

# FOR SALE: 4,047 SF SECOND GEN MEDICAL SPACE

5005 CAROLINE STREET, HOUSTON, TX 77004



S&P INTERESTS

HENRY GARCIA  
281.433.5736  
henry@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500  
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

# PROPERTY OVERVIEW

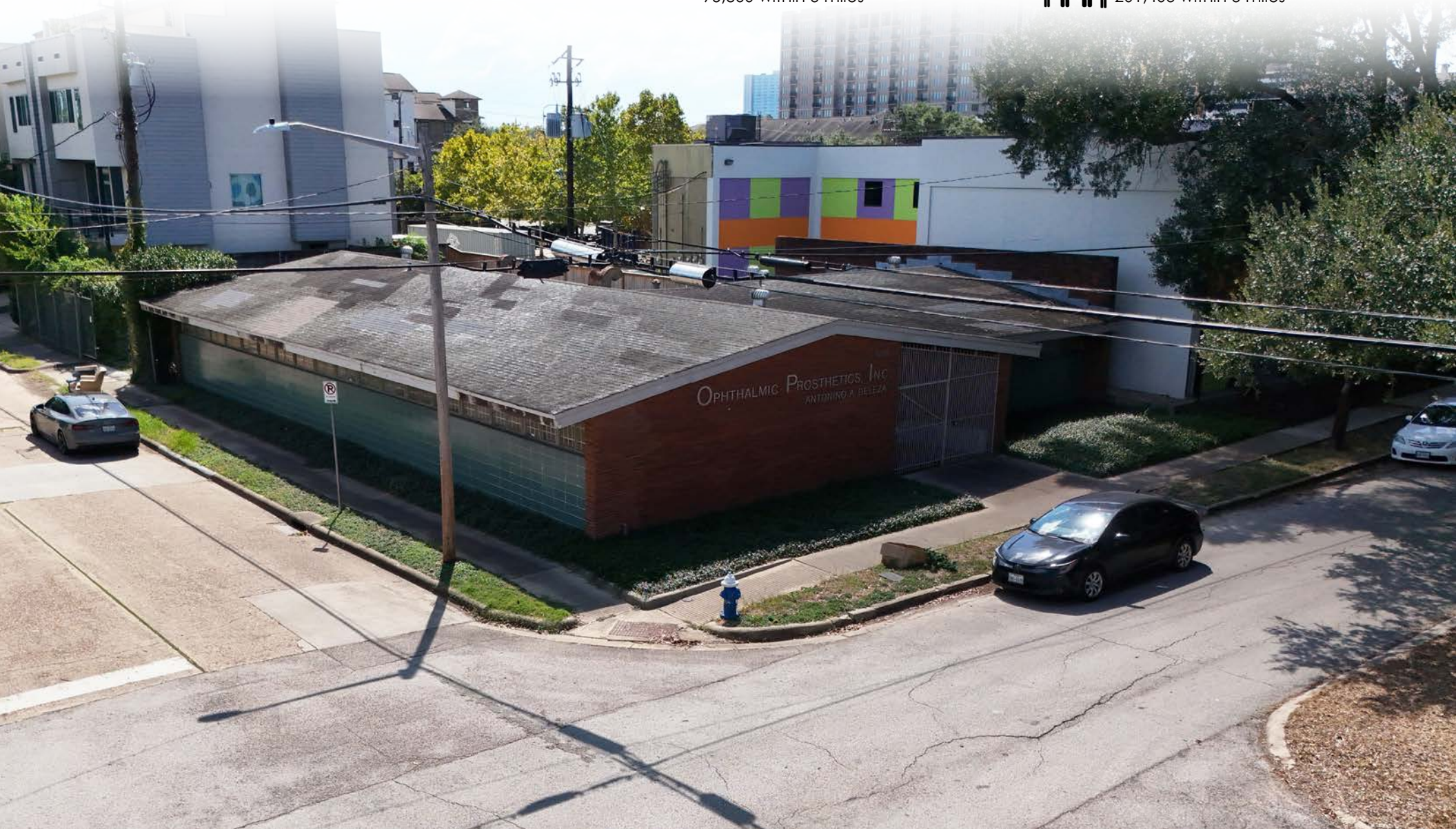
**ADDRESS**  
5005 Caroline St. | Houston, TX 77004

