

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

 **BTS OPTIONS**
Up to 8,000 SF

 **MULTIPLE CURB CUTS**

 **INCOME**
\$95,198 within 3 miles

 **ROOFTOPS**
33,051 within 3 miles

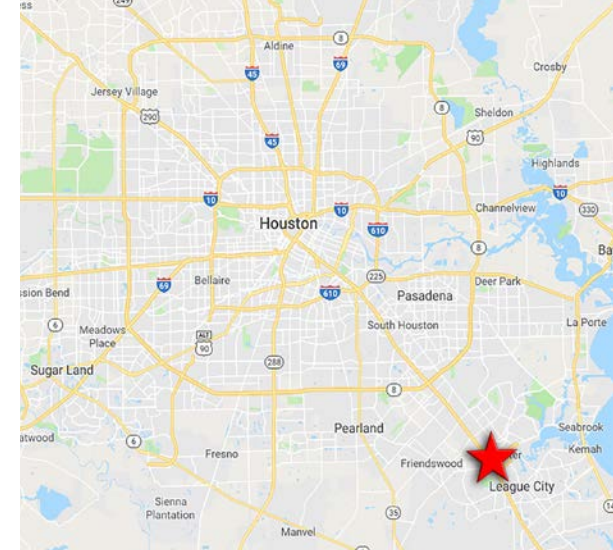
 **TRAFFIC COUNT**
141,248 VPD ('24)



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PROPERTY FEATURES:

- Location: Webster, TX 77598
- BTS Options: Up to 8,000 SF
- Frontage: \pm 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:

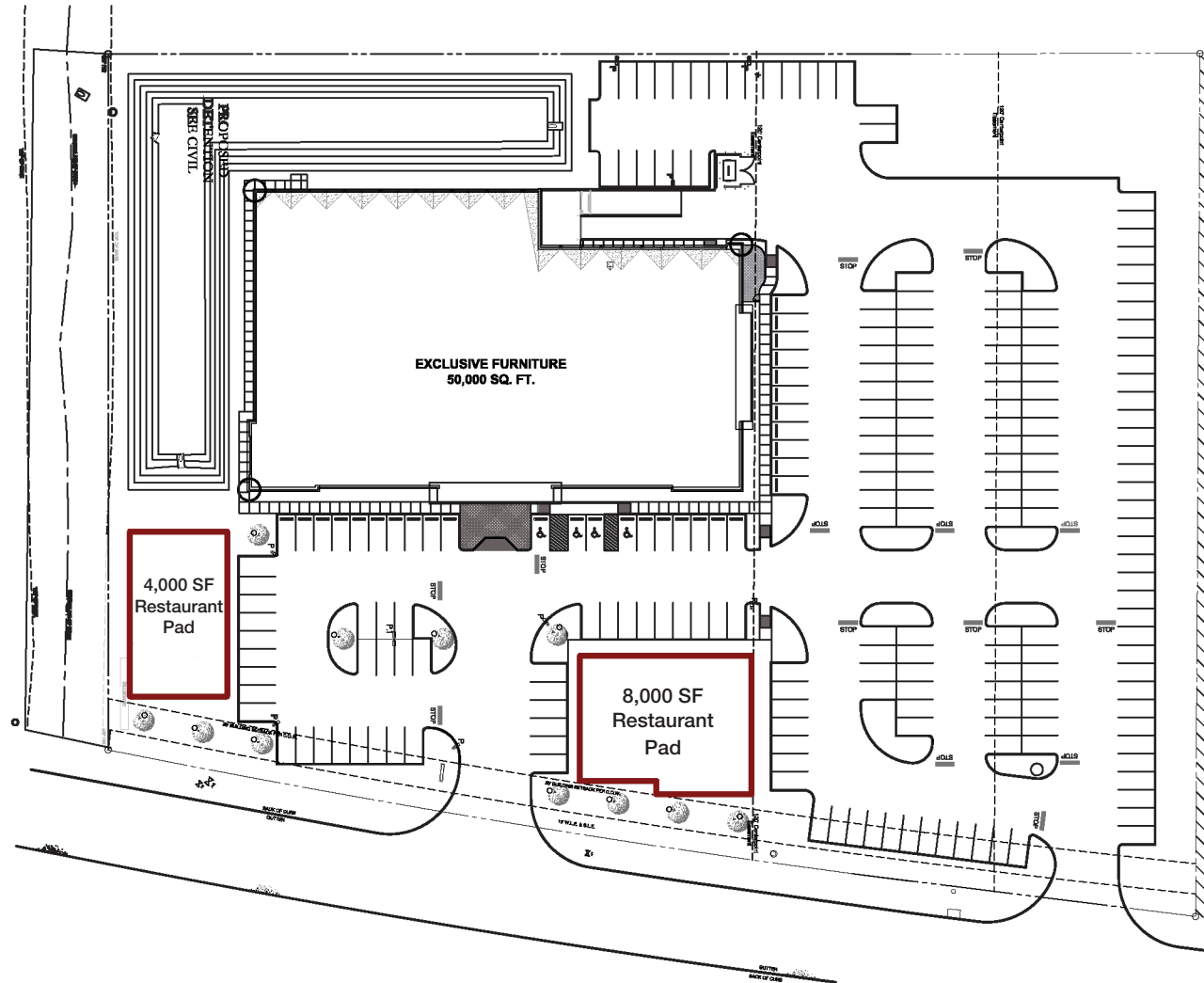
Radius	1 Mile	3 Mile	5 Mile
2024 Population	4,457	82,783	192,577
Households	1,613	33,051	74,131
Average HH Income	\$65,318	\$95,198	\$115,403

