



800+ Acres of Simply Paradise

813 +/- Acres | Montgomery County, TX | \$10,000,000



National Land Realty
105 Forest Wind Court
Montgomery, TX 77316
NationalLand.com



Rick Gaul
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

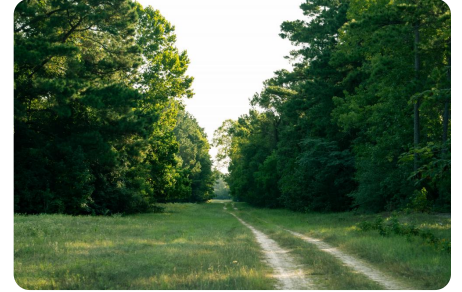
Now more than ever, it's important to find pockets of peace in your day and in your life. In these uncertain times, the world can feel overwhelming. Take a breath and retreat to paradise.

Our seller is searching for someone who will refrain from developing the property, and instead, preserve it in its natural state.

What might this look like? Use your more than 800 acres for biking, hiking, fishing, four-wheeling, bird watching, and other recreational activities. Take a walk (or swim!) along your nearly two miles of San Jacinto river frontage. Admire the beautiful pines and old hardwoods. Explore the magnificent timberland, lakes, and ponds, and look out for whitetail deer and other wildlife. Here, you can create a getaway for your family and friends to enjoy for years to come.

No fundamental changes to existing land use. The seller asks that this "piece of paradise" be preserved, perhaps by creating your own Texas Land Conservatory. There are potential tax benefits.

This property is 100% in the flood plain and is not suitable for development.



ADDRESS

Old Riley Fuzzel Rd
Spring, TX 77386

LOCATION

7 miles east of I45 on the Grand Parkway.

ACREAGE BREAKDOWN

813 +/- acres

PROPERTY HIGHLIGHTS

- Just five miles south and seven miles east of The Woodlands. Less than 30 miles north and east of Houston in Montgomery County, just off the Grand Parkway.
- Perfect for biking, hiking, kayaking, fishing, and other recreational activities.
- Magnificent timberland, lakes and ponds, including nearly two miles of San Jacinto river frontage.
- Beautiful pines and old hardwoods.
- **No fundamental changes to existing land use.** The seller asks that this “piece of paradise” be preserved, perhaps by creating your own Texas Land Conservatory. Potential tax benefits are associated with this.
- This property is 100% in the flood plain and is not suitable for development.



nationalland.com/listing/800-acres-of-simple-paradise





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Approved by the Texas Real Estate Commission for Voluntary Use
*Texas law requires all real estate licensees to give the following information about
 brokerage services to prospective buyers, tenants, sellers and landlords.*

