



Offering
Memorandum

WILLIAMSTOWN
APARTMENTS

**9200 BISSONNET ST.
HOUSTON, TX 77074**

272 UNIT MULTI-FAMILY APARTMENT HOME COMMUNITY



HOUSTON INCOME PROPERTIES, INC.
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LICENSE #0393404 | HIPAPT.COM





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WILLIAMSTOWN

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EXCLUSIVE OFFERING: *WILLIAMSTOWN APARTMENTS*
9200 BISSONNET ST., HOUSTON, TX 77074

Presented by Houston Income Properties, Inc. - Bishale Patel - Broker

Offering Process: The Property is being offered on an "All Cash" basis (Buyer to acquire a new loan)

Offer Guidelines: Offers should be presented in the form of a non-binding Letter-of-Intent and must include at least the following:

- Offer Price
- Earnest Money
- Feasibility Period
- Closing Period
- Financing Information
- Other terms and conditions particular to the buyer's investment process

Site Visits: All Site Visits are to be requested through the Listing Broker. All requests for additional information are to be made through the Listing Broker.

Disclaimer: The offering is subject to the Disclaimer contained herein.

Principals and their representatives shall please refrain from contacting any onsite personnel or residents.

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Offering Overview

Offering Summary

PROPERTY DESCRIPTION		INVESTMENT PROFILE	
Name:	WILLIAMSTOWN	Type of Sale:	Offered on An "All Cash" Basis (Buyer to acquire new financing)
Address:	9200 BISSONNET RD	ASKING PRICE:	Unpriced
City / State:	HOUSTON, TX 77074	Estimated Current NOI:	\$968,958
	PLEASE DO NOT VISIT THE PROPERTY WITHOUT MAKING AN APPOINTMENT THROUGH THE BROKER.	Projected NOI:	\$1,386,255
Property Type:	2 Story, Garden Style Community	Current Occupancy:	95% 5-2026 RR
Total No. of Buildings:	18 Includes the pool and office	Electric/Water /Gas Meter:	Individual Electric / Master-Water-RUBS / Master Gas
Year Built:	1978 Per HCAD	Market Area:	West Houston
Materials:	Brick and Siding	Sub-Market Area:	West Bellaire
Number of Units:	272	Scheduled Market Rent:	\$254,430 / Mth
Total Rentable SF:	205,667	Avg. Rent / Home:	\$935
Avg. Home Size:	756 S.F.	Avg. Rent / SF:	\$1.237

INVESTMENT INFORMATION:

1) **Williamstown Apartments** is being offered on an "all-cash" basis, with the buyer responsible for arranging any replacement financing. The property consists of 272 units across 16 apartment buildings. **The current owner has owned the property for longer than 10 years.**

Over the past ten years, major **improvements include roof replacements (2017), granite countertops, ceramic tile flooring, new exterior paint, the repair of metal balcony railings, and exterior fencing replacement. Many units include washer and dryer connections, with tenants responsible for providing their own appliances.** Additional income is generated through tenant charges for water and sewer. Amenities include a stand-alone leasing office, clubhouse, and mailroom, along with abundant, grade-level surface parking. The property operates on an all-electric system, except for hot water, which is supplied by large gas boilers.

Originally built in 1978, the property underwent significant renovations in 2017. Approximately 80% of the buildings have had roof replacements within the last 10 years. Categorized as a C+ asset located in a B- area of Houston, the community has consistently maintained occupancy in the 90% range. The tenant base is primarily blue-collar, and additional upside may be realized through enhancements to the grounds and amenities, along with continued upgrades to unit interiors.

2) **Location & Accessibility** - Williamstown Apartments is strategically located in southwest Houston, providing convenient access to many areas of the city, including two of Houston's premier business districts—the Westchase District and the Galleria/Uptown District. The property is also well-positioned near major corridors such as Beltway 8, I-10, and Highway 59, with a wide range of retail, dining, and other commercial uses along these thoroughfares. The surrounding neighborhood is predominantly Hispanic and blue-collar, with a working-class tenant profile and average area occupancy levels in the low-to-mid 90% range.

Williamstown is located near **Houston Christian University and Memorial SW / Herman Hospital.** This vibrant submarket is among the most populous and ethnically diverse areas of Houston. Major transportation arteries within minutes include Sam Houston Parkway South, which supports both local commuting and longer-distance travel, as well as IH-10, Highway 59, Wilcrest, Beechnut, and Bissonnet, with multiple connecting feeder roads throughout the area.

3) **Strong Rent Growth** - The current economic environment is favorable for rental property owners. Higher interest rates and continually rising home prices have made homeownership out of reach for many prospective buyers, keeping more households in the rental market for longer periods. In addition, the limited supply of new multifamily units entering the pipeline is expected to support sustained demand, helping maintain strong occupancy levels and drive continued rental rate growth.

PRICING INFORMATION
Un-Priced

Do not visit the property without an appointment made through the broker.

Do not disturb the staff!

Estimated Total Collections ~ (Occupancy is {95%} as of 04-26-2026 RR)					
Mth.	Apr 2026 T-3 Avg	Apr-2026	Mar-2026	Feb-2026	Jan-2026
Coll.	\$237,653	\$235,430	\$239,740	\$237,790	\$234,190

The Williamstown Apartments, is a **272-unit community** located at 9200 Bissonnet St. in southwest Houston, Texas. The property represents a compelling investment opportunity in one of Houston’s key growth areas, supported by a vibrant Hispanic, working-class tenant base.

As of the **owner’s May 2026 rent roll, the community is approximately 95% occupied.** Williamstown is classified as a C+ apartment community located in a B- submarket in southwest Houston, and offers meaningful upside potential—particularly due to its strategic location just off one of the area’s most heavily traveled corridors, the Bissonnet / S Braeswood thoroughfare.

The property is situated on Bissonnet Street, just east of Hwy 59 and the Sam Houston Parkway South (Beltway 8). It benefits from convenient ingress and egress directly on Bissonnet, with access to Hwy 59. The community is approximately two blocks east of Hwy 59 and roughly two miles north of Beltway 8, providing strong connectivity to major parts of the city and other key Houston arterials. Easy access to 59 and Beltway 8, combined with its position on a primary thoroughfare, supports a convenient commute to major employment centers as well as abundant shopping and dining nearby.

Primary employment hubs include the Energy Corridor, Westchase Business District, the Galleria, downtown Houston (CBD), the Texas Medical Center, and numerous employers along the Sam Houston Tollway, Westpark Tollway, Loop 610, and the I-59 corridor.

PROPERTY INFORMATION

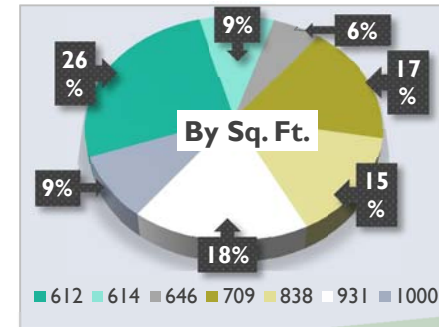
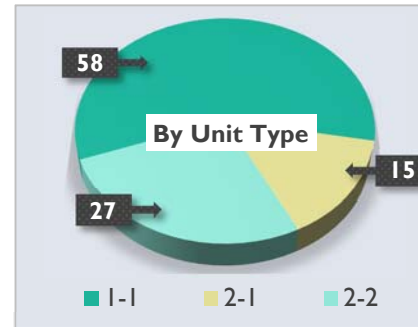
Units:	272
Avg. Size Unit:	756 S.F.
Year Built:	1978
Electric / Water:	Indiv / RUBS
Roof:	Pitched
Land (Acres) Per Survey:	7.94
Rentable Sq. Ft.:	205,667

UNIT MIX - CURRENT MARKET RENTS (please verify)

#UNITS	UNIT TYPE	NOTES	SQ. FT.	TOTAL SQ. FT.	RENT / UNIT	TOTAL RENT	RENT PER SF
60	1-1		612	36,720	\$780	\$46,800	\$1.27
12	1-1		612	7,344	\$800	\$9,600	\$1.31
24	1-1		614	14,736	\$800	\$19,200	\$1.30
16	1-1		646	10,336	\$800	\$12,800	\$1.24
47	1-1		709	33,323	\$900	\$42,300	\$1.27
40	2-1		838	33,520	\$1,000	\$40,000	\$1.19
47	2-2		931	43,757	\$1,100	\$51,700	\$1.18
1	2-2		931	931	\$780	\$780	\$0.84
1	2-2		1000	1,000	\$1,250	\$1,250	\$1.25
24	2-2		1000	24,000	\$1,250	\$30,000	\$1.25

272	95%	756	205,667	\$935	\$254,430	\$1.237
TOTAL UNITS		AVG. SQ. FT.	TOTAL SQ. FT.	AVG. RENT/U	TOTAL RENT	AVG. RENT/SF

UNIT MIX STATS



Property Information



PROPERTY TAX INFO.

HCAD Property ID# I 15255000001	
Taxing Entity Rate \$100 of Value	
Harris County	0.62303
Port of Houston	0.00590
Alief ISD	1.00720
City of Houston	0.51919
Houston City College	0.098802
HCID 5	0.10000
2025 Tax Rate	2.35412
2026 Assmt.	\$15,682,731
Approx. Total Tax	\$369,190

