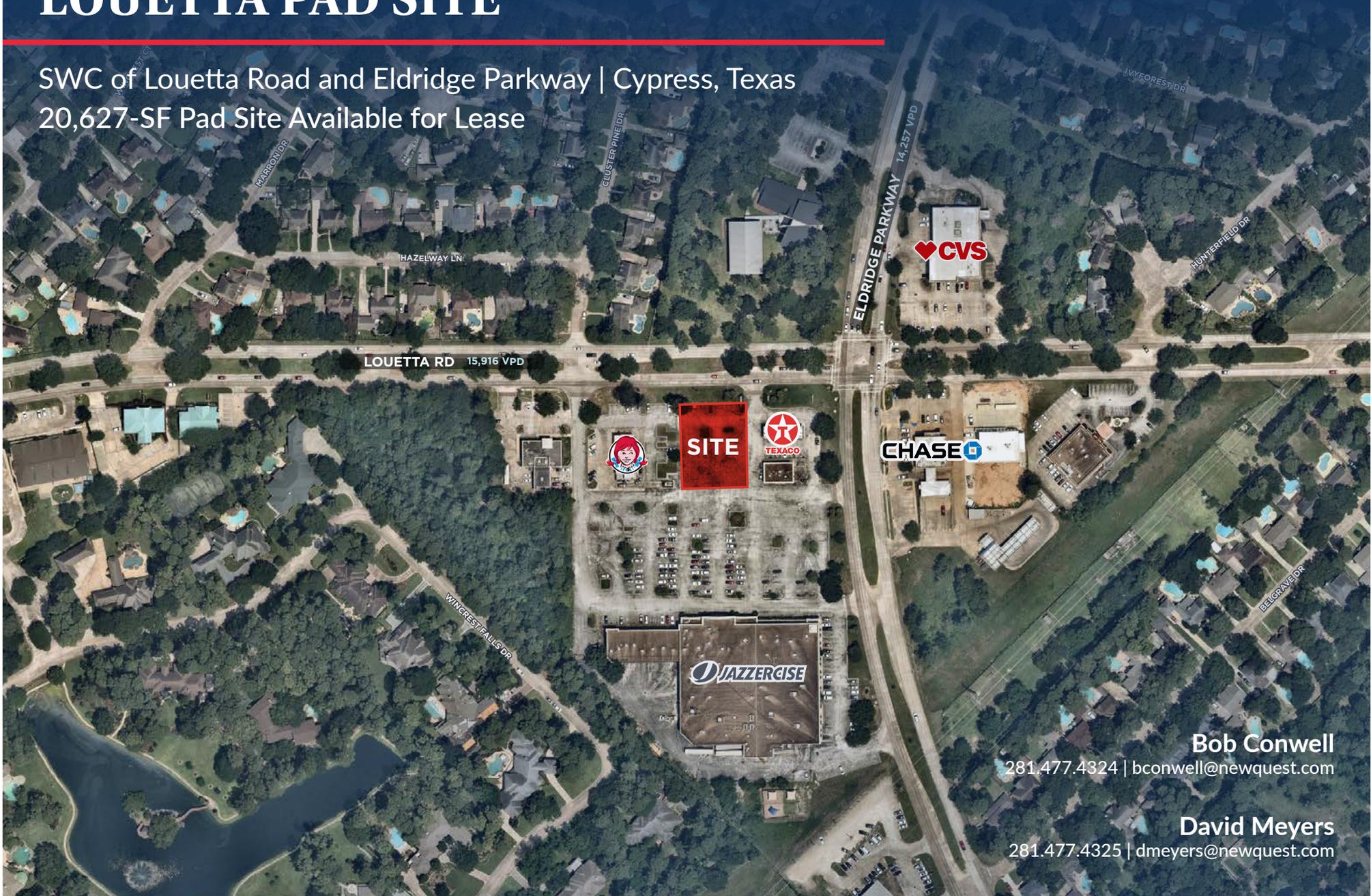




# LOUETTA PAD SITE

SWC of Louetta Road and Eldridge Parkway | Cypress, Texas  
20,627-SF Pad Site Available for Lease



**Bob Conwell**  
281.477.4324 | [bconwell@newquest.com](mailto:bconwell@newquest.com)

**David Meyers**  
281.477.4325 | [dmeyers@newquest.com](mailto:dmeyers@newquest.com)

# Project Highlights

- Located on the SWC of a high-traffic intersection with over 82,000 VPD.
- 108 FT of frontage on Louetta Road.