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Rick Gonzalez



Lat/Lon: 30.1464/-95.3572

RF1

SIMPLY PARADISE

Listing: #1553385

1 mi radius 3 mi radius 5 mi radius

| | 1 mi radius | 3 mi radius | 5 mi radius | |
|------------------------------------|--|-------------|-------------|-----------|
| POPULATION | 2020 Estimated Population | - | 28,763 | 79,543 |
| | 2025 Projected Population | - | 33,424 | 92,203 |
| | 2010 Census Population | - | 16,483 | 49,398 |
| | 2000 Census Population | - | 3,491 | 20,068 |
| | Projected Annual Growth 2020 to 2025 | - | 3.2% | 3.2% |
| | Historical Annual Growth 2000 to 2020 | - | 36.2% | 14.8% |
| HOUSEHOLDS | 2020 Estimated Households | - | 9,560 | 26,604 |
| | 2025 Projected Households | - | 10,644 | 29,586 |
| | 2010 Census Households | - | 5,361 | 16,266 |
| | 2000 Census Households | - | 1,204 | 6,761 |
| | Projected Annual Growth 2020 to 2025 | - | 2.3% | 2.2% |
| | Historical Annual Growth 2000 to 2020 | - | 34.7% | 14.7% |
| AGE | 2020 Est. Population Under 10 Years | - | 16.2% | 15.6% |
| | 2020 Est. Population 10 to 19 Years | - | 14.8% | 15.0% |
| | 2020 Est. Population 20 to 29 Years | - | 12.1% | 12.2% |
| | 2020 Est. Population 30 to 44 Years | - | 24.2% | 23.3% |
| | 2020 Est. Population 45 to 59 Years | - | 17.6% | 18.5% |
| | 2020 Est. Population 60 to 74 Years | - | 12.1% | 12.1% |
| | 2020 Est. Population 75 Years or Over | - | 3.0% | 3.3% |
| | 2020 Est. Median Age | - | 33.2 | 33.7 |
| MARITAL STATUS & GENDER | 2020 Est. Male Population | - | 49.7% | 49.7% |
| | 2020 Est. Female Population | - | 50.3% | 50.3% |
| | 2020 Est. Never Married | - | 22.3% | 23.5% |
| | 2020 Est. Now Married | - | 61.6% | 58.5% |
| | 2020 Est. Separated or Divorced | - | 12.9% | 14.2% |
| | 2020 Est. Widowed | - | 3.2% | 3.8% |
| INCOME | 2020 Est. HH Income \$200,000 or More | - | 13.4% | 16.3% |
| | 2020 Est. HH Income \$150,000 to \$199,999 | - | 15.4% | 12.4% |
| | 2020 Est. HH Income \$100,000 to \$149,999 | - | 29.0% | 24.3% |
| | 2020 Est. HH Income \$75,000 to \$99,999 | - | 12.5% | 14.0% |
| | 2020 Est. HH Income \$50,000 to \$74,999 | - | 16.1% | 14.8% |
| | 2020 Est. HH Income \$35,000 to \$49,999 | - | 7.0% | 7.0% |
| | 2020 Est. HH Income \$25,000 to \$34,999 | - | 2.6% | 3.1% |
| | 2020 Est. HH Income \$15,000 to \$24,999 | - | 2.5% | 5.0% |
| | 2020 Est. HH Income Under \$15,000 | - | 1.6% | 3.2% |
| | 2020 Est. Average Household Income | - | \$119,683 | \$113,719 |
| | 2020 Est. Median Household Income | - | \$111,299 | \$109,646 |
| | 2020 Est. Per Capita Income | - | \$39,780 | \$38,039 |
| | 2020 Est. Total Businesses | - | 308 | 1,749 |
| 2020 Est. Total Employees | - | 1,875 | 11,648 | |

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| | | 1 mi radius | 3 mi radius | 5 mi radius |
|---|--|-------------|-------------|-------------|
| RACE | 2020 Est. White | - | 79.2% | 79.0% |
| | 2020 Est. Black | - | 6.4% | 6.1% |
| | 2020 Est. Asian or Pacific Islander | - | 3.8% | 3.9% |
| | 2020 Est. American Indian or Alaska Native | - | 0.7% | 0.7% |
| | 2020 Est. Other Races | - | 9.8% | 10.3% |
| HISPANIC | 2020 Est. Hispanic Population | - | 6,809 | 19,368 |
| | 2020 Est. Hispanic Population | - | 23.7% | 24.3% |
| | 2025 Proj. Hispanic Population | - | 24.4% | 25.0% |
| | 2010 Hispanic Population | - | 20.0% | 21.2% |
| EDUCATION (Adults 25 or Older) | 2020 Est. Adult Population (25 Years or Over) | - | 18,401 | 50,880 |
| | 2020 Est. Elementary (Grade Level 0 to 8) | - | 1.3% | 2.6% |
| | 2020 Est. Some High School (Grade Level 9 to 11) | - | 5.5% | 5.0% |
| | 2020 Est. High School Graduate | - | 15.3% | 16.2% |
| | 2020 Est. Some College | - | 22.9% | 23.9% |
| | 2020 Est. Associate Degree Only | - | 11.0% | 9.7% |
| | 2020 Est. Bachelor Degree Only | - | 32.1% | 30.0% |
| | 2020 Est. Graduate Degree | - | 11.9% | 12.6% |
| HOUSING | 2020 Est. Total Housing Units | - | 9,754 | 27,120 |
| | 2020 Est. Owner-Occupied | - | 92.1% | 85.7% |
| | 2020 Est. Renter-Occupied | - | 5.9% | 12.4% |
| | 2020 Est. Vacant Housing | - | 2.0% | 1.9% |
| HOMES BUILT BY YEAR | 2020 Homes Built 2010 or later | - | 28.0% | 26.4% |
| | 2020 Homes Built 2000 to 2009 | - | 46.7% | 38.8% |
| | 2020 Homes Built 1990 to 1999 | - | 10.4% | 14.6% |
| | 2020 Homes Built 1980 to 1989 | - | 4.0% | 6.1% |
| | 2020 Homes Built 1970 to 1979 | - | 6.2% | 7.7% |
| | 2020 Homes Built 1960 to 1969 | - | 0.6% | 1.6% |
| | 2020 Homes Built 1950 to 1959 | - | 2.1% | 2.5% |
| | 2020 Homes Built Before 1949 | - | - | 0.5% |
| HOME VALUES | 2020 Home Value \$1,000,000 or More | - | 0.4% | 1.4% |
| | 2020 Home Value \$500,000 to \$999,999 | - | 4.2% | 9.1% |
| | 2020 Home Value \$400,000 to \$499,999 | - | 9.4% | 8.1% |
| | 2020 Home Value \$300,000 to \$399,999 | - | 15.7% | 12.5% |
| | 2020 Home Value \$200,000 to \$299,999 | - | 34.1% | 31.2% |
| | 2020 Home Value \$150,000 to \$199,999 | - | 24.5% | 21.2% |
| | 2020 Home Value \$100,000 to \$149,999 | - | 8.0% | 9.3% |
| | 2020 Home Value \$50,000 to \$99,999 | - | 2.3% | 4.6% |
| | 2020 Home Value \$25,000 to \$49,999 | - | 0.6% | 1.2% |
| | 2020 Home Value Under \$25,000 | - | 0.7% | 1.2% |
| | 2020 Median Home Value | - | \$252,263 | \$243,405 |
| | 2020 Median Rent | - | \$1,334 | \$1,223 |

