

6867 GULF FREEWAY - HOUSTON, TX 77087
6,984 SF BUILDING | 36,939 SF LAND

FOR
SALE



S&P INTERESTS

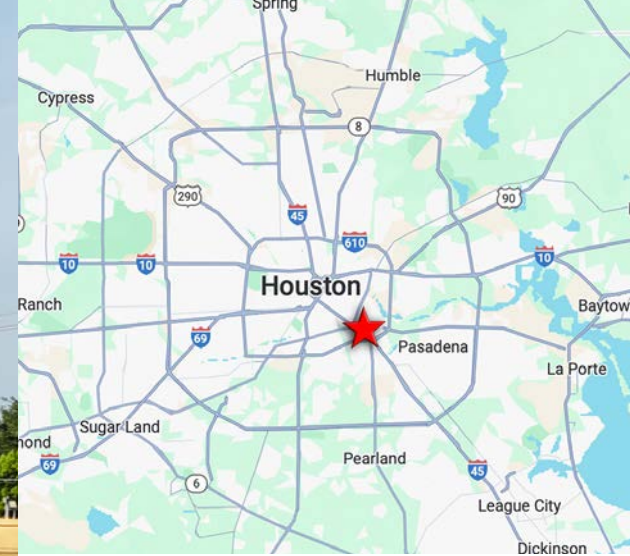
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5353 W. Alabama St., Ste. 602 | Houston, TX 77056

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.

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6,984 SF BUILDING | 36,939 SF LAND



PROPERTY FEATURES:

- Address: 6867 Gulf Frwy, Houston, TX 77087
- NEC Gulf Freeway and Flowers St.
- Land Size: 36,939 SF
- Bldg Size: 6,984 SF
- Frwy Frontage: 295'
- Potential Uses: Mixed Use, Retail, Food & Beverage, Medical, Auto, etc.
- Call Broker for Pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	23,394	129,680	328,275
Households	7,867	43,932	115,850
Average HH Income	\$56,653	\$56,508	\$62,702

TRAFFIC COUNT:

Gulf Frwy at S. Wayside: 205,977 VPD (2023)

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	23,923		133,113		339,119	
2024 Estimate	23,394		129,680		328,275	
2020 Census	23,244		126,210		307,658	
Growth 2024 - 2029	2.26%		2.65%		3.30%	
Growth 2020 - 2024	0.65%		2.75%		6.70%	
2024 Population by Age	23,394		129,680		328,275	
Age 0 - 4	1,577	6.74%	8,143	6.28%	21,383	6.51%
Age 5 - 9	1,732	7.40%	8,785	6.77%	21,377	6.51%
Age 10 - 14	1,780	7.61%	8,982	6.93%	21,171	6.45%
Age 15 - 19	1,766	7.55%	9,299	7.17%	22,729	6.92%
Age 20 - 24	1,779	7.60%	9,951	7.67%	27,162	8.27%
Age 25 - 29	1,843	7.88%	9,822	7.57%	27,554	8.39%
Age 30 - 34	1,856	7.93%	9,369	7.22%	25,808	7.86%
Age 35 - 39	1,725	7.37%	8,748	6.75%	23,143	7.05%
Age 40 - 44	1,680	7.18%	8,687	6.70%	21,611	6.58%
Age 45 - 49	1,541	6.59%	8,021	6.19%	19,360	5.90%
Age 50 - 54	1,361	5.82%	7,694	5.93%	18,425	5.61%
Age 55 - 59	1,189	5.08%	7,329	5.65%	17,829	5.43%
Age 60 - 64	1,076	4.60%	6,844	5.28%	17,012	5.18%
Age 65 - 69	901	3.85%	6,060	4.67%	14,910	4.54%
Age 70 - 74	669	2.86%	4,754	3.67%	11,334	3.45%
Age 75 - 79	446	1.91%	3,361	2.59%	7,925	2.41%
Age 80 - 84	266	1.14%	2,128	1.64%	5,077	1.55%
Age 85+	207	0.88%	1,703	1.31%	4,464	1.36%
Age 65+	2,489	10.64%	18,006	13.88%	43,710	13.32%
Median Age	33.30		35.30		34.40	
Average Age	34.70		36.80		36.40	
2024 Population By Race	23,394		129,680		328,275	
White	4,011	17.15%	23,993	18.50%	62,856	19.15%
Black	1,366	5.84%	17,880	13.79%	88,042	26.82%
Am. Indian & Alaskan	590	2.52%	2,570	1.98%	5,225	1.59%
Asian	165	0.71%	3,311	2.55%	11,762	3.58%
Hawaiian & Pacific Island	16	0.07%	45	0.03%	149	0.05%
Other	17,245	73.72%	81,882	63.14%	160,241	48.81%
Population by Hispanic Origin	23,394		129,680		328,275	
Non-Hispanic Origin	2,652	11.34%	29,894	23.05%	133,760	40.75%
Hispanic Origin	20,741	88.66%	99,786	76.95%	194,515	59.25%
2024 Median Age, Male	33.50		35.10		34.50	
2024 Average Age, Male	34.50		36.40		36.00	
2024 Median Age, Female	33.10		35.40		34.30	
2024 Average Age, Female	34.80		37.20		36.80	