**Bob Conwell**

bconwell@newquest.com  
281.477.4324

**David Meyers**

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281.477.4325



**6.7%**  
POPULATION  
GROWTH  
WITHIN 3 MILES  
FROM 2020 TO 2024



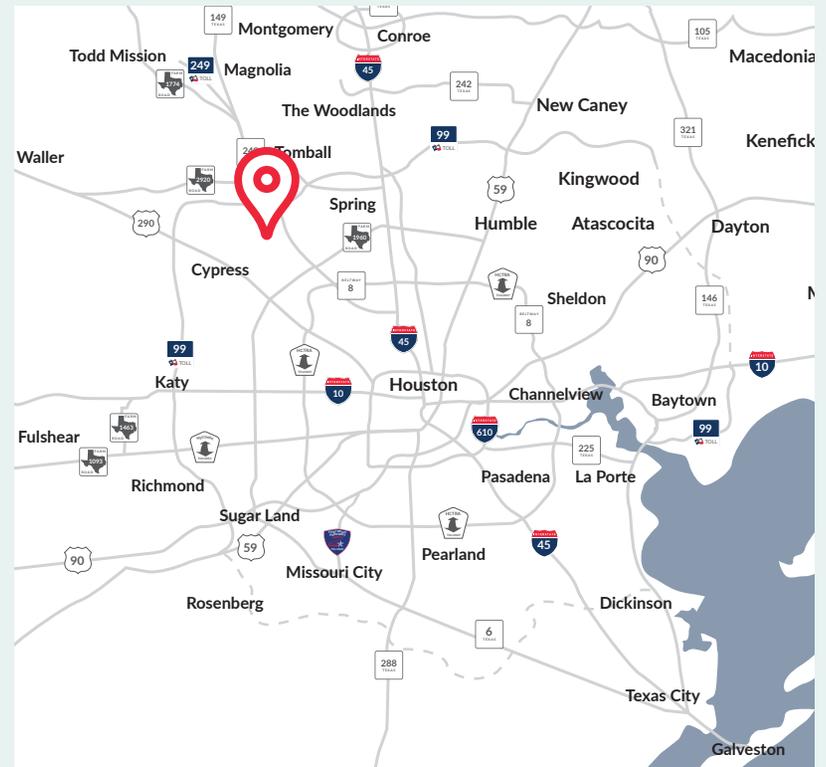
**\$181K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 1 MILE