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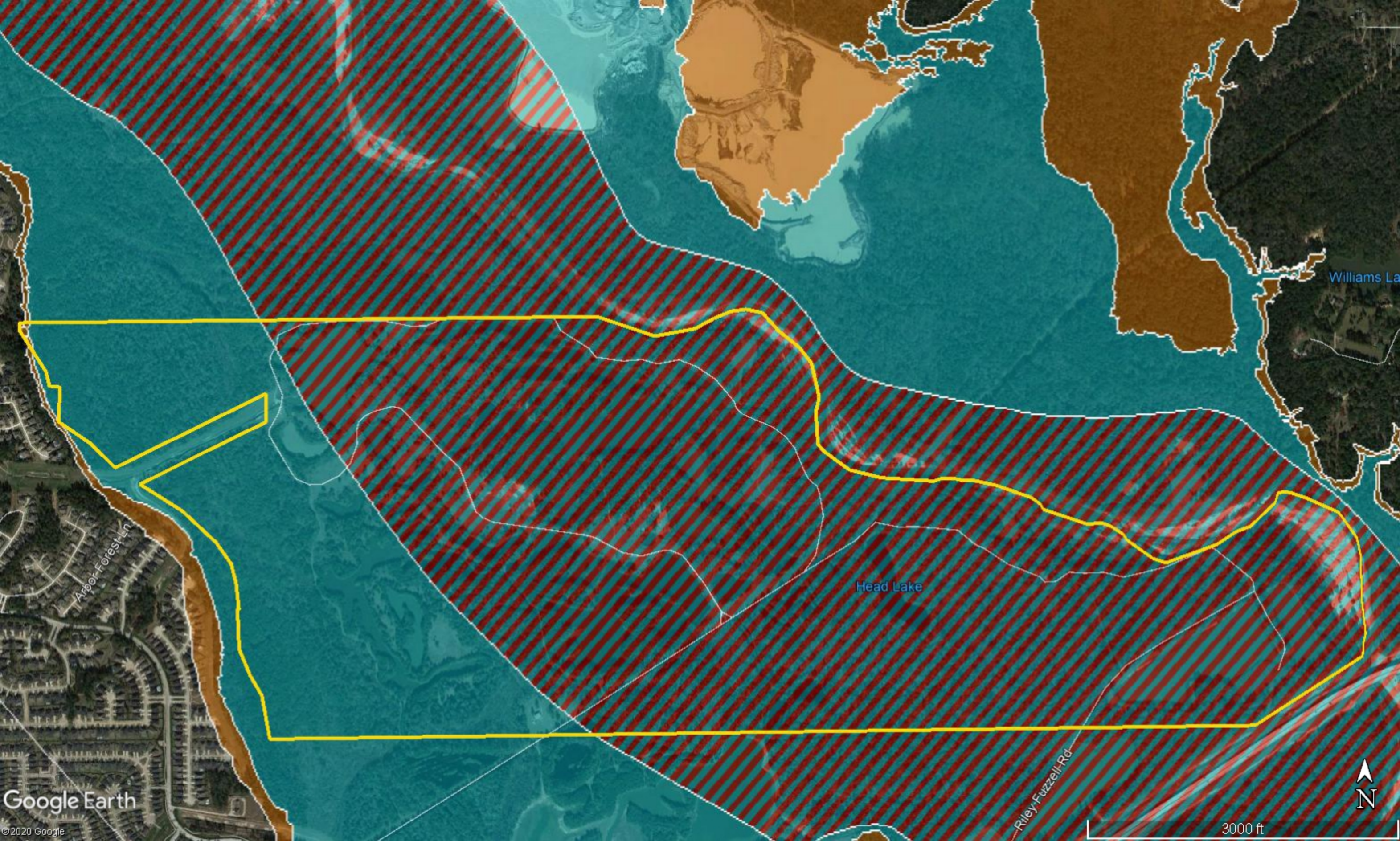
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1 mi radius 3 mi radius 5 mi radius

