

Subject Property

851 Federal Rd

851 Federal Rd

Houston, TX 77015 - Pasadena/Galena Park



TRAFFIC COUNTS

Maxey Rd/Church Rd	27.5K
Fleming Dr/Federal Rd	3.5K
Maxey Rd/Keyport Ln	4.6K
Greens Bayou St/Roundtree St	1.4K

LOCATION

Location Score:	Good Location (55)
Walk Score®:	Very Walkable (75)
Transit Score®:	Some Transit (32)

PROPERTY

Type:	Storefront	Tenancy:	0 Tenants
Center:	-	Construction:	Masonry
GLA:	4,400 SF	Land AC:	0.35 AC
Year Built/Renov	2024	Building FAR:	0.29
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking	35 Surface Spaces are available; Ratio of 8.66/1000 SF		
Features:	-		
Frontage:	60' on Federal Rd (with 1 curb cut)		

VACANCY

		NNN ASKING RENTS PER SF		12 MO. LEASING SF ACTIVITY	
Current:	73.9%	Current:	\$17-21 (Est)	Property:	-
Last Quarter:	0%	Last Quarter:	-	Peers Total:	-
Year Ago:	0%	Year Ago:	-	Peers Count:	17
Peers:	0.8%	Peers (Market Rent):	\$17.15	Peers Avg:	-
Submarket:	2.3%	Submarket (Market Rent):	\$18.25	Submarket:	150,536

