



END CAP AVAILABLE

Description:

- Join Sportin' Woody's, Marco's Pizza & Sizzle & Brew
- Tremendous Residential Growth
- Easy Access to SH 249 & Grand Parkway
- Good Visibility, Parking & Signage
- Signalized Intersection

Available Space:

- 1,180 SF - 3,375 SF
- 1,500 SF - Built Out Salon

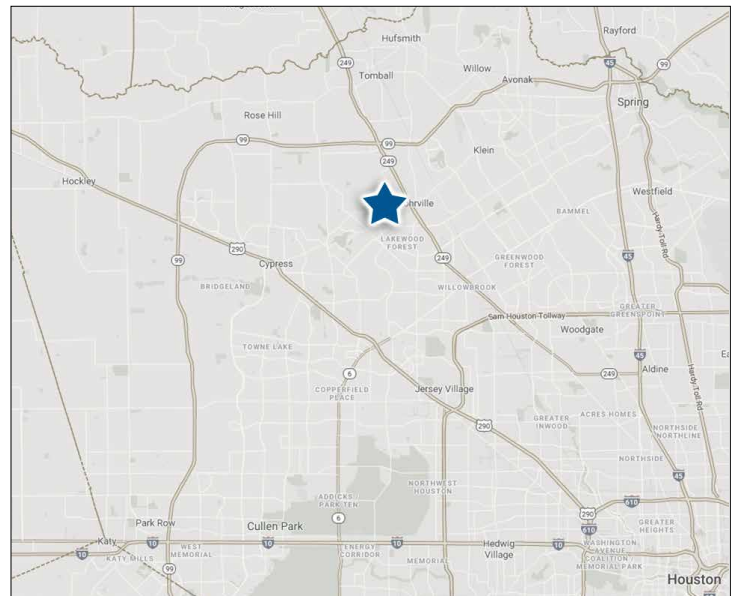
Traffic Counts:

Spring Cypress Rd: 33,110 VPD (TXDOT 2021)

Eldridge Pkwy: 13,246 VPD (TXDOT 2021)

Demographics:

	1 mile	3 mile	5 mile
2023 Population:	14,294	98,344	234,796
Daytime Pop:	11,877	80,084	194,640
Avg HH Income:	\$150,027	\$139,919	\$131,510



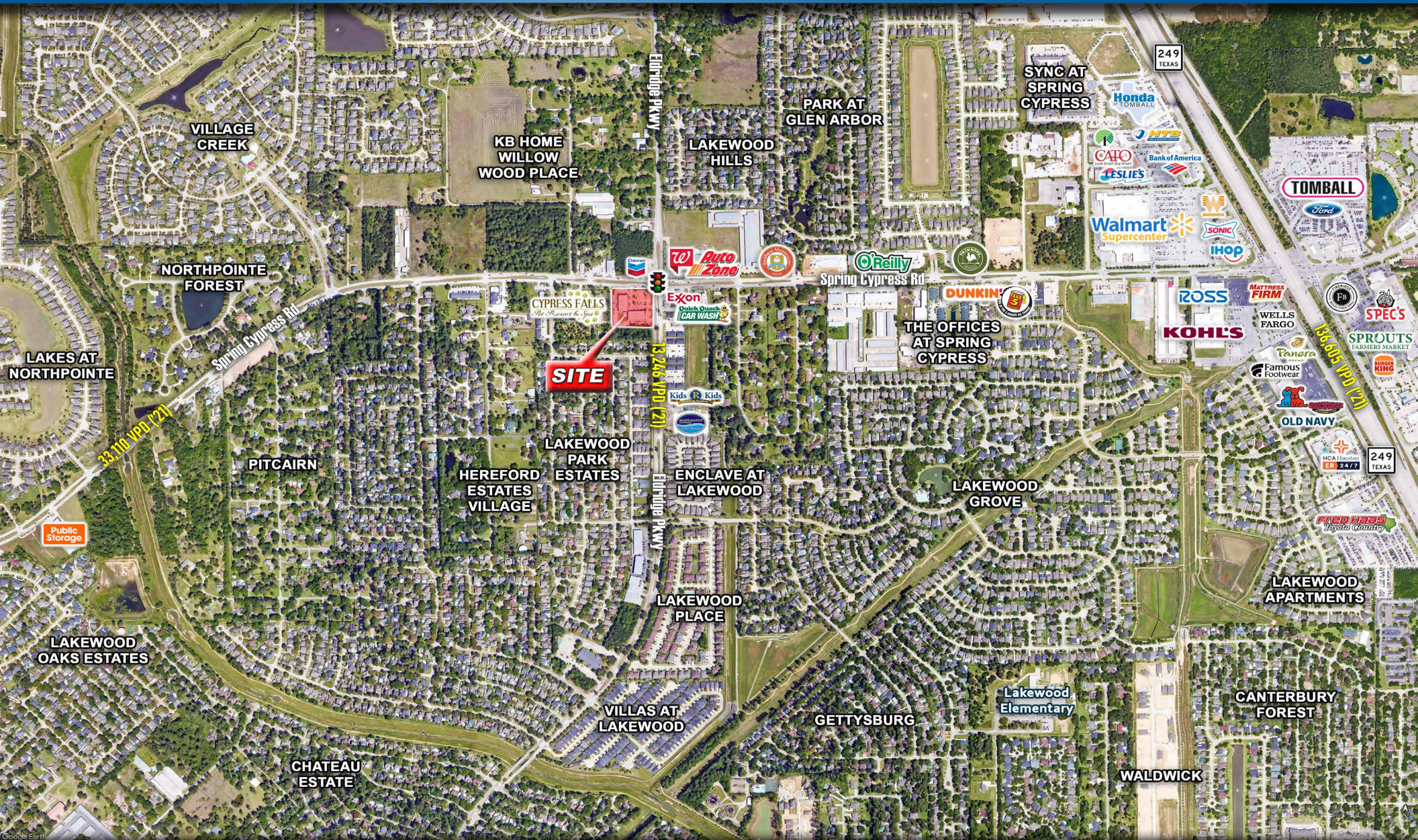
For More Information:

