




4102-4118 KNIGHT RD

FOR LEASE

4102-4118 Knight Rd
Fresno, TX 77545

Sam Chang
Vice President
713.386.1070 Direct
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HENRY S. MILLER
9434 Katy Fwy
Suite 180
Houston, TX 77055
(713) 626-2828
henrysmiller.com

PROPERTY INFORMATION

LOCATION

4102-4118 KNIGHT RD
FRESNO, TX 77545

SIZE

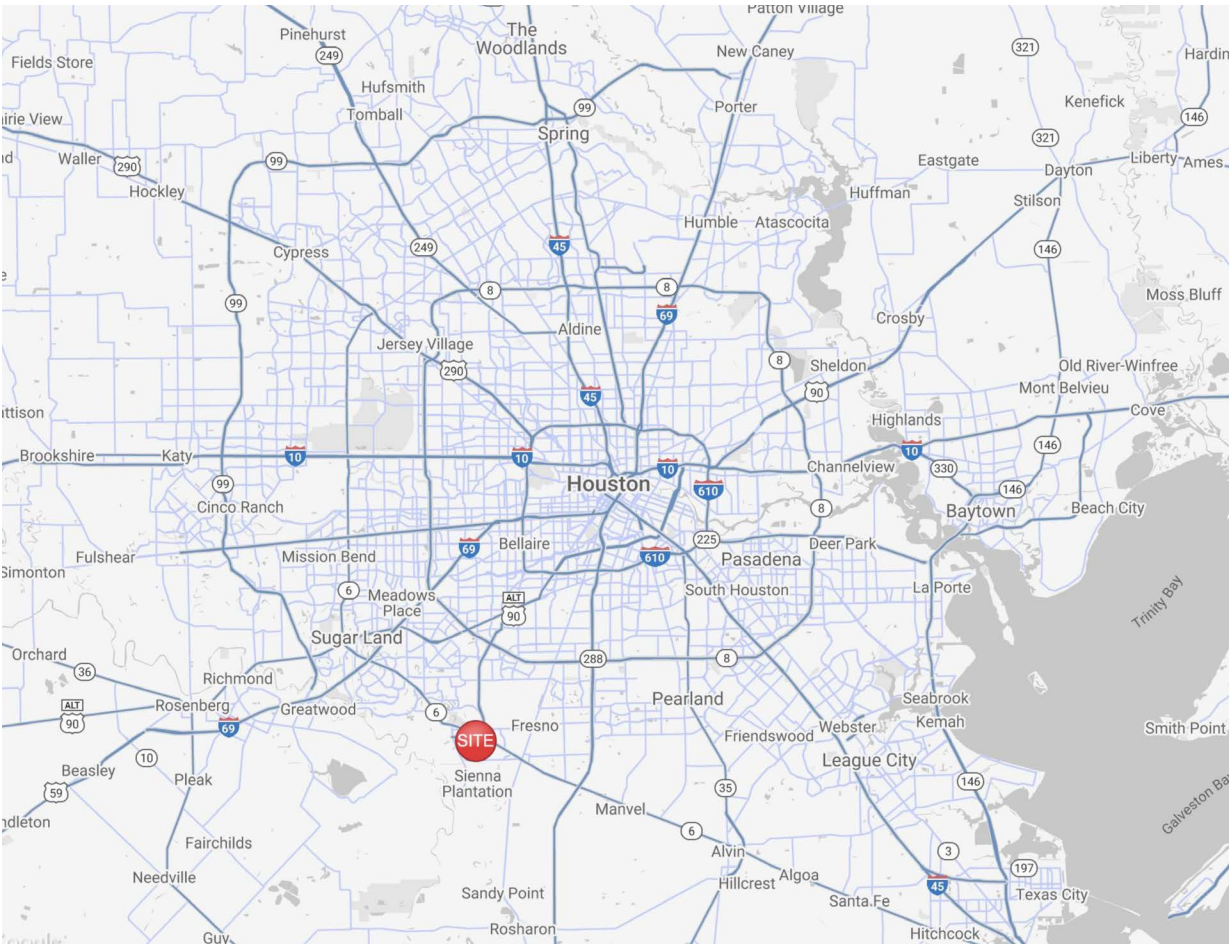
8.51 AC AVAILABLE

LOT TYPE

COMMERCIAL

| 2019 Estimated Demographics | 1 mile | 3 miles | 5 miles |
|-----------------------------|-----------|-----------|-----------|
| Population | 2,263 | 65,574 | 127,488 |
| Average Household Income | \$115,183 | \$121,965 | \$122,400 |