SALIENT FEATURES

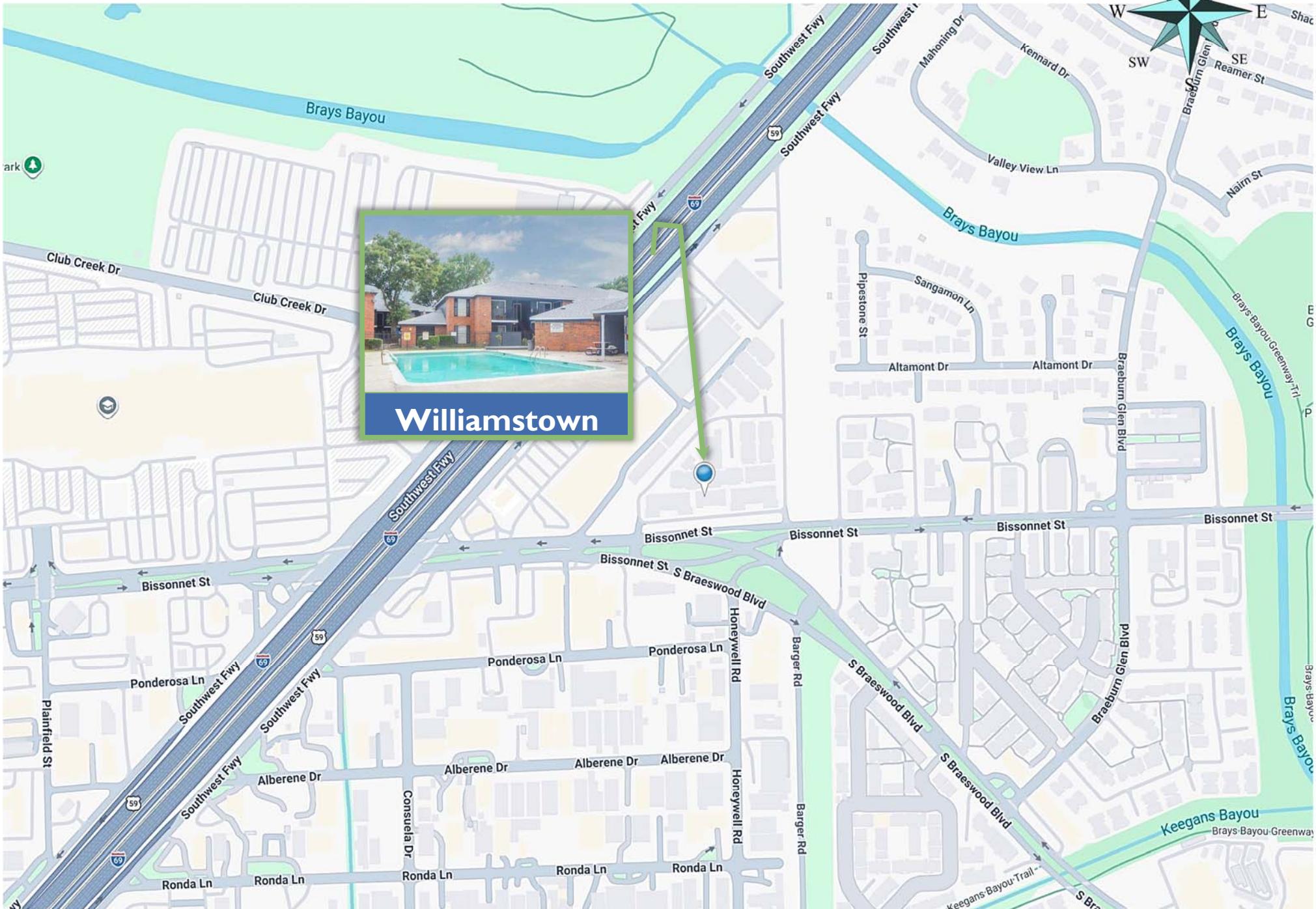
- 1.) Value-add potential through targeted improvements and ongoing upgrades that can enhance unit interiors, elevate curb appeal, and support improved rental rates and retention.
- 2.) Williamstown benefits from close proximity and easy access to major employment and activity corridors, including the Hwy 59 and Beltway 8 routes, the Galleria, downtown Houston (CBD), the Texas Medical Center, and numerous businesses along Bissonnet and the S. Braeswood thoroughfares.
- 3.) Each apartment includes individual HVAC systems, tiled floors, granite counter tops and either a balcony or patio in some units. Most units also feature washer and dryer connections. Community amenities include limited-access gates, a clubhouse with a kitchen, a stand-alone leasing office, and additional shared space such as seating/picnic areas.
- 4.) Located in one of Houston's most diverse, densely populated areas with a strong Hispanic influence, the property is well positioned to benefit from durable, long-term rental demand.

CONSTRUCTION FEATURES

Yr. Constructed:	1978 Per HCAD
Electric Meter:	Individual
Gas Meter:	Master
Water Meter:	Master - RUBS
Heat and Air:	Individual HVAC Units
Hot Water:	Gas Boilers
Roof:	Pitched
Paving:	Asphaltic Concrete
Exterior Construction:	Brick and Siding
No. of Total Buildings:	18
No. of Stories:	Two
Units / Acre:	34
Parking:	Open



Location Map





Southwest
Corporate
Center

Houston Institute
of Global Health



Williamstown

Altamont Dr

Bissonnet St

Bissonnet St

S Braeswood Blvd

S Braeswood Blvd

S Braeswood Blvd

S Braeswood Blvd

Honeywell Rd

Ponderosa Ln

Barger



Financial Analysis

Actual and Pro Forma Analysis

ASKING PRICE

MARKET TO DETERMINE THE PRICE

INCOME DETAILS

Current Scheduled Rents (CSR) as of 5-2026

\$254,430 / Mo \$935 / Unit \$1.24 / S.F.

Actual Income Used Apr 2026 T-3 Avg \$237,653

Actual Income Used "Annualized" \$2,851,840

Approx. Leased Occupancy 5-2026 RR 95%

Pro forma Scheduled Rents include a {3%} Rent Increase

\$262,063 / Mo \$963 / Unit \$1.27 / S.F.

Pro Forma Rents are Estimated Post Sale

PROPERTY TAX DETAILS

2025 Tax Rate Actual 2.354120%

2026 Assmt. Actual \$15,682,731

Pro forma Rate Used 2025 Tax Rate 2.354120%

Estimated Post Sale Assmt. \$15,682,731

Post Sale Assmt. is the 2026 Assmt increased by {0%}

EXPENSE, INSURANCE AND RESERVE DETAILS

Actual Expenses are ESTIMATED except where noted. Pro Forma expenses are Estimated

Est. Ins. / Unit / Yr. GL/Flood/Prop. \$1,000

Est. Reserve / Unit / Yr. Estimated \$350

PROPERTY DETAILS

Number of Rental Units 272

Avg. Unit Size 756 S.F.

Net Rentable Area 205,667

Land {Acres} Per HCAD 7.94

Units per Acre 34

Date Built - Per CAD 1978

Electric Meter Individual

Gas Meter Master

Water Meter Master - RUBS

Hot Water Supply Gas Boilers

HVAC Individual

Post Improvements

INCOME (See Details on the left)	ACTUAL		STABILIZED PRO FORMA	
Gross Scheduled Rent (Current Scheduled Rent Annualized + a {3.00%} Increase)	N/A		\$3,144,755	\$262,063 / Mo
(Loss)/Gain to Lease - Pro Forma Estimated at {2%} of GSR	N/A		(62,895)	2%
Estimated Annual Gross Potential Rental Income	N/A		3,081,860	98%
Vacancy Loss - Pro Forma Estimated at {5%} of GSR	N/A		(\$157,238)	5%
Non-Revenue Units - Pro Forma is Estimated at {1%} GSR	N/A		(31,448)	1%
Other Losses - Pro Forma is Estimated at {2%} GSR	N/A		(62,895)	2%
Total Annual Rental Income			\$2,830,279	{90%} of GSR
Total Other Income Water, Gas, Trash, Pest, Fees			462,400	\$1,700 / Unit / Yr
Total Gross Annual Income	\$2,851,840	\$237,653 / Mo	\$3,292,679	\$274,390 / Mo
ESTIMATED EXPENSES (See Details on the Left)	PRO FORMA		PRO FORMA	
Estimated Fixed Expenses				
Property Taxes Estimated (See Details on the left) 2025 Rate - 2026 Assmt.	369,190	\$1,357 per Unit	369,190	\$1,357 per Unit
Franchise Tax (Estimated)	9,500	\$35 per Unit	11,000	\$40 per Unit
Property Insurance GL, Property, Umbrella - Parts of property is in 500Yr FP -Estimated	272,000	\$1,000 per Unit	272,000	\$1,000 per Unit
Total Fixed Expenses	\$650,690	\$2,392 per Unit	\$652,190	\$2,398 per Unit
Estimated Utility Costs				
Electric - Vacant and House Meters	20,000	\$74 per Unit	20,000	\$74 per Unit
Gas	40,000	\$147 per Unit	40,000	\$147 per Unit
Water / Sewer	200,000	\$735 per Unit	200,000	\$735 per Unit
Total Estimated Utility Costs	\$260,000	\$956 per Unit	\$260,000	\$956 per Unit
Estimated Other Expenses				
General, Administrative, (+Prof., Training, Recruit, Answ, Alarm, Gate, Cleaning)	81,600	\$300 per Unit	81,600	\$300 per Unit
Other Expenses	0	\$ per Unit	0	\$ per Unit
Marketing - (Recruitment and Uniforms removed)	27,200	\$100 per Unit	27,200	\$100 per Unit
Repairs/Maintenance/Make Ready - Supplies	149,600	\$550 per Unit	149,600	\$550 per Unit
Payroll + Burden	380,800	\$1,400 per Unit	380,800	\$1,400 per Unit
Contract Services {Pest Control, Waste Removal, Landscaping, Courtesy Patrol}	95,200	\$350 per Unit	95,200	\$350 per Unit
Management Fee + Asset Fee {Calculated on the Gross Annual Income above}	142,592	5.00%	164,634	5.00%
Total Estimated Other Expenses	\$876,992	\$3,224 per Unit	\$899,034	\$3,305 per Unit
Reserve for Replacement - Estimated	95,200	\$350 per Unit	95,200	\$350 per Unit
Total Estimated Operating Expenses	\$1,882,882	\$6,922 per Unit	\$1,906,424	\$7,009 per Unit
Estimated Net Operating Income	\$968,958	\$3,562 per Unit	\$1,386,255	\$5,097 per Unit

10 Year Cash Flow Analysis

HOUSTON INCOME PROPERTIES, INC.

Ten Year Cash Flow Analysis

WILLIAMSTOWN

UNITS: 272
 SQ. FT: 205,667
 AVG UNIT SIZE: 756

Year 1 has a {3.00%}
 rent increase post
 upgrades, see stabilized
 pro forma on the
 previous page

INCOME	MONTHLY YEAR 1	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Annual Market Rent Growth Rates Used		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Potential Income	\$262,063	\$3,144,755	\$3,239,097	\$3,336,270	\$3,436,358	\$3,539,449	\$3,645,633	\$3,755,002	\$3,867,652	\$3,983,681	\$4,103,192
Other Income	\$38,533	\$462,400	\$476,272	\$490,560	\$505,277	\$520,435	\$536,048	\$552,130	\$568,694	\$585,754	\$603,327
Gross Income	\$300,596	\$3,607,155	\$3,715,369	\$3,826,831	\$3,941,635	\$4,059,885	\$4,181,681	\$4,307,131	\$4,436,345	\$4,569,436	\$4,706,519
Vacancy / Other Losses		(\$314,475)	(\$323,910)	(\$333,627)	(\$343,636)	(\$353,945)	(\$364,563)	(\$375,500)	(\$386,765)	(\$398,368)	(\$410,319)
<i>Economic Loss % Includes Bad Debt</i>		10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
EFFECTIVE GROSS INCOME		\$3,292,679	\$3,391,460	\$3,493,203	\$3,598,000	\$3,705,940	\$3,817,118	\$3,931,631	\$4,049,580	\$4,171,068	\$4,296,200
Annual Operating Expense Growth Rates Used		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
EXPENSES											
Operating Expenses		(\$1,811,224)	(\$1,865,561)	(\$1,921,528)	(\$1,979,174)	(\$2,038,549)	(\$2,099,705)	(\$2,162,697)	(\$2,227,577)	(\$2,294,405)	(\$2,363,237)
Expenses / Unit		\$6,659	\$6,859	\$7,064	\$7,276	\$7,495	\$7,720	\$7,951	\$8,190	\$8,435	\$8,688
Reserve for Replacement @ {\$350} / Unit		(\$95,200)	(\$95,200)	(\$95,200)	(\$95,200)	(\$95,200)	(\$95,200)	(\$95,200)	(\$95,200)	(\$95,200)	(\$95,200)
TOTAL EXPENSES		(\$1,906,424)	(\$1,960,761)	(\$2,016,728)	(\$2,074,374)	(\$2,133,749)	(\$2,194,905)	(\$2,257,897)	(\$2,322,777)	(\$2,389,605)	(\$2,458,437)
Total Expenses / Unit		\$7,009	\$7,209	\$7,414	\$7,626	\$7,845	\$8,070	\$8,301	\$8,540	\$8,785	\$9,038
NET OPERATING INCOME		\$1,386,255	\$1,430,699	\$1,476,476	\$1,523,626	\$1,572,191	\$1,622,212	\$1,673,735	\$1,726,803	\$1,781,463	\$1,837,763
NOI GROWTH RATE		43.1%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%

NOTE: Year One shows the NOI growth rate starting from column one's NOI on the Actual and Pro Forma Analysis page.

