

12,540 SF FREESTANDING BUILDING WITH FREEWAY VISIBILITY
8302 FM1765, TEXAS CITY, TX 77591

**FOR SALE
OR LEASE**



S&P INTERESTS

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

PROPERTY OVERVIEW

 **BUILDING SIZE**
12,540 SF

 **LAND SIZE**
0.88 Acres

 **CONSTRUCTION**
Brick and Concrete Block

 **LOADING DOORS**
Grade Level

 **CLEAR HEIGHT**
14' - 18'

 **YEAR BUILT**
1991 & 2018

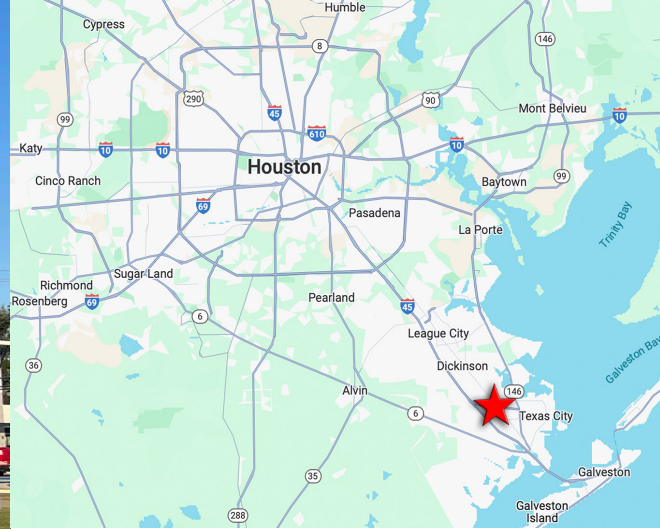


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PROPERTY FEATURES:

- Building Size: 12,540 SF
- Land Size: 0.88 Acres
- Construction: Brick & Concrete Block
- Loading doors: Grade Level
- Clear Height: 14' - 18'
- Year Built: 1991 & 2018

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Pop.	5,958	40,657	69,174
Households	2,311	15,074	25,919
Average HH Income	\$93,562	\$81,372	\$83,767

TRAFFIC COUNTS

Gulf Freeway: 59,378 VPD
 FM 1765: 9,781 VPD



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Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	6,240	43,159	73,587
2024 Estimate	5,958	40,657	69,174
2020 Census	5,936	37,467	62,930
Growth 2024 - 2029	4.73%	6.15%	6.38%
Growth 2020 - 2024	0.37%	8.51%	9.92%

2024 Population by Age	5,958	40,657	69,174
Age 0 - 4	333 5.59%	2,560 6.30%	4,315 6.24%
Age 5 - 9	385 6.46%	2,796 6.88%	4,673 6.76%
Age 10 - 14	375 6.29%	2,776 6.83%	4,725 6.83%
Age 15 - 19	350 5.87%	2,645 6.51%	4,549 6.58%
Age 20 - 24	364 6.11%	2,535 6.24%	4,314 6.24%
Age 25 - 29	372 6.24%	2,589 6.37%	4,450 6.43%
Age 30 - 34	374 6.28%	2,847 7.00%	4,880 7.05%
Age 35 - 39	375 6.29%	2,884 7.09%	4,940 7.14%
Age 40 - 44	387 6.50%	2,782 6.84%	4,727 6.83%
Age 45 - 49	362 6.08%	2,495 6.14%	4,224 6.11%
Age 50 - 54	336 5.64%	2,309 5.68%	4,008 5.79%
Age 55 - 59	341 5.72%	2,196 5.40%	3,768 5.45%
Age 60 - 64	373 6.26%	2,345 5.77%	3,972 5.74%
Age 65 - 69	344 5.77%	2,183 5.37%	3,661 5.29%
Age 70 - 74	336 5.64%	1,899 4.67%	3,214 4.65%
Age 75 - 79	245 4.11%	1,277 3.14%	2,181 3.15%
Age 80 - 84	160 2.69%	823 2.02%	1,398 2.02%
Age 85+	147 2.47%	718 1.77%	1,176 1.70%
Age 65+	1,232 20.68%	6,900 16.97%	11,630 16.81%

Median Age	40.70	37.70	37.70
Average Age	40.80	38.50	38.50

2024 Population By Race	5,958	40,657	69,174
White	1,763 29.59%	15,488 38.09%	31,156 45.04%
Black	2,910 48.84%	14,685 36.12%	19,302 27.90%
Am. Indian & Alaskan	16 0.27%	161 0.40%	270 0.39%
Asian	61 1.02%	587 1.44%	1,066 1.54%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	1,208 20.28%	9,736 23.95%	17,381 25.13%

