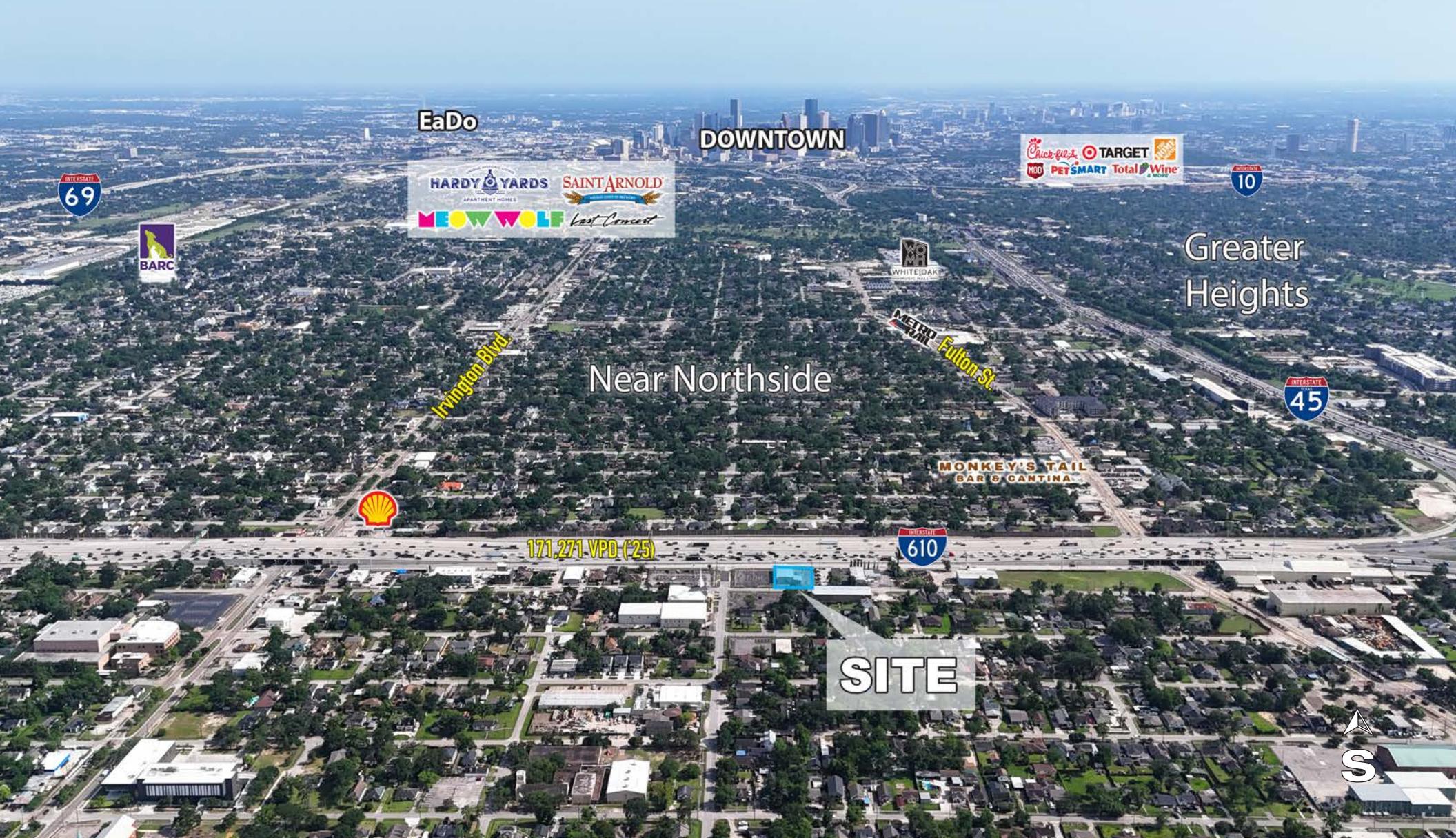


# 409 NORTH LOOP EAST - HOUSTON, TX 77022

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

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# 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



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#### 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)

