

5-UNIT CO-OP APARTMENT BUILDING NEAR UNIVERSITY OF HOUSTON

FOR SALE

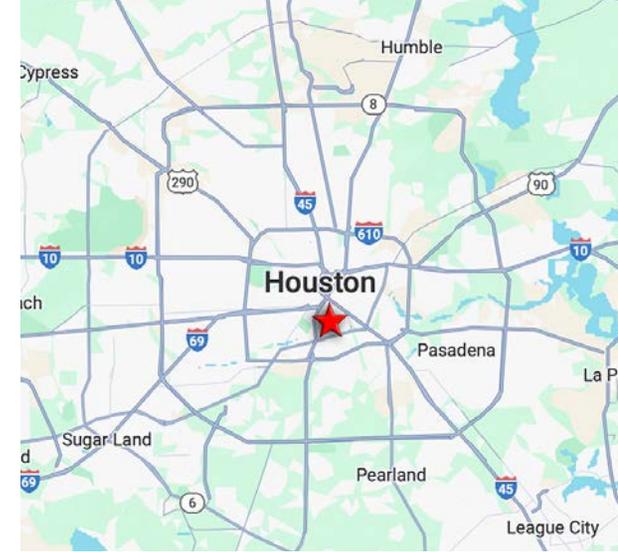
3522 SAMPSON ST. | HOUSTON, TEXAS 77004



S&P INTERESTS

NELSON SENEGAL
832-797-5698
nelson@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5373 W. Alabama St., Ste. 325 | Houston, TX 77056



PROPERTY FEATURES:

- 3522 Sampson Street, Houston, TX 77004
- 5 Unit Multi-Family Apartment Building
- Building Size: 3,072 SF
- 100% Occupied
- Convenient Access to Major Freeways
- Walking Distance from University of Houston and Texas Southern University
- Onsite Laundry
- Secure Parking
- 8.48% Cap Rate
- Contact Agent for Pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	28,549	188,933	484,528
Households	8,588	80,322	208,483
Average HH Income	\$63,807	\$93,128	\$98,011

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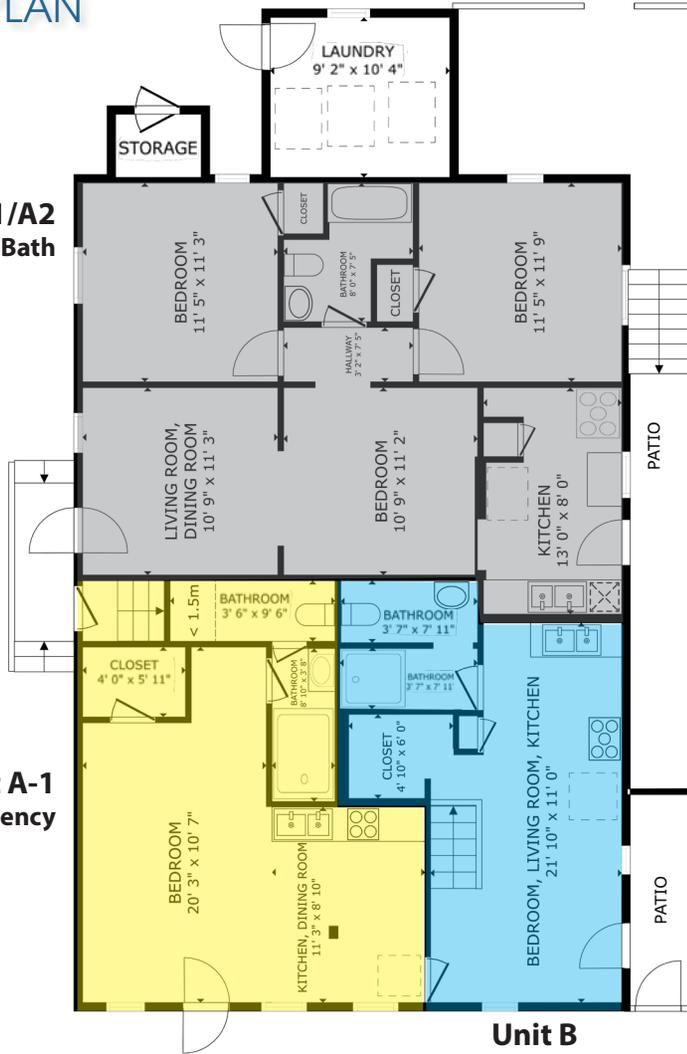
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FLOOR PLAN