**BUILDING SIZE**  
4,047 SF

**GATED PARKING**

**ROOFTOPS**  
95,860 within 3 miles

**POPULATION**  
201,403 within 3 miles

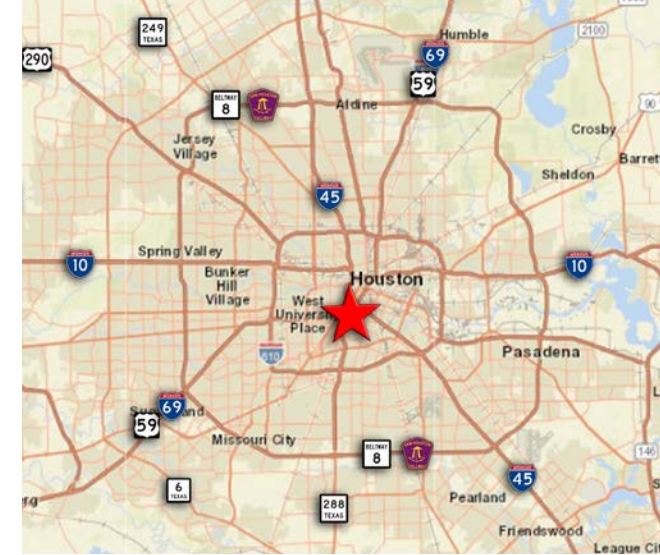


**S&P** INTERESTS

**HENRY GARCIA**  
281.433.5736  
henry@spinterests.com

**WWW.SPINTERESTS.COM** | Main: 713.766.4500  
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

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 FEATURES

- Address: 5005 Caroline St. | Houston, TX 77004
- Building Size 4,047 SF
- Gated parking on site
- Close proximity to the museum district, Rice University, Downtown & Texas Medical Center
- Surrounded by New Residential & Commercial Development
- Population: 201,403 in 3 miles
- Call for pricing

### DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2022 Population	23,492	194,104	482,441
Households	12,850	95,860	211,068
Average HH Income	\$103,098	\$117,150	\$111,070

