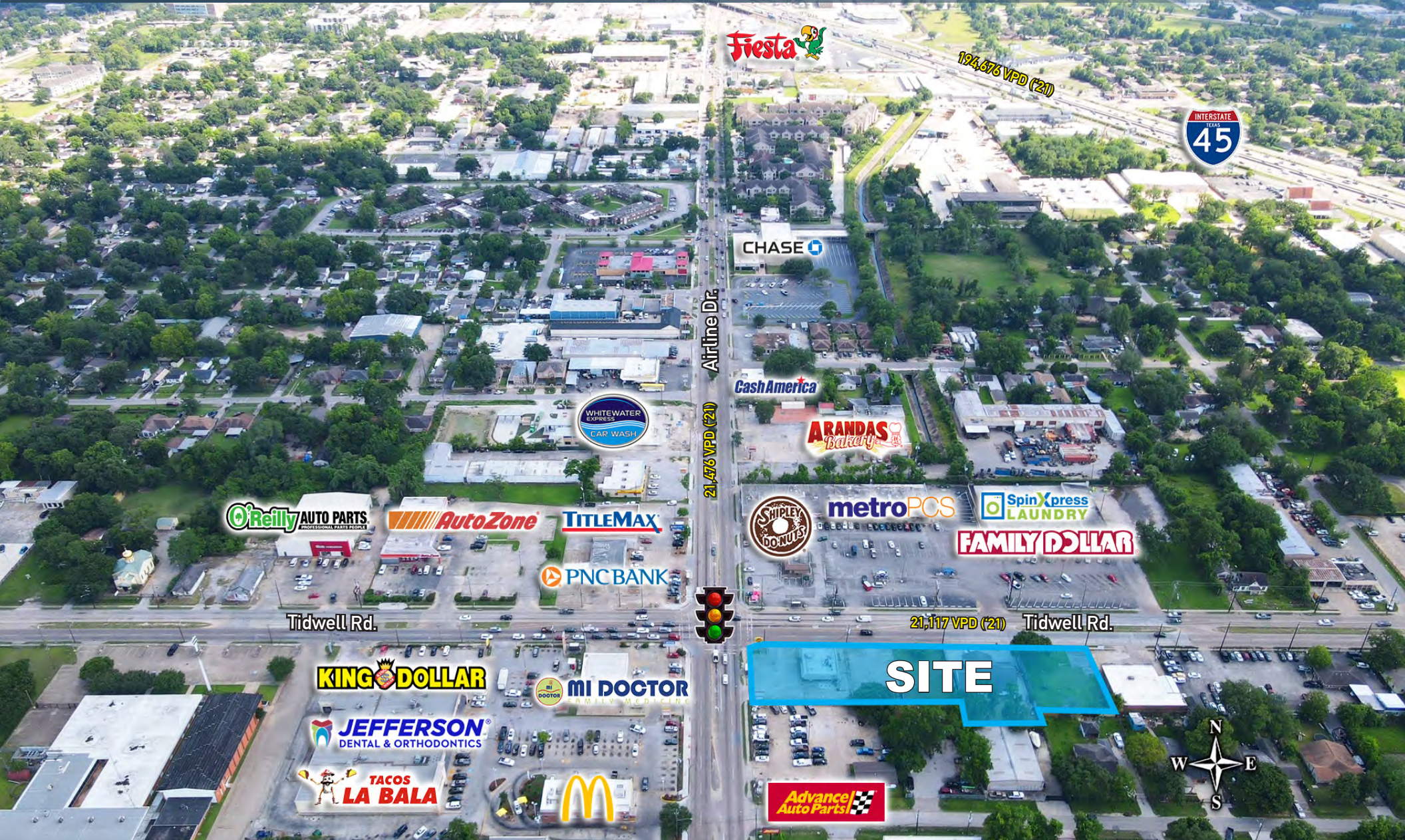


FOR SALE: 1.08 ACRES ON AIRLINE DRIVE & TIDWELL ROAD

925 E. TIDWELL RD. | HOUSTON, TX 77022



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S&P INTERESTS

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW

LOCATION
Hard Corner | Houston, TX 77022

LAND
1.08 Acres

TRAFFIC COUNTS
42,593 cars per day

ROOFTOPS
46,235 within 3 miles

FRONTAGE
Hard Corner - Signalized Intersection

INCOME
\$72,846 within 3 miles

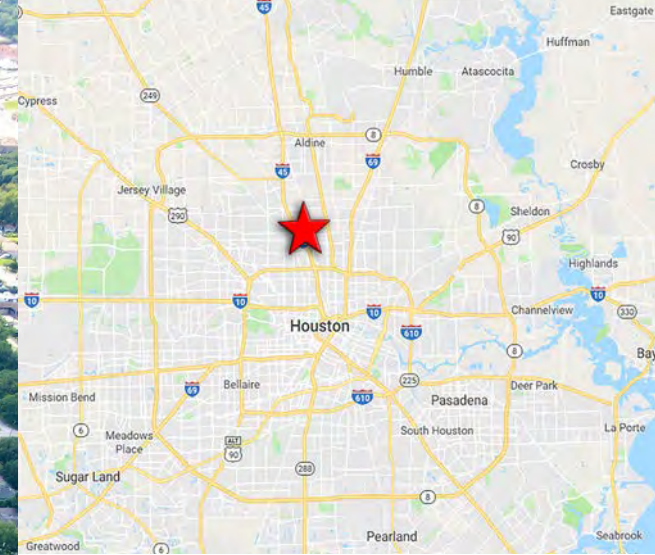


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PROPERTY FEATURES:

- Hard Corner | Houston, TX 77022
- Frontage: Airline Dr. and Tidwell Rd.
- Rooftops: 46,235 in 3 mile radius
- Traffic Count: 42,593 Cars Per Day
- Income: \$72,846 in 3 mile radius
- Contact broker for pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	17,527	135,554	353,251
Households	5,881	46,235	127,249
Average HH Income	\$45,361	\$72,846	\$87,145

TRAFFIC COUNTS:

Tidwell/Airline: 42,593 VPD (TXDOT 2021)

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	17,777	139,211	363,267
2024 Estimate	17,527	135,554	353,251
2020 Census	18,181	131,595	340,411
Growth 2024 - 2029	1.43%	2.70%	2.84%
Growth 2020 - 2024	-3.60%	3.01%	3.77%

2024 Population by Age	17,527	135,554	353,251
Age 0 - 4	1,097 6.26%	9,075 6.69%	24,274 6.87%
Age 5 - 9	1,235 7.05%	9,862 7.28%	25,321 7.17%