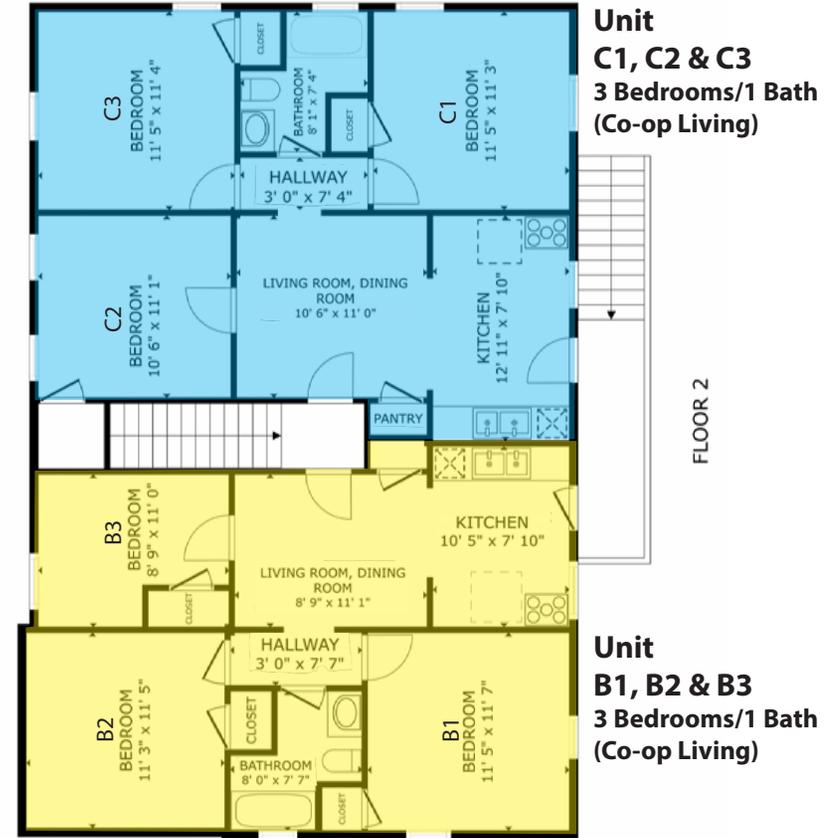
Unit A1/A2
3 Bedrooms/1 Bath

Unit A-1
Efficiency

Unit B
Efficiency



FLOOR 1



FLOOR 2

SAMPSON STREET

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	29,800	196,220	502,516
2024 Estimate	28,549	188,933	484,528
2020 Census	24,594	169,786	442,417
Growth 2024 - 2029	4.38%	3.86%	3.71%
Growth 2020 - 2024	16.08%	11.28%	9.52%