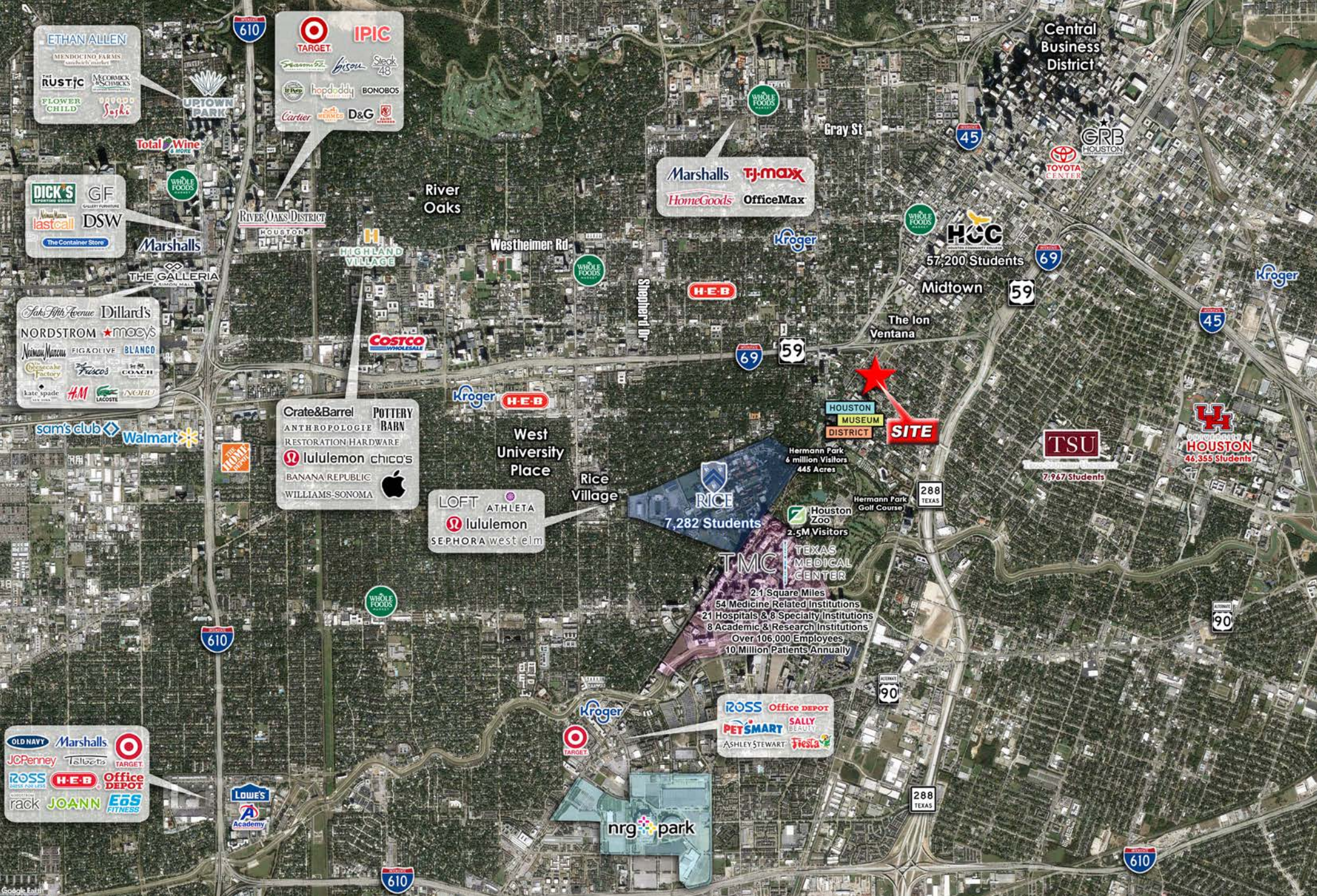


**S&P** INTERESTS

**HENRY GARCIA**  
281.433.5736  
henry@spinterests.com

**WWW.SPINTERESTS.COM** | Main: 713.766.4500  
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

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.



**HENRY GARCIA**

281.433.5736

henry@spinterests.com

[WWW.SPINTERESTS.COM](http://WWW.SPINTERESTS.COM) | Main: 713.766.4500

5353 W. Alabama St., Ste. 602 | Houston, TX 77056

**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.

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2027 Projection	24,710	204,062	505,272
2022 Estimate	23,492	194,104	482,441
2010 Census	18,360	152,293	389,851
Growth 2022 - 2027	5.18%	5.13%	4.73%
Growth 2010 - 2022	27.95%	27.45%	23.75%

2022 Population by Age	23,492	194,104	482,441
Age 0 - 4	1,597 6.80%	14,068 7.25%	33,722 6.99%
Age 5 - 9	1,500 6.39%	13,177 6.79%	33,128 6.87%
Age 10 - 14	1,156 4.92%	10,650 5.49%	29,576 6.13%
Age 15 - 19	827 3.52%	8,131 4.19%	24,865 5.15%
Age 20 - 24	799 3.40%	7,993 4.12%	23,757 4.92%
Age 25 - 29	1,315 5.60%	12,219 6.30%	31,442 6.52%
Age 30 - 34	2,018 8.59%	17,398 8.96%	40,747 8.45%
Age 35 - 39	2,312 9.84%	19,010 9.79%	43,539 9.02%
Age 40 - 44	2,141 9.11%	17,123 8.82%	39,900 8.27%
Age 45 - 49	1,840 7.83%	14,413 7.43%	34,692 7.19%
Age 50 - 54	1,583 6.74%	12,164 6.27%	30,040 6.23%
Age 55 - 59	1,463 6.23%	11,018 5.68%	27,286 5.66%
Age 60 - 64	1,411 6.01%	10,419 5.37%	25,467 5.28%
Age 65 - 69	1,243 5.29%	9,060 4.67%	21,834 4.53%
Age 70 - 74	973 4.14%	7,039 3.63%	16,940 3.51%
Age 75 - 79	640 2.72%	4,713 2.43%	11,509 2.39%
Age 80 - 84	362 1.54%	2,781 1.43%	6,974 1.45%
Age 85+	315 1.34%	2,726 1.40%	7,023 1.46%
Age 65+	3,533 15.04%	26,319 13.56%	64,280 13.32%

