



Demographics:	1 mile	3 mile	5 mile
2021 Population	28,967	226,598	552,510
Daytime Population	27,456	258,012	656,835
Average HH Income	\$64,592	\$84,340	\$100,287

For More Information:

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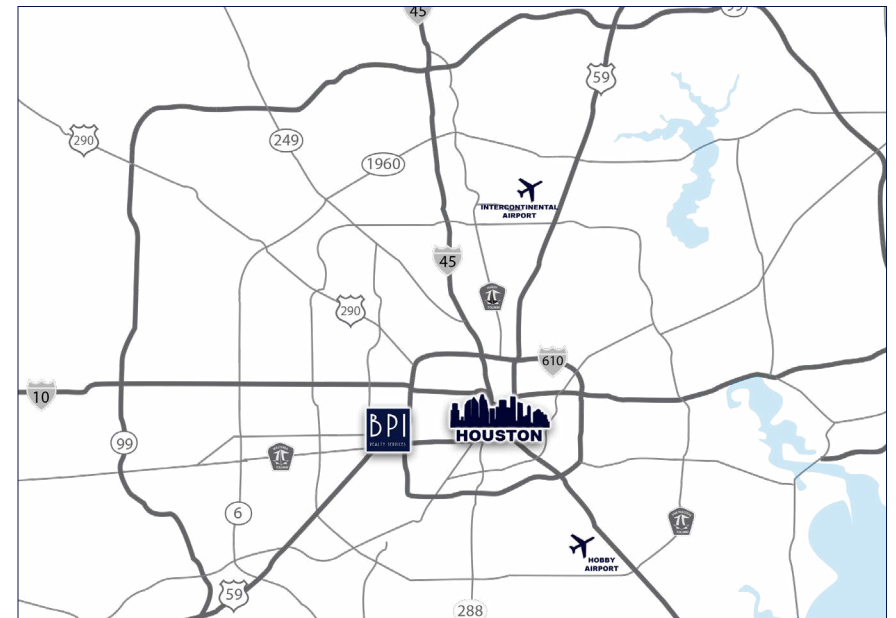
**Available:** 2,988 SF (2nd Generation Retail Space)  
2,300 SF (2nd Generation Medical Space)