| | | 1 mi radius | 3 mi radius | 5 mi radius |
|-------------------------------|--|-------------|-------------|-------------|
| LABOR FORCE | 2020 Est. Labor Population Age 16 Years or Over | - | 21,237 | 59,287 |
| | 2020 Est. Civilian Employed | - | 68.1% | 70.0% |
| | 2020 Est. Civilian Unemployed | - | 2.6% | 1.7% |
| | 2020 Est. in Armed Forces | - | - | - |
| | 2020 Est. not in Labor Force | - | 29.3% | 28.2% |
| | 2020 Labor Force Males | - | 48.9% | 49.1% |
| | 2020 Labor Force Females | - | 51.1% | 50.9% |
| OCCUPATION | 2020 Occupation: Population Age 16 Years or Over | - | 14,459 | 41,495 |
| | 2020 Mgmt, Business, & Financial Operations | - | 18.2% | 19.6% |
| | 2020 Professional, Related | - | 33.0% | 26.8% |
| | 2020 Service | - | 17.2% | 17.2% |
| | 2020 Sales, Office | - | 20.9% | 20.8% |
| | 2020 Farming, Fishing, Forestry | - | - | - |
| | 2020 Construction, Extraction, Maintenance | - | 5.6% | 6.5% |
| | 2020 Production, Transport, Material Moving | - | 5.1% | 9.0% |
| | 2020 White Collar Workers | - | 72.2% | 67.2% |
| | 2020 Blue Collar Workers | - | 27.8% | 32.8% |
| TRANSPORTATION TO WORK | 2020 Drive to Work Alone | - | 82.1% | 82.6% |
| | 2020 Drive to Work in Carpool | - | 8.6% | 8.3% |
| | 2020 Travel to Work by Public Transportation | - | 0.4% | 1.4% |
| | 2020 Drive to Work on Motorcycle | - | - | - |
| | 2020 Walk or Bicycle to Work | - | 0.6% | 0.5% |
| | 2020 Other Means | - | 0.1% | 0.7% |
| | 2020 Work at Home | - | 8.1% | 6.3% |
| TRAVEL TIME | 2020 Travel to Work in 14 Minutes or Less | - | 13.9% | 14.4% |
| | 2020 Travel to Work in 15 to 29 Minutes | - | 32.1% | 36.7% |
| | 2020 Travel to Work in 30 to 59 Minutes | - | 41.4% | 43.1% |
| | 2020 Travel to Work in 60 Minutes or More | - | 16.3% | 13.5% |
| | 2020 Average Travel Time to Work | - | 31.0 | 29.4 |
| CONSUMER EXPENDITURE | 2020 Est. Total Household Expenditure | - | \$755.33 M | \$2.05 B |
| | 2020 Est. Apparel | - | \$27.27 M | \$73.92 M |
| | 2020 Est. Contributions, Gifts | - | \$45.33 M | \$124.32 M |
| | 2020 Est. Education, Reading | - | \$26.78 M | \$73.3 M |
| | 2020 Est. Entertainment | - | \$44.22 M | \$119.5 M |
| | 2020 Est. Food, Beverages, Tobacco | - | \$113.73 M | \$308.05 M |
| | 2020 Est. Furnishings, Equipment | - | \$27.4 M | \$73.86 M |
| | 2020 Est. Health Care, Insurance | - | \$67.52 M | \$182.54 M |
| | 2020 Est. Household Operations, Shelter, Utilities | - | \$239.82 M | \$651.72 M |
| | 2020 Est. Miscellaneous Expenses | - | \$14.39 M | \$38.89 M |
| | 2020 Est. Personal Care | - | \$10.16 M | \$27.45 M |
| | 2020 Est. Transportation | - | \$138.72 M | \$373.71 M |