<b>Median Age</b>	<b>40.50</b>	<b>38.50</b>	<b>37.80</b>
<b>Average Age</b>	<b>39.80</b>	<b>38.20</b>	<b>37.60</b>

2022 Population By Race	23,492	194,104	482,441
White	14,270 60.74%	115,961 59.74%	303,870 62.99%
Black	6,484 27.60%	51,736 26.65%	124,027 25.71%
Am. Indian & Alaskan	161 0.69%	1,030 0.53%	3,383 0.70%
Asian	1,955 8.32%	21,000 10.82%	41,627 8.63%
Hawaiian & Pacific Island	14 0.06%	99 0.05%	330 0.07%
Other	608 2.59%	4,278 2.20%	9,204 1.91%

Population by Hispanic Origin	23,492	194,104	482,441
Non-Hispanic Origin	19,006 80.90%	155,934 80.34%	330,121 68.43%
Hispanic Origin	4,486 19.10%	38,170 19.66%	152,320 31.57%

<b>2022 Median Age, Male</b>	<b>41.70</b>	<b>39.20</b>	<b>38.00</b>
<b>2022 Average Age, Male</b>	<b>40.50</b>	<b>38.40</b>	<b>37.50</b>

<b>2022 Median Age, Female</b>	<b>39.20</b>	<b>37.80</b>	<b>37.50</b>
<b>2022 Average Age, Female</b>	<b>39.00</b>	<b>37.90</b>	<b>37.80</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2022 Population by Occupation Classification</b>	<b>19,071</b>	<b>154,578</b>	<b>381,040</b>
Civilian Employed	12,946 67.88%	101,700 65.79%	238,873 62.69%
Civilian Unemployed	1,109 5.82%	6,786 4.39%	17,566 4.61%
Civilian Non-Labor Force	5,016 26.30%	45,991 29.75%	124,410 32.65%
Armed Forces	0 0.00%	101 0.07%	191 0.05%

Households by Marital Status			
Married	2,756	24,613	64,205
Married No Children	1,966	16,600	39,000
Married w/Children	789	8,014	25,205

2022 Population by Education	18,663	147,839	355,762
Some High School, No Diploma	724 3.88%	7,336 4.96%	40,298 11.33%
High School Grad (Incl Equivalency)	1,629 8.73%	14,440 9.77%	49,419 13.89%
Some College, No Degree	3,231 17.31%	25,363 17.16%	64,175 18.04%
Associate Degree	1,049 5.62%	7,756 5.25%	18,369 5.16%
Bachelor Degree	5,768 30.91%	47,846 32.36%	96,446 27.11%
Advanced Degree	6,262 33.55%	45,098 30.50%	87,055 24.47%

2022 Population by Occupation	25,070	196,940	455,903
Real Estate & Finance	953 3.80%	8,629 4.38%	19,122 4.19%
Professional & Management	10,665 42.54%	86,813 44.08%	181,254 39.76%
Public Administration	305 1.22%	2,149 1.09%	5,184 1.14%
Education & Health	3,757 14.99%	28,104 14.27%	59,573 13.07%
Services	1,170 4.67%	10,152 5.15%	28,629 6.28%
Information	113 0.45%	1,548 0.79%	3,641 0.80%
Sales	2,474 9.87%	16,453 8.35%	42,112 9.24%
Transportation	765 3.05%	4,905 2.49%	10,758 2.36%
Retail	1,174 4.68%	6,462 3.28%	17,723 3.89%
Wholesale	282 1.12%	2,853 1.45%	6,935 1.52%
Manufacturing	918 3.66%	6,701 3.40%	17,014 3.73%
Production	609 2.43%	5,309 2.70%	17,384 3.81%
Construction	281 1.12%	2,415 1.23%	12,320 2.70%
Utilities	523 2.09%	5,419 2.75%	12,658 2.78%
Agriculture & Mining	594 2.37%	5,731 2.91%	12,491 2.74%
Farming, Fishing, Forestry	0 0.00%	0 0.00%	127 0.03%
Other Services	487 1.94%	3,297 1.67%	8,978 1.97%