Value Projection at 60 Months

PROPERTY INFORMATION

Number of Units:	272	Approx. NRA:	205,667
Year Built:	1978	Average Unit Size:	756 S.F.
Roofs:	Pitched	Proposed Mthly. Mkt. Rent at 60 Mths. (5 YRS):	\$294,954 \$1,084 / Unit \$1.43 / S. F.
HVAC System:	Individual HVAC Units	<p>This Projection is based on the stabilized year 1 pro forma with a 3% rent and a 3% expense growth rate for years 2 thru 5. This analysis assumes that all Utilities are being charged back to the tenants through a RUBS.</p>	
Post Stabilization:	Electric: Individual		
	Water: Master - RUBS		
	Gas: Master - Boilers		
Hot Water:	Gas Boilers		
Est. Occupancy at Stabilization:	95%		

STABILIZED PRO FORMA

Projected at 60 Months Post Renovation and Income Stabilization

REVENUE AND COLLECTIONS

		% of Gross Potential Income
Total Gross Rent Potential	\$3,539,449	100%
Vacancy/Other Rental Losses (Economic Loss)	(\$353,945)	{10%} of Gross Rent Potential
Estimated Gross Potential Income	\$3,185,504	90%
Total Other Income Potential (Assumes RUBS will be Implemented)	\$520,435	\$1913 / Unit
Total Estimated Gross Annual Income	\$3,705,940	

EXPENSES

Total Expenses ~ (average Unit size is {756 S.F.})	(\$2,133,749)	\$7,845 / Unit \$10.37 / SF
Estimated Stabilized Net Operating Income (at 60 Months Post Stabilization)	\$1,572,191	

Estimated Potential Value Based on Stabilized NOI of {\$1,572,191} (at 60 Mths, Post Stabilization)

Cap Rate	Value Generated		
6.25%	\$25,155,051	\$92,482/U	\$122.31/SF
6.50%	\$24,187,549	\$88,925/U	\$117.61/SF
6.75%	\$23,291,714	\$85,631/U	\$113.25/SF



Property Overview





WILLIAMSTOWN APARTMENTS

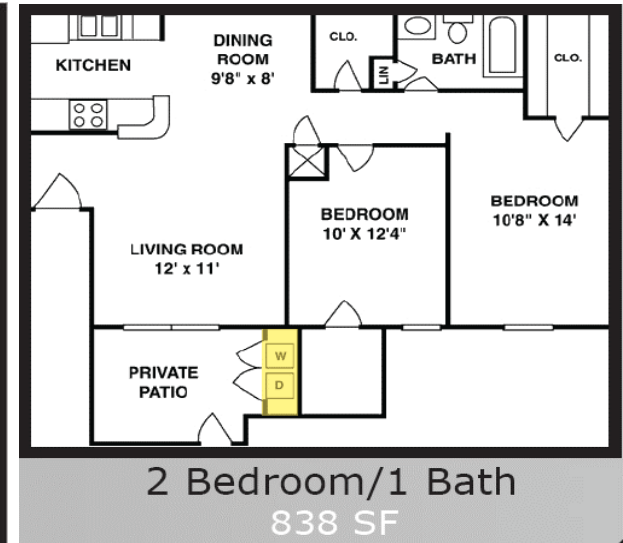
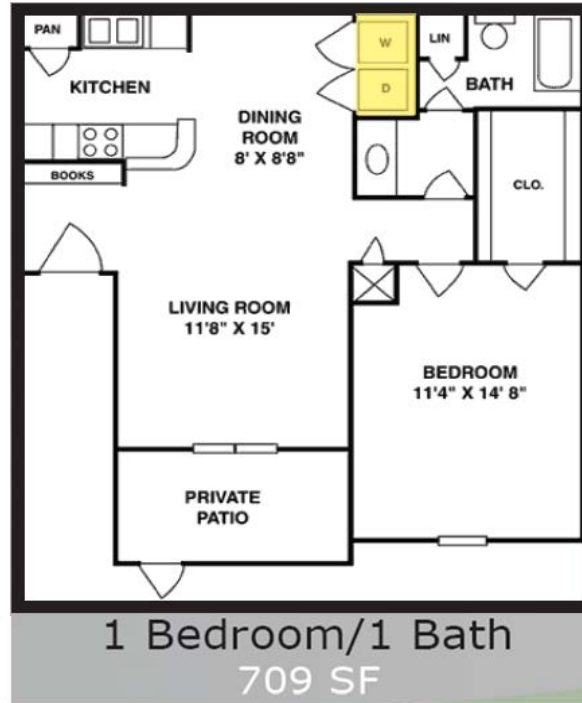
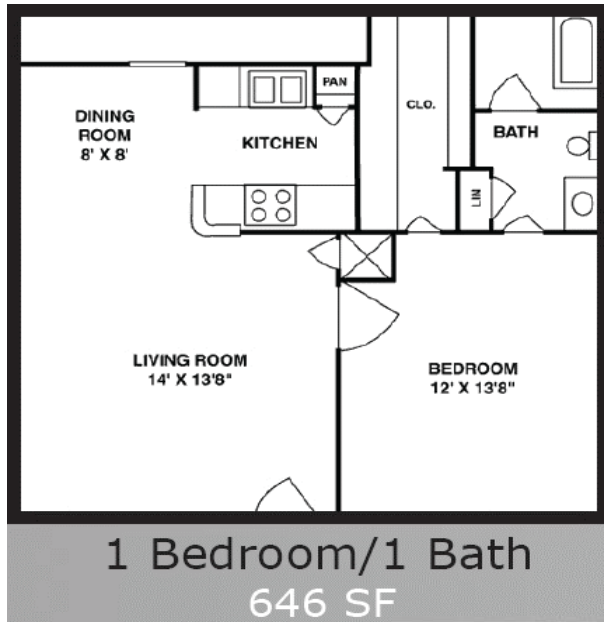
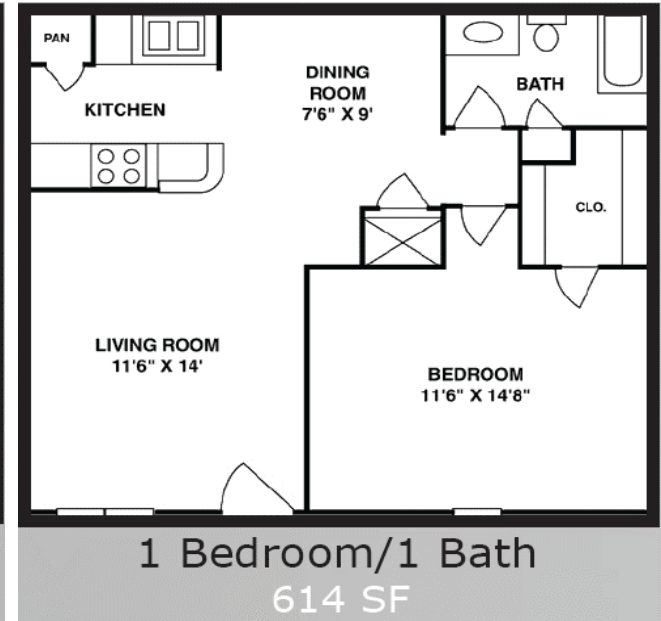
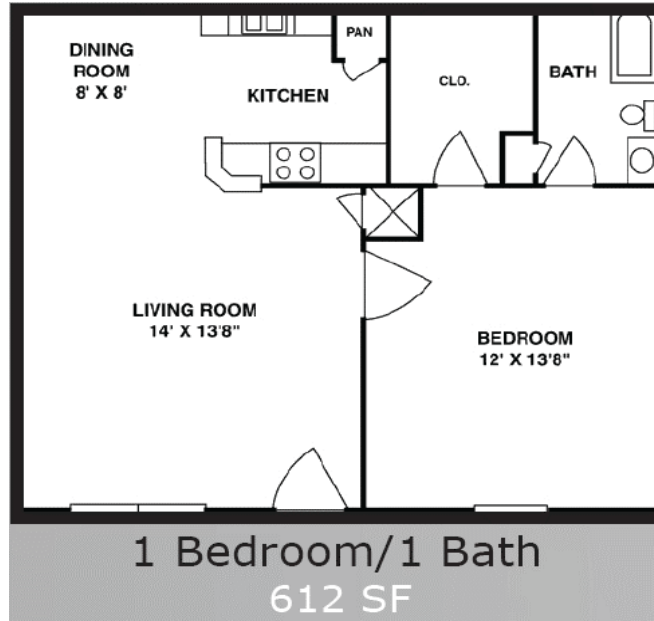
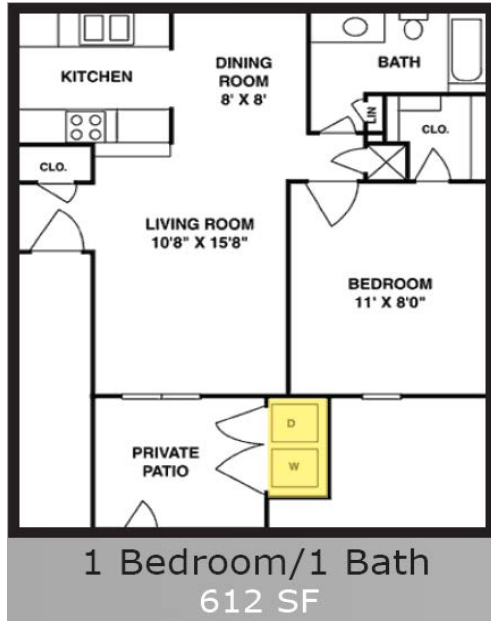
Unit Features (Interior appointments may vary in each unit)

- ❖ 7 Floor Plan Options
- ❖ 1 & 2 Bedroom Plans
- ❖ Washer and Dryer Hookups (most units)
- ❖ Vaulted Ceilings
- ❖ Individual Controlled A/C and Heat
- ❖ Ceiling Fan
- ❖ Tile Floors
- ❖ Tiled Bedrooms
- ❖ Refrigerator, Range, Dishwasher
- ❖ Serve Through Kitchen Bar
- ❖ Kitchen Pantry
- ❖ Spacious Granite Countertops and Cabinets
- ❖ Large Walk-in Closets
- ❖ Shower / Tub Combination
- ❖ Linen Closets
- ❖ Mini-Blinds
- ❖ Cable Ready
- ❖ Patio / Balcony (some units)

