# FOR SALE: ± 4,000 SF INDUSTRIAL BUILDING | HALF ACRE

## 6907 Telephone Road, Houston, TX 77061



S&P INTERESTS

**Albert Alvarez**
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**WWW.SPINTERESTS.COM** | Main: 713.766.4500
5373 W. Alabama St., Ste. 325 | Houston, TX 77056

# Property Overview

**Address**
6907 Telephone Rd, Houston, TX 77061

**Building Size**
± 4,000 SF

**Land Size**
± 21,736 SF

**Location**
Southeast Houston/Hobby

**Population**
103,776 in 3 mile radius



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| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|---|---|---|---|---|---|
| **Population** | | | | | | |
| 2029 Projection | 13,305 | | 106,763 | | 320,680 | |
| 2024 Estimate | 12,832 | | 103,776 | | 312,093 | |
| 2020 Census | 11,788 | | 99,757 | | 303,068 | |
| Growth 2024 - 2029 | 3.69% | | 2.88% | | 2.75% | |
| Growth 2020 - 2024 | 8.86% | | 4.03% | | 2.98% | |
| **2024 Population by Age** | **12,832** | | **103,776** | | **312,093** | |
| Age 0 - 4 | 950 | 7.40% | 6,943 | 6.69% | 20,752 | 6.65% |
| Age 5 - 9 | 1,017 | 7.93% | 7,734 | 7.45% | 22,974 | 7.36% |
| Age 10 - 14 | 965 | 7.52% | 7,777 | 7.49% | 23,657 | 7.58% |
| Age 15 - 19 | 885 | 6.90% | 7,696 | 7.42% | 23,737 | 7.61% |
| Age 20 - 24 | 918 | 7.15% | 7,699 | 7.42% | 23,839 | 7.64% |
| Age 25 - 29 | 1,010 | 7.87% | 7,613 | 7.34% | 23,159 | 7.42% |
| Age 30 - 34 | 1,009 | 7.86% | 7,311 | 7.04% | 21,915 | 7.02% |
| Age 35 - 39 | 927 | 7.22% | 6,911 | 6.66% | 20,490 | 6.57% |
| Age 40 - 44 | 860 | 6.70% | 6,852 | 6.60% | 20,432 | 6.55% |
| Age 45 - 49 | 771 | 6.01% | 6,354 | 6.12% | 19,146 | 6.13% |
| Age 50 - 54 | 733 | 5.71% | 6,053 | 5.83% | 18,368 | 5.89% |
| Age 55 - 59 | 696 | 5.42% | 5,808 | 5.60% | 17,439 | 5.59% |
| Age 60 - 64 | 649 | 5.06% | 5,381 | 5.19% | 16,039 | 5.14% |
| Age 65 - 69 | 540 | 4.21% | 4,662 | 4.49% | 13,713 | 4.39% |
| Age 70 - 74 | 395 | 3.08% | 3,599 | 3.47% | 10,409 | 3.34% |
| Age 75 - 79 | 258 | 2.01% | 2,562 | 2.47% | 7,350 | 2.36% |
| Age 80 - 84 | 145 | 1.13% | 1,580 | 1.52% | 4,760 | 1.53% |
| Age 85+ | 102 | 0.79% | 1,241 | 1.20% | 3,914 | 1.25% |
| Age 65+ | 1,440 | 11.22% | 13,644 | 13.15% | 40,146 | 12.86% |
| **Median Age** | **33.30** | | **34.40** | | **34.10** | |
| **Average Age** | **34.80** | | **36.00** | | **35.80** | |
| **2024 Population By Race** | **12,832** | | **103,776** | | **312,093** | |
| White | 2,255 | 17.57% | 17,164 | 16.54% | 51,365 | 16.46% |
| Black | 2,862 | 22.30% | 19,940 | 19.21% | 78,788 | 25.25% |
| Am. Indian & Alaskan | 260 | 2.03% | 1,802 | 1.74% | 5,337 | 1.71% |
| Asian | 156 | 1.22% | 3,091 | 2.98% | 8,550 | 2.74% |
| Hawaiian & Pacific Island | 3 | 0.02% | 38 | 0.04% | 121 | 0.04% |
| Other | 7,296 | 56.86% | 61,740 | 59.49% | 167,932 | 53.81% |
| **Population by Hispanic Origin** | **12,832** | | **103,776** | | **312,093** | |
| Non-Hispanic Origin | 3,897 | 30.37% | 29,028 | 27.97% | 107,574 | 34.47% |
| Hispanic Origin | 8,935 | 69.63% | 74,748 | 72.03% | 204,519 | 65.53% |
| **2024 Median Age, Male** | **33.20** | | **34.20** | | **33.50** | |
| **2024 Average Age, Male** | **34.50** | | **35.60** | | **35.10** | |
| **2024 Median Age, Female** | **33.40** | | **34.60** | | **34.70** | |
| **2024 Average Age, Female** | **35.10** | | **36.50** | | **36.50** | |

