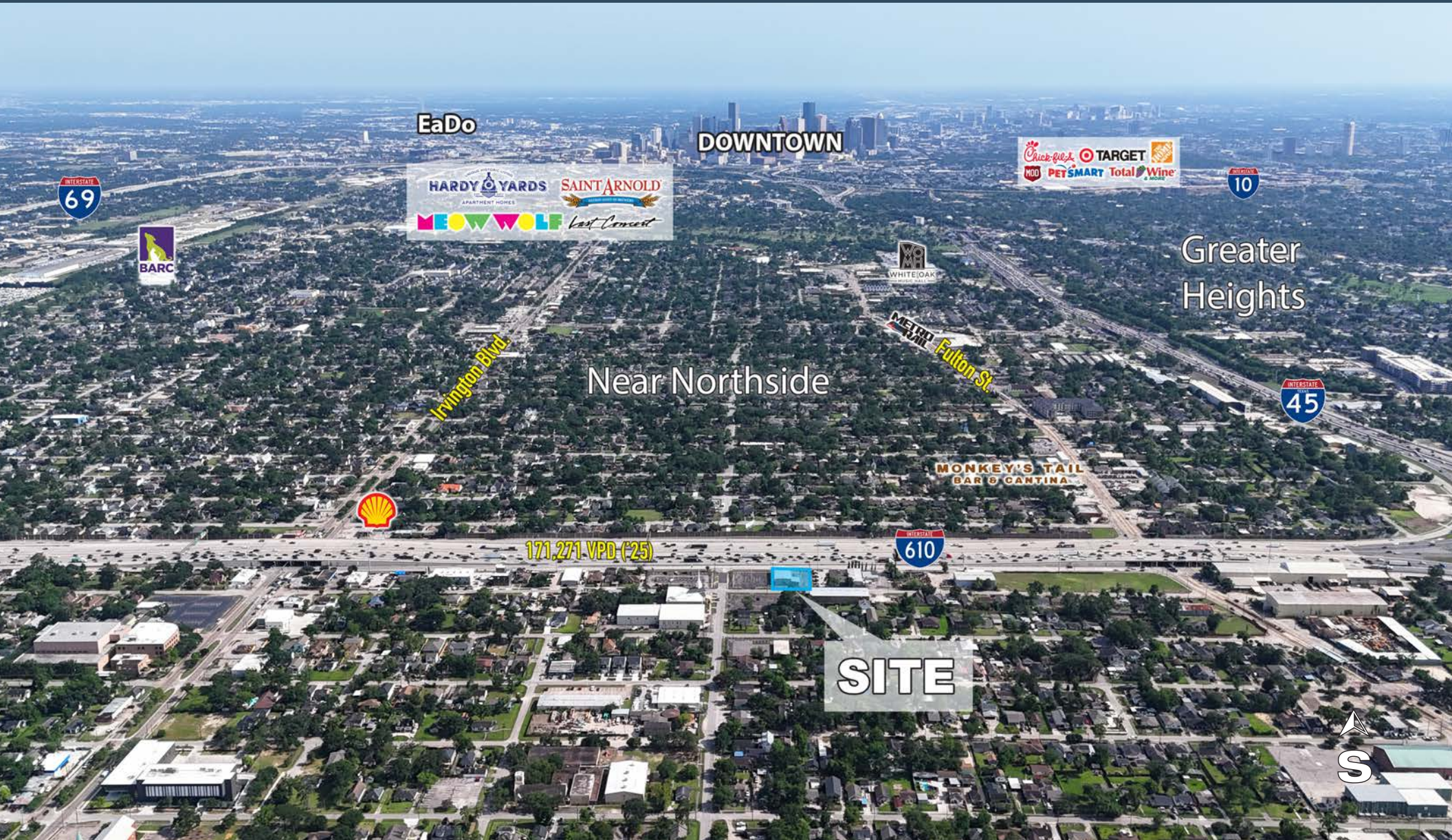


409 NORTH LOOP EAST - HOUSTON, TX 77022
10,000 SF BUILDING | 16,863 SF LAND

FOR
SALE




S&P INTERESTS

JOSEPH SEBESTA
832.455.7355
jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW