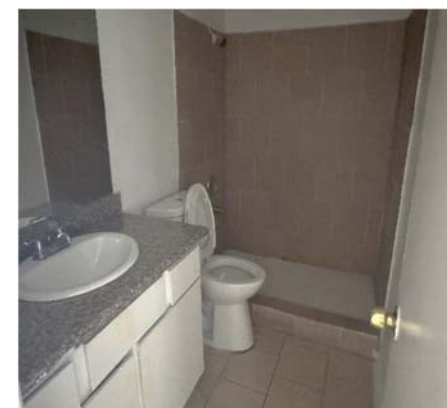
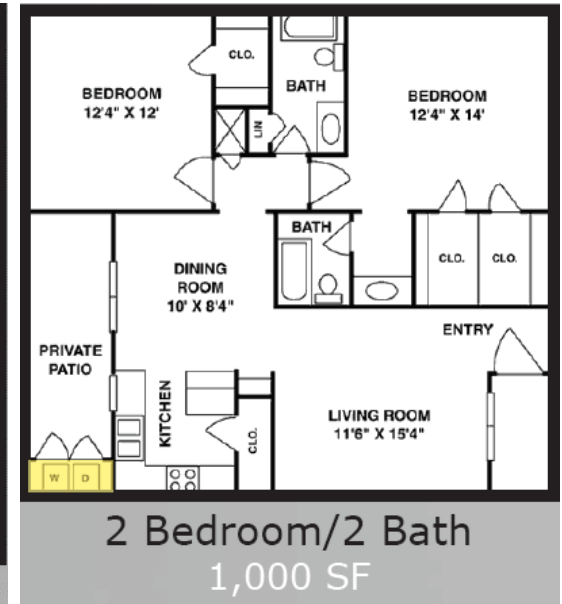
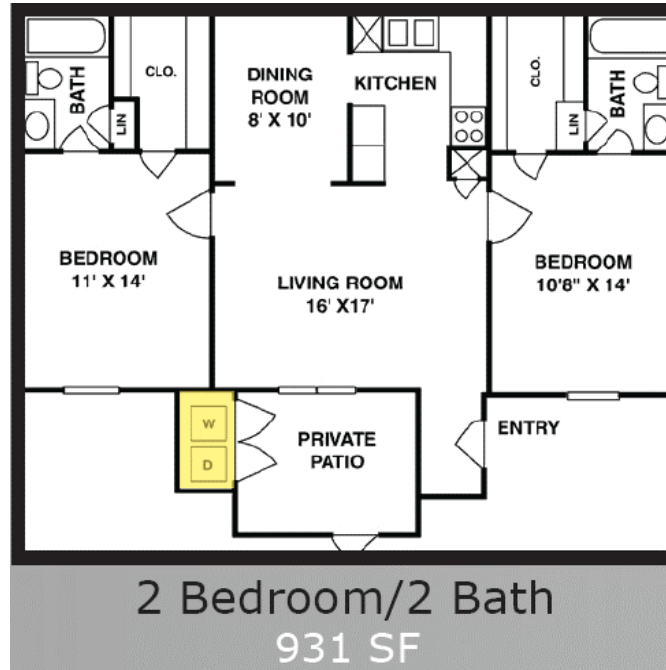
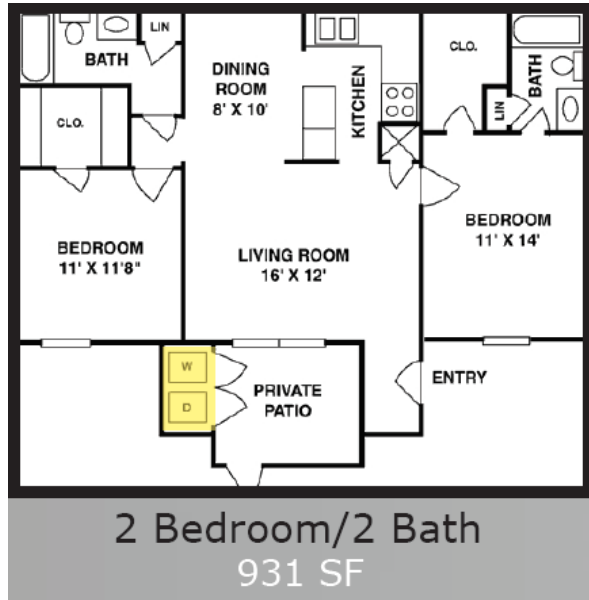
Community Amenities

- ❖ On-Site Management
- ❖ 3 Laundry Facilities
- ❖ Perimeter Fence
- ❖ Stand Alone Leasing Office
- ❖ Clubhouse with Kitchen
- ❖ Ample Grade Level Open Parking
- ❖ Convenient to Entertainment and Employment
- ❖ Limited Access Gates
- ❖ High Speed Internet Available
- ❖ Area Schools are within 2 miles of Property
- ❖ Picnic Areas
- ❖ Gazebo
- ❖ Sitting Areas
- ❖ Playground