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|---|---|---|---|---|---|
| **2024 Population by Occupation Classification** | **9,726** | | **79,787** | | **239,958** | |
| Civilian Employed | 6,485 | 66.68% | 47,162 | 59.11% | 141,267 | 58.87% |
| Civilian Unemployed | 234 | 2.41% | 2,745 | 3.44% | 10,143 | 4.23% |
| Civilian Non-Labor Force | 3,005 | 30.90% | 29,866 | 37.43% | 88,485 | 36.88% |
| Armed Forces | 2 | 0.02% | 14 | 0.02% | 63 | 0.03% |
| **Households by Marital Status** | | | | | | |
| Married | 1,591 | | 13,498 | | 39,817 | |
| Married No Children | 865 | | 7,360 | | 21,674 | |
| Married w/Children | 727 | | 6,138 | | 18,143 | |
| **2024 Population by Education** | **9,095** | | **70,738** | | **211,801** | |
| Some High School, No Diploma | 2,823 | 31.04% | 24,459 | 34.58% | 64,608 | 30.50% |
| High School Grad (Incl Equivalency) | 2,822 | 31.03% | 19,407 | 27.44% | 60,638 | 28.63% |
| Some College, No Degree | 1,573 | 17.30% | 14,128 | 19.97% | 47,302 | 22.33% |
| Associate Degree | 998 | 10.97% | 4,812 | 6.80% | 14,667 | 6.92% |
| Bachelor Degree | 610 | 6.71% | 5,500 | 7.78% | 16,989 | 8.02% |
| Advanced Degree | 269 | 2.96% | 2,432 | 3.44% | 7,597 | 3.59% |
| **2024 Population by Occupation** | **11,733** | | **81,871** | | **247,534** | |
| Real Estate & Finance | 226 | 1.93% | 1,531 | 1.87% | 5,312 | 2.15% |
| Professional & Management | 1,551 | 13.22% | 12,315 | 15.04% | 40,545 | 16.38% |
| Public Administration | 149 | 1.27% | 1,146 | 1.40% | 3,879 | 1.57% |
| Education & Health | 1,180 | 10.06% | 7,926 | 9.68% | 26,048 | 10.52% |
| Services | 1,849 | 15.76% | 10,297 | 12.58% | 30,823 | 12.45% |
| Information | 55 | 0.47% | 432 | 0.53% | 938 | 0.38% |
| Sales | 1,000 | 8.52% | 8,285 | 10.12% | 27,041 | 10.92% |
| Transportation | 865 | 7.37% | 1,779 | 2.17% | 4,395 | 1.78% |
| Retail | 704 | 6.00% | 4,844 | 5.92% | 15,035 | 6.07% |
| Wholesale | 91 | 0.78% | 1,319 | 1.61% | 4,095 | 1.65% |
| Manufacturing | 543 | 4.63% | 4,385 | 5.36% | 13,451 | 5.43% |
| Production | 1,462 | 12.46% | 9,421 | 11.51% | 27,077 | 10.94% |
| Construction | 1,171 | 9.98% | 10,663 | 13.02% | 27,594 | 11.15% |
| Utilities | 550 | 4.69% | 3,686 | 4.50% | 10,621 | 4.29% |
| Agriculture & Mining | 59 | 0.50% | 820 | 1.00% | 1,883 | 0.76% |
| Farming, Fishing, Forestry | 6 | 0.05% | 146 | 0.18% | 330 | 0.13% |
| Other Services | 272 | 2.32% | 2,876 | 3.51% | 8,467 | 3.42% |
| **2024 Worker Travel Time to Job** | **6,414** | | **45,349** | | **135,074** | |
| <30 Minutes | 3,490 | 54.41% | 24,513 | 54.05% | 72,891 | 53.96% |
| 30-60 Minutes | 2,241 | 34.94% | 15,966 | 35.21% | 49,415 | 36.58% |
| 60+ Minutes | 683 | 10.65% | 4,870 | 10.74% | 12,768 | 9.45% |