**Lease Rate:** Call for Pricing

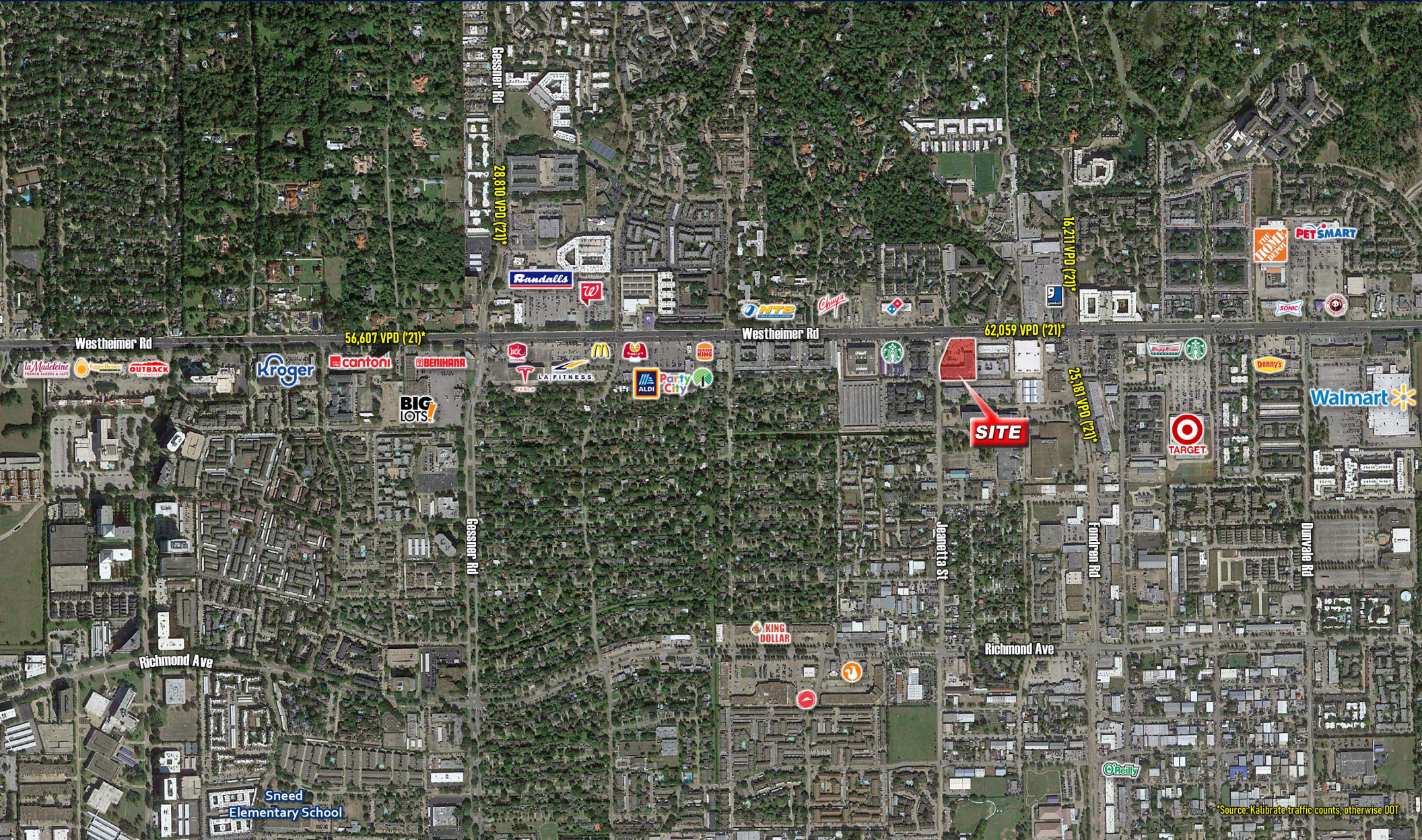
**Description:**

- HARD CORNER AT SIGNALIZED INTERSECTION: Located at the signalized intersection of Westheimer Rd and Jeanetta St, the Property sees over 59,000 vehicles daily.
- EXCEPTIONAL DEMOGRAPHIC PROFILE: The population in the immediate area is one of the most dense parts of the city.

**Traffic Counts:** Westheimer Rd: 62,059 VPD (Kalibrate 2021)  
Jeanetta Rd: 7,901 VPD (TXDOT 2016)







\*Source: Kalibrate traffic counts, otherwise DOT

**2021 Population**  
(3 mi Radius)  
**226,598**

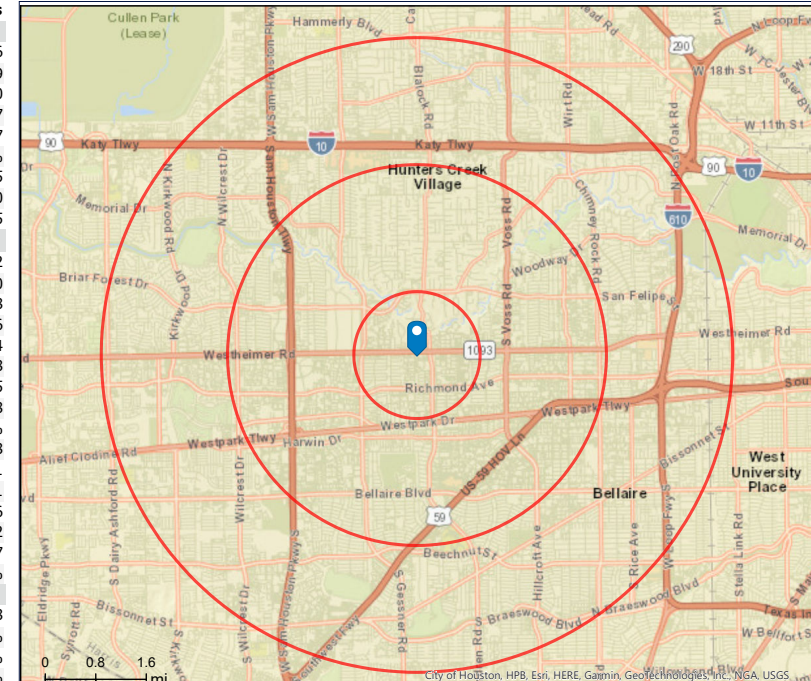
**Households**  
(3 mi Radius)  
**93,022**