Population by Hispanic Origin	5,958	40,657	69,174
Non-Hispanic Origin	4,536 76.13%	29,438 72.41%	49,080 70.95%
Hispanic Origin	1,422 23.87%	11,219 27.59%	20,095 29.05%

2024 Median Age, Male	37.70	35.90	36.00
2024 Average Age, Male	38.80	36.90	37.00

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification	4,795	31,995	54,546
Civilian Employed	2,797 58.33%	18,970 59.29%	32,177 58.99%
Civilian Unemployed	193 4.03%	1,144 3.58%	1,906 3.49%
Civilian Non-Labor Force	1,790 37.33%	11,749 36.72%	20,230 37.09%
Armed Forces	15 0.31%	132 0.41%	233 0.43%

Households by Marital Status			
Married	819	5,773	10,422
Married No Children	564	3,620	6,519
Married w/Children	254	2,153	3,904

2024 Population by Education	4,405	29,179	49,708
Some High School, No Diploma	415 9.42%	3,484 11.94%	6,195 12.46%
High School Grad (Incl Equivalency)	1,217 27.63%	8,927 30.59%	14,790 29.75%
Some College, No Degree	1,698 38.55%	9,811 33.62%	16,748 33.69%
Associate Degree	254 5.77%	1,833 6.28%	3,110 6.26%
Bachelor Degree	496 11.26%	3,503 12.01%	6,037 12.14%
Advanced Degree	325 7.38%	1,621 5.56%	2,828 5.69%

2024 Population by Occupation	5,168	34,629	58,674
Real Estate & Finance	186 3.60%	869 2.51%	1,526 2.60%
Professional & Management	1,100 21.28%	8,606 24.85%	15,130 25.79%
Public Administration	259 5.01%	1,170 3.38%	1,748 2.98%
Education & Health	665 12.87%	5,194 15.00%	8,450 14.40%
Services	572 11.07%	4,242 12.25%	7,199 12.27%
Information	4 0.08%	146 0.42%	236 0.40%
Sales	650 12.58%	3,489 10.08%	5,903 10.06%
Transportation	0 0.00%	1 0.00%	117 0.20%
Retail	311 6.02%	1,707 4.93%	3,073 5.24%
Wholesale	50 0.97%	465 1.34%	639 1.09%
Manufacturing	156 3.02%	1,637 4.73%	2,761 4.71%
Production	404 7.82%	2,709 7.82%	4,539 7.74%
Construction	267 5.17%	1,815 5.24%	3,043 5.19%
Utilities	203 3.93%	1,053 3.04%	1,812 3.09%
Agriculture & Mining	47 0.91%	220 0.64%	406 0.69%
Farming, Fishing, Forestry	3 0.06%	57 0.16%	147 0.25%
Other Services	291 5.63%	1,249 3.61%	1,945 3.31%

2024 Worker Travel Time to Job	2,748	18,332	31,089
<30 Minutes	1,645 59.86%	11,560 63.06%	19,371 62.31%
30-60 Minutes	965 35.12%	5,465 29.81%	9,432 30.34%
60+ Minutes	138 5.02%	1,307 7.13%	2,286 7.35%

Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Size	2,329	14,057	23,894
1-Person Households	739 31.73%	3,873 27.55%	6,545 27.39%
2-Person Households	697 29.93%	4,271 30.38%	7,352 30.77%
3-Person Households	399 17.13%	2,383 16.95%	4,057 16.98%
4-Person Households	248 10.65%	1,829 13.01%	3,078 12.88%
5-Person Households	150 6.44%	994 7.07%	1,655 6.93%
6-Person Households	61 2.62%	431 3.07%	728 3.05%
7 or more Person Households	35 1.50%	276 1.96%	479 2.00%
2024 Average Household Size	2.50	2.60	2.60

Households			
2029 Projection	2,426	16,029	27,614
2024 Estimate	2,311	15,074	25,919
2020 Census	2,328	14,056	23,895
Growth 2024 - 2029	4.98%	6.34%	6.54%
Growth 2020 - 2024	-0.73%	7.24%	8.47%

2024 Households by HH Income	2,314	15,074	25,920
<\$25,000	314 13.57%	2,769 18.37%	4,383 16.91%
\$25,000 - \$50,000	562 24.29%	3,519 23.34%	5,750 22.18%
\$50,000 - \$75,000	285 12.32%	2,601 17.25%	4,669 18.01%
\$75,000 - \$100,000	259 11.19%	2,096 13.90%	3,822 14.75%
\$100,000 - \$125,000	283 12.23%	1,343 8.91%	2,346 9.05%
\$125,000 - \$150,000	254 10.98%	1,103 7.32%	2,004 7.73%
\$150,000 - \$200,000	197 8.51%	728 4.83%	1,371 5.29%
\$200,000+	160 6.91%	915 6.07%	1,575 6.08%