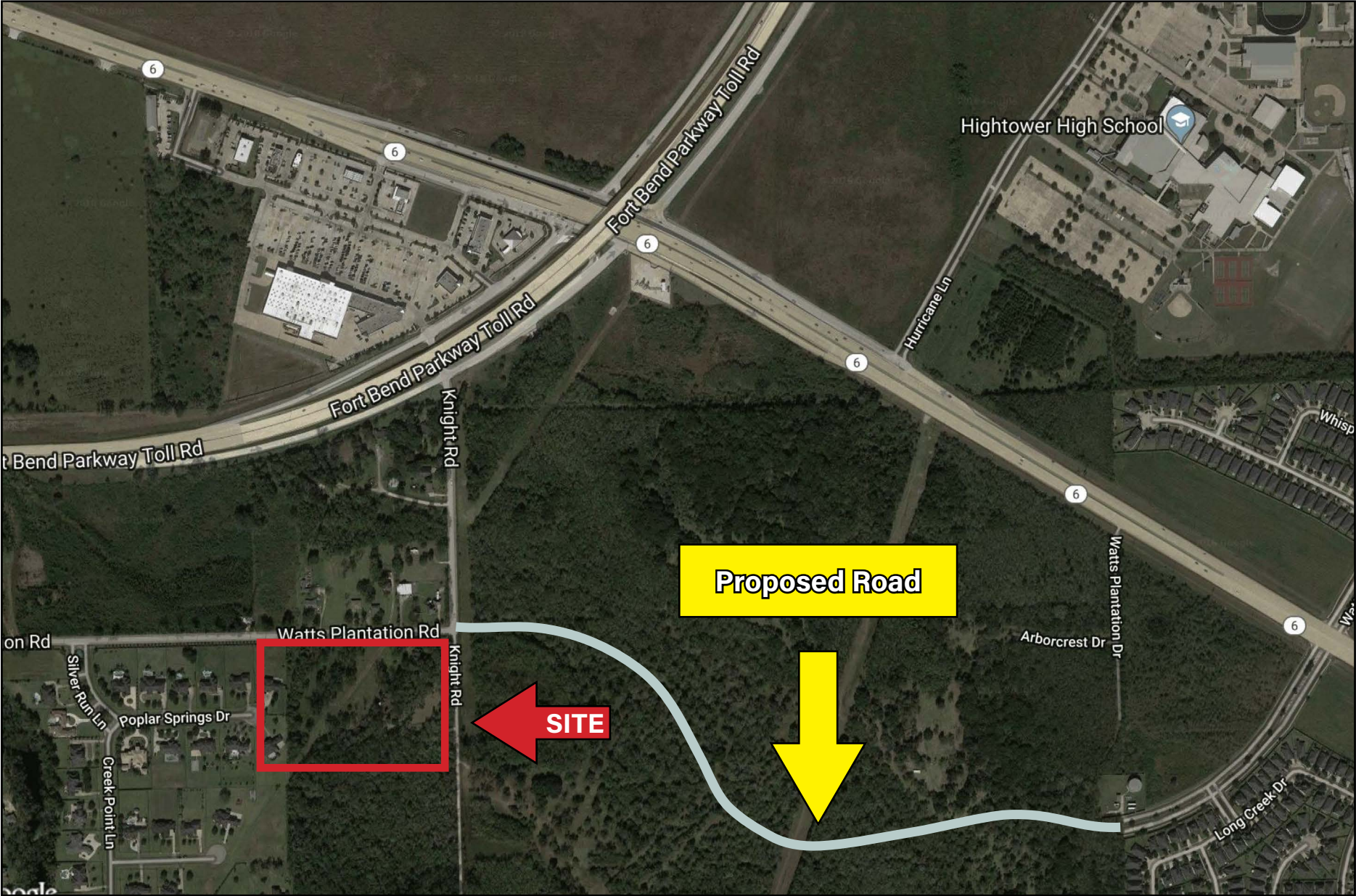
AREA RETAILERS



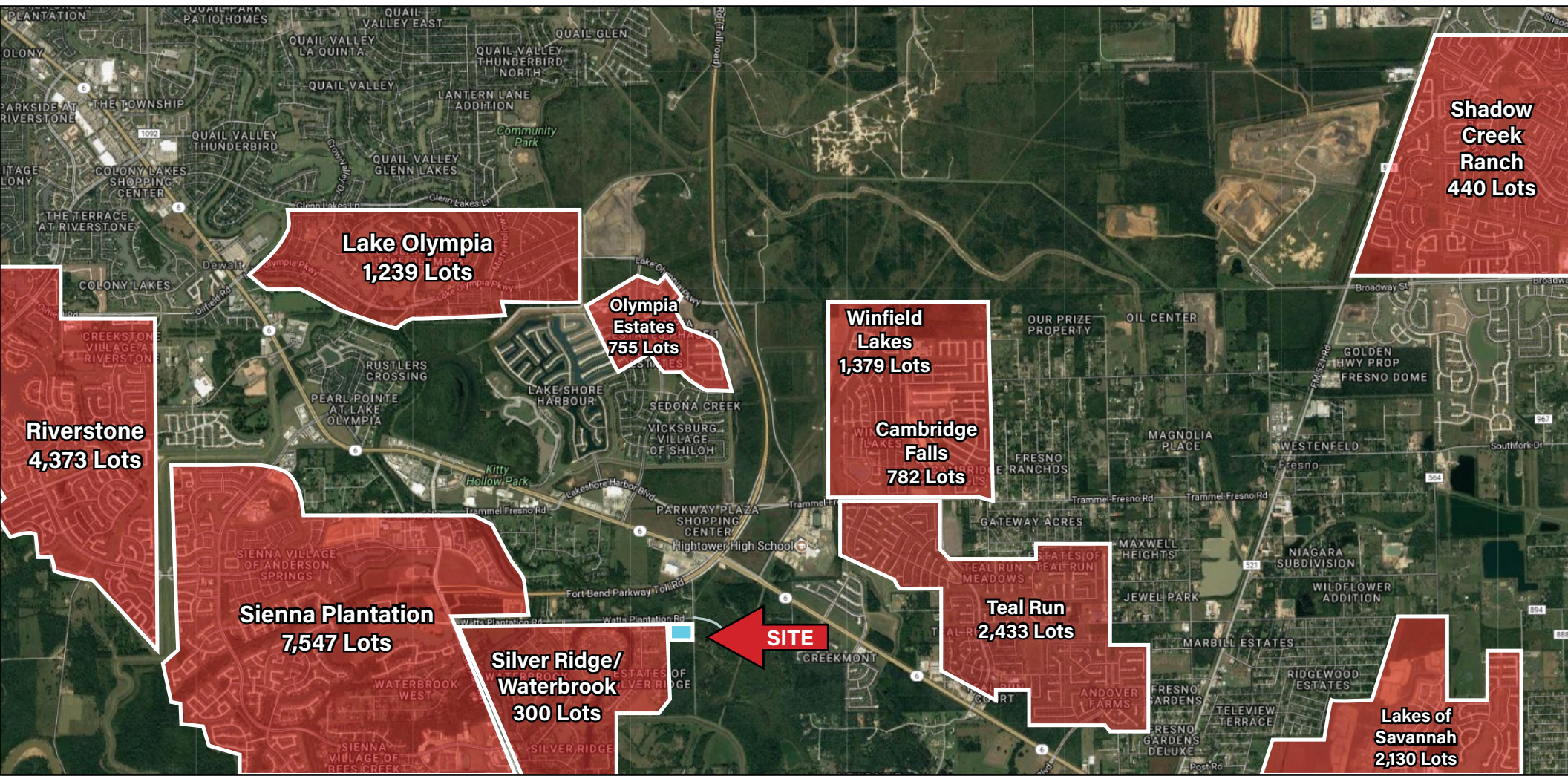
PROPERTY HIGHLIGHTS

- Price: Negotiable
- Lot Size: 780'x480'
- Price/AC: TBD
- ± 8.5 acres in prime area ready for development

SITE



NEIGHBORHOODS



COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.525/-95.5093

RFULL9

4102 Knight Rd

Fresno, TX 77545

1 mi radius

3 mi radius

5 mi radius

Population

| | | | | | | |
|--------------------------------------|-------|-------|--------|-------|---------|-------|
| Estimated Population (2019) | 2,263 | | 65,574 | | 127,488 | |
| Projected Population (2024) | 2,600 | | 75,411 | | 146,934 | |
| Census Population (2010) | 1,201 | | 44,492 | | 95,224 | |
| Census Population (2000) | 284 | | 14,331 | | 51,739 | |
| Projected Annual Growth (2019-2024) | 336 | 3.0% | 9,837 | 3.0% | 19,445 | 3.1% |
| Historical Annual Growth (2010-2019) | 1,062 | 5.2% | 21,083 | 3.6% | 32,265 | 2.8% |
| Historical Annual Growth (2000-2010) | 917 | 32.3% | 30,160 | 21.0% | 43,484 | 8.4% |
| Estimated Population Density (2019) | 721 | psm | 2,320 | psm | 1,624 | psm |
| Trade Area Size | 3.1 | sq mi | 28.3 | sq mi | 78.5 | sq mi |

Households

| | | | | | | |
|--------------------------------------|-----|-------|--------|-------|--------|------|
| Estimated Households (2019) | 761 | | 20,788 | | 41,359 | |
| Projected Households (2024) | 885 | | 24,142 | | 48,083 | |
| Census Households (2010) | 406 | | 13,578 | | 30,047 | |
| Census Households (2000) | 89 | | 4,228 | | 16,208 | |
| Projected Annual Growth (2019-2024) | 124 | 3.3% | 3,354 | 3.2% | 6,724 | 3.3% |
| Historical Annual Change (2000-2019) | 672 | 39.9% | 16,561 | 20.6% | 25,151 | 8.2% |