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
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%
<b>2024 Population by Age</b>			
	<b>15,183</b>	<b>150,672</b>	<b>413,911</b>
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%
<b>Median Age</b>	<b>38.50</b>	<b>36.90</b>	<b>36.10</b>
<b>Average Age</b>	<b>39.00</b>	<b>37.50</b>	<b>36.90</b>
<b>2024 Population By Race</b>			
	<b>15,183</b>	<b>150,672</b>	<b>413,911</b>
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%
<b>Population by Hispanic Origin</b>			
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%
<b>2024 Median Age, Male</b>	<b>38.10</b>	<b>37.00</b>	<b>36.40</b>
<b>2024 Average Age, Male</b>	<b>38.40</b>	<b>37.10</b>	<b>36.80</b>
<b>2024 Median Age, Female</b>	<b>38.90</b>	<b>36.80</b>	<b>35.80</b>
<b>2024 Average Age, Female</b>	<b>39.60</b>	<b>37.80</b>	<b>37.10</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Population by Occupation Classification</b>			
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%
<b>Households by Marital Status</b>			
Married	2,145	21,022	57,575
Married No Children	1,396	12,416	35,435
Married w/Children	750	8,606	22,140
<b>2024 Population by Education</b>			
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%
<b>2024 Population by Occupation</b>			
	<b>13,218</b>	<b>135,152</b>	<b>396,282</b>
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%
<b>2024 Worker Travel Time to Job</b>			
	<b>7,128</b>	<b>67,591</b>	<b>190,610</b>
<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%
<b>2020 Households by HH Size</b>			
	<b>5,100</b>	<b>53,547</b>	<b>152,375</b>
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%

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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%
<b>2024 Average Household Size</b>	<b>2.70</b>	<b>2.50</b>	<b>2.40</b>
<b>Households</b>			
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%
<b>2024 Households by HH Income</b>	<b>5,493</b>	<b>58,276</b>	<b>167,349</b>
<\$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%
<b>2024 Avg Household Income</b>	<b>\$70,927</b>	<b>\$90,335</b>	<b>\$104,216</b>
<b>2024 Med Household Income</b>	<b>\$54,138</b>	<b>\$54,163</b>	<b>\$67,401</b>
<b>2024 Occupied Housing</b>	<b>5,494</b>	<b>58,277</b>	<b>167,350</b>
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%
<b>2020 Housing Units</b>	<b>6,228</b>	<b>65,224</b>	<b>187,393</b>
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%
<b>2024 Housing Value</b>	<b>3,090</b>	<b>29,044</b>	<b>79,625</b>
<\$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%
<b>2024 Median Home Value</b>	<b>\$269,002</b>	<b>\$317,055</b>	<b>\$339,834</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Housing Units by Yr Built</b>	<b>6,269</b>	<b>66,102</b>	<b>190,261</b>
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%
<b>2024 Median Year Built</b>	<b>1953</b>	<b>1964</b>	<b>1983</b>
<b>Demographic Trend Data</b>			
<b>Description</b>	<b>2020</b>	<b>2024</b>	<b>2029</b>
<b>Population</b>	<b>14,096</b>	<b>15,183</b>	<b>15,716</b>
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
<b>Population By Race</b>	<b>14,096</b>	<b>15,183</b>	<b>15,716</b>
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%
<b>Population by Race (Hispanic)</b>	<b>11,115</b>	<b>12,036</b>	<b>12,432</b>
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%
<b>Household by Household Income</b>	<b>5,099</b>	<b>5,493</b>	<b>5,693</b>
<\$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%
<b>Average Household Income</b>	<b>\$70,273</b>	<b>\$70,927</b>	<b>\$71,408</b>
<b>Median Household Income</b>	<b>\$52,684</b>	<b>\$54,138</b>	<b>\$54,181</b>

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## 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 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.

<b>S&amp;P Interests, LLC</b>	<b>9003291</b>	<b>info@spinterests.com</b>	<b>713.766.4500</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joseph Sebesta</b>	<b>591067</b>	<b>jsebesta@spinterests.com</b>	<b>832.455.7355</b>
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
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