2024 Population by Age	28,549	188,933	484,528
Age 0 - 4	2,048 7.17%	12,149 6.43%	32,056 6.62%
Age 5 - 9	1,232 4.32%	8,488 4.49%	26,363 5.44%
Age 10 - 14	895 3.13%	6,674 3.53%	22,930 4.73%
Age 15 - 19	2,375 8.32%	9,090 4.81%	24,406 5.04%
Age 20 - 24	5,649 19.79%	17,014 9.01%	35,423 7.31%
Age 25 - 29	4,575 16.03%	21,535 11.40%	47,769 9.86%
Age 30 - 34	2,512 8.80%	21,549 11.41%	50,787 10.48%
Age 35 - 39	1,521 5.33%	17,644 9.34%	43,150 8.91%
Age 40 - 44	1,221 4.28%	13,887 7.35%	35,400 7.31%
Age 45 - 49	1,008 3.53%	10,822 5.73%	28,725 5.93%
Age 50 - 54	941 3.30%	9,660 5.11%	26,214 5.41%
Age 55 - 59	942 3.30%	9,246 4.89%	24,939 5.15%
Age 60 - 64	973 3.41%	8,933 4.73%	23,918 4.94%
Age 65 - 69	982 3.44%	7,780 4.12%	21,057 4.35%
Age 70 - 74	728 2.55%	5,840 3.09%	16,308 3.37%
Age 75 - 79	453 1.59%	3,968 2.10%	11,531 2.38%
Age 80 - 84	254 0.89%	2,458 1.30%	7,241 1.49%
Age 85+	241 0.84%	2,196 1.16%	6,312 1.30%
Age 65+	2,658 9.31%	22,242 11.77%	62,449 12.89%

Median Age	27.30	34.50	35.30
Average Age	31.80	36.80	37.10

2024 Population By Race	28,549	188,933	484,528
White	6,121 21.44%	65,434 34.63%	170,210 35.13%
Black	13,172 46.14%	54,982 29.10%	112,149 23.15%
Am. Indian & Alaskan	89 0.31%	1,738 0.92%	5,066 1.05%
Asian	4,507 15.79%	15,778 8.35%	38,633 7.97%
Hawaiian & Pacific Island	13 0.05%	216 0.11%	370 0.08%
Other	4,648 16.28%	50,786 26.88%	158,101 32.63%

Population by Hispanic Origin	28,549	188,933	484,528
Non-Hispanic Origin	23,556 82.51%	130,408 69.02%	302,868 62.51%
Hispanic Origin	4,993 17.49%	58,524 30.98%	181,660 37.49%

2024 Median Age, Male	28.20	35.40	35.70
2024 Average Age, Male	32.20	37.00	37.00

2024 Median Age, Female	26.40	33.50	34.80
2024 Average Age, Female	31.40	36.50	37.30

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification	23,895	159,784	398,272
Civilian Employed	10,105 42.29%	94,291 59.01%	246,177 61.81%
Civilian Unemployed	953 3.99%	5,268 3.30%	12,170 3.06%
Civilian Non-Labor Force	12,837 53.72%	60,078 37.60%	139,680 35.07%
Armed Forces	0 0.00%	147 0.09%	245 0.06%

Households by Marital Status	1 Mile	3 Mile	5 Mile
Married	1,294	19,608	61,090
Married No Children	832	13,860	39,527
Married w/Children	462	5,747	21,563

2024 Population by Education	17,956	144,084	363,057
Some High School, No Diploma	1,770 9.86%	17,097 11.87%	56,442 15.55%
High School Grad (Incl Equivalency)	4,003 22.29%	24,230 16.82%	62,110 17.11%
Some College, No Degree	4,288 23.88%	27,884 19.35%	63,549 17.50%
Associate Degree	1,607 8.95%	8,565 5.94%	19,707 5.43%
Bachelor Degree	3,510 19.55%	34,760 24.12%	82,945 22.85%
Advanced Degree	2,778 15.47%	31,548 21.90%	78,304 21.57%