**Daytime Population**  
(3 mi Radius)  
**258,012**

**Average HH Income**  
(3 mi Radius)  
**\$83,340**

**Median Home Value**  
(3 mi Radius)  
**\$383,064**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	20,809	199,357	485,686
2010 Total Population	24,222	206,590	500,639
2021 Total Population	28,697	226,598	552,510
2021 Group Quarters	132	1,578	3,887
2026 Total Population	30,948	237,959	582,217
2021-2026 Annual Rate	1.52%	0.98%	1.05%
2021 Total Daytime Population	27,456	258,012	656,835
Workers	14,686	148,389	388,540
Residents	12,770	109,623	268,295
<b>Household Summary</b>			
2000 Households	11,331	87,867	200,842
2000 Average Household Size	1.82	2.25	2.40
2010 Households	12,356	86,814	202,328
2010 Average Household Size	1.95	2.36	2.46
2021 Households	14,169	93,022	221,634
2021 Average Household Size	2.02	2.42	2.48
2026 Households	15,158	97,174	233,595
2026 Average Household Size	2.03	2.43	2.48
2021-2026 Annual Rate	1.36%	0.88%	1.06%
2010 Families	5,129	46,736	117,068
2010 Average Family Size	2.87	3.17	3.21
2021 Families	5,778	49,331	125,341
2021 Average Family Size	2.97	3.26	3.26
2026 Families	6,186	51,471	131,272
2026 Average Family Size	2.99	3.27	3.27
2021-2026 Annual Rate	1.37%	0.85%	0.93%
<b>Housing Unit Summary</b>			
2000 Housing Units	12,543	95,932	217,788
Owner Occupied Housing Units	19.0%	26.4%	33.2%
Renter Occupied Housing Units	71.3%	65.1%	59.1%
Vacant Housing Units	9.7%	8.4%	7.8%
2010 Housing Units	13,968	100,338	231,782
Owner Occupied Housing Units	20.4%	26.8%	32.9%
Renter Occupied Housing Units	68.1%	59.7%	54.4%
Vacant Housing Units	11.5%	13.5%	12.7%
2021 Housing Units	15,552	106,009	250,987
Owner Occupied Housing Units	18.4%	24.6%	30.3%
Renter Occupied Housing Units	72.7%	63.2%	58.0%
Vacant Housing Units	8.9%	12.3%	11.7%
2026 Housing Units	16,585	110,526	263,674
Owner Occupied Housing Units	18.7%	25.0%	30.5%
Renter Occupied Housing Units	72.7%	63.0%	58.1%
Vacant Housing Units	8.6%	12.1%	11.4%
<b>Median Household Income</b>			
2021	\$43,365	\$46,748	\$54,520
2026	\$47,164	\$51,248	\$59,493
<b>Median Home Value</b>			
2021	\$265,147	\$383,064	\$402,972
2026	\$316,132	\$429,367	\$449,614
<b>Per Capita Income</b>			
2021	\$31,637	\$34,691	\$40,330
2026	\$34,173	\$37,467	\$43,965
<b>Median Age</b>			
2010	32.2	31.9	32.8
2021	35.2	34.1	34.8
2026	35.3	34.3	35.2



	1 mile	3 miles	5 miles
<b>2021 Households by Income</b>			
Household Income Base	14,169	93,022	221,634
<\$15,000	14.2%	13.0%	11.1%
\$15,000 - \$24,999	12.2%	13.2%	11.7%
\$25,000 - \$34,999	12.9%	12.0%	10.0%
\$35,000 - \$49,999	16.7%	14.1%	13.3%
\$50,000 - \$74,999	17.0%	15.9%	16.0%
\$75,000 - \$99,999	11.6%	9.5%	9.6%
\$100,000 - \$149,999	9.1%	9.1%	10.6%
\$150,000 - \$199,999	2.0%	4.0%	5.1%
\$200,000+	4.4%	9.0%	12.6%
Average Household Income	\$64,592	\$84,340	\$100,287
<b>2021 Population 25+ by Educational Attainment</b>			
Total	20,419	151,056	368,142
Less than 9th Grade	5.3%	11.9%	11.2%
9th - 12th Grade, No Diploma	3.7%	5.3%	5.6%
High School Graduate	15.0%	17.5%	16.6%
GED/Alternative Credential	1.5%	1.7%	1.7%
Some College, No Degree	18.8%	16.2%	15.3%
Associate Degree	8.1%	5.3%	5.1%
Bachelor's Degree	31.9%	26.5%	26.7%
Graduate/Professional Degree	15.8%	15.7%	17.8%



# 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.

_____	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)