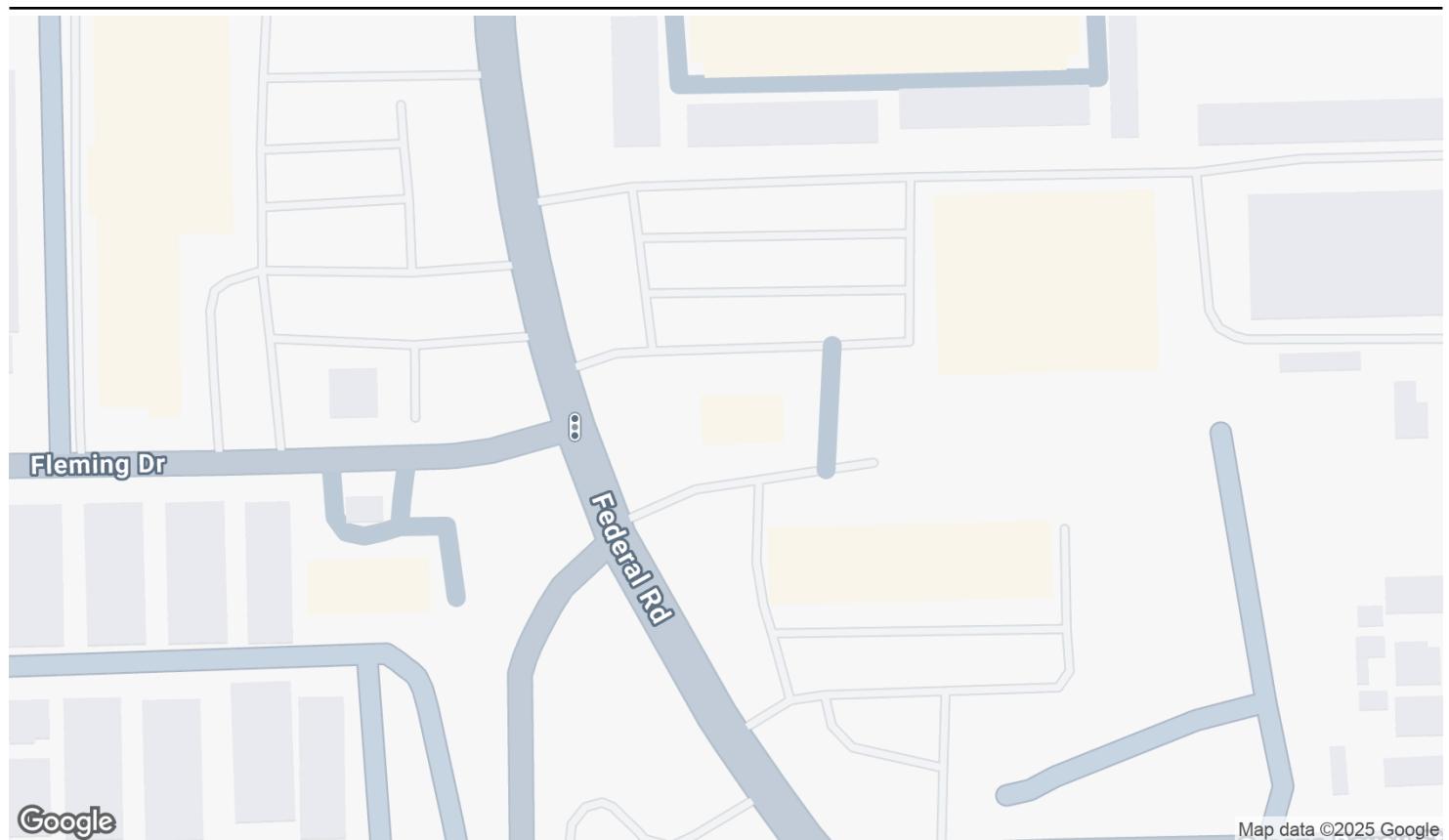
AVAILABLE SPACES

Floor	Suite	Space Type			Square Feet		Rent	On Market	Vacant
		Use	Type	Occupancy	SF Avail	Bldg Contig			
1st	A	Retail	Direct	Vacant	793	793	Withheld	0 mo	0 mo
1st	B	Retail	Direct	Vacant	819	819	Withheld	0 mo	0 mo
1st	C	Retail	Direct	Vacant	819	819	Withheld	0 mo	0 mo
1st	D	Retail	Direct	Vacant	819	819	Withheld	0 mo	0 mo
All Spaces					3,250	819	-		

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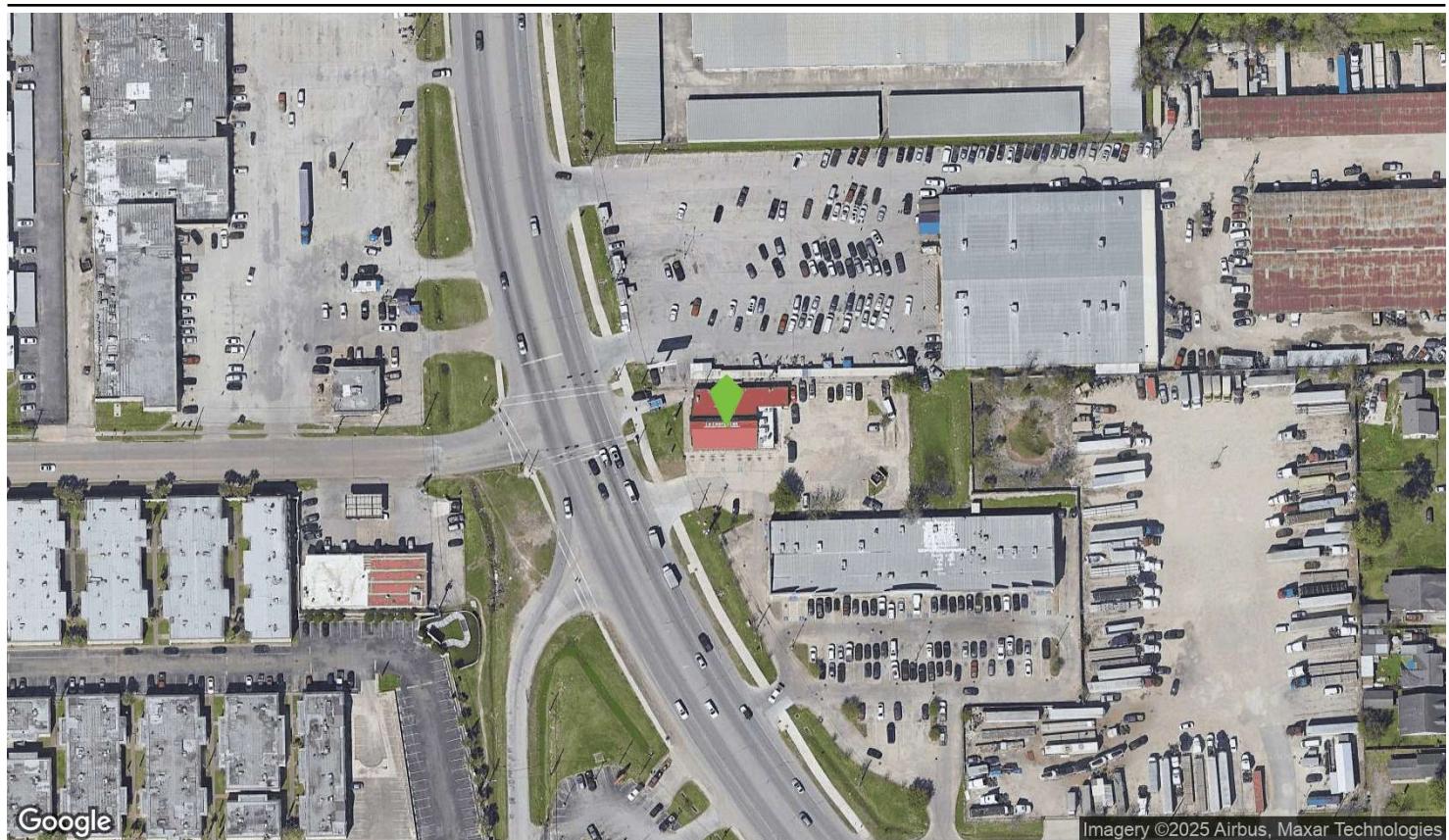
SITE PLAN