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Williams La

Head Lake

Arbor Forest Ln

Riley Fuzzell Rd

3000 ft



Google Earth

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RETAIL GAP EXPANDED REPORT

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GAPE2

SIMPLY PARADISE

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| | 1 mi radius | | 3 mi radius | | 5 mi radius | |
|--|-------------------|-------|------------------------|-------|-------------------------|-------|
| | Potential / Sales | Index | Potential / Sales | Index | Potential / Sales | Index |
| Clothing, Clothing Accessories Stores | - / - | 0 | \$16.58 M / \$74.19 K | 100 | \$44.99 M / \$4.66 M | 90 |
| Men's Clothing Stores | - / - | 0 | \$586.97 K / - | 100 | \$1.59 M / \$163.5 K | 90 |
| Women's Clothing Stores | - / - | 0 | \$2.52 M / - | 100 | \$6.86 M / \$2.29 M | 67 |
| Children's, Infants' Clothing Stores | - / - | 0 | \$1.11 M / - | 100 | \$2.99 M / \$358.74 K | 88 |
| Family Clothing Stores | - / - | 0 | \$6.77 M / - | 100 | \$18.35 M / \$381.92 K | 98 |
| Clothing Accessory Stores | - / - | 0 | \$546.93 K / - | 100 | \$1.49 M / \$113.81 K | 92 |
| Other Apparel Stores | - / - | 0 | \$823.89 K / \$74.19 K | 91 | \$2.24 M / \$636.34 K | 72 |
| Shoe Stores | - / - | 0 | \$2.75 M / - | 100 | \$7.44 M / \$322.23 K | 96 |
| Jewelry Stores | - / - | 0 | \$1.37 M / - | 100 | \$3.76 M / \$390.12 K | 90 |
| Luggage Stores | - / - | 0 | \$101.9 K / - | 100 | \$281.17 K / - | 100 |
| Furniture, Home Furnishings Stores | - / - | 0 | \$8.25 M / \$2.14 M | 74 | \$22.3 M / \$6.02 M | 73 |
| Furniture Stores | - / - | 0 | \$5.13 M / \$1.94 M | 62 | \$13.87 M / \$2.66 M | 81 |
| Floor Covering Stores | - / - | 0 | \$869.3 K / - | 100 | \$2.35 M / \$1.2 M | 49 |
| Other Home Furnishing Stores | - / - | 0 | \$2.25 M / \$197.42 K | 91 | \$6.08 M / \$2.16 M | 65 |
| Electronics, Appliance Stores | - / - | 0 | \$6.07 M / \$210.15 K | 97 | \$16.41 M / \$9.71 M | 41 |
| Building Material, Garden Equipment, Supplies Dealers | - / - | 0 | \$19.79 M / \$438.34 K | 98 | \$53.42 M / \$8.06 M | 85 |
| Home Centers | - / - | 0 | \$9.32 M / - | 100 | \$25.15 M / \$1.55 M | 94 |
| Paint, Wallpaper Stores | - / - | 0 | \$685.22 K / - | 100 | \$1.85 M / \$315.51 K | 83 |
| Hardware Stores | - / - | 0 | \$858.92 K / \$65.8 K | 92 | \$2.32 M / \$613.88 K | 74 |
| Other Building Materials Stores | - / - | 0 | \$6.56 M / \$153.42 K | 98 | \$17.69 M / \$4.85 M | 73 |
| Outdoor Power Equipment Stores | - / - | 0 | \$317.06 K / - | 100 | \$859.3 K / \$188.55 K | 78 |
| Nursery, Garden Stores | - / - | 0 | \$2.05 M / \$219.12 K | 89 | \$5.56 M / \$536.97 K | 90 |
| Food, Beverage Stores | - / - | 0 | \$50.4 M / \$5.28 M | 90 | \$136.61 M / \$124.62 M | 9 |
| Grocery Stores | - / - | 0 | \$44.92 M / \$3.4 M | 92 | \$121.74 M / \$117.97 M | 3 |
| Convenience Stores | - / - | 0 | \$1.72 M / \$1.51 M | 13 | \$4.68 M / \$2.85 M | 39 |
| Meat Markets | - / - | 0 | \$511.66 K / \$5.99 K | 99 | \$1.38 M / \$83.84 K | 94 |
| Fish, Seafood Markets | - / - | 0 | \$184.26 K / - | 100 | \$501.67 K / \$256.82 K | 49 |
| Fruit, Vegetable Markets | - / - | 0 | \$309.37 K / - | 100 | \$837.84 K / - | 100 |
| Other Specialty Food Markets | - / - | 0 | \$535.71 K / \$1.17 K | 100 | \$1.45 M / \$114.72 K | 92 |
| Liquor Stores | - / - | 0 | \$2.22 M / \$363.06 K | 84 | \$6.02 M / \$3.34 M | 44 |