Average Household Income

| | | | | | | |
|---|-----------|------|-----------|------|-----------|------|
| Estimated Average Household Income (2019) | \$115,183 | | \$121,965 | | \$122,400 | |
| Projected Average Household Income (2024) | \$118,102 | | \$125,386 | | \$125,726 | |
| Census Average Household Income (2010) | \$134,232 | | \$110,701 | | \$99,896 | |
| Census Average Household Income (2000) | \$93,370 | | \$85,513 | | \$77,319 | |
| Projected Annual Change (2019-2024) | \$2,918 | 0.5% | \$3,421 | 0.6% | \$3,326 | 0.5% |
| Historical Annual Change (2000-2019) | \$21,814 | 1.2% | \$36,451 | 2.2% | \$45,081 | 3.1% |

Median Household Income

| | | | | | | |
|--|-----------|------|-----------|------|-----------|------|
| Estimated Median Household Income (2019) | \$106,543 | | \$106,953 | | \$102,073 | |
| Projected Median Household Income (2024) | \$123,667 | | \$122,542 | | \$117,709 | |
| Census Median Household Income (2010) | \$106,501 | | \$93,627 | | \$84,188 | |
| Census Median Household Income (2000) | \$83,545 | | \$75,651 | | \$68,848 | |
| Projected Annual Change (2019-2024) | \$17,124 | 3.2% | \$15,589 | 2.9% | \$15,636 | 3.1% |
| Historical Annual Change (2000-2019) | \$22,998 | 1.4% | \$31,302 | 2.2% | \$33,226 | 2.5% |

Per Capita Income

| | | | | | | |
|--|-----------|------|----------|------|-----------|------|
| Estimated Per Capita Income (2019) | \$38,721 | | \$38,665 | | \$39,710 | |
| Projected Per Capita Income (2024) | \$40,210 | | \$40,141 | | \$41,144 | |
| Census Per Capita Income (2010) | \$45,367 | | \$33,784 | | \$31,521 | |
| Census Per Capita Income (2000) | \$29,336 | | \$25,295 | | \$24,273 | |
| Projected Annual Change (2019-2024) | \$1,488 | 0.8% | \$1,476 | 0.8% | \$1,435 | 0.7% |
| Historical Annual Change (2000-2019) | \$9,385 | 1.7% | \$13,370 | 2.8% | \$15,436 | 3.3% |
| Estimated Average Household Net Worth (2019) | \$966,866 | | \$1.04 M | | \$978,196 | |

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.525/-95.5093

RFULL9

4102 Knight Rd

Fresno, TX 77545

Race and Ethnicity

| | 1 mi radius | | 3 mi radius | | 5 mi radius | |
|---|-------------|-------|-------------|-------|-------------|-------|
| Total Population (2019) | 2,263 | | 65,574 | | 127,488 | |
| White (2019) | 968 | 42.8% | 25,002 | 38.1% | 47,979 | 37.6% |
| Black or African American (2019) | 730 | 32.2% | 23,294 | 35.5% | 47,452 | 37.2% |
| American Indian or Alaska Native (2019) | 9 | 0.4% | 266 | 0.4% | 510 | 0.4% |
| Asian (2019) | 349 | 15.4% | 9,883 | 15.1% | 18,137 | 14.2% |
| Hawaiian or Pacific Islander (2019) | - | - | 14 | - | 36 | - |
| Other Race (2019) | 119 | 5.2% | 4,635 | 7.1% | 9,190 | 7.2% |
| Two or More Races (2019) | 89 | 3.9% | 2,481 | 3.8% | 4,185 | 3.3% |
| Population < 18 (2019) | 608 | 26.9% | 18,829 | 28.7% | 34,290 | 26.9% |
| White Not Hispanic | 124 | 20.4% | 4,172 | 22.2% | 7,344 | 21.4% |
| Black or African American | 209 | 34.3% | 6,612 | 35.1% | 12,196 | 35.6% |
| Asian | 94 | 15.4% | 2,614 | 13.9% | 4,745 | 13.8% |
| Other Race Not Hispanic | 23 | 3.7% | 682 | 3.6% | 1,210 | 3.5% |
| Hispanic | 159 | 26.2% | 4,749 | 25.2% | 8,795 | 25.6% |
| Not Hispanic or Latino Population (2019) | 1,737 | 76.8% | 50,812 | 77.5% | 99,542 | 78.1% |
| Not Hispanic White | 649 | 37.3% | 17,291 | 34.0% | 33,205 | 33.4% |
| Not Hispanic Black or African American | 696 | 40.0% | 22,322 | 43.9% | 45,738 | 45.9% |
| Not Hispanic American Indian or Alaska Native | 6 | 0.3% | 136 | 0.3% | 257 | 0.3% |
| Not Hispanic Asian | 314 | 18.1% | 9,254 | 18.2% | 17,242 | 17.3% |
| Not Hispanic Hawaiian or Pacific Islander | - | - | 14 | - | 28 | - |
| Not Hispanic Other Race | 12 | 0.7% | 186 | 0.4% | 411 | 0.4% |
| Not Hispanic Two or More Races | 61 | 3.5% | 1,609 | 3.2% | 2,662 | 2.7% |
| Hispanic or Latino Population (2019) | 526 | 23.2% | 14,763 | 22.5% | 27,947 | 21.9% |
| Hispanic White | 319 | 60.8% | 7,711 | 52.2% | 14,774 | 52.9% |
| Hispanic Black or African American | 34 | 6.4% | 972 | 6.6% | 1,714 | 6.1% |
| Hispanic American Indian or Alaska Native | 3 | 0.5% | 131 | 0.9% | 253 | 0.9% |
| Hispanic Asian | 35 | 6.7% | 629 | 4.3% | 895 | 3.2% |
| Hispanic Hawaiian or Pacific Islander | - | - | - | - | 8 | - |
| Hispanic Other Race | 107 | 20.3% | 4,448 | 30.1% | 8,779 | 31.4% |
| Hispanic Two or More Races | 28 | 5.3% | 873 | 5.9% | 1,523 | 5.4% |
| Not Hispanic or Latino Population (2010) | 1,060 | 88.2% | 36,400 | 81.8% | 76,364 | 80.2% |
| Hispanic or Latino Population (2010) | 141 | 11.8% | 8,091 | 18.2% | 18,859 | 19.8% |
| Not Hispanic or Latino Population (2000) | 228 | 80.4% | 10,797 | 75.3% | 42,703 | 82.5% |
| Hispanic or Latino Population (2000) | 56 | 19.6% | 3,534 | 24.7% | 9,036 | 17.5% |
| Not Hispanic or Latino Population (2024) | 1,999 | 76.9% | 58,559 | 77.7% | 114,894 | 78.2% |
| Hispanic or Latino Population (2024) | 601 | 23.1% | 16,852 | 22.3% | 32,040 | 21.8% |
| Projected Annual Growth (2019-2024) | 75 | - | 2,090 | - | 4,093 | - |
| Historical Annual Growth (2000-2010) | 86 | 15.4% | 4,557 | 12.9% | 9,824 | 10.9% |