2024 Population by Occupation	19,569	178,792	463,390
Real Estate & Finance	699 3.57%	6,863 3.84%	18,666 4.03%
Professional & Management	4,966 25.38%	67,795 37.92%	168,840 36.44%
Public Administration	322 1.65%	2,610 1.46%	6,282 1.36%
Education & Health	3,072 15.70%	25,015 13.99%	61,332 13.24%
Services	2,441 12.47%	13,356 7.47%	34,400 7.42%
Information	229 1.17%	1,188 0.66%	2,863 0.62%
Sales	2,239 11.44%	16,190 9.06%	40,823 8.81%
Transportation	1,206 6.16%	4,539 2.54%	10,907 2.35%
Retail	1,233 6.30%	6,378 3.57%	16,942 3.66%
Wholesale	108 0.55%	2,682 1.50%	6,963 1.50%
Manufacturing	469 2.40%	6,736 3.77%	18,986 4.10%
Production	1,157 5.91%	7,620 4.26%	22,778 4.92%
Construction	364 1.86%	5,513 3.08%	20,077 4.33%
Utilities	427 2.18%	4,983 2.79%	12,616 2.72%
Agriculture & Mining	139 0.71%	3,366 1.88%	10,120 2.18%
Farming, Fishing, Forestry	0 0.00%	37 0.02%	237 0.05%
Other Services	498 2.54%	3,921 2.19%	10,558 2.28%

2024 Worker Travel Time to Job	9,110	84,170	219,277
<30 Minutes	6,743 74.02%	56,228 66.80%	144,019 65.68%
30-60 Minutes	1,917 21.04%	23,584 28.02%	63,428 28.93%
60+ Minutes	450 4.94%	4,358 5.18%	11,830 5.40%

Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Size	7,043	71,341	188,850
1-Person Households	3,472 49.30%	32,483 45.53%	76,631 40.58%
2-Person Households	1,665 23.64%	21,839 30.61%	57,073 30.22%
3-Person Households	899 12.76%	7,797 10.93%	23,050 12.21%
4-Person Households	577 8.19%	5,035 7.06%	16,843 8.92%
5-Person Households	236 3.35%	2,291 3.21%	8,305 4.40%
6-Person Households	102 1.45%	1,110 1.56%	4,077 2.16%
7 or more Person Households	92 1.31%	786 1.10%	2,871 1.52%

2024 Average Household Size	2.00	2.00	2.10
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Households			
2029 Projection	9,072	83,812	216,846
2024 Estimate	8,588	80,322	208,483
2020 Census	7,042	71,340	188,849
Growth 2024 - 2029	5.64%	4.35%	4.01%
Growth 2020 - 2024	21.95%	12.59%	10.40%

2024 Households by HH Income	8,588	80,321	208,481
<\$25,000	3,510 40.87%	19,486 24.26%	47,650 22.86%
\$25,000 - \$50,000	1,835 21.37%	14,325 17.83%	37,980 18.22%
\$50,000 - \$75,000	1,053 12.26%	12,301 15.31%	31,761 15.23%
\$75,000 - \$100,000	552 6.43%	8,345 10.39%	21,164 10.15%
\$100,000 - \$125,000	455 5.30%	6,415 7.99%	16,788 8.05%
\$125,000 - \$150,000	279 3.25%	4,365 5.43%	11,070 5.31%
\$150,000 - \$200,000	319 3.71%	5,772 7.19%	13,558 6.50%
\$200,000+	585 6.81%	9,312 11.59%	28,510 13.68%

2024 Avg Household Income	\$63,807	\$93,128	\$98,011
2024 Med Household Income	\$37,286	\$61,739	\$63,685

2024 Occupied Housing	8,587	80,322	208,483
Owner Occupied	2,166 25.22%	26,299 32.74%	77,975 37.40%
Renter Occupied	6,421 74.78%	54,023 67.26%	130,508 62.60%
2020 Housing Units	9,882	92,397	238,195
1 Unit	5,940 60.11%	39,428 42.67%	113,831 47.79%
2 - 4 Units	1,609 16.28%	8,167 8.84%	18,711 7.86%
5 - 19 Units	1,395 14.12%	10,647 11.52%	27,687 11.62%
20+ Units	938 9.49%	34,155 36.97%	77,966 32.73%