Age 10 - 14	1,293 7.38%	9,794 7.23%	24,284 6.87%
Age 15 - 19	1,282 7.31%	9,470 6.99%	22,988 6.51%
Age 20 - 24	1,269 7.24%	9,070 6.69%	22,163 6.27%
Age 25 - 29	1,282 7.31%	9,391 6.93%	24,819 7.03%
Age 30 - 34	1,202 6.86%	10,133 7.48%	28,428 8.05%
Age 35 - 39	1,125 6.42%	10,050 7.41%	28,229 7.99%
Age 40 - 44	1,121 6.40%	9,603 7.08%	26,060 7.38%
Age 45 - 49	1,043 5.95%	8,526 6.29%	22,476 6.36%
Age 50 - 54	1,010 5.76%	8,102 5.98%	20,891 5.91%
Age 55 - 59	965 5.51%	7,626 5.63%	19,456 5.51%
Age 60 - 64	952 5.43%	7,110 5.25%	18,087 5.12%
Age 65 - 69	884 5.04%	6,217 4.59%	15,935 4.51%
Age 70 - 74	711 4.06%	4,658 3.44%	12,022 3.40%
Age 75 - 79	509 2.90%	3,168 2.34%	8,215 2.33%
Age 80 - 84	313 1.79%	1,976 1.46%	5,128 1.45%
Age 85+	232 1.32%	1,723 1.27%	4,476 1.27%
Age 65+	2,649 15.11%	17,742 13.09%	45,776 12.96%

Median Age	35.50	35.50	35.80
Average Age	37.10	36.40	36.50

2024 Population By Race	17,527	135,554	353,251
White	3,356 19.15%	35,545 26.22%	105,391 29.83%
Black	2,024 11.55%	19,703 14.54%	60,135 17.02%
Am. Indian & Alaskan	495 2.82%	3,087 2.28%	6,531 1.85%
Asian	102 0.58%	1,655 1.22%	7,165 2.03%
Hawaiian & Pacific Island	4 0.02%	71 0.05%	175 0.05%
Other	11,547 65.88%	75,493 55.69%	173,854 49.22%

Population by Hispanic Origin	17,527	135,554	353,251
Non-Hispanic Origin	3,419 19.51%	43,837 32.34%	147,394 41.73%
Hispanic Origin	14,108 80.49%	91,717 67.66%	205,857 58.27%