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RFULL9

4102 Knight Rd

Fresno, TX 77545

1 mi radius

3 mi radius

5 mi radius

Total Age Distribution (2019)

| | | | | | | |
|----------------------|-------|-------|--------|-------|---------|-------|
| Total Population | 2,263 | | 65,574 | | 127,488 | |
| Age Under 5 Years | 158 | 7.0% | 4,975 | 7.6% | 8,822 | 6.9% |
| Age 5 to 9 Years | 167 | 7.4% | 5,271 | 8.0% | 9,525 | 7.5% |
| Age 10 to 14 Years | 172 | 7.6% | 5,421 | 8.3% | 9,910 | 7.8% |
| Age 15 to 19 Years | 172 | 7.6% | 4,809 | 7.3% | 9,160 | 7.2% |
| Age 20 to 24 Years | 150 | 6.6% | 3,896 | 5.9% | 7,589 | 6.0% |
| Age 25 to 29 Years | 161 | 7.1% | 3,966 | 6.0% | 7,557 | 5.9% |
| Age 30 to 34 Years | 163 | 7.2% | 4,473 | 6.8% | 7,970 | 6.3% |
| Age 35 to 39 Years | 175 | 7.7% | 5,289 | 8.1% | 9,469 | 7.4% |
| Age 40 to 44 Years | 166 | 7.4% | 5,042 | 7.7% | 9,136 | 7.2% |
| Age 45 to 49 Years | 162 | 7.2% | 4,696 | 7.2% | 9,098 | 7.1% |
| Age 50 to 54 Years | 139 | 6.2% | 4,001 | 6.1% | 8,141 | 6.4% |
| Age 55 to 59 Years | 131 | 5.8% | 3,903 | 6.0% | 8,493 | 6.7% |
| Age 60 to 64 Years | 119 | 5.3% | 3,472 | 5.3% | 7,867 | 6.2% |
| Age 65 to 69 Years | 92 | 4.1% | 2,687 | 4.1% | 6,123 | 4.8% |
| Age 70 to 74 Years | 61 | 2.7% | 1,747 | 2.7% | 4,025 | 3.2% |
| Age 75 to 79 Years | 32 | 1.4% | 966 | 1.5% | 2,262 | 1.8% |
| Age 80 to 84 Years | 21 | 0.9% | 517 | 0.8% | 1,276 | 1.0% |
| Age 85 Years or Over | 19 | 0.9% | 442 | 0.7% | 1,066 | 0.8% |
| Median Age | 33.6 | | 34.0 | | 36.1 | |
| Age 19 Years or Less | 669 | 29.6% | 20,476 | 31.2% | 37,418 | 29.4% |
| Age 20 to 64 Years | 1,368 | 60.5% | 38,739 | 59.1% | 75,319 | 59.1% |
| Age 65 Years or Over | 226 | 10.0% | 6,359 | 9.7% | 14,752 | 11.6% |

Female Age Distribution (2019)

| | | | | | | |
|----------------------|-------|-------|--------|-------|--------|-------|
| Female Population | 1,173 | 51.8% | 33,659 | 51.3% | 65,846 | 51.6% |
| Age Under 5 Years | 81 | 6.9% | 2,418 | 7.2% | 4,256 | 6.5% |
| Age 5 to 9 Years | 81 | 6.9% | 2,525 | 7.5% | 4,595 | 7.0% |
| Age 10 to 14 Years | 83 | 7.1% | 2,603 | 7.7% | 4,789 | 7.3% |
| Age 15 to 19 Years | 83 | 7.1% | 2,306 | 6.9% | 4,418 | 6.7% |
| Age 20 to 24 Years | 77 | 6.5% | 1,846 | 5.5% | 3,690 | 5.6% |
| Age 25 to 29 Years | 86 | 7.3% | 2,108 | 6.3% | 3,973 | 6.0% |
| Age 30 to 34 Years | 88 | 7.5% | 2,490 | 7.4% | 4,386 | 6.7% |
| Age 35 to 39 Years | 96 | 8.1% | 2,796 | 8.3% | 5,029 | 7.6% |
| Age 40 to 44 Years | 87 | 7.4% | 2,639 | 7.8% | 4,849 | 7.4% |
| Age 45 to 49 Years | 85 | 7.3% | 2,427 | 7.2% | 4,760 | 7.2% |
| Age 50 to 54 Years | 74 | 6.3% | 2,123 | 6.3% | 4,344 | 6.6% |
| Age 55 to 59 Years | 66 | 5.6% | 2,033 | 6.0% | 4,487 | 6.8% |
| Age 60 to 64 Years | 63 | 5.4% | 1,787 | 5.3% | 4,124 | 6.3% |
| Age 65 to 69 Years | 47 | 4.0% | 1,435 | 4.3% | 3,268 | 5.0% |
| Age 70 to 74 Years | 32 | 2.7% | 955 | 2.8% | 2,163 | 3.3% |
| Age 75 to 79 Years | 19 | 1.6% | 581 | 1.7% | 1,293 | 2.0% |
| Age 80 to 84 Years | 12 | 1.0% | 303 | 0.9% | 749 | 1.1% |
| Age 85 Years or Over | 13 | 1.1% | 284 | 0.8% | 673 | 1.0% |
| Female Median Age | 34.4 | | 35.0 | | 37.3 | |
| Age 19 Years or Less | 328 | 28.0% | 9,851 | 29.3% | 18,057 | 27.4% |
| Age 20 to 64 Years | 721 | 61.5% | 20,249 | 60.2% | 39,641 | 60.2% |
| Age 65 Years or Over | 123 | 10.5% | 3,558 | 10.6% | 8,147 | 12.4% |

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COMPLETE PROFILE

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Lat/Lon: 29.525/-95.5093

RFULL9

4102 Knight Rd

Fresno, TX 77545

1 mi radius

3 mi radius

5 mi radius

Male Age Distribution (2019)

| | | | | | | |
|----------------------|-------|-------|--------|-------|--------|-------|
| Male Population | 1,091 | 48.2% | 31,915 | 48.7% | 61,643 | 48.4% |
| Age Under 5 Years | 78 | 7.1% | 2,558 | 8.0% | 4,567 | 7.4% |
| Age 5 to 9 Years | 86 | 7.9% | 2,747 | 8.6% | 4,931 | 8.0% |
| Age 10 to 14 Years | 88 | 8.1% | 2,818 | 8.8% | 5,121 | 8.3% |
| Age 15 to 19 Years | 89 | 8.2% | 2,503 | 7.8% | 4,742 | 7.7% |
| Age 20 to 24 Years | 74 | 6.8% | 2,050 | 6.4% | 3,899 | 6.3% |
| Age 25 to 29 Years | 75 | 6.9% | 1,858 | 5.8% | 3,585 | 5.8% |
| Age 30 to 34 Years | 75 | 6.9% | 1,982 | 6.2% | 3,584 | 5.8% |
| Age 35 to 39 Years | 80 | 7.3% | 2,494 | 7.8% | 4,440 | 7.2% |
| Age 40 to 44 Years | 79 | 7.3% | 2,404 | 7.5% | 4,288 | 7.0% |
| Age 45 to 49 Years | 77 | 7.1% | 2,269 | 7.1% | 4,337 | 7.0% |
| Age 50 to 54 Years | 65 | 6.0% | 1,878 | 5.9% | 3,797 | 6.2% |
| Age 55 to 59 Years | 65 | 6.0% | 1,870 | 5.9% | 4,006 | 6.5% |
| Age 60 to 64 Years | 56 | 5.1% | 1,685 | 5.3% | 3,742 | 6.1% |
| Age 65 to 69 Years | 45 | 4.1% | 1,252 | 3.9% | 2,855 | 4.6% |
| Age 70 to 74 Years | 29 | 2.7% | 793 | 2.5% | 1,862 | 3.0% |
| Age 75 to 79 Years | 13 | 1.2% | 385 | 1.2% | 969 | 1.6% |
| Age 80 to 84 Years | 8 | 0.8% | 214 | 0.7% | 527 | 0.9% |
| Age 85 Years or Over | 7 | 0.6% | 158 | 0.5% | 392 | 0.6% |
| Male Median Age | 32.7 | | 32.7 | | 34.7 | |
| Age 19 Years or Less | 341 | 31.3% | 10,625 | 33.3% | 19,361 | 31.4% |
| Age 20 to 64 Years | 647 | 59.3% | 18,489 | 57.9% | 35,677 | 57.9% |
| Age 65 Years or Over | 103 | 9.4% | 2,801 | 8.8% | 6,604 | 10.7% |