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AERIAL VIEW



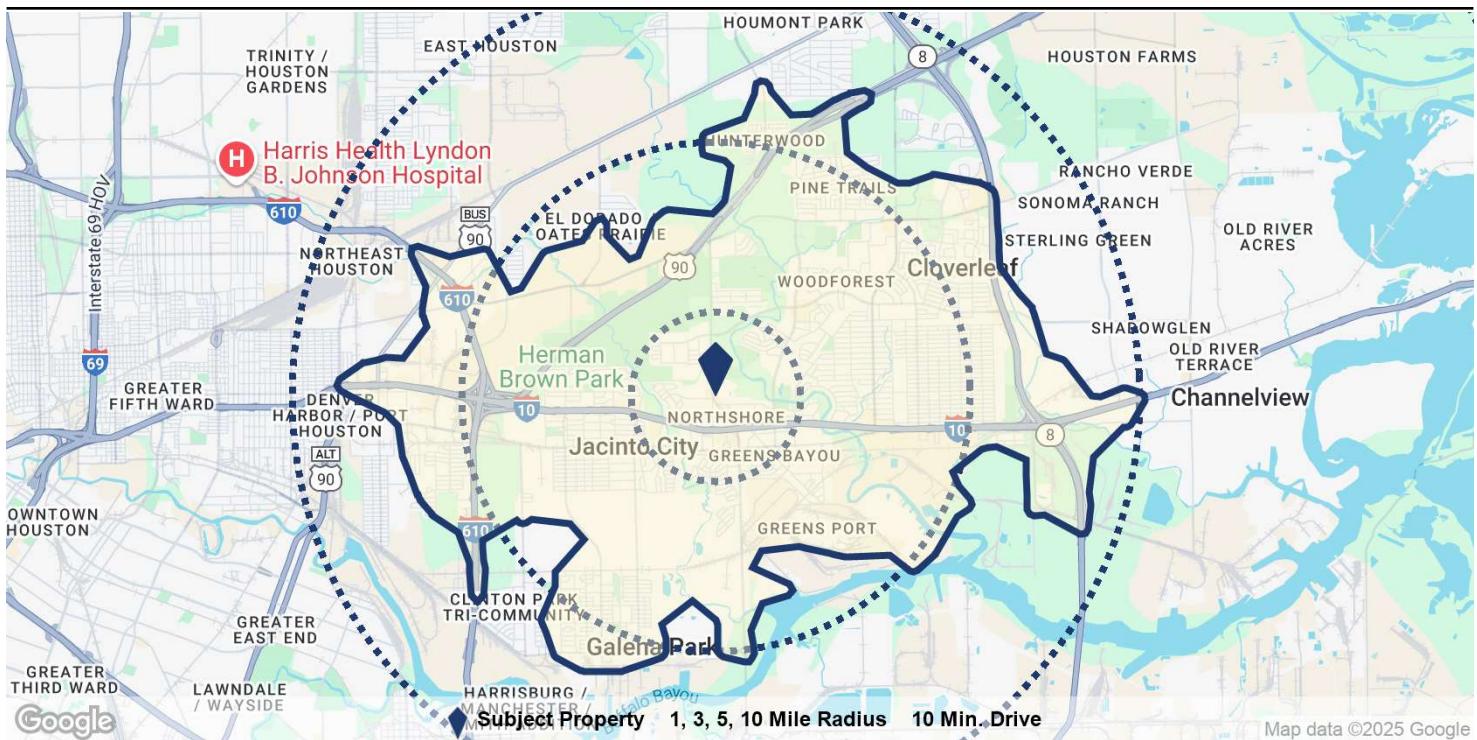
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DEMOGRAPHICS