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Rick Gonzalez



GAPE2

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|--|-------------------|-------|-------------------------|-------|-------------------------|-------|
| | Potential / Sales | Index | Potential / Sales | Index | Potential / Sales | Index |
| Health, Personal Care Stores | - / - | 0 | \$12.5 M / \$2.72 M | 78 | \$33.9 M / \$11.32 M | 67 |
| Pharmacy, Drug Stores | - / - | 0 | \$10.46 M / \$2.45 M | 77 | \$28.37 M / \$9.57 M | 66 |
| Cosmetics, Beauty Stores | - / - | 0 | \$617.95 K / - | 100 | \$1.67 M / \$124.87 K | 93 |
| Optical Goods Stores | - / - | 0 | \$701.71 K / \$264.94 K | 62 | \$1.9 M / \$304.62 K | 84 |
| Other Health, Personal Care Stores | - / - | 0 | \$719.43 K / \$5.81 K | 99 | \$1.95 M / \$1.33 M | 32 |
| Sporting Goods, Hobby, Book, Music Stores | - / - | 0 | \$6.43 M / \$471.41 K | 93 | \$17.43 M / \$1.8 M | 90 |
| Sporting Goods Stores | - / - | 0 | \$3.6 M / \$241.69 K | 93 | \$9.72 M / \$1.24 M | 87 |
| Hobby, Toy, Game Stores | - / - | 0 | \$982.09 K / \$115.05 K | 88 | \$2.66 M / \$335.19 K | 87 |
| Sewing, Needlecraft Stores | - / - | 0 | \$322.6 K / \$114.66 K | 64 | \$876.63 K / \$122.79 K | 86 |
| Musical Instrument Stores | - / - | 0 | \$262.61 K / - | 100 | \$713.7 K / \$81.96 K | 89 |
| Book Stores | - / - | 0 | \$1.27 M / - | 100 | \$3.46 M / \$22.47 K | 99 |
| General Merchandise Stores | - / - | 0 | \$50.69 M / \$6.14 M | 88 | \$137.3 M / \$28.7 M | 79 |
| Department Stores | - / - | 0 | \$13.43 M / \$3.68 M | 73 | \$36.38 M / \$4.96 M | 86 |
| Warehouse Superstores | - / - | 0 | \$32.28 M / - | 100 | \$87.44 M / \$19.52 M | 78 |
| Other General Merchandise Stores | - / - | 0 | \$4.98 M / \$2.47 M | 50 | \$13.48 M / \$4.22 M | 69 |
| Miscellaneous Store Retailers | - / - | 0 | \$6.98 M / \$3.12 M | 55 | \$18.91 M / \$10.01 M | 47 |
| Florists | - / - | 0 | \$254.14 K / - | 100 | \$690.96 K / \$112.35 K | 84 |
| Office, Stationary Stores | - / - | 0 | \$708.25 K / - | 100 | \$1.92 M / \$141.25 K | 93 |
| Gift, Souvenir Stores | - / - | 0 | \$851.3 K / \$49 K | 94 | \$2.31 M / \$144.79 K | 94 |
| Used Merchandise Stores | - / - | 0 | \$489.28 K / - | 100 | \$1.33 M / \$33.25 K | 97 |
| Pet, Pet Supply Stores | - / - | 0 | \$2.86 M / \$3.01 M | -5 | \$7.7 M / \$8.13 M | -5 |
| Art Dealers | - / - | 0 | \$230.12 K / - | 100 | \$626.26 K / \$154.73 K | 75 |
| Mobile Home Dealers | - / - | 0 | \$423.83 K / - | 100 | \$1.14 M / - | 100 |
| Other Miscellaneous Retail Stores | - / - | 0 | \$1.17 M / \$59.44 K | 95 | \$3.19 M / \$1.29 M | 59 |
| Non-Store Retailers | - / - | 0 | \$23.8 M / \$1.54 M | 94 | \$64.43 M / \$8.86 M | 86 |
| Mail Order, Catalog Stores | - / - | 0 | \$19.89 M / - | 100 | \$53.86 M / \$1.21 M | 98 |
| Vending Machines | - / - | 0 | \$516.98 K / \$145.5 K | 72 | \$1.41 M / \$1.17 M | 17 |
| Fuel Dealers | - / - | 0 | \$1.9 M / \$1.3 M | 32 | \$5.11 M / \$5.81 M | -12 |
| Other Direct Selling Establishments | - / - | 0 | \$1.5 M / \$97.2 K | 94 | \$4.05 M / \$668.66 K | 84 |