Males per 100 Females (2019)

| | | | | | | |
|----------------------|-----|-------|-----|-------|-----|-------|
| Overall Comparison | | | | | | |
| Age Under 5 Years | 96 | 48.9% | 106 | 51.4% | 107 | 51.8% |
| Age 5 to 9 Years | 106 | 51.4% | 109 | 52.1% | 107 | 51.8% |
| Age 10 to 14 Years | 106 | 51.5% | 108 | 52.0% | 107 | 52.0% |
| Age 15 to 19 Years | 107 | 51.8% | 109 | 52.1% | 107 | 51.8% |
| Age 20 to 24 Years | 97 | 49.1% | 111 | 52.6% | 106 | 51.4% |
| Age 25 to 29 Years | 87 | 46.6% | 88 | 46.8% | 90 | 47.4% |
| Age 30 to 34 Years | 86 | 46.2% | 80 | 44.3% | 82 | 45.0% |
| Age 35 to 39 Years | 84 | 45.5% | 89 | 47.1% | 88 | 46.9% |
| Age 40 to 44 Years | 91 | 47.7% | 91 | 47.7% | 88 | 46.9% |
| Age 45 to 49 Years | 91 | 47.6% | 93 | 48.3% | 91 | 47.7% |
| Age 50 to 54 Years | 88 | 46.9% | 88 | 46.9% | 87 | 46.6% |
| Age 55 to 59 Years | 98 | 49.5% | 92 | 47.9% | 89 | 47.2% |
| Age 60 to 64 Years | 88 | 46.9% | 94 | 48.5% | 91 | 47.6% |
| Age 65 to 69 Years | 96 | 49.0% | 87 | 46.6% | 87 | 46.6% |
| Age 70 to 74 Years | 92 | 48.0% | 83 | 45.4% | 86 | 46.3% |
| Age 75 to 79 Years | 70 | 41.3% | 66 | 39.9% | 75 | 42.8% |
| Age 80 to 84 Years | 68 | 40.5% | 71 | 41.4% | 70 | 41.3% |
| Age 85 Years or Over | 52 | 34.2% | 55 | 35.7% | 58 | 36.8% |
| Age 19 Years or Less | 104 | 51.0% | 108 | 51.9% | 107 | 51.7% |
| Age 20 to 39 Years | 88 | 46.8% | 91 | 47.6% | 91 | 47.6% |
| Age 40 to 64 Years | 91 | 47.7% | 92 | 47.9% | 89 | 47.2% |
| Age 65 Years or Over | 84 | 45.6% | 79 | 44.0% | 81 | 44.8% |

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1 mi radius

3 mi radius

5 mi radius

Household Type (2019)

| | | | | | | |
|---------------------------------------|-----------|-------|-----------|-------|-----------|-------|
| Total Households | 761 | | 20,788 | | 41,359 | |
| Households with Children | 329 | 43.2% | 10,238 | 49.2% | 18,906 | 45.7% |
| Average Household Size | 3.0 | | 3.2 | | 3.1 | |
| Household Density per Square Mile | 242 | | 736 | | 527 | |
| Population Family | 2,038 | 90.1% | 61,109 | 93.2% | 118,251 | 92.8% |
| Population Non-Family | 225 | 9.9% | 4,465 | 6.8% | 9,210 | 7.2% |
| Population Group Quarters | - | - | - | - | 27 | - |
| Family Households | 580 | 76.3% | 17,176 | 82.6% | 33,827 | 81.8% |
| Married Couple Households | 443 | 76.3% | 13,605 | 79.2% | 26,322 | 77.8% |
| Other Family Households with Children | 137 | 23.7% | 3,571 | 20.8% | 7,506 | 22.2% |
| Family Households with Children | 327 | 56.4% | 10,201 | 59.4% | 18,821 | 55.6% |
| Married Couple with Children | 239 | 72.9% | 7,823 | 76.7% | 14,088 | 74.9% |
| Other Family Households with Children | 88 | 27.1% | 2,378 | 23.3% | 4,732 | 25.1% |
| Family Households No Children | 253 | 43.6% | 6,975 | 40.6% | 15,007 | 44.4% |
| Married Couple No Children | 204 | 80.7% | 5,782 | 82.9% | 12,234 | 81.5% |
| Other Family Households No Children | 49 | 19.3% | 1,193 | 17.1% | 2,773 | 18.5% |
| Non-Family Households | 181 | 23.7% | 3,612 | 17.4% | 7,531 | 18.2% |
| Non-Family Households with Children | 2 | 1.0% | 36 | 1.0% | 86 | 1.1% |
| Non-Family Households No Children | 179 | 99.0% | 3,576 | 99.0% | 7,445 | 98.9% |
| Average Family Household Size | 3.5 | | 3.6 | | 3.5 | |
| Average Family Income | \$122,555 | | \$133,673 | | \$134,531 | |
| Median Family Income | \$118,494 | | \$116,978 | | \$112,245 | |
| Average Non-Family Household Size | 1.2 | | 1.2 | | 1.2 | |

Marital Status (2019)

| | | | | | | |
|---------------------------------|-------|-------|--------|-------|--------|-------|
| Population Age 15 Years or Over | 1,766 | | 49,907 | | 99,231 | |
| Never Married | 528 | 29.9% | 15,202 | 30.5% | 29,759 | 30.0% |
| Currently Married | 910 | 51.5% | 27,576 | 55.3% | 54,358 | 54.8% |
| Previously Married | 328 | 18.6% | 7,129 | 14.3% | 15,115 | 15.2% |
| Separated | 123 | 37.4% | 2,198 | 30.8% | 4,737 | 31.3% |
| Widowed | 74 | 22.7% | 1,543 | 21.6% | 3,338 | 22.1% |
| Divorced | 131 | 39.9% | 3,388 | 47.5% | 7,040 | 46.6% |