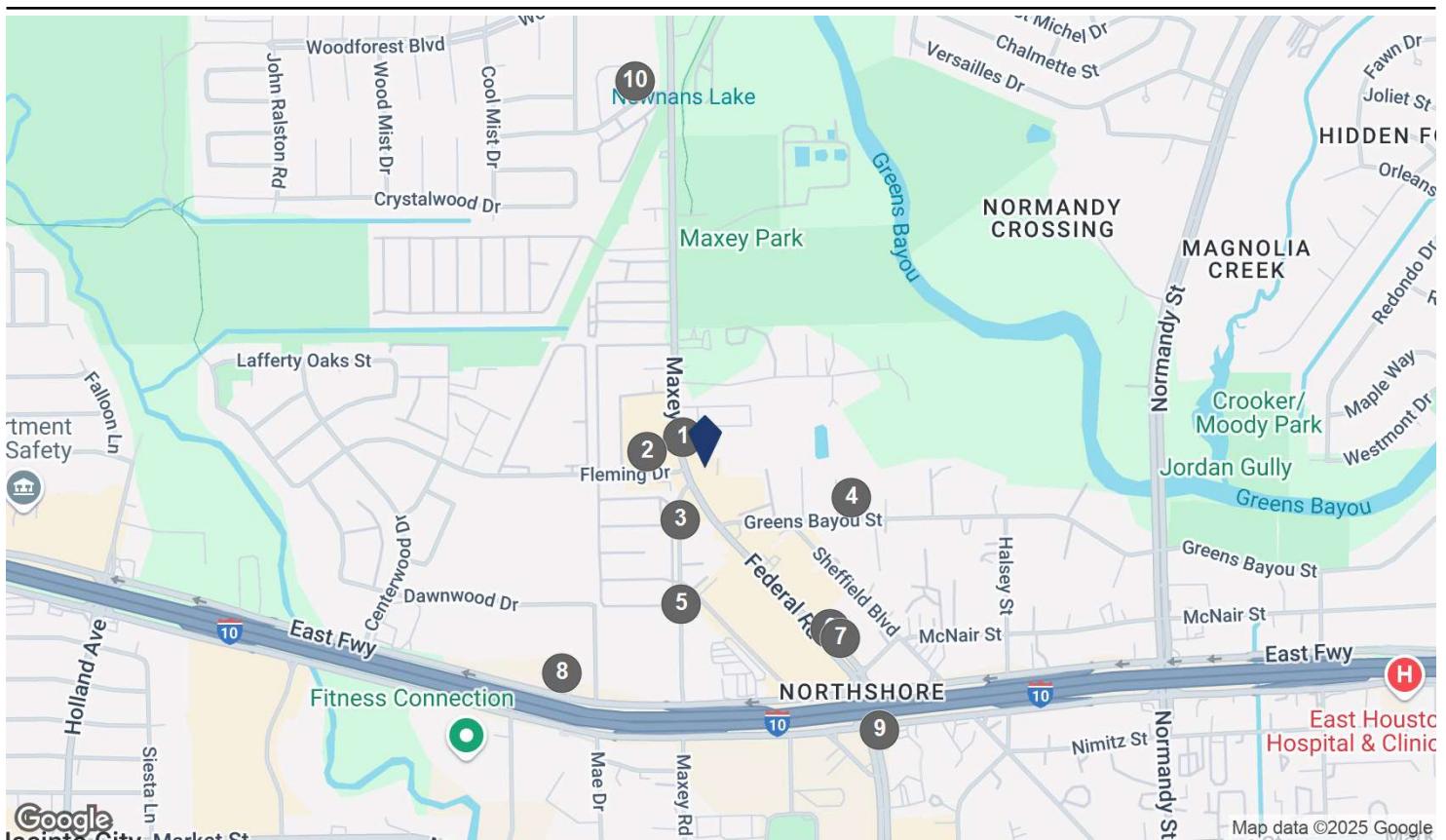


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	15,749	81,062	170,341	889,372	102,890
5 Yr Growth	2.4%	1.3%	1.7%	2.6%	1.1%
Median Age	32	33	34	34	33
5 Yr Forecast	34	35	35	36	35
White / Black / Hispanic	18% / 18% / 77%	20% / 16% / 74%	20% / 17% / 73%	25% / 19% / 65%	20% / 16% / 74%
5 Yr Forecast	18% / 18% / 77%	20% / 16% / 74%	20% / 17% / 73%	25% / 19% / 64%	20% / 16% / 74%
Employment	6,175	23,709	67,790	476,118	47,312
Buying Power	\$209.1M	\$1.2B	\$2.6B	\$14.5B	\$1.5B
5 Yr Growth	2.2%	0%	0.3%	2.0%	0.1%
College Graduates	8.7%	8.3%	9.2%	15.1%	13.5%
Household					
Households	4,982	25,483	52,868	298,758	32,114
5 Yr Growth	2.5%	1.2%	1.6%	2.9%	1.0%
Median Household Income	\$41,972	\$45,634	\$48,499	\$48,628	\$48,191
5 Yr Forecast	\$41,863	\$45,084	\$47,862	\$48,228	\$47,772
Average Household Income	\$53,723	\$59,694	\$62,130	\$68,629	\$61,865
5 Yr Forecast	\$54,668	\$60,114	\$62,185	\$68,926	\$62,213
% High Income (>\$75K)	20%	25%	28%	32%	27%
Housing					
Median Home Value	\$128,479	\$128,706	\$134,288	\$158,661	\$129,862
Median Year Built	1977	1975	1977	1973	1975
Owner / Renter Occupied	33% / 67%	47% / 53%	55% / 45%	50% / 50%	51% / 49%

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TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
① Maxey Rd	Church Rd - N	27,465	2018	0.04 mi
② Fleming Dr	Federal Rd - E	3,547	2022	0.09 mi
③ Maxey Rd	Keyport Ln - S	4,616	2022	0.12 mi
④ Greens Bayou St	Roundtree St - W	1,429	2022	0.23 mi
⑤ Maxey Rd	Keyport Ln - N	5,684	2022	0.24 mi
⑥ Federal Road	Falcon St - SE	24,037	2022	0.33 mi
⑦ Federal Rd	Falcon St - SE	23,141	2022	0.35 mi
⑧ East Fwy	Mae Dr - E	21,975	2018	0.40 mi