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| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|---|---|---|---|---|---|
| **2020 Households by HH Size** | **4,401** | | **33,055** | | **99,891** | |
| 1-Person Households | 1,244 | 28.27% | 7,933 | 24.00% | 22,945 | 22.97% |
| 2-Person Households | 1,171 | 26.61% | 8,075 | 24.43% | 24,666 | 24.69% |
| 3-Person Households | 763 | 17.34% | 5,833 | 17.65% | 17,804 | 17.82% |
| 4-Person Households | 601 | 13.66% | 5,078 | 15.36% | 15,906 | 15.92% |
| 5-Person Households | 369 | 8.38% | 3,320 | 10.04% | 9,990 | 10.00% |
| 6-Person Households | 151 | 3.43% | 1,581 | 4.78% | 4,889 | 4.89% |
| 7 or more Person Households | 102 | 2.32% | 1,235 | 3.74% | 3,691 | 3.70% |
| **2024 Average Household Size** | **2.60** | | **2.90** | | **2.90** | |
| **Households** | | | | | | |
| 2029 Projection | 5,012 | | 35,359 | | 105,652 | |
| 2024 Estimate | 4,825 | | 34,355 | | 102,770 | |
| 2020 Census | 4,402 | | 33,056 | | 99,891 | |
| Growth 2024 - 2029 | 3.88% | | 2.92% | | 2.80% | |
| Growth 2020 - 2024 | 9.61% | | 3.93% | | 2.88% | |
| **2024 Households by HH Income** | **4,826** | | **34,355** | | **102,768** | |
| <$25,000 | 1,765 | 36.57% | 9,524 | 27.72% | 28,626 | 27.85% |
| $25,000 - $50,000 | 1,184 | 24.53% | 9,978 | 29.04% | 26,725 | 26.01% |
| $50,000 - $75,000 | 753 | 15.60% | 6,612 | 19.25% | 19,155 | 18.64% |
| $75,000 - $100,000 | 601 | 12.45% | 3,620 | 10.54% | 11,560 | 11.25% |
| $100,000 - $125,000 | 250 | 5.18% | 2,131 | 6.20% | 7,126 | 6.93% |
| $125,000 - $150,000 | 168 | 3.48% | 1,098 | 3.20% | 4,012 | 3.90% |
| $150,000 - $200,000 | 77 | 1.60% | 905 | 2.63% | 3,355 | 3.26% |
| $200,000+ | 28 | 0.58% | 487 | 1.42% | 2,209 | 2.15% |
| **2024 Avg Household Income** | **$49,697** | | **$56,009** | | **$60,079** | |
| **2024 Med Household Income** | **$34,569** | | **$42,941** | | **$44,761** | |
| **2024 Occupied Housing** | **4,825** | | **34,356** | | **102,771** | |
| Owner Occupied | 1,310 | 27.15% | 15,324 | 44.60% | 50,541 | 49.18% |
| Renter Occupied | 3,515 | 72.85% | 19,032 | 55.40% | 52,230 | 50.82% |
| **2020 Housing Units** | **5,546** | | **37,739** | | **113,657** | |
| 1 Unit | 1,831 | 33.01% | 21,498 | 56.96% | 73,369 | 64.55% |
| 2 - 4 Units | 280 | 5.05% | 2,018 | 5.35% | 6,118 | 5.38% |
| 5 - 19 Units | 1,678 | 30.26% | 8,223 | 21.79% | 20,227 | 17.80% |
| 20+ Units | 1,757 | 31.68% | 6,000 | 15.90% | 13,943 | 12.27% |
| **2024 Housing Value** | **1,310** | | **15,323** | | **50,540** | |
| <$100,000 | 101 | 7.71% | 4,952 | 32.32% | 15,289 | 30.25% |
| $100,000 - $200,000 | 744 | 56.79% | 5,774 | 37.68% | 20,952 | 41.46% |
| $200,000 - $300,000 | 275 | 20.99% | 3,011 | 19.65% | 9,739 | 19.27% |
| $300,000 - $400,000 | 4 | 0.31% | 475 | 3.10% | 1,702 | 3.37% |
| $400,000 - $500,000 | 137 | 10.46% | 561 | 3.66% | 1,463 | 2.89% |
| $500,000 - $1,000,000 | 18 | 1.37% | 386 | 2.52% | 936 | 1.85% |
| $1,000,000+ | 31 | 2.37% | 164 | 1.07% | 459 | 0.91% |
| **2024 Median Home Value** | **$174,462** | | **$146,925** | | **$147,637** | |