Floor Plans

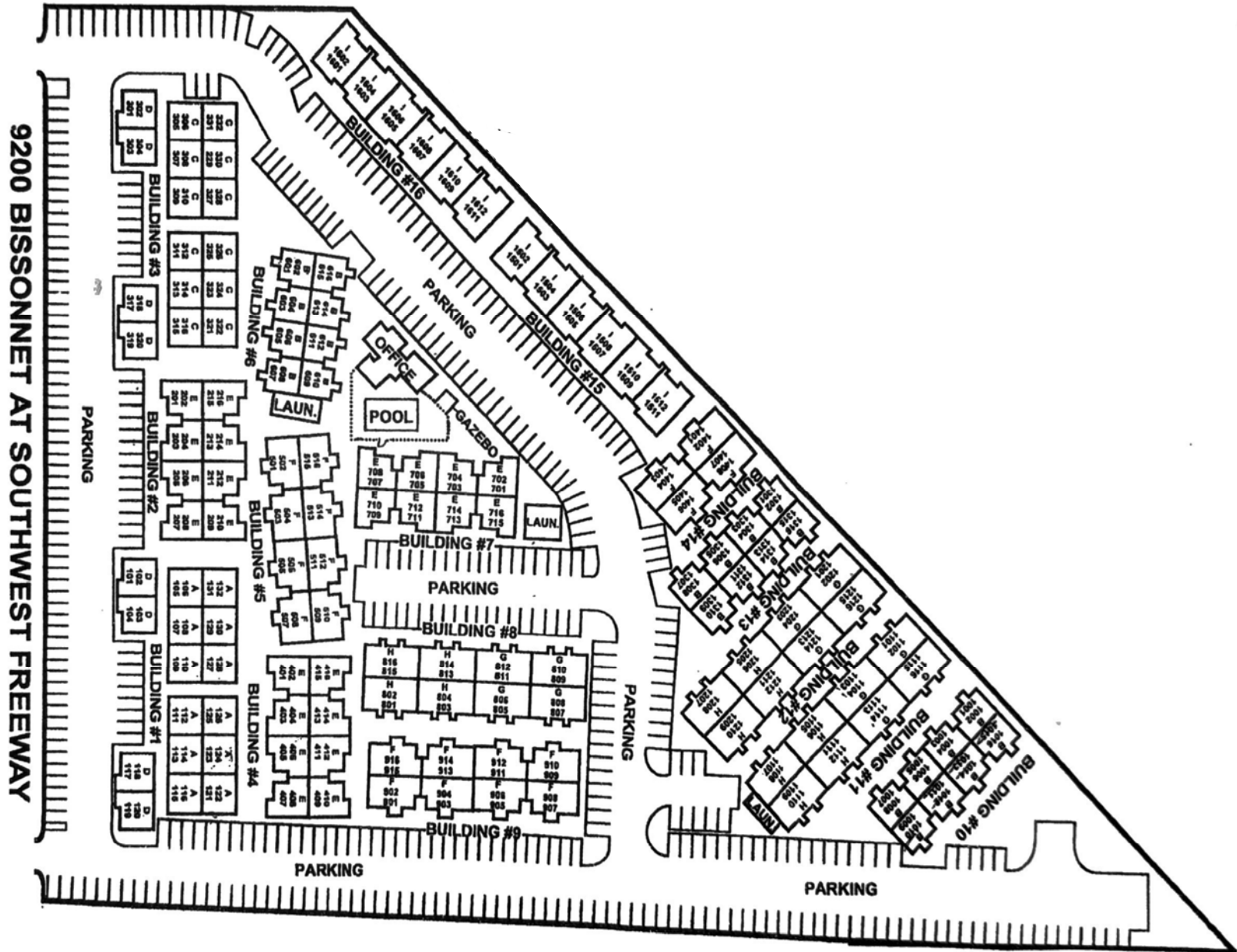


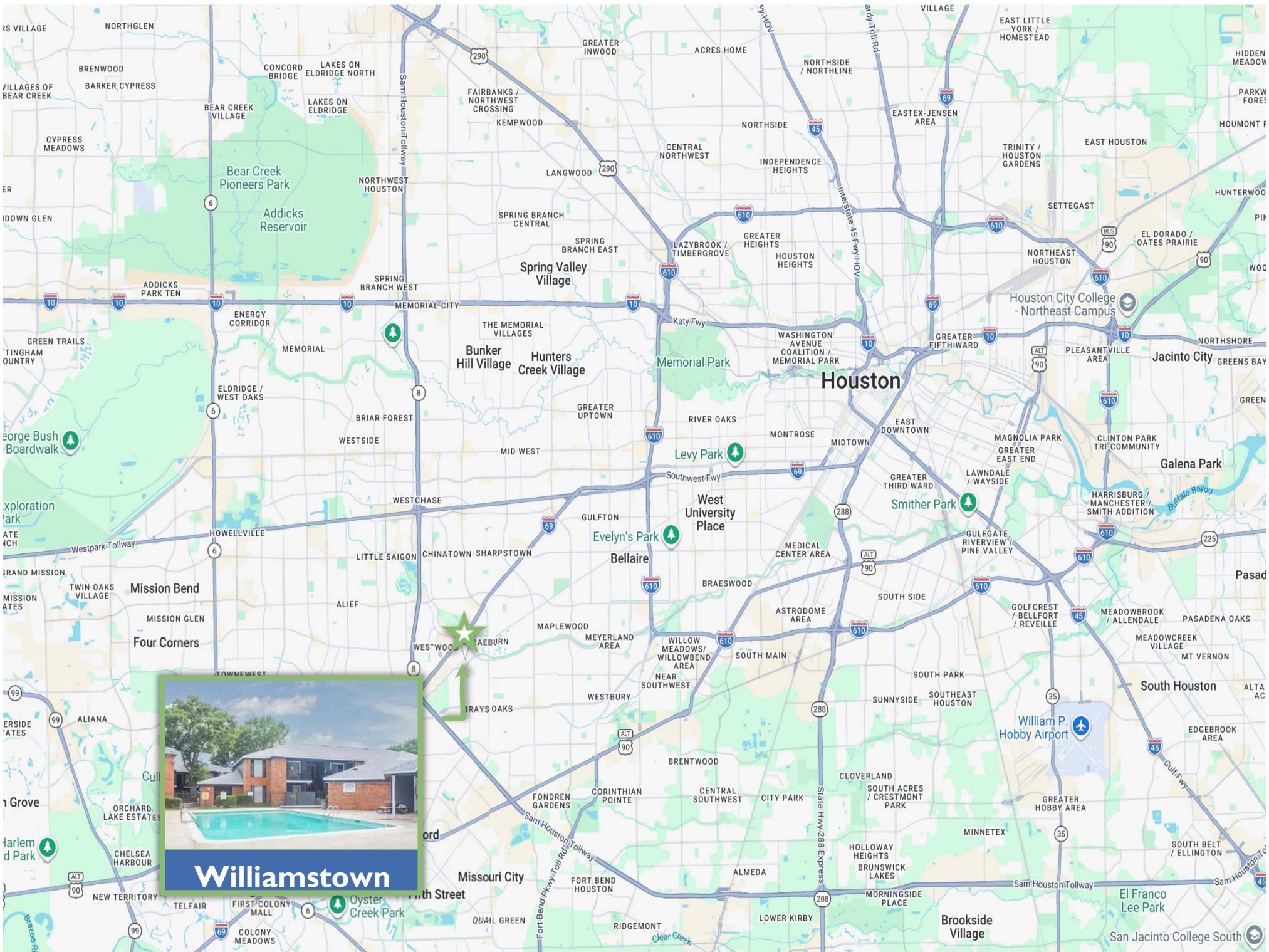
Floor Plans

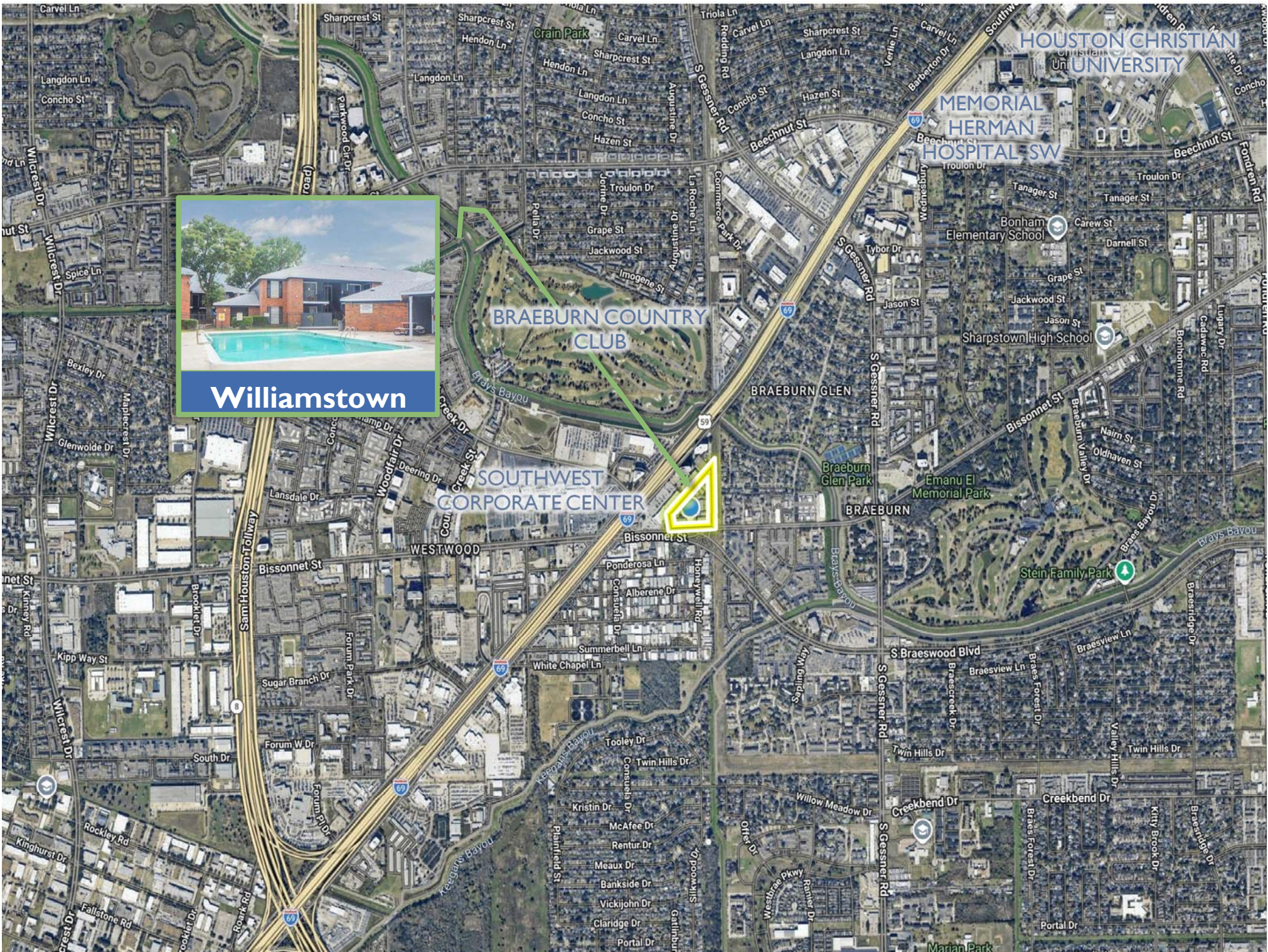


Property Interior Photos

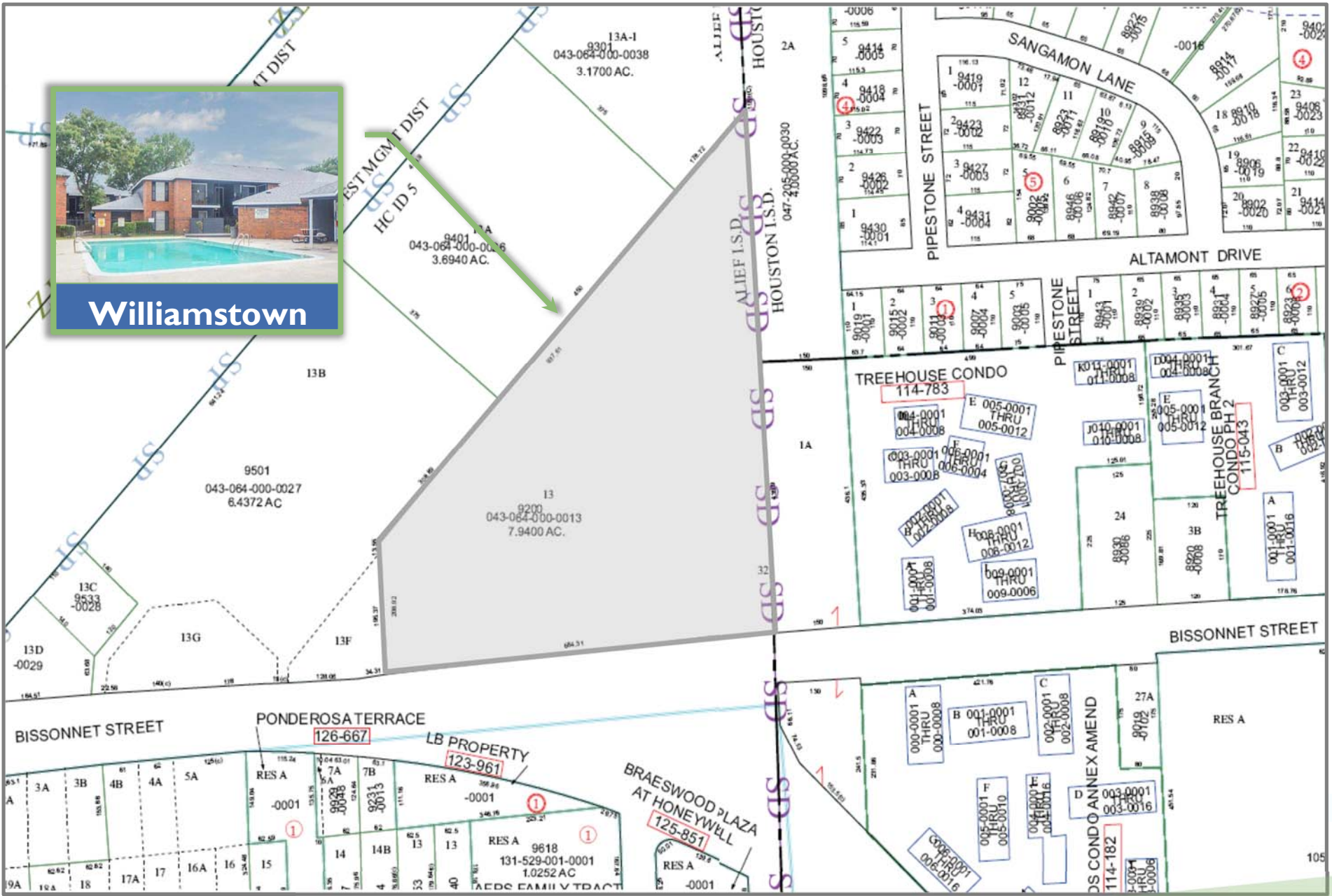








Williamstown



Williamstown

National Flood Hazard Layer FIRMette



95°32'27"W 29°40'54"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

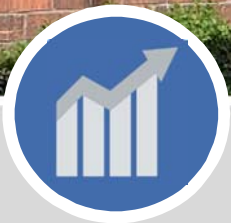
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/17/2026 at 4:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Market Overview





Exterior Photos



Market Drivers

As the increasing availability of data emphasizes the significance of targeting submarkets, it's crucial to recognize a broader, gradual shift occurring across the United States. Over the past fifty years, social and economic trends have driven a consistent migration of both population and jobs toward the South and West regions. This trend accelerated during the pandemic as individuals sought refuge in states with more open economies.

This migration is fueled by a blend of governance, economic, social, and technological factors. Both individuals and companies are increasingly relocating to lower-cost markets and metropolitan areas that are more business-friendly, particularly those with expertise in rapidly growing sectors like technology and healthcare. Advances in technology have further enhanced mobility, enabling both people and businesses to become less reliant on physical locations in our increasingly service-oriented economy. Furthermore, this migration tends to favor regions with warm climates and appealing amenities. Notably, policy decisions have also played a role in shaping these trends; for example, the 2017 tax reform eliminated the ability to deduct state and local taxes from federal income, intensifying the financial burden on residents in states with high property taxes such as Illinois, New York, New Jersey, and California.

Houston emerges as a standout city along the Gulf Coast, recognized as one of the greatest cities in the world. With its robust economy, diverse culture, and exceptional quality of life, it serves as an ideal destination for business. The region supports a wide range of industries, from energy and healthcare to aerospace and information technology, backed by strong infrastructure and a vibrant innovation landscape that nurtures the next generation of companies. Additionally, with 1.5 million residents aged 25 and older holding a bachelor's degree and over 3.52 million jobs in the Houston Metropolitan Statistical Area (MSA), the region is well-positioned as one of the strongest economies in the nation. The Houston MSA presents an enticing opportunity, as its steadily growing population continues to unveil its numerous advantages. Notably, living costs in Houston are approximately 25% lower than the average of the top 20 metropolitan areas.