 **ADDRESS**
409 N Loop E, Houston, Texas 77022

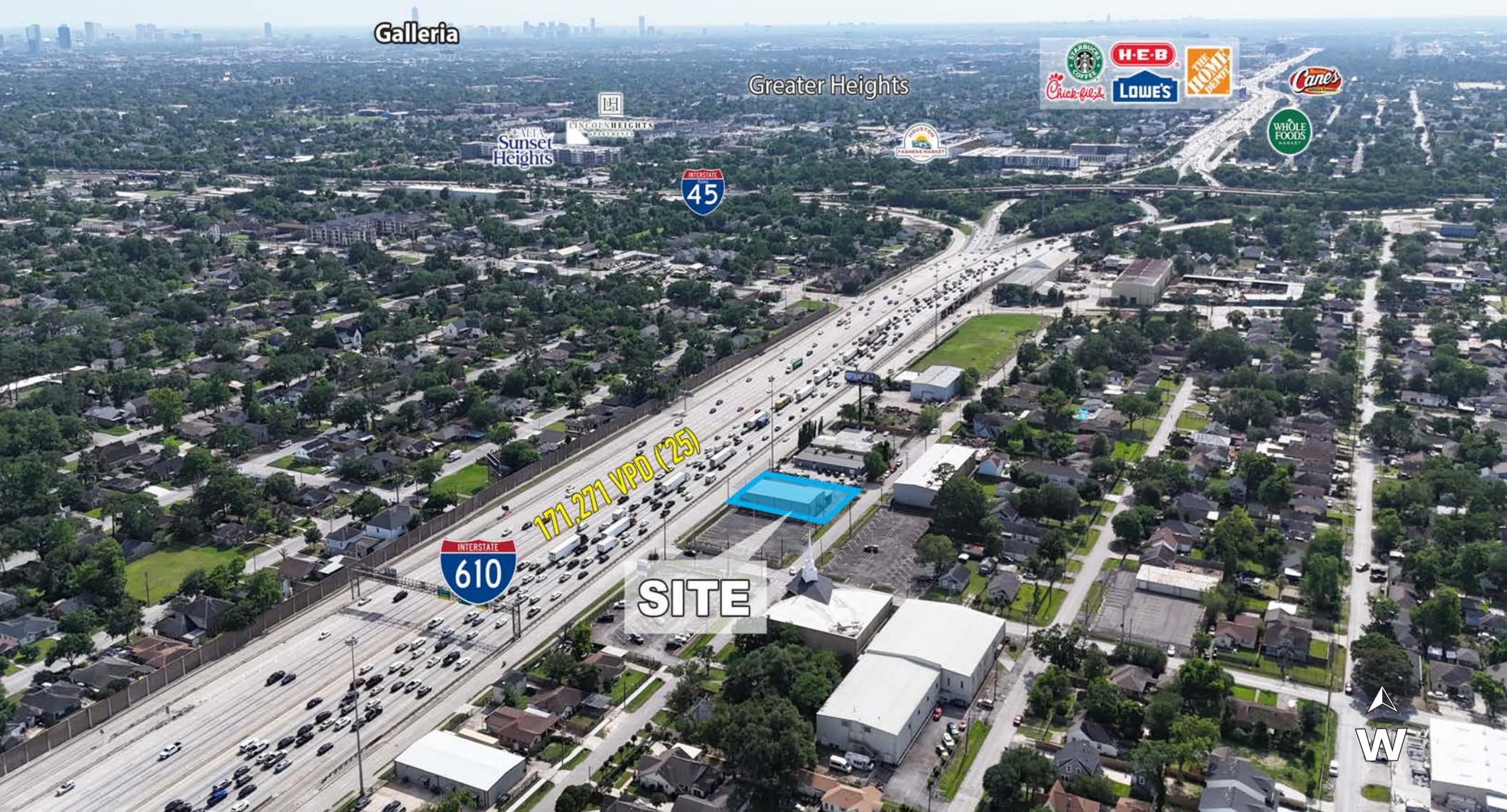
 **LAND**
16,863 SF

 **BUILDING**
10,000 SF

 **ROOFTOPS**
167,350 within 5 miles

 **INCOME**
\$104,216 within 5 miles

 **POPULATION**
413,911 within 5 miles

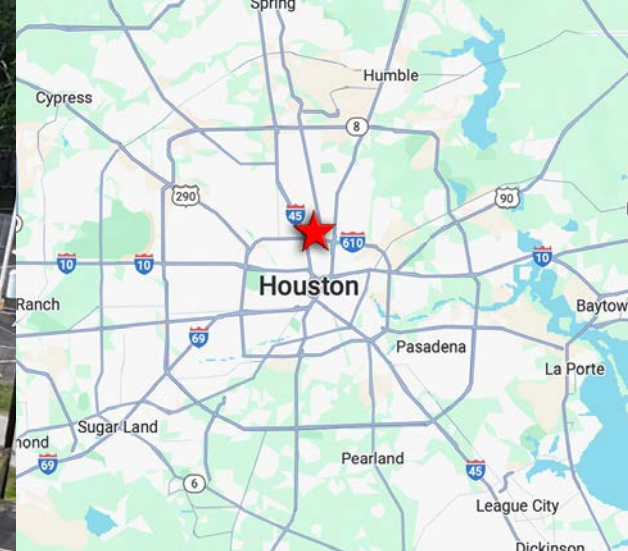


S&P INTERESTS

JOSEPH SEBESTA
832.455.7355
jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



PROPERTY FEATURES:

- Address: 409 N Loop E, Houston, TX 77022
- 10,000 SF Building | 16,863 SF Land
- Frontage: 126'
- Potential Uses: Mixed Use, Retail, Food & Beverage, Medical, Auto, etc.
- Call Broker for Pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	15,183	150,672	413,911
Households	5,494	58,277	167,350
Average HH Income	\$70,927	\$90,335	\$104,216

TRAFFIC COUNTS:

I-610 at Irvington: 171,291 VPD (2025)