⑨ Federal Road	Keyport Ln - S	22,147	2022	0.50 mi
⑩ Wood Bayou Dr	Maxey Rd - E	2,513	2022	0.56 mi



Demographics

851 Federal Rd

4,400 SF Retail Storefront

Houston, Texas - Pasadena/Galena Park Submarket

PREPARED BY



Carlos Iglesias
Commercial Real Estate Broker



Income & Spending Demographics

851 Federal Rd

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2024 Households by HH Income	4,982		25,484		52,870		32,114	
<\$25,000	1,272	25.53%	5,723	22.46%	11,895	22.50%	6,979	21.73%
\$25,000 - \$50,000	1,625	32.62%	8,106	31.81%	15,400	29.13%	9,681	30.15%
\$50,000 - \$75,000	1,106	22.20%	5,284	20.73%	10,708	20.25%	6,771	21.08%
\$75,000 - \$100,000	269	5.40%	2,470	9.69%	6,008	11.36%	3,359	10.46%
\$100,000 - \$125,000	367	7.37%	1,608	6.31%	3,858	7.30%	2,195	6.84%
\$125,000 - \$150,000	174	3.49%	942	3.70%	2,000	3.78%	1,258	3.92%
\$150,000 - \$200,000	115	2.31%	960	3.77%	2,034	3.85%	1,337	4.16%
\$200,000+	54	1.08%	391	1.53%	967	1.83%	535	1.67%
2024 Avg Household Income	\$53,723		\$59,694		\$62,130		\$61,865	
2024 Med Household Income	\$41,972		\$45,634		\$48,499		\$48,191	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$115.6M		\$644.4M		\$1.4B		\$835.9M	
Total Apparel	\$8M	6.93%	\$42M	6.51%	\$88.9M	6.37%	\$53.8M	6.44%
Women's Apparel	\$2.7M	2.33%	\$14.6M	2.27%	\$31.2M	2.23%	\$18.9M	2.26%
Men's Apparel	\$1.5M	1.29%	\$8M	1.24%	\$17.2M	1.23%	\$10.3M	1.23%
Girl's Apparel	\$724.3K	0.63%	\$3.5M	0.55%	\$7.4M	0.53%	\$4.5M	0.54%
Boy's Apparel	\$557.7K	0.48%	\$2.7M	0.43%	\$5.8M	0.41%	\$3.5M	0.42%
Infant Apparel	\$479.4K	0.41%	\$2.3M	0.36%	\$4.9M	0.35%	\$3M	0.36%
Footwear	\$2.1M	1.78%	\$10.7M	1.66%	\$22.5M	1.61%	\$13.6M	1.63%