Below are some noteworthy relocations and expansions to the Houston MSA in recent years.

Market Drivers



Comparative Market Survey Summary

Map #	Property Name	Address	Completed Year	Unit Count	Occupancy	Average SqFt	Market Rent / Unit	Market Rent / SF	
2	Heatherwood	9001 South Braeswood Blvd	Houston TX 77074	1979	348	93%	697	\$767	\$1.10
3	Stoneriver	8901 Bissonnet Street	Houston TX 77074	1974	268	95%	999	\$1,189	\$1.19
4	La Terraza	9800 Braeburn Glen Blvd	Houston TX 77074	1974	56	93%	718	\$920	\$1.28
5	Pebble Brook	8801 Gustine Lane	Houston TX 77031	1977	810		811	\$1,118	\$1.38
6	Adora	8701 South Braeswood Blvd	Houston TX 77031	1976	254	100%	799	\$997	\$1.25
7	Wesley Gardens	8700 Gustine Lane	Houston TX 77031	1977	336	97%	834	\$815	\$0.98
8	Westwood	9292 Imogene Street	Houston TX 77036	1983	116	97%	856	\$988	\$1.15

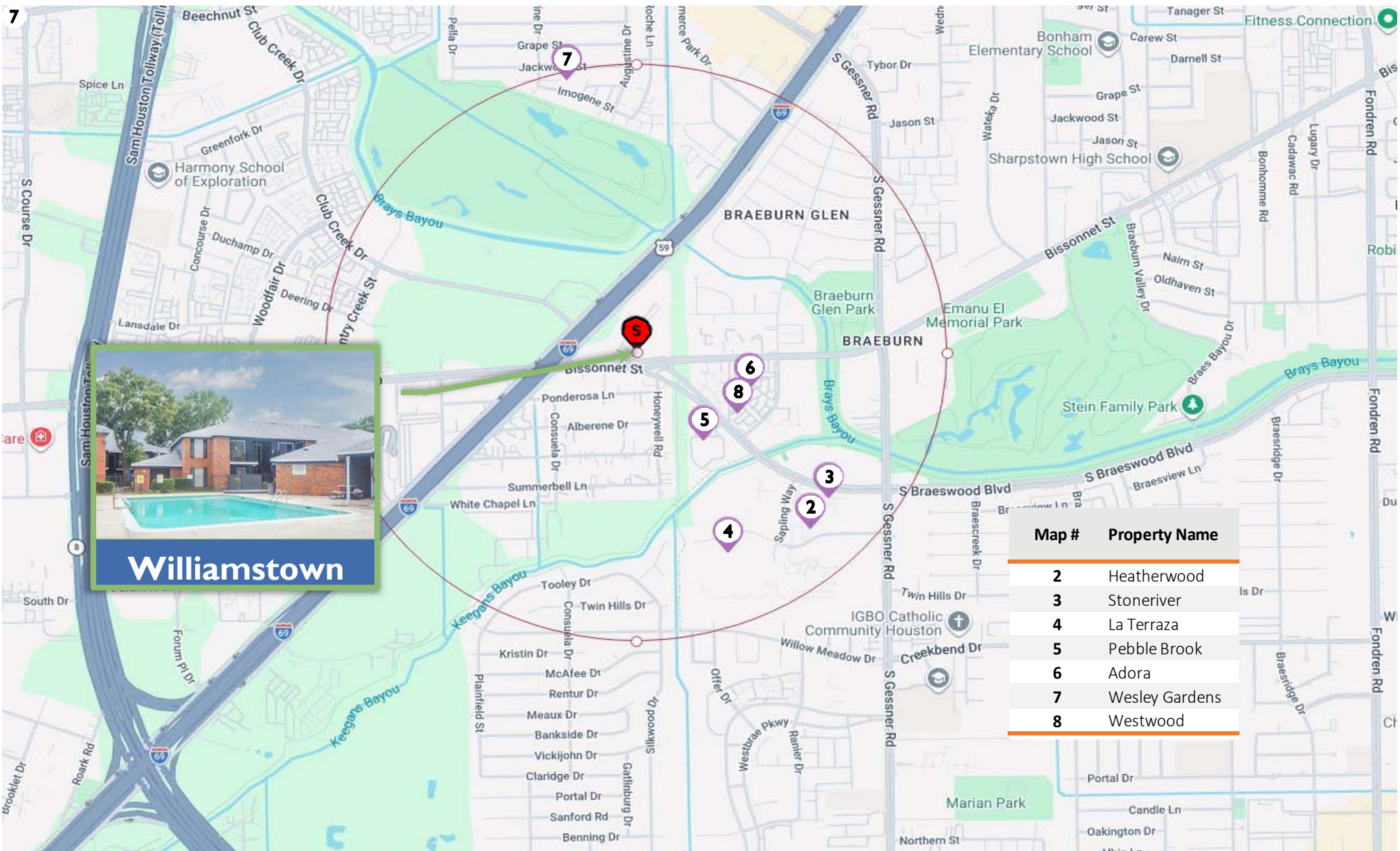
Avg / Total				Unit Count	Avg Sq. Ft.	avg Rent / Unit	avg Rent / SF		
				2,188	818	\$998	\$1.22		
Subject	WILLIAMSTOWN	9200 BISSONNET RD	HOUSTON, TX 77074	1978	272	95%	756	\$935	\$1.24

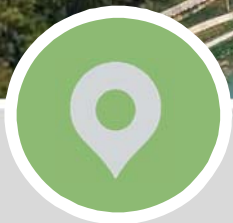
Map #	Property Name	Address	City	State	ZIP	Completed Year	Units	Min SqFt	Max SqFt	Min Market Rent	Max Market Rent
2	Heatherwood	9001 South Braeswood Blvd	Houston	TX	77074	1979	348	519	959	\$630	\$989
3	Stoneriver	8901 Bissonnet Street	Houston	TX	77074	1974	268	675	1,250	\$765	\$1,516
4	La Terraza	9800 Braeburn Glen Blvd	Houston	TX	77074	1974	56	675	750	\$864	\$963
5	Pebble Brook	8801 Gustine Lane	Houston	TX	77031	1977	810	528	1,278	\$740	\$1,866
6	Adora	8701 South Braeswood Blvd	Houston	TX	77031	1976	254	550	1,200	\$789	\$1,357
7	Wesley Gardens	8700 Gustine Lane	Houston	TX	77031	1977	336	528	977	\$559	\$974
8	Westwood	9292 Imogene Street	Houston	TX	77036	1983	116	352	1,024	\$787	\$1,225

Subject	WILLIAMSTOWN	9200 BISSONNET	77074	1978	272	788	1094	\$1,105	\$1,335
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Rent Comparables Map

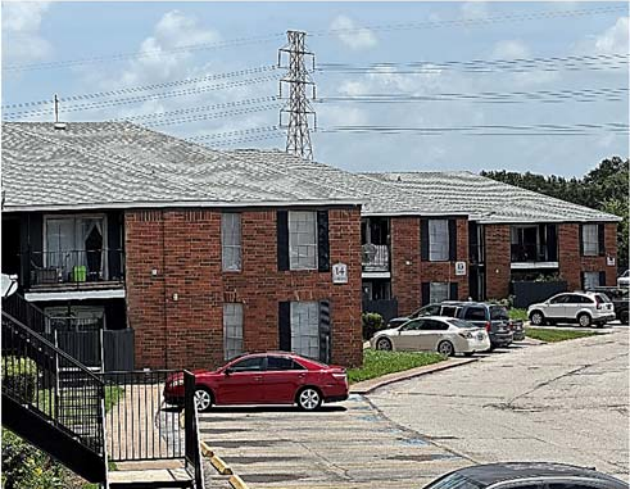




Location Overview



Exterior Property Photos



Houston MSA

HOUSTON MSA

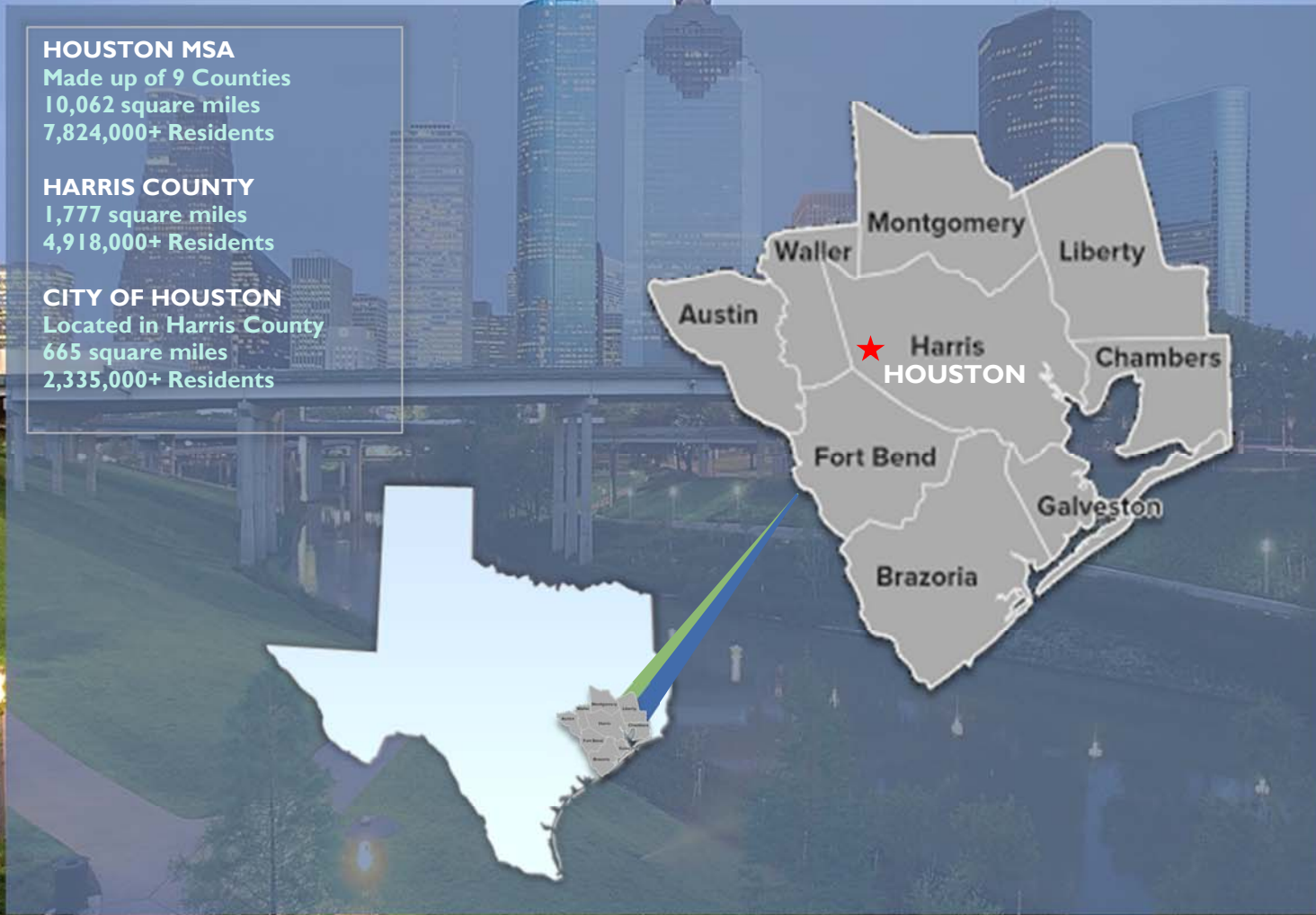
Made up of 9 Counties
10,062 square miles
7,824,000+ Residents