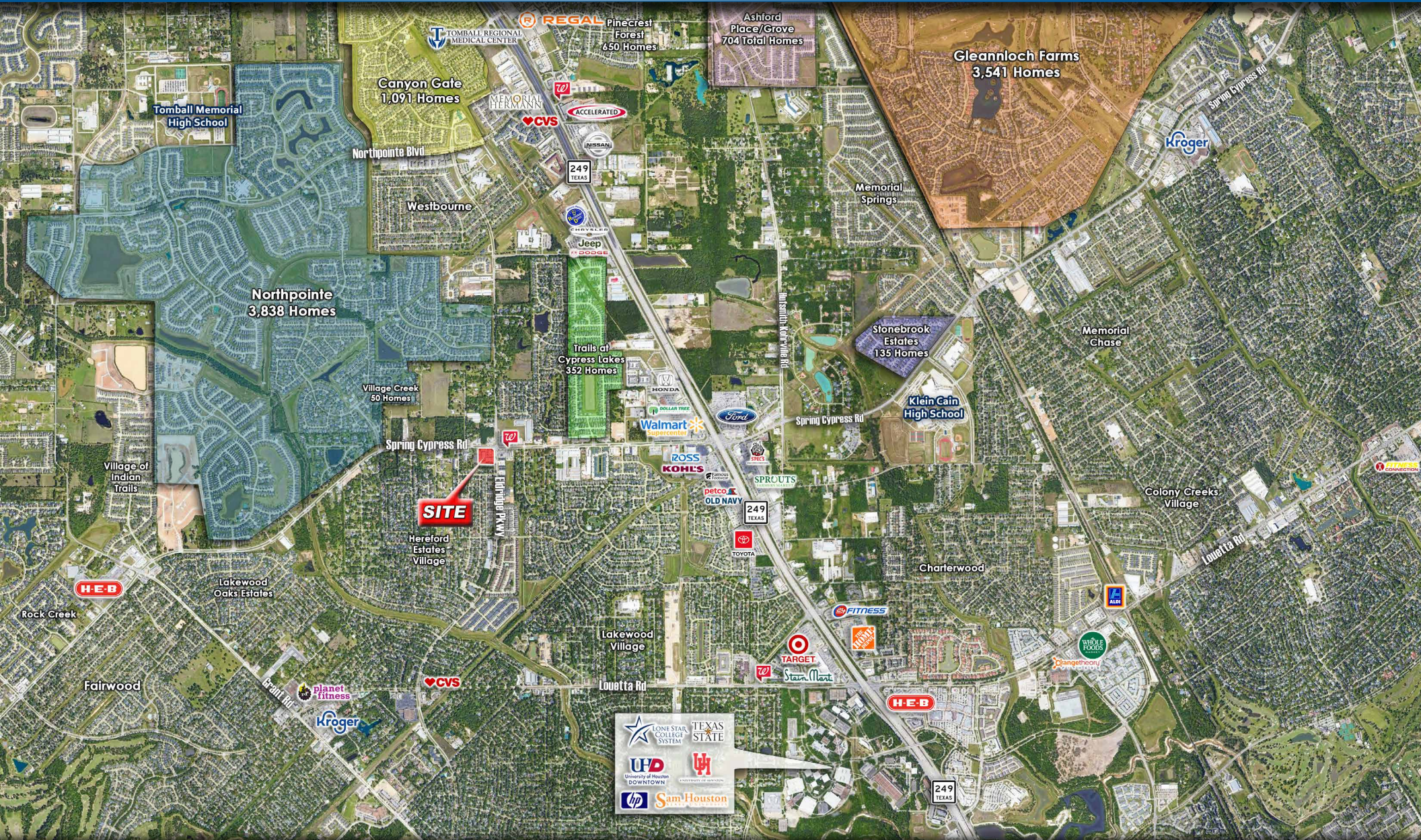
David Werlin

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713-627-2711







2023 Population
(3 mi Radius)

98,344

Average HH Income
(3 mi Radius)

\$139,919

Households
(3 mi Radius)

33,204

2028 Population
(3 mi Radius)

99,440

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	10,626	73,424	183,905
2020 Total Population	14,152	97,184	228,250
2020 Group Quarters	37	255	1,023
2023 Total Population	14,294	98,344	234,796
2023 Group Quarters	37	255	1,030
2028 Total Population	14,345	99,440	238,552
2023-2028 Annual Rate	0.07%	0.22%	0.32%
2023 Total Daytime Population	11,877	80,084	194,640
Workers	4,161	31,155	78,868
Residents	7,716	48,929	115,772
Household Summary			
2010 Households	3,586	24,853	65,425
2010 Average Household Size	2.96	2.95	2.80
2020 Total Households	4,790	32,683	79,991
2020 Average Household Size	2.95	2.97	2.84
2023 Households	4,850	33,204	82,617
2023 Average Household Size	2.94	2.95	2.83
2028 Households	4,902	33,787	84,660
2028 Average Household Size	2.92	2.94	2.81
2023-2028 Annual Rate	0.21%	0.35%	0.49%
2010 Families	3,026	20,211	49,897
2010 Average Family Size	3.25	3.28	3.24
2023 Families	4,036	26,359	61,674
2023 Average Family Size	3.27	3.35	3.32