Educational Attainment (2019)

| | | | | | | |
|--|-------|-------|--------|-------|--------|-------|
| Adult Population Age 25 Years or Over | 1,443 | | 41,202 | | 82,482 | |
| Elementary (Grade Level 0 to 8) | 49 | 3.4% | 1,553 | 3.8% | 3,571 | 4.3% |
| Some High School (Grade Level 9 to 11) | 38 | 2.7% | 1,516 | 3.7% | 3,720 | 4.5% |
| High School Graduate | 212 | 14.7% | 6,311 | 15.3% | 13,935 | 16.9% |
| Some College | 251 | 17.4% | 8,135 | 19.7% | 16,267 | 19.7% |
| Associate Degree Only | 142 | 9.9% | 3,435 | 8.3% | 7,012 | 8.5% |
| Bachelor Degree Only | 517 | 35.8% | 13,161 | 31.9% | 24,061 | 29.2% |
| Graduate Degree | 234 | 16.2% | 7,090 | 17.2% | 13,915 | 16.9% |
| Any College (Some College or Higher) | 1,144 | 79.3% | 31,821 | 77.2% | 61,255 | 74.3% |
| College Degree + (Bachelor Degree or Higher) | 751 | 52.0% | 20,251 | 49.2% | 37,976 | 46.0% |

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2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.525/-95.5093

RFULL9

4102 Knight Rd

1 mi radius

3 mi radius

5 mi radius

Fresno, TX 77545

Housing

| | | | | | | |
|--------------------------------------|-----|-------|--------|-------|--------|-------|
| Total Housing Units (2019) | 770 | | 21,138 | | 42,194 | |
| Total Housing Units (2010) | 408 | | 14,257 | | 31,158 | |
| Historical Annual Growth (2010-2019) | 362 | 9.8% | 6,881 | 5.4% | 11,036 | 3.9% |
| Housing Units Occupied (2019) | 761 | 98.8% | 20,788 | 98.3% | 41,359 | 98.0% |
| Housing Units Owner-Occupied | 605 | 79.5% | 18,530 | 89.1% | 36,294 | 87.8% |
| Housing Units Renter-Occupied | 156 | 20.5% | 2,258 | 10.9% | 5,065 | 12.2% |
| Housing Units Vacant (2019) | 9 | 1.2% | 349 | 1.7% | 835 | 2.0% |

Household Size (2019)

| | | | | | | |
|-----------------------------|-----|-------|--------|-------|--------|-------|
| Total Households | 761 | | 20,788 | | 41,359 | |
| 1 Person Households | 149 | 19.6% | 2,968 | 14.3% | 6,274 | 15.2% |
| 2 Person Households | 197 | 25.9% | 5,413 | 26.0% | 11,543 | 27.9% |
| 3 Person Households | 153 | 20.1% | 4,116 | 19.8% | 8,102 | 19.6% |
| 4 Person Households | 142 | 18.7% | 4,443 | 21.4% | 8,260 | 20.0% |
| 5 Person Households | 70 | 9.1% | 2,288 | 11.0% | 4,200 | 10.2% |
| 6 Person Households | 30 | 3.9% | 930 | 4.5% | 1,760 | 4.3% |
| 7 or More Person Households | 20 | 2.6% | 630 | 3.0% | 1,219 | 2.9% |

Household Income Distribution (2019)

| | | | | | | |
|----------------------------------|-----|-------|-------|-------|-------|-------|
| HH Income \$200,000 or More | 93 | 12.2% | 3,143 | 15.1% | 5,793 | 14.0% |
| HH Income \$150,000 to \$199,999 | 97 | 12.7% | 2,503 | 12.0% | 4,602 | 11.1% |
| HH Income \$125,000 to \$149,999 | 113 | 14.8% | 2,447 | 11.8% | 4,387 | 10.6% |
| HH Income \$100,000 to \$124,999 | 108 | 14.1% | 2,595 | 12.5% | 4,826 | 11.7% |
| HH Income \$75,000 to \$99,999 | 103 | 13.6% | 2,750 | 13.2% | 5,872 | 14.2% |
| HH Income \$50,000 to \$74,999 | 117 | 15.3% | 3,368 | 16.2% | 7,170 | 17.3% |
| HH Income \$35,000 to \$49,999 | 56 | 7.4% | 1,848 | 8.9% | 3,512 | 8.5% |
| HH Income \$25,000 to \$34,999 | 26 | 3.4% | 762 | 3.7% | 1,945 | 4.7% |
| HH Income \$15,000 to \$24,999 | 19 | 2.4% | 752 | 3.6% | 1,774 | 4.3% |
| HH Income \$10,000 to \$14,999 | 1 | 0.1% | 109 | 0.5% | 416 | 1.0% |
| HH Income Under \$10,000 | 29 | 3.8% | 511 | 2.5% | 1,063 | 2.6% |

Household Vehicles (2019)

| | | | | | | |
|--|-------|-------|--------|-------|--------|-------|
| Households 0 Vehicles Available | 7 | 0.9% | 173 | 0.8% | 502 | 1.2% |
| Households 1 Vehicle Available | 195 | 25.6% | 3,738 | 18.0% | 7,659 | 18.5% |
| Households 2 Vehicles Available | 334 | 44.0% | 9,896 | 47.6% | 20,305 | 49.1% |
| Households 3 or More Vehicles Available | 225 | 29.5% | 6,981 | 33.6% | 12,893 | 31.2% |
| Total Vehicles Available | 1,613 | | 47,339 | | 91,966 | |
| Average Vehicles per Household | 2.1 | | 2.3 | | 2.2 | |
| Owner-Occupied Household Vehicles | 1,372 | 85.1% | 43,772 | 92.5% | 83,381 | 90.7% |
| Average Vehicles per Owner-Occupied Household | 2.3 | | 2.4 | | 2.3 | |
| Renter-Occupied Household Vehicles | 241 | 14.9% | 3,567 | 7.5% | 8,585 | 9.3% |
| Average Vehicles per Renter-Occupied Household | 1.5 | | 1.6 | | 1.7 | |

Travel Time (2019)

| | | | | | | |
|--------------------------------------|-------|-------|--------|-------|--------|-------|
| Worker Base Age 16 years or Over | 1,089 | | 31,647 | | 61,435 | |
| Travel to Work in 14 Minutes or Less | 99 | 9.1% | 3,127 | 9.9% | 7,177 | 11.7% |
| Travel to Work in 15 to 29 Minutes | 330 | 30.3% | 8,155 | 25.8% | 17,650 | 28.7% |
| Travel to Work in 30 to 59 Minutes | 562 | 51.6% | 16,049 | 50.7% | 29,537 | 48.1% |
| Travel to Work in 60 Minutes or More | 114 | 10.4% | 3,772 | 11.9% | 6,907 | 11.2% |
| Work at Home | 53 | 4.9% | 1,676 | 5.3% | 2,923 | 4.8% |
| Average Minutes Travel to Work | 31.7 | | 33.6 | | 32.0 | |