S&PINTERESTS

JOSEPH SEBESTA
832.455.7355
jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	15,716		156,092		428,783	
2024 Estimate	15,183		150,672		413,911	
2020 Census	14,096		139,179		381,226	
Growth 2024 - 2029	3.51%		3.60%		3.59%	
Growth 2020 - 2024	7.71%		8.26%		8.57%	
2024 Population by Age	15,183		150,672		413,911	
Age 0 - 4	884	5.82%	10,111	6.71%	28,064	6.78%
Age 5 - 9	869	5.72%	10,041	6.66%	25,720	6.21%
Age 10 - 14	892	5.87%	9,373	6.22%	22,915	5.54%
Age 15 - 19	954	6.28%	8,980	5.96%	21,647	5.23%
Age 20 - 24	1,001	6.59%	8,930	5.93%	24,317	5.87%
Age 25 - 29	1,062	6.99%	10,658	7.07%	34,530	8.34%
Age 30 - 34	1,155	7.61%	12,558	8.33%	41,392	10.00%
Age 35 - 39	1,120	7.38%	12,420	8.24%	38,475	9.30%
Age 40 - 44	1,050	6.92%	11,225	7.45%	32,492	7.85%
Age 45 - 49	1,001	6.59%	9,633	6.39%	26,381	6.37%
Age 50 - 54	972	6.40%	9,124	6.06%	24,060	5.81%
Age 55 - 59	937	6.17%	8,662	5.75%	22,544	5.45%
Age 60 - 64	890	5.86%	8,138	5.40%	21,023	5.08%
Age 65 - 69	826	5.44%	7,283	4.83%	18,015	4.35%
Age 70 - 74	639	4.21%	5,493	3.65%	13,211	3.19%
Age 75 - 79	426	2.81%	3,716	2.47%	8,874	2.14%
Age 80 - 84	266	1.75%	2,319	1.54%	5,475	1.32%
Age 85+	241	1.59%	2,007	1.33%	4,776	1.15%
Age 65+	2,398	15.79%	20,818	13.82%	50,351	12.16%
Median Age	38.50		36.90		36.10	
Average Age	39.00		37.50		36.90	
2024 Population By Race	15,183		150,672		413,911	
White	4,010	26.41%	47,803	31.73%	151,861	36.69%
Black	798	5.26%	24,695	16.39%	72,454	17.50%
Am. Indian & Alaskan	366	2.41%	2,659	1.76%	5,911	1.43%
Asian	160	1.05%	2,835	1.88%	15,291	3.69%
Hawaiian & Pacific Island	0	0.00%	46	0.03%	327	0.08%
Other	9,850	64.88%	72,634	48.21%	168,067	40.60%
Population by Hispanic Origin	15,183		150,672		413,911	
Non-Hispanic Origin	3,148	20.73%	65,154	43.24%	215,140	51.98%
Hispanic Origin	12,036	79.27%	85,518	56.76%	198,771	48.02%
2024 Median Age, Male	38.10		37.00		36.40	
2024 Average Age, Male	38.40		37.10		36.80	
2024 Median Age, Female	38.90		36.80		35.80	
2024 Average Age, Female	39.60		37.80		37.10	

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation Classification	12,346		119,352		332,876	
Civilian Employed	7,514	60.86%	74,328	62.28%	214,844	64.54%
Civilian Unemployed	260	2.11%	3,001	2.51%	8,085	2.43%