2028 Families	4,082	26,840	63,107
2028 Average Family Size	3.24	3.33	3.30
2023-2028 Annual Rate	0.23%	0.36%	0.46%
Housing Unit Summary			
2000 Housing Units	2,113	14,143	40,065
Owner Occupied Housing Units	86.1%	83.3%	75.9%
Renter Occupied Housing Units	11.9%	13.8%	19.9%
Vacant Housing Units	2.0%	2.9%	4.2%
2010 Housing Units	3,681	25,906	69,261
Owner Occupied Housing Units	92.4%	80.3%	71.6%
Renter Occupied Housing Units	5.1%	15.6%	22.8%
Vacant Housing Units	2.6%	4.1%	5.5%
2020 Housing Units	4,906	33,804	83,687
Vacant Housing Units	2.4%	3.3%	4.4%
2023 Housing Units	4,979	34,423	86,619
Owner Occupied Housing Units	89.3%	78.6%	70.2%
Renter Occupied Housing Units	8.1%	17.8%	25.2%
Vacant Housing Units	2.6%	3.5%	4.6%
2028 Housing Units	5,038	35,003	88,677
Owner Occupied Housing Units	89.6%	79.1%	70.4%
Renter Occupied Housing Units	7.7%	17.5%	25.1%
Vacant Housing Units	2.7%	3.5%	4.5%
Median Household Income			
2023	\$122,527	\$108,668	\$97,794
2028	\$134,898	\$119,072	\$108,054
Median Home Value			
2023	\$302,745	\$293,588	\$295,241
2028	\$341,840	\$338,468	\$342,037
Per Capita Income			
2023	\$51,390	\$47,344	\$46,298
2028	\$58,090	\$53,633	\$52,672
Median Age			
2010	38.4	35.2	35.5
2023	38.6	36.2	37.0
2028	37.8	35.4	36.8