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation Classification	17,952		101,906		259,788	
Civilian Employed	10,140	56.48%	58,378	57.29%	147,822	56.90%
Civilian Unemployed	648	3.61%	3,531	3.46%	10,434	4.02%
Civilian Non-Labor Force	7,164	39.91%	39,974	39.23%	101,473	39.06%
Armed Forces	0	0.00%	23	0.02%	59	0.02%
Households by Marital Status						
Married	3,133		16,817		37,990	
Married No Children	1,623		9,679		22,459	
Married w/Children	1,510		7,138		15,531	
2024 Population by Education	15,702		90,075		228,805	
Some High School, No Diploma	5,855	37.29%	31,833	35.34%	64,262	28.09%
High School Grad (Incl Equivalency)	4,907	31.25%	24,169	26.83%	60,031	26.24%
Some College, No Degree	2,490	15.86%	16,297	18.09%	46,902	20.50%
Associate Degree	941	5.99%	5,555	6.17%	14,353	6.27%
Bachelor Degree	1,005	6.40%	7,729	8.58%	25,919	11.33%
Advanced Degree	504	3.21%	4,492	4.99%	17,338	7.58%
2024 Population by Occupation	17,073		101,769		266,432	
Real Estate & Finance	361	2.11%	2,186	2.15%	6,876	2.58%
Professional & Management	2,878	16.86%	16,902	16.61%	55,733	20.92%
Public Administration	248	1.45%	1,331	1.31%	3,983	1.49%
Education & Health	1,728	10.12%	9,730	9.56%	29,137	10.94%
Services	2,016	11.81%	11,841	11.64%	30,587	11.48%
Information	36	0.21%	367	0.36%	1,501	0.56%
Sales	1,646	9.64%	10,681	10.50%	27,299	10.25%
Transportation	238	1.39%	2,015	1.98%	6,839	2.57%
Retail	783	4.59%	5,528	5.43%	13,733	5.15%
Wholesale	357	2.09%	1,917	1.88%	4,640	1.74%
Manufacturing	963	5.64%	6,006	5.90%	14,046	5.27%
Production	1,918	11.23%	11,711	11.51%	26,166	9.82%
Construction	2,480	14.53%	12,654	12.43%	24,741	9.29%
Utilities	574	3.36%	4,366	4.29%	10,669	4.00%
Agriculture & Mining	304	1.78%	839	0.82%	2,421	0.91%
Farming, Fishing, Forestry	22	0.13%	150	0.15%	230	0.09%
Other Services	521	3.05%	3,545	3.48%	7,831	2.94%
2024 Worker Travel Time to Job	9,776		55,388		139,200	
<30 Minutes	4,918	50.31%	29,941	54.06%	81,001	58.19%
30-60 Minutes	3,781	38.68%	20,570	37.14%	46,887	33.68%
60+ Minutes	1,077	11.02%	4,877	8.81%	11,312	8.13%
2020 Households by HH Size	7,800		42,796		107,739	
1-Person Households	1,801	23.09%	10,884	25.43%	31,907	29.62%
2-Person Households	1,947	24.96%	11,027	25.77%	28,398	26.36%
3-Person Households	1,398	17.92%	7,339	17.15%	17,264	16.02%
4-Person Households	1,264	16.21%	6,302	14.73%	14,010	13.00%
5-Person Households	731	9.37%	3,816	8.92%	8,436	7.83%

Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	7,800		42,796		107,739	
1-Person Households	1,801	23.09%	10,884	25.43%	31,907	29.62%
2-Person Households	1,947	24.96%	11,027	25.77%	28,398	26.36%
3-Person Households	1,398	17.92%	7,339	17.15%	17,264	16.02%
4-Person Households	1,264	16.21%	6,302	14.73%	14,010	13.00%
5-Person Households	731	9.37%	3,816	8.92%	8,436	7.83%
6-Person Households	374	4.79%	1,960	4.58%	4,357	4.04%
7 or more Person Households	285	3.65%	1,468	3.43%	3,367	3.13%
2024 Average Household Size	2.90		2.80		2.60	
Households						
2029 Projection	8,053		45,119		119,960	
2024 Estimate	7,867		43,932		115,850	
2020 Census	7,799		42,798		107,739	
Growth 2024 - 2029	2.36%		2.70%		3.55%	
Growth 2020 - 2024	0.87%		2.65%		7.53%	
2024 Households by HH Income	7,866		43,932		115,850	
<\$25,000	2,519	32.02%	13,226	30.11%	35,017	30.23%
\$25,000 - \$50,000	1,968	25.02%	12,610	28.70%	29,331	25.32%
\$50,000 - \$75,000	1,474	18.74%	7,644	17.40%	19,326	16.68%
\$75,000 - \$100,000	881	11.20%	4,312	9.82%	11,630	10.04%
\$100,000 - \$125,000	356	4.53%	2,421	5.51%	7,377	6.37%
\$125,000 - \$150,000	216	2.75%	1,262	2.87%	4,402	3.80%
\$150,000 - \$200,000	262	3.33%	1,499	3.41%	4,618	3.99%
\$200,000+	190	2.42%	958	2.18%	4,149	3.58%
2024 Avg Household Income	\$56,653		\$56,508		\$62,702	
2024 Med Household Income	\$39,496		\$39,508		\$43,196	
2024 Occupied Housing	7,867		43,932		115,850	
Owner Occupied	2,753	34.99%	19,517	44.43%	50,595	43.67%
Renter Occupied	5,114	65.01%	24,415	55.57%	65,255	56.33%
2020 Housing Units	8,503		49,271		130,136	
1 Unit	3,975	46.75%	30,188	61.27%	80,684	62.00%
2 - 4 Units	405	4.76%	3,873	7.86%	10,611	8.15%
5 - 19 Units	2,269	26.68%	8,396	17.04%	17,476	13.43%
20+ Units	1,854	21.80%	6,814	13.83%	21,365	16.42%
2024 Housing Value	2,754		19,517		50,593	
<\$100,000	827	30.03%	6,056	31.03%	15,845	31.32%
\$100,000 - \$200,000	1,165	42.30%	7,014	35.94%	15,544	30.72%
\$200,000 - \$300,000	480	17.43%	3,426	17.55%	8,560	16.92%
\$300,000 - \$400,000	168	6.10%	1,737	8.90%	5,840	11.54%
\$400,000 - \$500,000	69	2.51%	685	3.51%	2,514	4.97%
\$500,000 - \$1,000,000	44	1.60%	504	2.58%	1,800	3.56%
\$1,000,000+	1	0.04%	95	0.49%	490	0.97%
2024 Median Home Value	\$147,210		\$152,787		\$160,804	

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	8,823		50,059		132,047	
Built 2010+	884	10.02%	4,868	9.72%	20,375	15.43%
Built 2000 - 2010	827	9.37%	2,271	4.54%	10,534	7.98%
Built 1990 - 1999	926	10.50%	2,720	5.43%	5,748	4.35%
Built 1980 - 1989	464	5.26%	2,957	5.91%	6,119	4.63%
Built 1970 - 1979	1,105	12.52%	5,346	10.68%	13,809	10.46%
Built 1960 - 1969	992	11.24%	6,219	12.42%	14,774	11.19%
Built 1950 - 1959	1,124	12.74%	10,739	21.45%	28,314	21.44%
Built <1949	2,501	28.35%	14,939	29.84%	32,374	24.52%
2024 Median Year Built	1967		1958		1963	

Demographic Trend Data

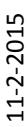
Description	2020		2024		2029	
Population	23,244		23,394		23,923	
Age 15+	18,035	77.59%	18,305	78.25%	19,087	79.79%
Age 20+	16,227	69.81%	16,539	70.70%	17,355	72.55%
Age 65+	2,264	9.74%	2,489	10.64%	3,017	12.61%
Median Age	32		33		35	
Average Age	34.00		34.70		36.30	

Population By Race	23,244		23,394		23,923	
White	5,149	22.15%	4,011	17.15%	4,078	17.05%
Black	1,441	6.20%	1,366	5.84%	1,400	5.85%
Am. Indian & Alaskan	436	1.88%	590	2.52%	606	2.53%
Asian	153	0.66%	165	0.71%	171	0.71%
Hawaiian & Pacific Islander	8	0.03%	16	0.07%	16	0.07%
Other	16,048	69.04%	17,245	73.72%	17,652	73.79%

Population by Race (Hispanic)	20,362		20,741		21,221	
White	4,041	19.85%	3,061	14.76%	3,115	14.68%
Black	88	0.43%	74	0.36%	79	0.37%
Am. Indian & Alaskan	411	2.02%	575	2.77%	592	2.79%
Asian	10	0.05%	14	0.07%	12	0.06%
Hawaiian & Pacific Islander	5	0.02%	15	0.07%	15	0.07%
Other	15,807	77.63%	17,003	81.98%	17,408	82.03%

Household by Household Income	7,799		7,866		8,050	
<\$25,000	2,161	27.71%	2,519	32.02%	2,690	33.42%
\$25,000 - \$50,000	2,252	28.88%	1,968	25.02%	1,912	23.75%
\$50,000 - \$75,000	1,358	17.41%	1,474	18.74%	1,525	18.94%
\$75,000 - \$100,000	947	12.14%	881	11.20%	844	10.48%
\$100,000 - \$125,000	444	5.69%	356	4.53%	355	4.41%
\$125,000 - \$150,000	223	2.86%	216	2.75%	225	2.80%
\$150,000 - \$200,000	182	2.33%	262	3.33%	298	3.70%
\$200,000+	232	2.97%	190	2.42%	201	2.50%

Average Household Income	\$58,725		\$56,653		\$56,755	
Median Household Income	\$40,784		\$39,496		\$39,356	



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- 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.

- 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.

Information available at www.trec.texas.gov