2022 Worker Travel Time to Job	12,106	94,922	225,147
<30 Minutes	8,751 72.29%	69,789 73.52%	152,699 67.82%
30-60 Minutes	2,898 23.94%	22,060 23.24%	62,847 27.91%
60+ Minutes	457 3.77%	3,073 3.24%	9,601 4.26%

Radius	1 Mile		3 Mile		5 Mile	
<b>2010 Households by HH Size</b>	<b>10,053</b>		<b>74,324</b>		<b>168,849</b>	
1-Person Households	5,574	55.45%	36,148	48.64%	70,662	41.85%
2-Person Households	3,027	30.11%	23,853	32.09%	51,596	30.56%
3-Person Households	792	7.88%	7,251	9.76%	19,907	11.79%
4-Person Households	418	4.16%	4,310	5.80%	13,942	8.26%
5-Person Households	135	1.34%	1,652	2.22%	6,792	4.02%
6-Person Households	51	0.51%	639	0.86%	3,195	1.89%
7 or more Person Households	56	0.56%	471	0.63%	2,755	1.63%
<b>2022 Average Household Size</b>	<b>1.70</b>		<b>1.80</b>		<b>2.10</b>	

Households			
2027 Projection	13,516	100,953	221,414
2022 Estimate	12,850	95,860	211,068
2010 Census	10,054	74,323	168,849
Growth 2022 - 2027	5.18%	5.31%	4.90%
Growth 2010 - 2022	27.81%	28.98%	25.00%

2022 Households by HH Income	12,853	95,859	211,068
<\$25,000	2,407 18.73%	16,192 16.89%	41,079 19.46%
\$25,000 - \$50,000	1,917 14.91%	12,950 13.51%	34,250 16.23%
\$50,000 - \$75,000	2,764 21.50%	15,797 16.48%	32,287 15.30%
\$75,000 - \$100,000	1,166 9.07%	10,662 11.12%	21,390 10.13%
\$100,000 - \$125,000	860 6.69%	8,456 8.82%	17,085 8.09%
\$125,000 - \$150,000	843 6.56%	5,920 6.18%	11,590 5.49%
\$150,000 - \$200,000	1,156 8.99%	8,507 8.87%	16,851 7.98%
\$200,000+	1,740 13.54%	17,375 18.13%	36,536 17.31%

<b>2022 Avg Household Income</b>	<b>\$103,098</b>	<b>\$117,150</b>	<b>\$111,070</b>
<b>2022 Med Household Income</b>	<b>\$68,240</b>	<b>\$82,012</b>	<b>\$73,194</b>

2022 Occupied Housing	12,850	95,860	211,069
Owner Occupied	3,862 30.05%	35,078 36.59%	87,994 41.69%
Renter Occupied	8,988 69.95%	60,782 63.41%	123,075 58.31%

2010 Housing Units	14,799	108,379	237,552
1 Unit	4,503 30.43%	42,373 39.10%	111,832 47.08%
2 - 4 Units	1,783 12.05%	8,224 7.59%	16,331 6.87%
5 - 19 Units	1,813 12.25%	12,223 11.28%	27,917 11.75%
20+ Units	6,700 45.27%	45,559 42.04%	81,472 34.30%

2022 Housing Value	3,864	35,078	87,993
<\$100,000	34 0.88%	1,338 3.81%	10,524 11.96%
\$100,000 - \$200,000	276 7.14%	3,737 10.65%	12,075 13.72%
\$200,000 - \$300,000	768 19.88%	5,703 16.26%	11,101 12.62%
\$300,000 - \$400,000	578 14.96%	5,891 16.79%	12,829 14.58%
\$400,000 - \$500,000	900 23.29%	4,367 12.45%	9,488 10.78%
\$500,000 - \$1,000,000	1,047 27.10%	9,246 26.36%	19,900 22.62%
\$1,000,000+	261 6.75%	4,796 13.67%	12,076 13.72%
<b>2022 Median Home Value</b>	<b>\$430,666</b>	<b>\$419,922</b>	<b>\$380,259</b>