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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%	11,402	5.92%
Age 5 - 9	384	8.62%	5,433	6.56%	12,451	6.47%
Age 10 - 14	343	7.70%	5,381	6.50%	12,879	6.69%
Age 15 - 19	331	7.43%	5,355	6.47%	12,906	6.70%
Age 20 - 24	374	8.39%	5,636	6.81%	12,687	6.59%
Age 25 - 29	397	8.91%	6,367	7.69%	12,807	6.65%
Age 30 - 34	418	9.38%	6,685	8.08%	13,427	6.97%
Age 35 - 39	357	8.01%	6,289	7.60%	13,574	7.05%
Age 40 - 44	291	6.53%	5,797	7.00%	13,518	7.02%
Age 45 - 49	232	5.21%	5,293	6.39%	12,822	6.66%
Age 50 - 54	212	4.76%	5,069	6.12%	12,425	6.45%
Age 55 - 59	182	4.08%	4,692	5.67%	11,495	5.97%
Age 60 - 64	156	3.50%	4,326	5.23%	11,051	5.74%
Age 65 - 69	133	2.98%	3,618	4.37%	9,431	4.90%
Age 70 - 74	96	2.15%	2,913	3.52%	7,626	3.96%
Age 75 - 79	67	1.50%	2,096	2.53%	5,437	2.82%
Age 80 - 84	56	1.26%	1,393	1.68%	3,609	1.87%
Age 85+	73	1.64%	1,181	1.43%	3,030	1.57%
Age 65+	425	9.54%	11,201	13.53%	29,133	15.13%
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%	115,042	59.74%
Black	881	19.77%	8,624	10.42%	15,722	8.16%
Am. Indian & Alaskan	83	1.86%	702	0.85%	1,088	0.56%
Asian	237	5.32%	6,305	7.62%	15,065	7.82%
Hawaiian & Pacific Island	0	0.00%	59	0.07%	109	0.06%
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%	145,272	75.44%
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	3,306		65,641		153,272	
Civilian Employed	2,405	72.75%	44,763	68.19%	101,243	66.05%
Civilian Unemployed	147	4.45%	1,646	2.51%	3,735	2.44%
Civilian Non-Labor Force	750	22.69%	19,111	29.11%	47,998	31.32%
Armed Forces	4	0.12%	121	0.18%	296	0.19%
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%	8,316	5.99%
High School Grad (Incl Equivalency)	458	14.85%	11,089	18.33%	22,837	16.46%
Some College, No Degree	1,042	33.78%	18,738	30.97%	40,459	29.17%
Associate Degree	415	13.45%	4,784	7.91%	8,472	6.11%
Bachelor Degree	221	7.16%	13,315	22.01%	37,202	26.82%
Advanced Degree	210	6.81%	7,598	12.56%	21,438	15.45%
2024 Population by Occupation						
Real Estate & Finance	163	3.94%	2,789	3.38%	6,088	3.21%
Professional & Management	693	16.75%	25,502	30.87%	65,517	34.59%
Public Administration	89	2.15%	2,100	2.54%	4,863	2.57%
Education & Health	462	11.17%	10,618	12.85%	25,849	13.65%
Services	686	16.58%	6,860	8.30%	12,151	6.42%
Information	0	0.00%	573	0.69%	1,219	0.64%
Sales	516	12.47%	9,607	11.63%	20,346	10.74%
Transportation	0	0.00%	430	0.52%	1,158	0.61%
Retail	336	8.12%	5,571	6.74%	9,905	5.23%
Wholesale	90	2.18%	1,430	1.73%	3,041	1.61%
Manufacturing	57	1.38%	4,291	5.19%	11,613	6.13%
Production	501	12.11%	4,913	5.95%	10,262	5.42%
Construction	167	4.04%	3,066	3.71%	6,012	3.17%
Utilities	318	7.69%	2,630	3.18%	6,190	3.27%
Agriculture & Mining	58	1.40%	728	0.88%	1,698	0.90%
Farming, Fishing, Forestry	0	0.00%	12	0.01%	33	0.02%
Other Services	1	0.02%	1,492	1.81%	3,440	1.82%
2024 Worker Travel Time to Job						
<30 Minutes	1,829	76.59%	24,389	58.66%	52,534	56.85%
30-60 Minutes	406	17.00%	13,364	32.14%	30,641	33.16%
60+ Minutes	153	6.41%	3,823	9.20%	9,238	10.00%

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	1,613		33,052		74,131	
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%



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Buyer/Tenant/Seller/Landlord Initials

Date