Total Entertainment & Hobbies	\$15.2M	13.14%	\$85.9M	13.34%	\$185.7M	13.30%	\$111.7M	13.36%
Entertainment	\$2.3M	2.01%	\$13.3M	2.06%	\$28.5M	2.04%	\$17.2M	2.06%
Audio & Visual Equipment/Service	\$4.2M	3.66%	\$23M	3.56%	\$49.2M	3.53%	\$29.5M	3.53%
Reading Materials	\$95.5K	0.08%	\$503.8K	0.08%	\$1.1M	0.08%	\$671.7K	0.08%
Pets, Toys, & Hobbies	\$2M	1.70%	\$11.6M	1.80%	\$25.5M	1.83%	\$15.2M	1.82%
Personal Items	\$6.6M	5.69%	\$37.6M	5.83%	\$81.3M	5.82%	\$49M	5.86%

Total Food and Alcohol	\$35.5M	30.68%	\$189.3M	29.38%	\$402.4M	28.81%	\$243M	29.07%
Food At Home	\$20.7M	17.88%	\$109.1M	16.93%	\$231.1M	16.55%	\$139.5M	16.69%
Food Away From Home	\$13M	11.25%	\$70.5M	10.94%	\$150.6M	10.78%	\$90.9M	10.87%
Alcoholic Beverages	\$1.8M	1.55%	\$9.7M	1.51%	\$20.7M	1.48%	\$12.5M	1.50%

Total Household	\$15.2M	13.15%	\$89.6M	13.91%	\$202.2M	14.48%	\$118.3M	14.15%
House Maintenance & Repair	\$2.9M	2.48%	\$20.6M	3.19%	\$50.2M	3.59%	\$28.2M	3.37%
Household Equip & Furnishings	\$6.3M	5.46%	\$35.7M	5.54%	\$79.1M	5.66%	\$46.5M	5.57%
Household Operations	\$4.8M	4.11%	\$25.9M	4.02%	\$56.5M	4.05%	\$33.8M	4.04%
Housing Costs	\$1.3M	1.10%	\$7.4M	1.15%	\$16.5M	1.18%	\$9.8M	1.18%

Income & Spending Demographics

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	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$32.1M	27.80%	\$181.7M	28.20%	\$394.7M	28.26%	\$236M	28.23%
Vehicle Purchases	\$16.3M	14.11%	\$95.6M	14.84%	\$209.9M	15.03%	\$124.8M	14.93%
Gasoline	\$9.9M	8.60%	\$53.7M	8.34%	\$114.7M	8.21%	\$69M	8.26%
Vehicle Expenses	\$422.5K	0.37%	\$2.1M	0.33%	\$4.9M	0.35%	\$2.8M	0.34%
Transportation	\$1.7M	1.47%	\$9.4M	1.46%	\$20.6M	1.47%	\$12.3M	1.47%
Automotive Repair & Maintenance	\$3.8M	3.25%	\$20.8M	3.23%	\$44.6M	3.19%	\$26.9M	3.22%
 Total Health Care	 \$4.7M	 4.06%	 \$27.3M	 4.24%	 \$59.3M	 4.25%	 \$35.5M	 4.25%
Medical Services	\$2.7M	2.30%	\$15.3M	2.37%	\$33.2M	2.38%	\$19.8M	2.37%
Prescription Drugs	\$1.5M	1.28%	\$8.9M	1.38%	\$19.2M	1.38%	\$11.5M	1.38%
Medical Supplies	\$554.8K	0.48%	\$3.2M	0.50%	\$6.9M	0.49%	\$4.1M	0.50%
 Total Education/Day Care	 \$4.9M	 4.24%	 \$28.5M	 4.42%	 \$63.3M	 4.53%	 \$37.8M	 4.52%
Education	\$3.3M	2.86%	\$19.4M	3.01%	\$43.2M	3.09%	\$25.7M	3.08%
Fees & Admissions	\$1.6M	1.38%	\$9.1M	1.41%	\$20.2M	1.44%	\$12M	1.44%