Civilian Non-Labor Force	4,572	37.03%	42,016	35.20%	109,783	32.98%
Armed Forces	0	0.00%	7	0.01%	164	0.05%
Households by Marital Status						
Married	2,145		21,022		57,575	
Married No Children	1,396		12,416		35,435	
Married w/Children	750		8,606		22,140	
2024 Population by Education	11,290		109,585		307,105	
Some High School, No Diploma	3,032	26.86%	29,072	26.53%	63,304	20.61%
High School Grad (Incl Equivalency)	3,082	27.30%	23,441	21.39%	60,454	19.69%
Some College, No Degree	2,101	18.61%	18,938	17.28%	52,359	17.05%
Associate Degree	706	6.25%	6,349	5.79%	15,857	5.16%
Bachelor Degree	1,666	14.76%	18,682	17.05%	67,080	21.84%
Advanced Degree	703	6.23%	13,103	11.96%	48,051	15.65%
2024 Population by Occupation	13,218		135,152		396,282	
Real Estate & Finance	384	2.91%	4,312	3.19%	16,100	4.06%
Professional & Management	3,341	25.28%	39,358	29.12%	137,020	34.58%
Public Administration	214	1.62%	1,440	1.07%	4,556	1.15%
Education & Health	1,249	9.45%	13,436	9.94%	37,735	9.52%
Services	1,420	10.74%	11,887	8.80%	29,822	7.53%
Information	97	0.73%	967	0.72%	2,597	0.66%
Sales	1,645	12.45%	14,850	10.99%	38,927	9.82%
Transportation	136	1.03%	3,026	2.24%	6,687	1.69%
Retail	693	5.24%	7,694	5.69%	17,788	4.49%
Wholesale	209	1.58%	2,020	1.49%	6,742	1.70%
Manufacturing	527	3.99%	5,921	4.38%	18,710	4.72%
Production	841	6.36%	8,893	6.58%	22,402	5.65%
Construction	1,508	11.41%	10,408	7.70%	23,251	5.87%
Utilities	420	3.18%	4,129	3.06%	12,232	3.09%
Agriculture & Mining	140	1.06%	2,605	1.93%	10,850	2.74%
Farming, Fishing, Forestry	1	0.01%	147	0.11%	250	0.06%
Other Services	393	2.97%	4,059	3.00%	10,613	2.68%
2024 Worker Travel Time to Job	7,128		67,591		190,610	
<30 Minutes	3,773	52.93%	36,563	54.09%	109,525	57.46%
30-60 Minutes	3,034	42.56%	26,679	39.47%	69,536	36.48%
60+ Minutes	321	4.50%	4,349	6.43%	11,549	6.06%
2020 Households by HH Size	5,100		53,547		152,375	
1-Person Households	1,346	26.39%	16,641	31.08%	52,577	34.51%
2-Person Households	1,487	29.16%	15,108	28.21%	45,943	30.15%
3-Person Households	845	16.57%	8,370	15.63%	21,208	13.92%
4-Person Households	643	12.61%	6,542	12.22%	16,085	10.56%
5-Person Households	388	7.61%	3,638	6.79%	8,750	5.74%

Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	5,100		53,547		152,375	
1-Person Households	1,346	26.39%	16,641	31.08%	52,577	34.51%
2-Person Households	1,487	29.16%	15,108	28.21%	45,943	30.15%
3-Person Households	845	16.57%	8,370	15.63%	21,208	13.92%
4-Person Households	643	12.61%	6,542	12.22%	16,085	10.56%
5-Person Households	388	7.61%	3,638	6.79%	8,750	5.74%
6-Person Households	218	4.27%	1,852	3.46%	4,476	2.94%
7 or more Person Households	173	3.39%	1,396	2.61%	3,336	2.19%

2024 Average Household Size	2.70		2.50		2.40	
-----------------------------	------	--	------	--	------	--

Households						
2029 Projection	5,690		60,470		173,910	
2024 Estimate	5,494		58,277		167,350	
2020 Census	5,099		53,547		152,375	
Growth 2024 - 2029	3.57%		3.76%		3.92%	
Growth 2020 - 2024	7.75%		8.83%		9.83%	

2024 Households by HH Income	5,493		58,276		167,349	
<\$25,000	1,403	25.54%	15,954	27.38%	37,315	22.30%
\$25,000 - \$50,000	1,161	21.14%	11,673	20.03%	30,508	18.23%
\$50,000 - \$75,000	1,014	18.46%	8,118	13.93%	22,626	13.52%
\$75,000 - \$100,000	698	12.71%	5,278	9.06%	15,990	9.55%
\$100,000 - \$125,000	450	8.19%	3,820	6.56%	13,421	8.02%
\$125,000 - \$150,000	375	6.83%	2,805	4.81%	9,060	5.41%
\$150,000 - \$200,000	149	2.71%	3,288	5.64%	12,258	7.32%
\$200,000+	243	4.42%	7,340	12.60%	26,171	15.64%

2024 Avg Household Income	\$70,927		\$90,335		\$104,216	
2024 Med Household Income	\$54,138		\$54,163		\$67,401	

2024 Occupied Housing	5,494		58,277		167,350	
Owner Occupied	3,090	56.24%	29,042	49.83%	79,626	47.58%
Renter Occupied	2,404	43.76%	29,235	50.17%	87,724	52.42%

2020 Housing Units	6,228		65,224		187,393	
1 Unit	5,498	88.28%	47,899	73.44%	119,841	63.95%
2 - 4 Units	322	5.17%	4,500	6.90%	10,289	5.49%
5 - 19 Units	225	3.61%	5,029	7.71%	13,263	7.08%
20+ Units	183	2.94%	7,796	11.95%	44,000	23.48%