2024 Median Age, Male	35.10	35.30	35.70
2024 Average Age, Male	36.50	36.00	36.10

2024 Median Age, Female	35.90	35.60	35.80
2024 Average Age, Female	37.70	36.80	36.90

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification	13,645	104,932	274,771
Civilian Employed	7,783 57.04%	61,692 58.79%	170,264 61.97%
Civilian Unemployed	227 1.66%	2,257 2.15%	6,762 2.46%
Civilian Non-Labor Force	5,635 41.30%	40,983 39.06%	97,728 35.57%
Armed Forces	0 0.00%	0 0.00%	17 0.01%

Households by Marital Status	1 Mile	3 Mile	5 Mile
Married	2,126	18,738	50,211
Married No Children	1,207	10,486	28,238
Married w/Children	919	8,252	21,973

2024 Population by Education	11,645	93,165	248,735
Some High School, No Diploma	5,525 47.45%	29,693 31.87%	67,396 27.10%
High School Grad (Incl Equivalency)	3,163 27.16%	23,235 24.94%	57,235 23.01%
Some College, No Degree	1,634 14.03%	17,489 18.77%	45,443 18.27%
Associate Degree	294 2.52%	4,881 5.24%	14,513 5.83%
Bachelor Degree	777 6.67%	10,679 11.46%	38,915 15.65%
Advanced Degree	252 2.16%	7,188 7.72%	25,233 10.14%

2024 Population by Occupation	13,406	109,620	304,519
Real Estate & Finance	107 0.80%	2,962 2.70%	9,998 3.28%
Professional & Management	2,110 15.74%	25,069 22.87%	82,614 27.13%
Public Administration	172 1.28%	1,400 1.28%	3,586 1.18%
Education & Health	1,121 8.36%	9,998 9.12%	27,780 9.12%
Services	1,415 10.55%	11,158 10.18%	27,207 8.93%
Information	58 0.43%	541 0.49%	1,800 0.59%
Sales	1,699 12.67%	12,404 11.32%	32,614 10.71%
Transportation	286 2.13%	1,952 1.78%	5,056 1.66%
Retail	1,245 9.29%	7,311 6.67%	16,756 5.50%
Wholesale	270 2.01%	1,719 1.57%	4,897 1.61%
Manufacturing	402 3.00%	4,913 4.48%	14,075 4.62%
Production	1,327 9.90%	9,627 8.78%	23,792 7.81%
Construction	1,960 14.62%	10,943 9.98%	27,173 8.92%
Utilities	263 1.96%	3,486 3.18%	10,164 3.34%
Agriculture & Mining	55 0.41%	1,631 1.49%	6,444 2.12%
Farming, Fishing, Forestry	87 0.65%	92 0.08%	246 0.08%
Other Services	829 6.18%	4,414 4.03%	10,317 3.39%

2024 Worker Travel Time to Job	7,520	57,698	155,546
<30 Minutes	3,409 45.33%	28,222 48.91%	80,986 52.07%
30-60 Minutes	3,663 48.71%	25,348 43.93%	62,667 40.29%
60+ Minutes	448 5.96%	4,128 7.15%	11,893 7.65%

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Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Size	6,138	44,556	121,696
1-Person Households	1,776 28.93%	10,987 24.66%	32,858 27.00%
2-Person Households	1,389 22.63%	11,498 25.81%	33,453 27.49%
3-Person Households	920 14.99%	7,546 16.94%	20,032 16.46%
4-Person Households	884 14.40%	6,616 14.85%	16,474 13.54%
5-Person Households	602 9.81%	4,138 9.29%	9,889 8.13%
6-Person Households	325 5.29%	2,143 4.81%	5,099 4.19%
7 or more Person Households	242 3.94%	1,628 3.65%	3,891 3.20%

2024 Average Household Size	2.90	2.90	2.70
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Households			
2029 Projection	5,962	47,576	131,120
2024 Estimate	5,881	46,235	127,249
2020 Census	6,138	44,556	121,696
Growth 2024 - 2029	1.38%	2.90%	3.04%
Growth 2020 - 2024	-4.19%	3.77%	4.56%

2024 Households by HH Income	5,878	46,235	127,249
<\$25,000	2,510 42.70%	14,044 30.38%	32,778 25.76%
\$25,000 - \$50,000	1,026 17.45%	10,795 23.35%	28,623 22.49%
\$50,000 - \$75,000	1,285 21.86%	7,047 15.24%	18,046 14.18%
\$75,000 - \$100,000	436 7.42%	4,401 9.52%	11,437 8.99%
\$100,000 - \$125,000	341 5.80%	2,736 5.92%	8,670 6.81%
\$125,000 - \$150,000	213 3.62%	1,784 3.86%	5,961 4.68%
\$150,000 - \$200,000	30 0.51%	1,972 4.27%	7,637 6.00%
\$200,000+	37 0.63%	3,456 7.47%	14,097 11.08%