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RFULL9

4102 Knight Rd

Fresno, TX 77545

Transportation To Work (2019)

| | 1 mi radius | | 3 mi radius | | 5 mi radius | |
|---|-------------|-------|-------------|-------|-------------|-------|
| Worker Base Age 16 years or Over | 1,089 | | 31,647 | | 61,435 | |
| Drive to Work Alone | 925 | 84.9% | 26,642 | 84.2% | 51,576 | 84.0% |
| Drive to Work in Carpool | 92 | 8.5% | 2,650 | 8.4% | 5,453 | 8.9% |
| Travel to Work by Public Transportation | 14 | 1.3% | 424 | 1.3% | 859 | 1.4% |
| Drive to Work on Motorcycle | 1 | - | 18 | - | 21 | - |
| Bicycle to Work | 3 | 0.3% | 103 | 0.3% | 138 | 0.2% |
| Walk to Work | - | - | 34 | 0.1% | 170 | 0.3% |
| Other Means | - | - | 101 | 0.3% | 295 | 0.5% |
| Work at Home | 53 | 4.9% | 1,676 | 5.3% | 2,923 | 4.8% |

Daytime Demographics (2019)

| | | | | | | |
|--|-----------|---|-----------|---|-----------|------|
| Total Businesses | 166 | | 735 | | 1,924 | |
| Total Employees | 1,179 | | 5,238 | | 14,697 | |
| Company Headquarter Businesses | - | - | - | - | - | - |
| Company Headquarter Employees | - | - | - | - | 19 | 0.1% |
| Employee Population per Business | 7.1 to 1 | | 7.1 to 1 | | 7.6 to 1 | |
| Residential Population per Business | 13.7 to 1 | | 89.2 to 1 | | 66.3 to 1 | |
| Adj. Daytime Demographics Age 16 Years or Over | 1,747 | | 21,258 | | 47,636 | |

Labor Force

| | | | | | | |
|--|-------|-------|--------|-------|--------|-------|
| Labor Population Age 16 Years or Over (2019) | 1,729 | | 48,860 | | 97,255 | |
| Labor Force Total Males (2019) | 822 | 47.5% | 23,276 | 47.6% | 46,038 | 47.3% |
| Male Civilian Employed | 628 | 76.4% | 17,682 | 76.0% | 33,966 | 73.8% |
| Male Civilian Unemployed | 15 | 1.8% | 606 | 2.6% | 1,465 | 3.2% |
| Males in Armed Forces | - | - | 13 | - | 24 | - |
| Males Not in Labor Force | 179 | 21.8% | 4,975 | 21.4% | 10,582 | 23.0% |
| Labor Force Total Females (2019) | 908 | 52.5% | 25,584 | 52.4% | 51,217 | 52.7% |
| Female Civilian Employed | 534 | 58.8% | 15,145 | 59.2% | 30,325 | 59.2% |
| Female Civilian Unemployed | 26 | 2.9% | 630 | 2.5% | 1,351 | 2.6% |
| Females in Armed Forces | - | - | - | - | - | - |
| Females Not in Labor Force | 348 | 38.3% | 9,809 | 38.3% | 19,541 | 38.2% |
| Unemployment Rate | 41 | 2.4% | 1,236 | 2.5% | 2,816 | 2.9% |

Occupation (2019)

| | | | | | | |
|--|-------|-------|--------|-------|--------|-------|
| Occupation Population Age 16 Years or Over | 1,162 | | 32,828 | | 64,291 | |
| Occupation Total Males | 628 | 54.0% | 17,682 | 53.9% | 33,966 | 52.8% |
| Occupation Total Females | 534 | 46.0% | 15,145 | 46.1% | 30,325 | 47.2% |
| Management, Business, Financial Operations | 250 | - | 6,724 | 20.5% | 11,856 | 18.4% |
| Professional, Related | 382 | 32.9% | 9,540 | 29.1% | 18,290 | 28.4% |
| Service | 133 | 11.4% | 4,074 | 12.4% | 8,295 | 12.9% |
| Sales, Office | 247 | 21.3% | 7,413 | 22.6% | 15,577 | 24.2% |
| Farming, Fishing, Forestry | - | - | 7 | - | 28 | - |
| Construction, Extraction, Maintenance | 48 | 4.2% | 1,786 | 5.4% | 3,874 | 6.0% |
| Production, Transport, Material Moving | 102 | 8.8% | 3,284 | 10.0% | 6,371 | 9.9% |
| White Collar Workers | 878 | 75.6% | 23,677 | 72.1% | 45,723 | 71.1% |
| Blue Collar Workers | 283 | 24.4% | 9,151 | 27.9% | 18,568 | 28.9% |

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RFULL9

4102 Knight Rd

Fresno, TX 77545

1 mi radius

3 mi radius

5 mi radius

Units In Structure (2019)

| | | | | | | |
|------------------------|-----|--------|--------|--------|--------|--------|
| Total Units | 406 | | 13,578 | | 30,047 | |
| 1 Detached Unit | 647 | 159.4% | 19,104 | 140.7% | 37,666 | 125.4% |
| 1 Attached Unit | 10 | 2.3% | 197 | 1.4% | 671 | 2.2% |
| 2 Units | - | - | 5 | - | 18 | - |
| 3 to 4 Units | - | - | 11 | - | 79 | 0.3% |
| 5 to 9 Units | 7 | 1.8% | 68 | 0.5% | 162 | 0.5% |
| 10 to 19 Units | 25 | 6.2% | 216 | 1.6% | 370 | 1.2% |
| 20 to 49 Units | 23 | 5.7% | 188 | 1.4% | 272 | 0.9% |
| 50 or More Units | 26 | 6.5% | 219 | 1.6% | 376 | 1.3% |
| Mobile Home or Trailer | 21 | 5.3% | 775 | 5.7% | 1,731 | 5.8% |
| Other Structure | - | - | 6 | - | 14 | - |

Homes Built By Year (2019)

| | | | | | | |
|---------------------------|------|-------|-------|-------|--------|-------|
| Homes Built 2014 or later | 99 | 12.8% | 1,833 | 8.7% | 3,363 | 8.0% |
| Homes Built 2010 to 2013 | 191 | 24.9% | 2,851 | 13.5% | 4,907 | 11.6% |
| Homes Built 2000 to 2009 | 264 | 34.3% | 8,999 | 42.6% | 13,792 | 32.7% |
| Homes Built 1990 to 1999 | 116 | 15.1% | 3,962 | 18.7% | 7,167 | 17.0% |
| Homes Built 1980 to 1989 | 46 | 6.0% | 1,680 | 7.9% | 5,222 | 12.4% |
| Homes Built 1970 to 1979 | 29 | 3.7% | 1,026 | 4.9% | 5,716 | 13.5% |
| Homes Built 1960 to 1969 | 4 | 0.5% | 213 | 1.0% | 635 | 1.5% |
| Homes Built 1950 to 1959 | 2 | 0.3% | 111 | 0.5% | 270 | 0.6% |
| Homes Built 1940 to 1949 | 9 | 1.2% | 90 | 0.4% | 173 | 0.4% |
| Homes Built Before 1939 | 1 | 0.1% | 24 | 0.1% | 114 | 0.3% |
| Median Age of Homes | 15.8 | yrs | 16.5 | yrs | 20.6 | yrs |