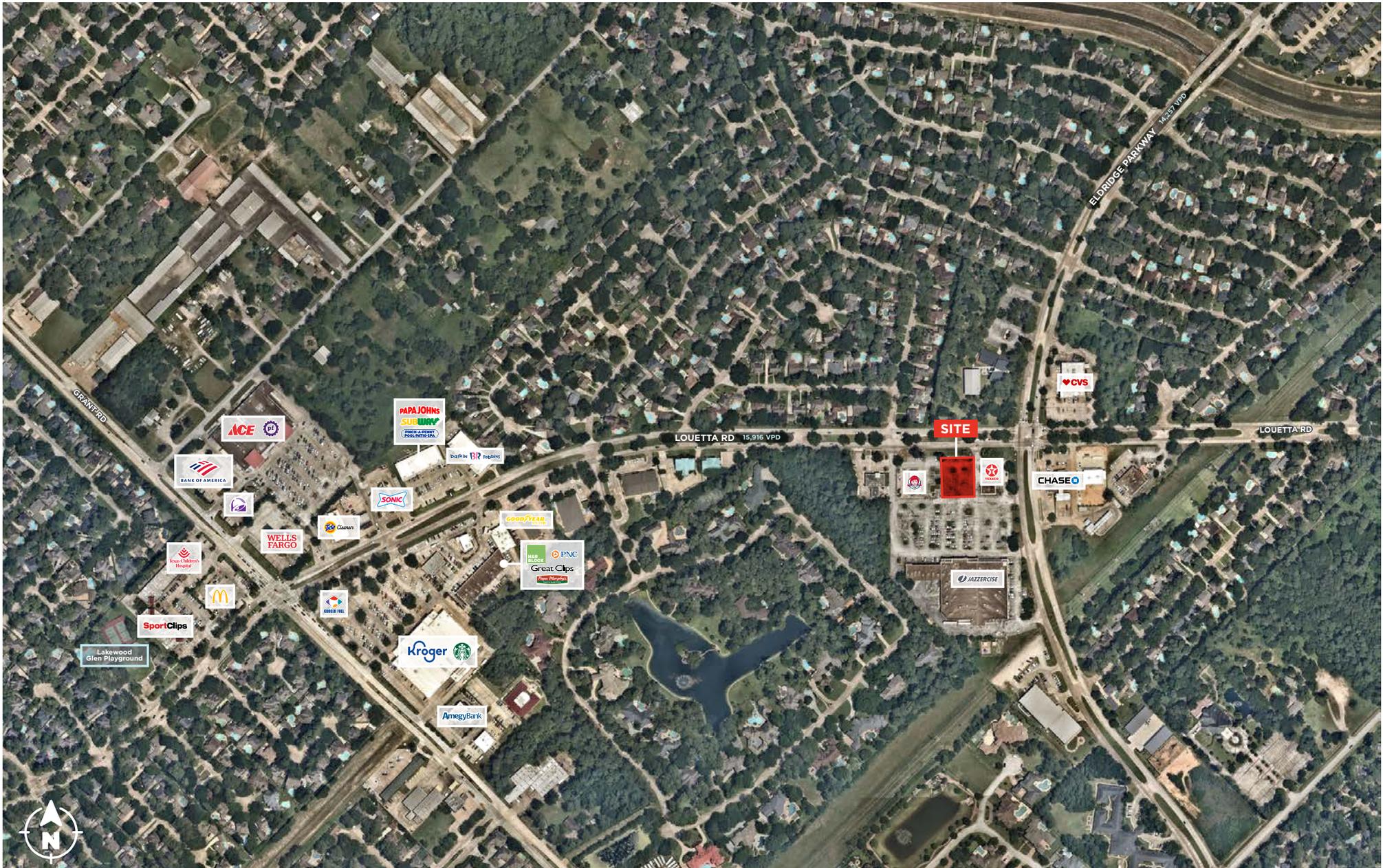


**258K**  
CURRENT  
POPULATION  
WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

## MAJOR AREA EMPLOYERS





07.23 | 05.23

# Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	4,654	91,719	91,719
Current Population	13,119	257,518	257,518
2020 Census Population	12,563	87,753	241,307
Population Growth 2020 to 2024	4.43%	6.72%	6.72%
2024 Median Age	39.5	36.0	36.0

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	31.53%	36.96%	36.96%
Black or African American	37.63%	24.76%	24.76%
Asian or Pacific Islander	3.34%	6.55%	6.55%
Other Races	26.74%	30.79%	30.79%
Hispanic	42.27%	44.29%	44.29%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$180,731	\$139,338	\$139,338
Median Household Income	\$124,276	\$101,506	\$101,506
Per Capita Income	\$64,581	\$50,216	\$50,216

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	42.68%	34.44%	34.44%
2 Person Households	47.32%	36.64%	36.64%
3+ Person Households	10.01%	28.92%	28.92%
Owner-Occupied Housing Units	93.13%	67.15%	67.15%
Renter-Occupied Housing Units	6.87%	32.85%	32.85%

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24