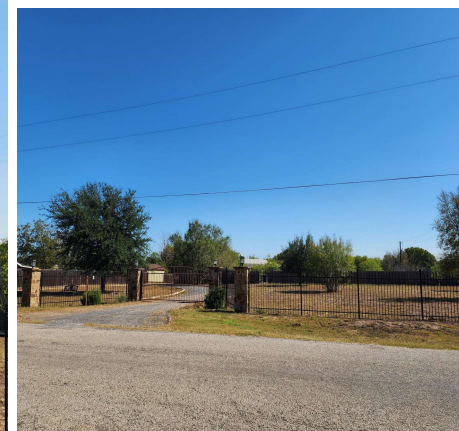


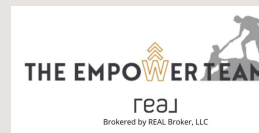
777 Happy Haven Road



OFFERING MEMORANDUM

777 Happy Haven
McQueeney, TX 78123

Jackie Browning
The Empower Team
(210) 414-6912
EmpowerTeam2022@gmail.com
Lic: 614927



OFFERING SUMMARY

ADDRESS	777 Happy Haven McQueeney TX 78123
COUNTY	Guadalupe
BUILDING SF	2,100 SF
LAND ACRES	4.3

FINANCIAL SUMMARY

PRICE	\$795,000
PRICE PSF	\$378.57

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	2,879	13,257	41,369
2024 Median HH Income	\$88,402	\$101,489	\$87,775
2024 Average HH Income	\$102,679	\$122,480	\$107,991





03 **Property Description**

Property Features

Aerial Map

GLOBAL

BUILDING SF	2,100
LAND ACRES	4.3
# OF PARCELS	1
ZONING TYPE	OCL
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	1





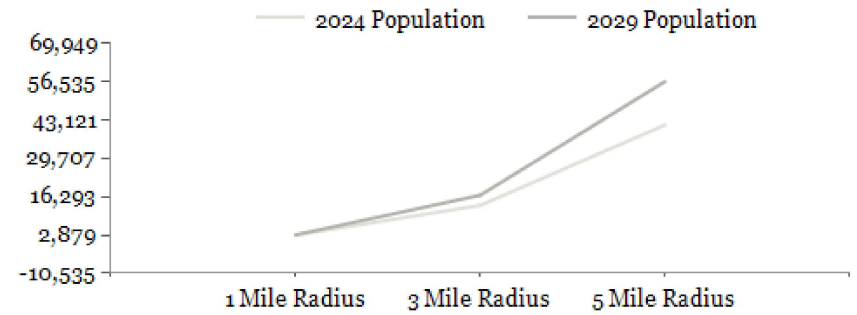


04 Demographics
Demographics

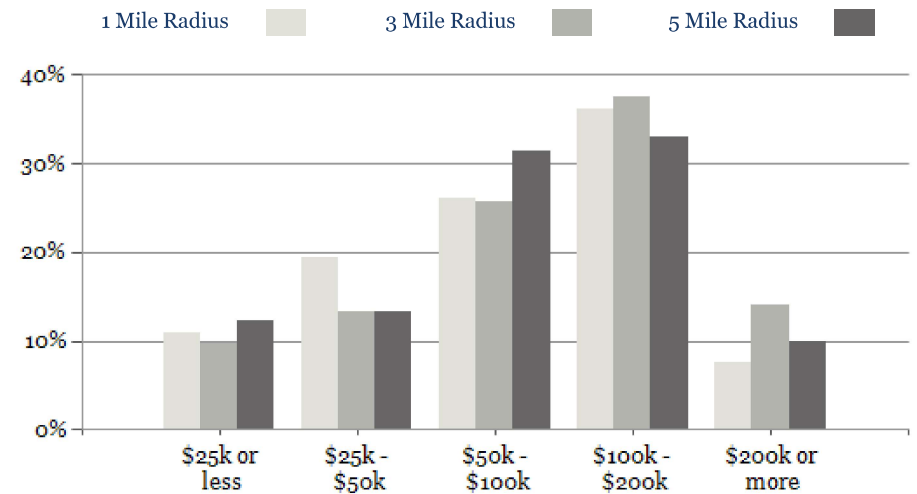
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,515	6,793	19,812
2010 Population	2,848	8,001	23,770
2024 Population	2,879	13,257	41,369
2029 Population	2,943	16,836	56,535
2024-2029: Population: Growth Rate	2.20%	24.50%	32.25%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	72	265	1,207
\$15,000-\$24,999	51	190	539
\$25,000-\$34,999	175	331	884
\$35,000-\$49,999	43	293	985
\$50,000-\$74,999	115	570	2,072
\$75,000-\$99,999	179	638	2,387
\$100,000-\$149,999	319	1,346	3,493
\$150,000-\$199,999	90	418	1,192
\$200,000 or greater	86	664	1,419
Median HH Income	\$88,402	\$101,489	\$87,775
Average HH Income	\$102,679	\$122,480	\$107,991

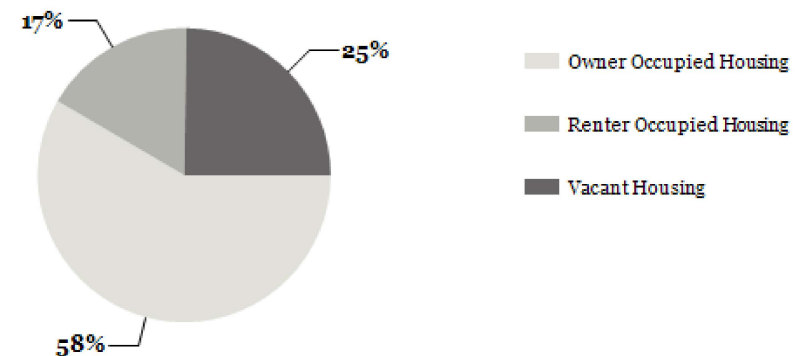
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,191	2,867	7,368
2010 Total Households	1,046	2,846	7,916
2024 Total Households	1,129	4,716	14,178
2029 Total Households	1,145	6,051	19,516
2024 Average Household Size	2.55	2.80	2.85
2024-2029: Households: Growth Rate	1.40%	25.55%	33.00%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



Source: esri

777 Happy Haven Road

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The information contained herein is not a substitute for a thorough due diligence investigation. The Empower Team has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:



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