2.27%	582 1.69%	1,115 1.43%
2024 Average Household Size	2.50	2.40	2.50
Households			
2029 Projection	1,687	33,813	76,073
2024 Estimate	1,613	33,051	74,131
2020 Census	1,409	34,353	77,787
Growth 2024 - 2029	4.59%	2.31%	2.62%
Growth 2020 - 2024	14.48%	-3.79%	-4.70%
2024 Households by HH Income	1,613	33,051	74,131
<\$25,000	224 13.89%	4,419 13.37%	7,649 10.32%
\$25,000 - \$50,000	696 43.15%	6,797 20.57%	11,699 15.78%
\$50,000 - \$75,000	276 17.11%	6,164 18.65%	11,892 16.04%
\$75,000 - \$100,000	148 9.18%	4,339 13.13%	9,637 13.00%
\$100,000 - \$125,000	31 1.92%	3,484 10.54%	8,196 11.06%
\$125,000 - \$150,000	33 2.05%	2,167 6.56%	6,782 9.15%
\$150,000 - \$200,000	167 10.35%	2,795 8.46%	8,070 10.89%
\$200,000+	38 2.36%	2,886 8.73%	10,206 13.77%
2024 Avg Household Income	\$65,318	\$95,198	\$115,403
2024 Med Household Income	\$38,942	\$71,097	\$90,112
2024 Occupied Housing			
Owner Occupied	241 14.94%	15,764 47.69%	45,001 60.70%
Renter Occupied	1,372 85.06%	17,288 52.31%	29,130 39.30%
2020 Housing Units	1,810	37,263	83,602
1 Unit	462 25.52%	19,889 53.37%	55,156 65.97%
2 - 4 Units	209 11.55%	1,829 4.91%	2,717 3.25%
5 - 19 Units	691 38.18%	9,197 24.68%	14,337 17.15%
20+ Units	448 24.75%	6,348 17.04%	11,392 13.63%
2024 Housing Value	240	15,763	45,002
<\$100,000	6 2.50%	698 4.43%	1,508 3.35%
\$100,000 - \$200,000	64 26.67%	4,754 30.16%	7,559 16.80%
\$200,000 - \$300,000	52 21.67%	5,426 34.42%	17,212 38.25%
\$300,000 - \$400,000	80 33.33%	3,140 19.92%	9,985 22.19%
\$400,000 - \$500,000	26 10.83%	959 6.08%	4,254 9.45%
\$500,000 - \$1,000,000	12 5.00%	574 3.64%	3,797 8.44%
\$1,000,000+	0 0.00%	212 1.34%	687 1.53%
2024 Median Home Value	\$296,153	\$244,775	\$278,049

Radius	1 Mile	3 Mile	5 Mile
2024 Housing Units by Yr Built	1,810	37,452	84,297
Built 2010+	346 19.12%	3,807 10.17%	12,843 15.24%
Built 2000 - 2010	477 26.35%	6,357 16.97%	16,187 19.20%
Built 1990 - 1999	174 9.61%	5,137 13.72%	12,963 15.38%
Built 1980 - 1989	187 10.33%	8,311 22.19%	18,663 22.14%
Built 1970 - 1979	162 8.95%	8,514 22.73%	15,195 18.03%
Built 1960 - 1969	463 25.58%	4,130 11.03%	6,478 7.68%
Built 1950 - 1959	1 0.06%	635 1.70%	919 1.09%
Built <1949	0 0.00%	561 1.50%	1,049 1.24%
2024 Median Year Built	1994	1985	1989

Demographic Trend Report

Description	2020	2024	2029
Population	3,835	4,457	4,672
Age 0 - 4	321 8.37%	356 7.99%	339 7.26%
Age 5 - 9	319 8.32%	384 8.62%	360 7.71%
Age 10 - 14	272 7.09%	343 7.70%	366 7.83%
Age 15 - 19	298 7.77%	331 7.43%	351 7.51%
Age 20 - 24	357 9.31%	374 8.39%	354 7.58%
Age 25 - 29	364 9.49%	397 8.91%	373 7.98%
Age 30 - 34	384 10.01%	418 9.38%	396 8.48%
Age 35 - 39	266 6.94%	357 8.01%	389 8.33%
Age 40 - 44	220 5.74%	291 6.53%	350 7.49%
Age 45 - 49	185 4.82%	232 5.21%	291 6.23%
Age 50 - 54	188 4.90%	212 4.76%	242 5.18%
Age 55 - 59	159 4.15%	182 4.08%	206 4.41%
Age 60 - 64	138 3.60%	156 3.50%	175 3.75%
Age 65 - 69	116 3.02%	133 2.98%	148 3.17%
Age 70 - 74	73 1.90%	96 2.15%	118 2.53%
Age 75 - 79	52 1.36%	67 1.50%	84 1.80%
Age 80 - 84	54 1.41%	56 1.26%	57 1.22%
Age 85+	69 1.80%	73 1.64%	75 1.61%
Age 15+	2,923 76.22%	3,375 75.72%	3,609 77.25%
Age 20+	2,625 68.45%	3,044 68.30%	3,258 69.73%
Age 65+	364 9.49%	425 9.54%	482 10.32%
Median Age	30	31	32
Average Age	32.40	32.60	33.90

Population By Race	3,835	4,457	4,672
White	1,395 36.38%	1,416 31.77%	1,473 31.53%
Black	758 19.77%	881 19.77%	927 19.84%
Am. Indian & Alaskan	58 1.51%	83 1.86%	88 1.88%
Asian	216 5.63%	237 5.32%	245 5.24%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	1,404 36.61%	1,841 41.31%	1,939 41.50%

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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.

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 Licensed Broker/Broker Firm Name or
 Primary Assumed Business Name

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 Licensed Supervisor of Sales Agent/
 Associate

Buyer/Tenant/Seller/Landlord Initials _____ Date _____