2024 Housing Value	3,090		29,044		79,625	
<\$100,000	209	6.76%	4,428	15.25%	12,406	15.58%
\$100,000 - \$200,000	755	24.43%	5,437	18.72%	13,092	16.44%
\$200,000 - \$300,000	842	27.25%	4,130	14.22%	9,334	11.72%
\$300,000 - \$400,000	564	18.25%	3,090	10.64%	12,503	15.70%
\$400,000 - \$500,000	435	14.08%	3,415	11.76%	11,555	14.51%
\$500,000 - \$1,000,000	271	8.77%	6,693	23.04%	16,883	21.20%
\$1,000,000+	14	0.45%	1,851	6.37%	3,852	4.84%
2024 Median Home Value	\$269,002		\$317,055		\$339,834	

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	6,269		66,102		190,261	
Built 2010+	819	13.06%	13,609	20.59%	52,146	27.41%
Built 2000 - 2010	208	3.32%	5,940	8.99%	25,741	13.53%
Built 1990 - 1999	118	1.88%	2,956	4.47%	11,706	6.15%
Built 1980 - 1989	74	1.18%	2,794	4.23%	9,065	4.76%
Built 1970 - 1979	289	4.61%	4,442	6.72%	12,180	6.40%
Built 1960 - 1969	684	10.91%	7,145	10.81%	20,304	10.67%
Built 1950 - 1959	1,602	25.55%	9,407	14.23%	24,126	12.68%
Built <1949	2,475	39.48%	19,809	29.97%	34,993	18.39%

2024 Median Year Built	1953		1964		1983	
------------------------	------	--	------	--	------	--

Demographic Trend Data

Description	2020		2024		2029	
Population	14,096		15,183		15,716	
Age 15+	11,656	82.69%	12,540	82.59%	12,995	82.69%
Age 20+	10,690	75.84%	11,586	76.31%	12,072	76.81%
Age 65+	2,059	14.61%	2,398	15.79%	2,813	17.90%
Median Age	38		39		40	
Average Age	38.50		39.00		40.10	

Population By Race	14,096		15,183		15,716	
White	4,377	31.05%	4,010	26.41%	4,157	26.45%
Black	725	5.14%	798	5.26%	841	5.35%
Am. Indian & Alaskan	262	1.86%	366	2.41%	378	2.41%
Asian	138	0.98%	160	1.05%	166	1.06%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other	8,585	60.90%	9,850	64.88%	10,174	64.74%

Population by Race (Hispanic)	11,115		12,036		12,432	
White	2,468	22.20%	2,037	16.92%	2,103	16.92%
Black	30	0.27%	29	0.24%	31	0.25%
Am. Indian & Alaskan	238	2.14%	353	2.93%	366	2.94%
Asian	10	0.09%	11	0.09%	11	0.09%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other	8,370	75.30%	9,606	79.81%	9,920	79.79%

Household by Household Income	5,099		5,493		5,693	
<\$25,000	1,292	25.34%	1,403	25.54%	1,498	26.31%
\$25,000 - \$50,000	1,112	21.81%	1,161	21.14%	1,180	20.73%
\$50,000 - \$75,000	992	19.45%	1,014	18.46%	1,008	17.71%
\$75,000 - \$100,000	642	12.59%	698	12.71%	709	12.45%
\$100,000 - \$125,000	309	6.06%	450	8.19%	490	8.61%
\$125,000 - \$150,000	361	7.08%	375	6.83%	387	6.80%
\$150,000 - \$200,000	171	3.35%	149	2.71%	158	2.78%
\$200,000+	220	4.31%	243	4.42%	263	4.62%

Average Household Income	\$70,273		\$70,927		\$71,408	
Median Household Income	\$52,684		\$54,138		\$54,181	



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.

11-2-2015

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.

S&P Interests, LLC	9003291	info@spinterests.com	713.766.4500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph Sebesta	591067	jsebesta@spinterests.com	832.455.7355
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

IABS 1-0