2024 Avg Household Income	\$93,562	\$81,372	\$83,767
2024 Med Household Income	\$74,537	\$60,965	\$65,029

2024 Occupied Housing	2,312	15,073	25,919
Owner Occupied	1,402 60.64%	9,337 61.95%	16,067 61.99%
Renter Occupied	910 39.36%	5,736 38.05%	9,852 38.01%
2020 Housing Units	2,621	17,504	29,475
1 Unit	2,004 76.46%	13,483 77.03%	23,100 78.37%
2 - 4 Units	85 3.24%	578 3.30%	779 2.64%
5 - 19 Units	323 12.32%	2,474 14.13%	3,574 12.13%
20+ Units	209 7.97%	969 5.54%	2,022 6.86%

2024 Housing Value	1,402	9,337	16,067
<\$100,000	268 19.12%	1,869 20.02%	2,879 17.92%
\$100,000 - \$200,000	746 53.21%	3,664 39.24%	5,868 36.52%
\$200,000 - \$300,000	198 14.12%	1,922 20.58%	3,457 21.52%
\$300,000 - \$400,000	58 4.14%	557 5.97%	1,693 10.54%
\$400,000 - \$500,000	14 1.00%	383 4.10%	733 4.56%
\$500,000 - \$1,000,000	62 4.42%	623 6.67%	1,029 6.40%
\$1,000,000+	56 3.99%	319 3.42%	408 2.54%
2024 Median Home Value	\$158,042	\$176,405	\$187,840

Radius	1 Mile	3 Mile	5 Mile
2024 Housing Units by Yr Built	2,624	18,047	30,588
Built 2010+	294 11.20%	4,808 26.64%	8,230 26.91%
Built 2000 - 2010	663 25.27%	2,878 15.95%	4,950 16.18%
Built 1990 - 1999	146 5.56%	1,042 5.77%	1,860 6.08%
Built 1980 - 1989	490 18.67%	2,170 12.02%	3,552 11.61%
Built 1970 - 1979	378 14.41%	2,059 11.41%	3,786 12.38%
Built 1960 - 1969	465 17.72%	2,472 13.70%	3,694 12.08%
Built 1950 - 1959	127 4.84%	1,763 9.77%	2,927 9.57%
Built <1949	61 2.32%	855 4.74%	1,589 5.19%
2024 Median Year Built	1985	1988	1988

Demographic Trend Report

Description	2020	2024	2029
Population	5,936	5,958	6,240
Age 0 - 4	330 5.56%	333 5.59%	347 5.56%
Age 5 - 9	396 6.67%	385 6.46%	365 5.85%
Age 10 - 14	354 5.96%	375 6.29%	388 6.22%
Age 15 - 19	345 5.81%	350 5.87%	385 6.17%
Age 20 - 24	371 6.25%	364 6.11%	382 6.12%
Age 25 - 29	373 6.28%	372 6.24%	381 6.11%
Age 30 - 34	335 5.64%	374 6.28%	386 6.19%
Age 35 - 39	362 6.10%	375 6.29%	390 6.25%
Age 40 - 44	368 6.20%	387 6.50%	395 6.33%
Age 45 - 49	336 5.66%	362 6.08%	390 6.25%
Age 50 - 54	329 5.54%	336 5.64%	369 5.91%
Age 55 - 59	417 7.02%	341 5.72%	350 5.61%
Age 60 - 64	409 6.89%	373 6.26%	350 5.61%
Age 65 - 69	367 6.18%	344 5.77%	349 5.59%
Age 70 - 74	353 5.95%	336 5.64%	328 5.26%
Age 75 - 79	205 3.45%	245 4.11%	278 4.46%
Age 80 - 84	131 2.21%	160 2.69%	200 3.21%
Age 85+	158 2.66%	147 2.47%	207 3.32%
Age 15+	4,859 81.86%	4,866 81.67%	5,140 82.37%
Age 20+	4,514 76.04%	4,516 75.80%	4,755 76.20%
Age 65+	1,214 20.45%	1,232 20.68%	1,362 21.83%
Median Age	41	41	41
Average Age	41.10	40.80	41.50

Population By Race	5,936	5,958	6,240
White	1,763 29.70%	1,763 29.59%	1,858 29.78%
Black	3,049 51.36%	2,910 48.84%	3,034 48.62%
Am. Indian & Alaskan	35 0.59%	16 0.27%	16 0.26%
Asian	54 0.91%	61 1.02%	64 1.03%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	1,031 17.37%	1,208 20.28%	1,268 20.32%



Information About Brokerage Services

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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