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|---|---|---|---|---|---|
| **2024 Housing Units by Yr Built** | **5,573** | | **38,887** | | **116,377** | |
| Built 2010+ | 405 | 7.27% | 3,509 | 9.02% | 13,214 | 11.35% |
| Built 2000 - 2010 | 41 | 0.74% | 2,350 | 6.04% | 11,111 | 9.55% |
| Built 1990 - 1999 | 268 | 4.81% | 2,223 | 5.72% | 6,348 | 5.45% |
| Built 1980 - 1989 | 465 | 8.34% | 3,356 | 8.63% | 9,208 | 7.91% |
| Built 1970 - 1979 | 2,203 | 39.53% | 7,869 | 20.24% | 18,172 | 15.61% |
| Built 1960 - 1969 | 954 | 17.12% | 6,117 | 15.73% | 17,368 | 14.92% |
| Built 1950 - 1959 | 623 | 11.18% | 8,995 | 23.13% | 26,017 | 22.36% |
| Built <1949 | 614 | 11.02% | 4,468 | 11.49% | 14,939 | 12.84% |
| **2024 Median Year Built** | **1972** | | **1969** | | **1969** | |

## Demographic Trend Report

| Description | 2020 | | 2024 | | 2029 | |
|---|---|---|---|---|---|---|
| **Population** | **11,788** | | **12,832** | | **13,305** | |
| Age 0 - 4 | 928 | 7.87% | 950 | 7.40% | 893 | 6.71% |
| Age 5 - 9 | 919 | 7.80% | 1,017 | 7.93% | 950 | 7.14% |
| Age 10 - 14 | 900 | 7.63% | 965 | 7.52% | 979 | 7.36% |
| Age 15 - 19 | 815 | 6.91% | 885 | 6.90% | 948 | 7.13% |
| Age 20 - 24 | 883 | 7.49% | 918 | 7.15% | 921 | 6.92% |
| Age 25 - 29 | 1,022 | 8.67% | 1,010 | 7.87% | 943 | 7.09% |
| Age 30 - 34 | 918 | 7.79% | 1,009 | 7.86% | 976 | 7.34% |
| Age 35 - 39 | 835 | 7.08% | 927 | 7.22% | 974 | 7.32% |
| Age 40 - 44 | 737 | 6.25% | 860 | 6.70% | 920 | 6.91% |
| Age 45 - 49 | 697 | 5.91% | 771 | 6.01% | 844 | 6.34% |
| Age 50 - 54 | 675 | 5.73% | 733 | 5.71% | 776 | 5.83% |
| Age 55 - 59 | 674 | 5.72% | 696 | 5.42% | 715 | 5.37% |
| Age 60 - 64 | 623 | 5.29% | 649 | 5.06% | 665 | 5.00% |
| Age 65 - 69 | 455 | 3.86% | 540 | 4.21% | 593 | 4.46% |
| Age 70 - 74 | 336 | 2.85% | 395 | 3.08% | 478 | 3.59% |
| Age 75 - 79 | 183 | 1.55% | 258 | 2.01% | 344 | 2.59% |
| Age 80 - 84 | 108 | 0.92% | 145 | 1.13% | 212 | 1.59% |
| Age 85+ | 81 | 0.69% | 102 | 0.79% | 174 | 1.31% |
| **Age 15+** | **9,042** | 76.71% | **9,898** | 77.14% | **10,483** | 78.79% |
| **Age 20+** | **8,227** | 69.79% | **9,013** | 70.24% | **9,535** | 71.66% |
| **Age 65+** | **1,163** | 9.87% | **1,440** | 11.22% | **1,801** | 13.54% |
| **Median Age** | **32** | | **33** | | **35** | |
| **Average Age** | **34.10** | | **34.80** | | **36.40** | |
| **Population By Race** | **11,788** | | **12,832** | | **13,305** | |
| White | 2,604 | 22.09% | 2,255 | 17.57% | 2,321 | 17.44% |
| Black | 2,691 | 22.83% | 2,862 | 22.30% | 2,978 | 22.38% |
| Am. Indian & Alaskan | 180 | 1.53% | 260 | 2.03% | 272 | 2.04% |
| Asian | 142 | 1.20% | 156 | 1.22% | 160 | 1.20% |
| Hawaiian & Pacific Islander | 3 | 0.03% | 3 | 0.02% | 3 | 0.02% |
| Other | 6,160 | 52.26% | 7,296 | 56.86% | 7,570 | 56.90% |

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11-2-2015

# Information About Brokerage Services

*Texas law requires all real estate license holders 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.

| | License No. | Email | Phone |
|---|---|---|---|
| S&P Interests, LLC<br>Licensed Broker /Broker Firm Name or Primary Assumed Business Name | 9003291 | info@spinterests.com | 713.766.4500 |
| Joseph Sebesta<br>Designated Broker of Firm | 591067 | jsebesta@spinterests.com | 832.455.7355 |
| Licensed Supervisor of Sales Agent/ Associate | | | |
| Albert Alvarez<br>Sales Agent/Associate's Name | 703136 | albert@spinterests.com | 832.213.9466 |

Buyer/Tenant/Seller/Landlord Initials ______ ______ Date ______