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Rick Gonzalez



GAPE2

Lat/Lon: 30.1464/-95.3572

SIMPLY PARADISE

Listing: #1553385

| | 1 mi radius | | 3 mi radius | | 5 mi radius | |
|-------------------------------------|-------------------|-------|-----------------------|-------|------------------------|-------|
| | Potential / Sales | Index | Potential / Sales | Index | Potential / Sales | Index |
| Accommodation, Food Services | - / - | 0 | \$46.34 M / \$14.98 M | 68 | \$125.28 M / \$51.34 M | 59 |
| Hotels, Other Travel Accommodations | - / - | 0 | \$2.55 M / - | 100 | \$6.89 M / \$1.56 M | 77 |
| RV Parks | - / - | 0 | \$23.83 K / \$46 | 100 | \$63.78 K / \$5.83 K | 91 |
| Rooming, Boarding Houses | - / - | 0 | \$17.13 K / - | 100 | \$50.88 K / \$112.99 K | -55 |
| Full Service Restaurants | - / - | 0 | \$23.86 M / \$5.33 M | 78 | \$64.51 M / \$20.52 M | 68 |
| Limited Service Restaurants | - / - | 0 | \$15.86 M / \$10.46 M | 34 | \$42.89 M / \$29.17 M | 32 |
| Special Food Services, Catering | - / - | 0 | \$4.02 M / \$365.03 K | 91 | \$10.87 M / \$2.37 M | 78 |
| Drinking Places | - / - | 0 | \$1.18 M / \$5.38 K | 100 | \$3.18 M / \$778.02 K | 76 |
| Gasoline Stations | - / - | 0 | \$36.46 M / \$13.31 M | 63 | \$98.48 M / \$41.08 M | 58 |
| Motor Vehicle, Parts Dealers | - / - | 0 | \$71.87 M / \$2.77 M | 96 | \$193.32 M / \$16.22 M | 92 |
| New Car Dealers | - / - | 0 | \$55.09 M / - | 100 | \$148.14 M / - | 100 |
| Used Car Dealers | - / - | 0 | \$5.7 M / \$740.15 K | 87 | \$15.32 M / \$4.24 M | 72 |
| Recreational Vehicle Dealers | - / - | 0 | \$1.26 M / - | 100 | \$3.4 M / - | 100 |
| Motorcycle, Boat Dealers | - / - | 0 | \$2.62 M / \$581.27 K | 78 | \$7.06 M / \$1.43 M | 80 |
| Auto Parts, Accessories | - / - | 0 | \$4.32 M / \$1.16 M | 73 | \$11.62 M / \$9 M | 23 |
| Tire Dealers | - / - | 0 | \$2.89 M / \$282.8 K | 90 | \$7.78 M / \$1.54 M | 80 |
| 2020 Population | - | - | 28,763 | - | 79,543 | - |
| 2025 Population | - | - | 33,424 | - | 92,203 | - |
| % Population Change 2020-2025 | - | - | 16.2% | - | 15.9% | - |
| 2020 Adult Population Age 18+ | - | - | 20,433 | - | 56,981 | - |
| 2020 Population Male | - | - | 14,285 | - | 39,560 | - |
| 2020 Population Female | - | - | 14,477 | - | 39,984 | - |
| 2020 Households | - | - | 9,560 | - | 26,604 | - |
| 2020 Median Household Income | - | - | 111,299 | - | 109,646 | - |
| 2020 Average Household Income | - | - | 119,683 | - | 113,719 | - |