2024 Avg Household Income	\$45,361	\$72,846	\$87,145
2024 Med Household Income	\$32,312	\$44,658	\$52,784

2024 Occupied Housing	5,881	46,235	127,249
Owner Occupied	2,297 39.06%	24,371 52.71%	69,180 54.37%
Renter Occupied	3,584 60.94%	21,864 47.29%	58,069 45.63%
2020 Housing Units	6,394	49,947	138,066
1 Unit	3,828 59.87%	36,677 73.43%	102,516 74.25%
2 - 4 Units	280 4.38%	2,825 5.66%	7,924 5.74%
5 - 19 Units	685 10.71%	4,147 8.30%	11,116 8.05%
20+ Units	1,601 25.04%	6,298 12.61%	16,510 11.96%

2024 Housing Value	2,297	24,372	69,180
<\$100,000	501 21.81%	4,321 17.73%	12,580 18.18%
\$100,000 - \$200,000	1,014 44.14%	6,992 28.69%	16,557 23.93%
\$200,000 - \$300,000	341 14.85%	3,798 15.58%	9,105 13.16%
\$300,000 - \$400,000	251 10.93%	2,337 9.59%	8,460 12.23%
\$400,000 - \$500,000	64 2.79%	2,545 10.44%	8,148 11.78%
\$500,000 - \$1,000,000	78 3.40%	3,704 15.20%	11,837 17.11%
\$1,000,000+	48 2.09%	675 2.77%	2,493 3.60%
2024 Median Home Value	\$163,855	\$222,986	\$259,890

Radius	1 Mile	3 Mile	5 Mile
2024 Housing Units by Yr Built	6,606	52,283	143,868
Built 2010+	226 3.42%	7,694 14.72%	25,928 18.02%
Built 2000 - 2010	640 9.69%	4,270 8.17%	12,983 9.02%
Built 1990 - 1999	603 9.13%	3,204 6.13%	7,745 5.38%
Built 1980 - 1989	287 4.34%	2,976 5.69%	9,735 6.77%
Built 1970 - 1979	738 11.17%	5,232 10.01%	17,494 12.16%
Built 1960 - 1969	1,237 18.73%	9,083 17.37%	21,689 15.08%
Built 1950 - 1959	1,949 29.50%	10,566 20.21%	23,743 16.50%
Built <1949	926 14.02%	9,258 17.71%	24,551 17.06%
2024 Median Year Built	1962	1966	1970

Demographic Trend Report

Description	2010	2022	2027
Population	3,642	8,798	10,780
Age 0 - 4	314 8.62%	598 6.80%	667 6.19%
Age 5 - 9	320 8.79%	685 7.79%	727 6.74%
Age 10 - 14	314 8.62%	723 8.22%	798 7.40%
Age 15 - 19	284 7.80%	671 7.63%	820 7.61%
Age 20 - 24	216 5.93%	550 6.25%	762 7.07%
Age 25 - 29	306 8.40%	504 5.73%	675 6.26%
Age 30 - 34	279 7.66%	570 6.48%	646 5.99%
Age 35 - 39	298 8.18%	697 7.92%	707 6.56%
Age 40 - 44	274 7.52%	715 8.13%	786 7.29%
Age 45 - 49	251 6.89%	659 7.49%	804 7.46%
Age 50 - 54	244 6.70%	555 6.31%	745 6.91%
Age 55 - 59	191 5.24%	471 5.35%	645 5.98%
Age 60 - 64	144 3.95%	424 4.82%	552 5.12%
Age 65 - 69	87 2.39%	359 4.08%	471 4.37%
Age 70 - 74	53 1.46%	272 3.09%	382 3.54%
Age 75 - 79	30 0.82%	173 1.97%	276 2.56%
Age 80 - 84	22 0.60%	96 1.09%	172 1.60%
Age 85+	14 0.38%	76 0.86%	144 1.34%
Age 15+	2,693 73.94%	6,792 77.20%	8,587 79.66%
Age 20+	2,409 66.14%	6,121 69.57%	7,767 72.05%
Age 65+	206 5.66%	976 11.09%	1,445 13.40%
Median Age	31	36	37
Average Age	31.70	35.30	37.10

Population By Race	3,642	8,798	10,780
White	2,510 68.92%	5,503 62.55%	6,546 60.72%
Black	809 22.21%	2,188 24.87%	2,813 26.09%
Am. Indian & Alaskan	20 0.55%	46 0.52%	57 0.53%
Asian	233 6.40%	854 9.71%	1,093 10.14%
Hawaiian & Pacific Islander	2 0.05%	9 0.10%	12 0.11%
Other	62 1.70%	198 2.25%	259 2.40%



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:
 - 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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