HARRIS COUNTY

1,777 square miles
4,918,000+ Residents

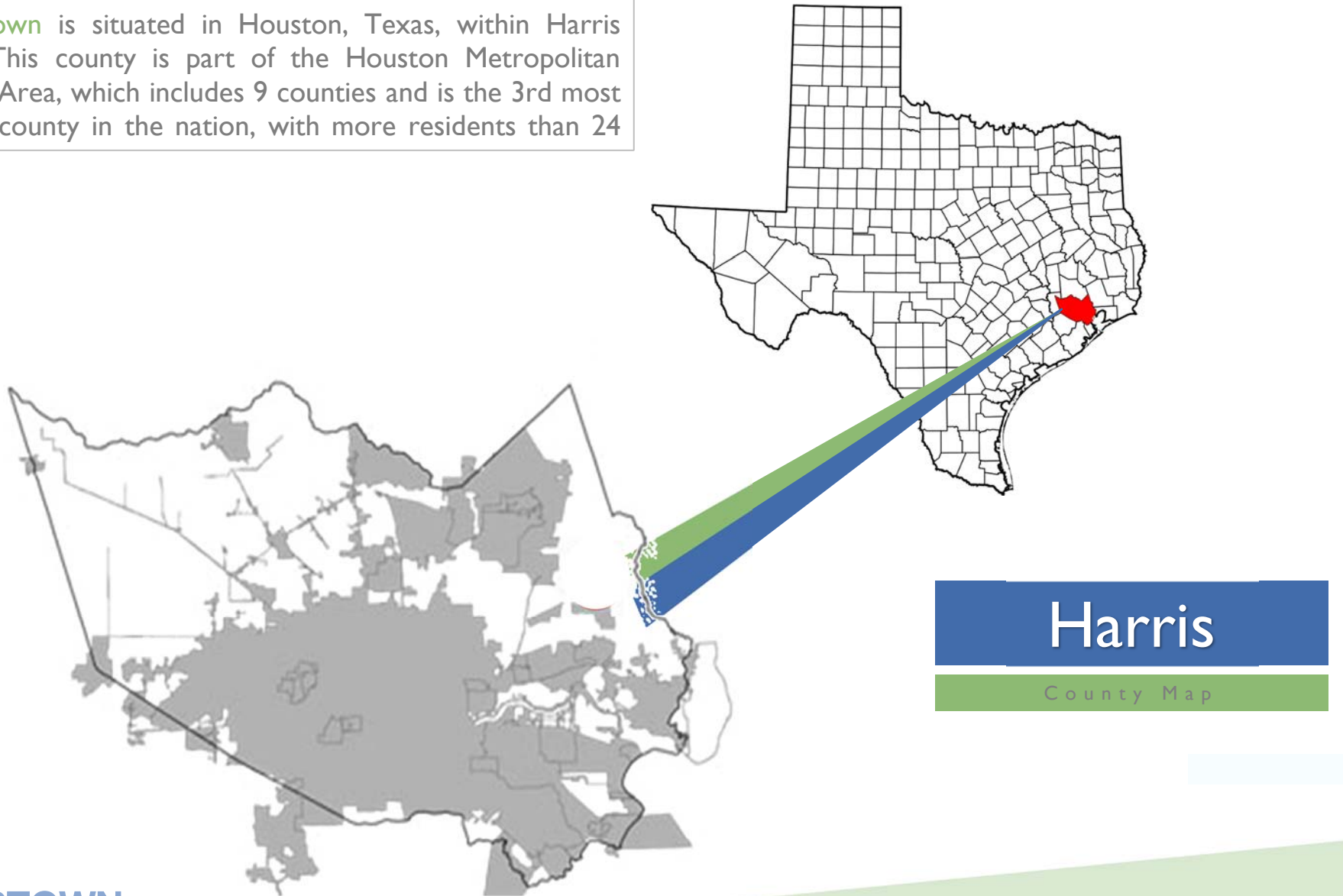
CITY OF HOUSTON

Located in Harris County
665 square miles
2,335,000+ Residents



County Location Map

Williamstown is situated in Houston, Texas, within Harris County. This county is part of the Houston Metropolitan Statistical Area, which includes 9 counties and is the 3rd most populous county in the nation, with more residents than 24





The Gulf Coast Gateway for Business

Harris County hosts a robust business climate with its bustling location on the Gulf Coast, which includes the Houston Metro, access to national and international transportation outlets, strong infrastructure, Port of Houston, the Houston Ship Channel and pro-business leadership that supports and advocates economic growth.

\$15 Billion

In Industrial Investment in Harris County in First Part of 2026 Alone

Harris County is experiencing significant industrial investment, with \$15 billion worth of projects currently under construction in the Greater Houston area in 2026. This investment spans various major industrial sectors, including chemicals, manufacturing, and oil and gas.

Key Details on Industrial Investment

Project Diversity: The investment includes large-scale projects, such as those in chemical processing and manufacturing, showcasing Houston's strength in these areas.

Leading County: Harris County is recognized as the most active U.S. county for industrial projects, with 128 major industrial projects in the works, amounting to over \$3.4 billion in potential spending.

This infusion of capital highlights the region's ongoing commitment to fostering a robust industrial landscape, attracting businesses and creating jobs while enhancing the local economy.

Access to the Nation. Access to the World.

Harris County serves as a vital transportation hub, positioned equidistant from both U.S. coasts. This strategic location significantly enhances trade opportunities with Mexico, Canada, and other Latin American markets, making it an ideal site for manufacturing and logistics. The presence of the Port of Houston—a key gateway for international trade—further amplifies this advantage, establishing the area as unparalleled in its capacity for facilitating commerce and enhancing supply chain efficiencies.

Business is Booming

Overall, Harris County represents a thriving business climate, showcasing both resilience and potential for continued growth amidst challenges. The focus on innovation, coupled with favorable policies, positions the region as a key player in the national economy.

Here are some of the major employers in Harris County as of 2026, highlighting the diverse sectors represented in the region:

Major Employers in Harris County

Houston Methodist

Employees: 32,058

Sector: Healthcare

Recognized nationally for excellence in healthcare services.

Memorial Hermann Health System

Employees: 34,000

Sector: Healthcare

Offers a range of services with multiple facilities throughout the region.

MD Anderson Cancer Center

Employees: 24,498

Sector: Healthcare

Renowned for cancer treatment and research, ranked high among national employers.

Klein Independent School District

Employees: About 6,800

Sector: Education

One of the top-ranking public education employers in the area.

Baylor College of Medicine

Employees: 5,496

Sector: Education/Healthcare

Known for its high-quality medical education and research programs.

Lone Star College

Employees: 6,442

Sector: Education

A community college system contributing significantly to higher education in the area.

Summary

These major employers illustrate the strong healthcare and educational sectors in Harris County, reflecting the area's focus on improving quality of life and building a knowledgeable workforce. As industries adapt and evolve, these organizations continue to play a pivotal role in the regional economy, offering thousands of job opportunities and fostering community development.

Area

The **10-county Houston-Pasadena-The Woodlands Metropolitan Statistical Area (MSA)** covers 8,838 square miles of land. If the MSA were a state, it would rank as the 46th largest, behind Vermont, New Hampshire, but ahead of New Jersey, Connecticut, Delaware, and Rhode Island.

Harris County covers 1,707 square miles, enough space to fit the cities of Austin, Boston, Chicago, Dallas, New York City, and Seattle with room still to spare.

At 641 square miles, the **City of Houston** is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix, and San Diego.

Economy

If the MSA were an independent nation, it would rank as the **world's 22nd largest economy**, behind Switzerland (\$884.9) and Poland (\$809.2 billion) but ahead of Argentina (\$646.1 billion) and Belgium (\$644.8 billion), according to the World Bank.

The U.S. Bureau of Economic Analysis estimates the Houston-The Woodlands-Sugar Land MSA's Gross Domestic Product (GDP) at **\$697.0 billion in '23**, making it the seventh largest U.S. metro economy.

If Houston were a state, its GDP would rank 14th, behind Massachusetts (\$736.2 billion) and Virginia (\$719.9 billion) but ahead of Michigan (\$673.8 billion) and Colorado (\$529.6 billion).

DEMOGRAPHICS

Population and People



5,009,302
residents as of July 1, 2024



105,852
residents added between July '23
and July '24, a 2.2% increase



2,390,125
residents as of July 1, 2024



43,217
residents added between July '23
and July '24, a 1.8% increase



7,796,182
residents as of July 1, 2024



198,171
residents added between July
'23 to July '24, a 2.6% increase



HOUSTON ECONOMY

Houston's economy remains one of the largest and most diverse in the nation. Since April '20, the region has added more than 635,400 jobs, bringing total employment to 3.5 million as of April '25. The unemployment rate stood at 3.9 percent, consistent with a tight labor market.

This expansion reflects more than a recovery from the COVID-19 pandemic. Continued job growth has been supported by national economic momentum, strong global trade ties, rising corporate investment, and sustained population growth.

Several key trends help explain the region's ongoing economic performance:

Strong U.S. economic growth: Since April '20, the nation has added over 29.0 million jobs, 8.4 million more than it lost in the pandemic. U.S. gross domestic product has grown nearly 25 percent since then, adjusted for inflation. As of April '25, the nation's unemployment rate has tracked 4.2 percent or lower for 41 consecutive months. It hasn't tracked that low for that long since Richard Nixon was President.

Close ties to the global economy: Houston exports topped \$180.9 billion in '24, the second highest level on record. The Houston-Galveston Customs District ranked first in the country in volume (432.6 million metric tons) and fourth in value (\$376.3 billion) in '24. The Houston Airport System handled a record 13.1 million international passengers in '24.

Increased corporate activity: Over 1,400 companies have announced relocations, expansions, or start-up operations in the region since '21, with more than 250 of these projects involving foreign-owned companies.

Logistics and industrial growth: Developers have added over 215 million square feet of warehouse/ industrial space since '16. Container traffic through the Port of Houston has roughly doubled over the same period. The Port set a record last year with 4.1 million total containers handled.

Sustained population growth: Over 450,000 people moved to the metro area between April '20 and July '24, drawn by employment opportunities, affordable housing and quality of life. The region's population is expected to surpass 8.0 million residents by the end of the decade.

Strong sense of community: According to the 44th Annual Kinder Houston-Area survey, 80 percent of respondents identified as Houstonians, including nearly two-thirds of those who moved to the region as adults. More than 80 percent said Houston was a better place to live compared to other major metros, with many saying that economic opportunity and the low cost of living are the best things about living here.