Radius	1 Mile		3 Mile		5 Mile	
<b>2022 Housing Units by Yr Built</b>	<b>14,820</b>		<b>108,580</b>		<b>238,544</b>	
Built 2010+	2,529 17.06%		21,293 19.61%		42,786 17.94%	
Built 2000 - 2010	2,653 17.90%		19,152 17.64%		35,214 14.76%	
Built 1990 - 1999	694 4.68%		12,762 11.75%		24,040 10.08%	
Built 1980 - 1989	926 6.25%		7,125 6.56%		16,915 7.09%	
Built 1970 - 1979	1,163 7.85%		7,575 6.98%		19,855 8.32%	
Built 1960 - 1969	1,690 11.40%		9,502 8.75%		23,616 9.90%	
Built 1950 - 1959	1,493 10.07%		9,519 8.77%		28,548 11.97%	
Built <1949	3,672 24.78%		21,652 19.94%		47,570 19.94%	
<b>2022 Median Year Built</b>	<b>1974</b>		<b>1987</b>		<b>1979</b>	

## Demographic Trend Data

Description	2010	2022	2027
<b>Population</b>	<b>18,360</b>	<b>23,492</b>	<b>24,710</b>
<b>Age 15+</b>	<b>16,744</b> 91.20%	<b>19,242</b> 81.91%	<b>20,327</b> 82.26%
<b>Age 20+</b>	<b>15,989</b> 87.09%	<b>18,415</b> 78.39%	<b>19,136</b> 77.44%
<b>Age 65+</b>	<b>1,670</b> 9.10%	<b>3,533</b> 15.04%	<b>4,381</b> 17.73%
<b>Median Age</b>	<b>36</b>	<b>41</b>	<b>43</b>
<b>Average Age</b>	<b>38.50</b>	<b>39.80</b>	<b>41.40</b>

Population By Race	18,360	23,492	24,710
White	12,070 65.74%	14,270 60.74%	14,675 59.39%
Black	4,573 24.91%	6,484 27.60%	7,054 28.55%
Am. Indian & Alaskan	125 0.68%	161 0.69%	179 0.72%
Asian	1,205 6.56%	1,955 8.32%	2,100 8.50%
Hawaiian & Pacific Islander	12 0.07%	14 0.06%	15 0.06%
Other	354 1.93%	608 2.59%	687 2.78%

Population by Race (Hispanic)	2,969	4,486	4,976
White	2,708 91.21%	4,077 90.88%	4,501 90.45%
Black	112 3.77%	190 4.24%	220 4.42%
Am. Indian & Alaskan	92 3.10%	121 2.70%	137 2.75%
Asian	21 0.71%	37 0.82%	42 0.84%
Hawaiian & Pacific Islander	4 0.13%	5 0.11%	5 0.10%
Other	32 1.08%	56 1.25%	70 1.41%

Household by Household Income	10,053	12,853	13,516
<\$25,000	2,547 25.34%	2,407 18.73%	2,508 18.56%
\$25,000 - \$50,000	2,560 25.47%	1,917 14.91%	1,957 14.48%
\$50,000 - \$75,000	1,704 16.95%	2,764 21.50%	2,923 21.63%
\$75,000 - \$100,000	765 7.61%	1,166 9.07%	1,221 9.03%
\$100,000 - \$125,000	766 7.62%	860 6.69%	893 6.61%
\$125,000 - \$150,000	313 3.11%	843 6.56%	913 6.75%
\$150,000 - \$200,000	505 5.02%	1,156 8.99%	1,250 9.25%
\$200,000+	893 8.88%	1,740 13.54%	1,851 13.69%

<b>Average Household Income</b>	<b>\$78,853</b>	<b>\$103,098</b>	<b>\$104,057</b>
<b>Median Household Income</b>	<b>\$49,247</b>	<b>\$68,240</b>	<b>\$68,899</b>



# 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.

**S&P Interests, LLC** 9003291 info@spinterests.com 713.766.4500  
Licensed Broker/Broker Firm Name or Primary Assumed Business Name License No. Email Phone

**Joseph Sebesta** 591067 jsebesta@spinterests.com 832.455.7355  
Designated Broker of Firm License No. Email Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent/  
Associate Email Phone

**Henry Garcia** 680964 henry@spinterests.com 281.433.5736  
Sales Agent/Associate's Name License No. Email Phone

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