Home Values (2019)

| | | | | | | |
|------------------------------------|-----------|-------|-----------|-------|-----------|-------|
| Owner Specified Housing Units | 322 | | 12,008 | | 25,757 | |
| Home Values \$1,000,000 or More | 5 | 1.5% | 184 | 1.5% | 407 | 1.6% |
| Home Values \$750,000 to \$999,999 | 29 | 9.0% | 630 | 5.2% | 962 | 3.7% |
| Home Values \$500,000 to \$749,999 | 40 | 12.5% | 1,063 | 8.9% | 2,185 | 8.5% |
| Home Values \$400,000 to \$499,999 | 58 | 18.1% | 1,486 | 12.4% | 3,116 | 12.1% |
| Home Values \$300,000 to \$399,999 | 123 | 38.1% | 3,383 | 28.2% | 5,966 | 23.2% |
| Home Values \$250,000 to \$299,999 | 90 | 28.0% | 2,324 | 19.4% | 4,655 | 18.1% |
| Home Values \$200,000 to \$249,999 | 94 | 29.2% | 3,188 | 26.5% | 5,113 | 19.9% |
| Home Values \$175,000 to \$199,999 | 33 | 10.3% | 1,605 | 13.4% | 2,777 | 10.8% |
| Home Values \$150,000 to \$174,999 | 42 | 13.0% | 1,465 | 12.2% | 2,750 | 10.7% |
| Home Values \$125,000 to \$149,999 | 38 | 11.9% | 1,180 | 9.8% | 2,586 | 10.0% |
| Home Values \$100,000 to \$124,999 | 22 | 6.9% | 770 | 6.4% | 2,488 | 9.7% |
| Home Values \$90,000 to \$99,999 | 13 | 3.9% | 290 | 2.4% | 836 | 3.2% |
| Home Values \$80,000 to \$89,999 | 4 | 1.1% | 353 | 2.9% | 910 | 3.5% |
| Home Values \$70,000 to \$79,999 | - | - | 104 | 0.9% | 262 | 1.0% |
| Home Values \$60,000 to \$69,999 | 2 | 0.6% | 78 | 0.7% | 292 | 1.1% |
| Home Values \$50,000 to \$59,999 | - | - | 55 | 0.5% | 154 | 0.6% |
| Home Values \$35,000 to \$49,999 | - | - | 49 | 0.4% | 104 | 0.4% |
| Home Values \$25,000 to \$34,999 | 2 | 0.6% | 36 | 0.3% | 120 | 0.5% |
| Home Values \$10,000 to \$24,999 | 3 | 0.9% | 141 | 1.2% | 308 | 1.2% |
| Home Values Under \$10,000 | 3 | 0.9% | 115 | 1.0% | 187 | 0.7% |
| Owner-Occupied Median Home Value | \$254,173 | | \$252,965 | | \$230,144 | |
| Renter-Occupied Median Rent | \$1,316 | | \$1,274 | | \$1,260 | |

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4102 Knight Rd

Fresno, TX 77545

1 mi radius

3 mi radius

5 mi radius

Total Annual Consumer Expenditure (2019)

| | | | |
|------------------------------|------------|------------|------------|
| Total Household Expenditure | \$59.91 M | \$1.7 B | \$3.37 B |
| Total Non-Retail Expenditure | \$31.55 M | \$894.94 M | \$1.78 B |
| Total Retail Expenditure | \$28.36 M | \$802.09 M | \$1.59 B |
| Apparel | \$2.16 M | \$61.28 M | \$121.15 M |
| Contributions | \$2.01 M | \$58.04 M | \$114.97 M |
| Education | \$1.95 M | \$56.37 M | \$110.57 M |
| Entertainment | \$3.47 M | \$98.9 M | \$195.82 M |
| Food and Beverages | \$8.76 M | \$247.13 M | \$490.81 M |
| Furnishings and Equipment | \$2.16 M | \$61.16 M | \$121.13 M |
| Gifts | \$1.53 M | \$43.97 M | \$86.92 M |
| Health Care | \$4.91 M | \$138.64 M | \$276.95 M |
| Household Operations | \$2.38 M | \$67.77 M | \$134.36 M |
| Miscellaneous Expenses | \$1.14 M | \$32.24 M | \$63.98 M |
| Personal Care | \$806.81 K | \$22.76 M | \$45.16 M |
| Personal Insurance | \$446.21 K | \$12.83 M | \$25.35 M |
| Reading | \$129.77 K | \$3.69 M | \$7.33 M |
| Shelter | \$12.5 M | \$353.55 M | \$701.83 M |
| Tobacco | \$319.88 K | \$8.86 M | \$17.87 M |
| Transportation | \$11.01 M | \$310.89 M | \$616.69 M |
| Utilities | \$4.23 M | \$118.96 M | \$237.53 M |

Monthly Household Consumer Expenditure (2019)

| | | | | | | |
|------------------------------|---------|-------|---------|-------|---------|-------|
| Total Household Expenditure | \$6,562 | | \$6,803 | | \$6,787 | |
| Total Non-Retail Expenditure | \$3,456 | 52.7% | \$3,587 | 52.7% | \$3,579 | 52.7% |
| Total Retail Expenditures | \$3,106 | 47.3% | \$3,215 | 47.3% | \$3,208 | 47.3% |
| Apparel | \$236 | 3.6% | \$246 | 3.6% | \$244 | 3.6% |
| Contributions | \$220 | 3.4% | \$233 | 3.4% | \$232 | 3.4% |
| Education | \$213 | 3.2% | \$226 | 3.3% | \$223 | 3.3% |
| Entertainment | \$381 | 5.8% | \$396 | 5.8% | \$395 | 5.8% |
| Food and Beverages | \$960 | 14.6% | \$991 | 14.6% | \$989 | 14.6% |
| Furnishings and Equipment | \$236 | 3.6% | \$245 | 3.6% | \$244 | 3.6% |
| Gifts | \$167 | 2.5% | \$176 | 2.6% | \$175 | 2.6% |
| Health Care | \$538 | 8.2% | \$556 | 8.2% | \$558 | 8.2% |
| Household Operations | \$260 | 4.0% | \$272 | 4.0% | \$271 | 4.0% |
| Miscellaneous Expenses | \$125 | 1.9% | \$129 | 1.9% | \$129 | 1.9% |
| Personal Care | \$88 | 1.3% | \$91 | 1.3% | \$91 | 1.3% |
| Personal Insurance | \$49 | 0.7% | \$51 | 0.8% | \$51 | 0.8% |
| Reading | \$14 | 0.2% | \$15 | 0.2% | \$15 | 0.2% |
| Shelter | \$1,370 | 20.9% | \$1,417 | 20.8% | \$1,414 | 20.8% |
| Tobacco | \$35 | 0.5% | \$36 | 0.5% | \$36 | 0.5% |
| Transportation | \$1,206 | 18.4% | \$1,246 | 18.3% | \$1,243 | 18.3% |
| Utilities | \$463 | 7.1% | \$477 | 7.0% | \$479 | 7.1% |

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

| | | | |
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Buyer/Tenant/Seller/Landlord Initials

Date

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TAR-2501

Henry S Miller, 9434 Katy Freeway #180 Houston, TX 77055
Sam Chang

Information available at www.trec.texas.gov

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