2024 Housing Value	2,167	26,298	77,975
<\$100,000	100 4.61%	2,181 8.29%	12,538 16.08%
\$100,000 - \$200,000	328 15.14%	4,126 15.69%	13,109 16.81%
\$200,000 - \$300,000	511 23.58%	4,852 18.45%	10,208 13.09%
\$300,000 - \$400,000	761 35.12%	5,946 22.61%	10,994 14.10%
\$400,000 - \$500,000	270 12.46%	3,589 13.65%	7,719 9.90%
\$500,000 - \$1,000,000	167 7.71%	4,187 15.92%	15,249 19.56%
\$1,000,000+	30 1.38%	1,417 5.39%	8,158 10.46%
2024 Median Home Value	\$318,988	\$333,468	\$328,493

Radius	1 Mile	3 Mile	5 Mile
2024 Housing Units by Yr Built	9,957	92,858	239,580
Built 2010+	2,101 21.10%	27,879 30.02%	63,105 26.34%
Built 2000 - 2010	541 5.43%	13,052 14.06%	31,465 13.13%
Built 1990 - 1999	277 2.78%	6,318 6.80%	21,212 8.85%
Built 1980 - 1989	294 2.95%	4,187 4.51%	17,074 7.13%
Built 1970 - 1979	710 7.13%	4,928 5.31%	17,237 7.19%
Built 1960 - 1969	812 8.16%	6,730 7.25%	18,017 7.52%
Built 1950 - 1959	1,490 14.96%	8,805 9.48%	23,672 9.88%
Built <1949	3,732 37.48%	20,959 22.57%	47,798 19.95%
2024 Median Year Built	1957	1990	1987

Demographic Trend Report

Description	2020	2024	2029
Population	24,594	28,549	29,800
Age 0 - 4	791 3.22%	2,048 7.17%	2,811 9.43%
Age 5 - 9	782 3.18%	1,232 4.32%	2,037 6.84%
Age 10 - 14	667 2.71%	895 3.13%	1,379 4.63%
Age 15 - 19	3,860 15.69%	2,375 8.32%	1,459 4.90%
Age 20 - 24	7,945 32.30%	5,649 19.79%	2,833 9.51%
Age 25 - 29	2,076 8.44%	4,575 16.03%	3,961 13.29%
Age 30 - 34	1,418 5.77%	2,512 8.80%	3,663 12.29%
Age 35 - 39	990 4.03%	1,521 5.33%	2,603 8.73%
Age 40 - 44	909 3.70%	1,221 4.28%	1,747 5.86%
Age 45 - 49	756 3.07%	1,008 3.53%	1,284 4.31%
Age 50 - 54	752 3.06%	941 3.30%	1,054 3.54%
Age 55 - 59	834 3.39%	942 3.30%	954 3.20%
Age 60 - 64	855 3.48%	973 3.41%	925 3.10%
Age 65 - 69	869 3.53%	982 3.44%	916 3.07%
Age 70 - 74	445 1.81%	728 2.55%	825 2.77%
Age 75 - 79	278 1.13%	453 1.59%	618 2.07%
Age 80 - 84	149 0.61%	254 0.89%	386 1.30%
Age 85+	220 0.89%	241 0.84%	345 1.16%
Age 15+	22,356 90.90%	24,375 85.38%	23,573 79.10%
Age 20+	18,496 75.21%	22,000 77.06%	22,114 74.21%
Age 65+	1,961 7.97%	2,658 9.31%	3,090 10.37%
Median Age	24	27	31
Average Age	30.50	31.80	32.80

Population By Race	24,594	28,549	29,800
White	5,957 24.22%	6,121 21.44%	6,312 21.18%
Black	10,858 44.15%	13,172 46.14%	13,889 46.61%
Am. Indian & Alaskan	72 0.29%	89 0.31%	91 0.31%
Asian	4,250 17.28%	4,507 15.79%	4,626 15.52%
Hawaiian & Pacific Islander	10 0.04%	13 0.05%	15 0.05%
Other	3,440 13.99%	4,648 16.28%	4,868 16.34%



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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 Buyer/Tenant/Seller/Landlord Initials Date