HOUSTON'S LARGEST COMPANIES BY REVENUE

OVER \$50 BILLION

ConocoPhillips
Exxon Mobil
Phillips 66
Sysco

\$25 TO \$50 BILLION

Baker Hughes
Enterprise Products Partners
Hewlett Packard Enterprise
LyondellBasell Industries
Occidental Petroleum
Plains All American Pipeline
Plains GP Holdings
SLB

\$10 TO \$25 BILLION

Cheniere Energy
Corebridge Financial
EOG Resources
Group 1 Automotive
Halliburton
Kinder Morgan
Quanta Services
Targa Resources
WM
Westlake

\$5 TO \$10 BILLION

Academy Sports and Outdoors
APA
CenterPoint Energy
Cheniere Energy Partners
Comfort Systems USA
Coterra Energy
Crown Castle
CVR Energy
insperity
Marathon Oil
NOV
Par Pacific Holdings
Southwestern Energy
TechnipFMC
Waste Connections

\$1 TO \$5 BILLION

Cactus
Camden Property Trust
ChampionX
Chord Energy
Crescent Energy
DNOW
DXP Enterprises
Excelerate Energy
Genesis Energy
Hess Midstream
IES Holdings
Kinetik Holdings
Kirby
LGI Homes
MRC Global
Murphy Oil
Noble
Oceaneering International
Patterson-UTI Energy
Prosperity Bancshares
Quanex Building Products
Select Water Solutions
Service International
Sterling Infrastructure
Stewart Information Services
Tidewater
U.S. Silica Holdings
Western Midstream Partners
Westlake Chemical Partners

Note: Based on financial filings for 2023
Source: Houston Chronicle, The Chronicle 100, 2024



26
Fortune 500 Headquarters

43
Fortune 1000 Headquarters

*Denotes 2023 data, latest available

8
Fortune Global 500 Headquarters*

24
Forbes Global 2000 Headquarters

94
Inc. 1000 Headquarters*

4
Fortune 100 Best places to work



Houston, Texas, stands as a beacon of diversity and economic vitality in the United States. As the largest city in Texas and the fourth-largest in the country, Houston is a melting pot of cultures, with over 2.3 million residents representing various backgrounds, ethnicities, and languages. This vibrant demographic landscape lends the city a rich cultural tapestry, exemplified through its array of festivals, museums, and culinary offerings that reflect influences from around the globe.

Economically, Houston is a powerhouse. The city plays a pivotal role in the global energy sector, being home to numerous oil and gas companies, including industry giants like ExxonMobil and ConocoPhillips. Beyond energy, Houston boasts a diverse economy driven by healthcare, aerospace, and manufacturing. The Texas Medical Center, the largest medical complex in the world, underscores the city's commitment to healthcare innovation and research. This economic diversity not only fosters job creation but also attracts a steady influx of individuals and families seeking opportunities.

Education is another cornerstone of Houston's identity. With institutions such as the University of Houston and Rice University, the city nurtures a dynamic learning environment that equips students with the skills necessary for various industries. The strong emphasis on education supports a highly skilled workforce, which is essential for the city's continued growth and competitiveness.

Houston's transportation infrastructure also enhances its appeal as a destination for business and living. The city features an extensive highway system and is served by two major airports, making it easily accessible. Its geographic location, situated equidistant from both U.S. coasts, further bolsters its role as a central hub for trade, particularly with Latin America.

Culturally, Houston is rich and multifaceted. The city's art scene thrives with numerous galleries, theaters, and concert halls, while its sports teams—such as the Houston Texans, Rockets, and Astros—bring the community together in shared enthusiasm. The culinary landscape is equally diverse, offering everything from Tex-Mex to international cuisines, reflecting the city's multicultural essence.

In conclusion, Houston, Texas, is a dynamic city that exemplifies the spirit of growth and inclusivity. Its rich cultural heritage, robust economy, top-notch educational institutions, and comprehensive infrastructure create an inviting environment for residents and businesses alike. As the city continues to evolve, it remains a critical player on the national stage, poised for future development and innovation.

WHY HOUSTON



Houston Industries: Driving Innovation and Growth

Houston's economy is powered by key industries including aerospace, advanced manufacturing, energy, life sciences, and a rapidly growing digital tech sector.

Financial Incentives: Low Taxes Fuel Business Growth

Houston offers competitive tax rates and robust incentives—property-tax abatements, enterprise zones, targeted grants, and energy R&D credits boost business growth.

A Global Gateway for Business & Trade

Houston's global location, diverse workforce, and world-class ports and airports make it a premier hub for international business and global trade connections.

Diverse Talent Drives Economic Growth

Houston's workforce is diverse, skilled, and rapidly growing—providing talent across industries like energy, healthcare, aerospace, tech, and manufacturing.

INSTITUTIONS OF HIGHER EDUCATION

Greater Houston Area*, Fall 2024

TWO-YEAR COMMUNITY COLLEGES		FALL 2024 ENROLLMENT
Lone Star College System District		78,274
Houston Community College System		43,719
San Jacinto College		31,607
Blinn College		17,549
Lee College		8,287
Lamar Institute of Technology		5,717
Alvin Community College		5,517
Wharton County Junior College		5,512
College of the Mainland Community College District		5,162
Brazosport College		3,208
Galveston College		2,412
Texas State Technical College - Fort Bend		1,071
		208,035 STUDENTS
FOUR-YEAR OR ABOVE		FALL 2024 ENROLLMENT
Texas A&M University		70,667
University of Houston		47,775
Sam Houston State University		20,340
Lamar University		16,658
University of Houston-Downtown		13,732
Prairie View A&M University		10,042
Rice University		8,849
Texas Southern University		8,742
University of Houston-Clear Lake		8,140
The University of Texas Health Science Center at Houston		5,003
University of St. Thomas		4,301
Houston Christian University		4,276
The Texas A&M University System Health Science Center		3,727
University of Houston-Victoria		3,619
The University of Texas Medical Branch at Galveston		3,258
Texas A&M University at Galveston		2,134
Baylor College of Medicine		1,740
South Texas College of Law		1,092
The University of Texas M. D. Anderson Cancer Center		357
Texas Chiropractic College		261
University of Houston Medical School		206
		234,919 STUDENTS
		TOTAL 442,954 STUDENTS

*Note: Some colleges listed are located outside the Houston MSA but within a 100-mile radius, referred to as "Greater Houston."
Source: Texas Higher Ed Enrollment

Things to do in Houston



Downtown Aquarium



Space Center Houston



Houston Signature Experiences



Air, Land, Sea & Space Pass



Houston CityPASS



Houston Brew Passes

City of Houston, TX Demographics

City Of Houston, TX	Houston
Population	
Estimated Population (2025)	2,511,771
Projected Population (2030)	2,510,212
Census Population (2020)	2,294,246
Census Population (2010)	2,109,465
Projected Annual Growth (2025 to 2030)	-1,559 -
Historical Annual Growth (2020 to 2025)	217,525 1.9%
Historical Annual Growth (2010 to 2020)	184,781 1.8%
Estimated Population Density (2025)	3,736 psm
Trade Area Size	672.3 sq mi
Average Household Income	
Estimated Average Household Income (2025)	\$110,401
Projected Average Household Income (2030)	\$110,085
Estimated Average Family Income (2025)	\$125,798
Median Household Income	
Estimated Median Household Income (2025)	\$66,973
Projected Median Household Income (2030)	\$66,352
Estimated Median Family Income (2025)	\$74,293
Per Capita Income	
Estimated Per Capita Income (2025)	\$43,188
Projected Per Capita Income (2030)	\$44,158
Estimated Per Capita Income 5 Year Growth	\$970 2.2%
Estimated Average Household Net Worth (2025)	\$853,659
Daytime Demos (2025)	
Total Businesses	177,624
Total Employees	1,681,630
Company Headquarter Businesses	6,382 3.6%
Company Headquarter Employees	363,139 21.6%
Employee Population per Business	9.5
Residential Population per Business	14.1

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City Of Houston, TX	Houston
Race & Ethnicity	
White (2025)	825,059 32.8%
Black or African American (2025)	596,230 23.7%
American Indian or Alaska Native (2025)	27,183 1.1%
Asian (2025)	202,685 8.1%
Hawaiian or Pacific Islander (2025)	1,434 -
Other Race (2025)	466,110 18.6%
Two or More Races (2025)	393,070 15.6%
Not Hispanic or Latino Population (2025)	1,399,256 55.7%
Hispanic or Latino Population (2025)	1,112,515 44.3%
Not Hispanic or Latino Population (2030)	1,381,040 55.0%
Hispanic or Latino Population (2030)	1,129,172 45.0%
Not Hispanic or Latino Population (2020)	1,259,359 54.9%
Hispanic or Latino Population (2020)	1,034,887 45.1%
Not Hispanic or Latino Population (2010)	1,188,357 56.3%
Hispanic or Latino Population (2010)	921,108 43.7%
Projected Hispanic Annual Growth (2025 to 2030)	16,657 0.3%
Historic Hispanic Annual Growth (2010 to 2025)	191,407 1.4%
Age Distribution (2025)	
Age Under 5	169,174 6.7%
Age 5 to 9 Years	165,946 6.6%
Age 10 to 14 Years	159,849 6.4%
Age 15 to 19 Years	164,873 6.6%
Age 20 to 24 Years	185,541 7.4%
Age 25 to 29 Years	211,364 8.4%
Age 30 to 34 Years	218,476 8.7%
Age 35 to 39 Years	194,365 7.7%
Age 40 to 44 Years	174,729 7.0%
Age 45 to 49 Years	152,293 6.1%
Age 50 to 54 Years	145,540 5.8%
Age 55 to 59 Years	131,003 5.2%
Age 60 to 64 Years	123,437 4.9%
Age 65 to 74 Years	190,923 7.6%
Age 75 to 84 Years	93,429 3.7%
Age 85 Years or Over	30,829 1.2%
Median Age	34

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Neighborhood Demographics

9200 Bissonnet St Houston, TX 77074	1 mi radius	2 mi radius	3 mi radius
Population			
Estimated Population (2026)	25,233	98,505	219,243
Projected Population (2031)	23,999	93,361	209,651
Census Population (2020)	25,506	96,061	213,479
Census Population (2010)	25,350	96,289	212,850
Projected Annual Growth (2026 to 2031)	-1,234 -1.0%	-5,144 -1.0%	-9,592 -0.9%
Historical Annual Growth (2020 to 2026)	-273 -0.2%	2,444 0.4%	5,764 0.5%
Historical Annual Growth (2010 to 2020)	156 -	-228 -	629 -
Estimated Population Density (2026)	8,036 psm	7,843 psm	7,758 psm
Trade Area Size	3.1 sq mi	12.6 sq mi	28.3 sq mi
Average Household Income			
Estimated Average Household Income (2026)	\$55,130	\$66,835	\$71,217
Projected Average Household Income (2031)	\$54,457	\$65,956	\$70,260
Estimated Average Family Income (2026)	\$60,847	\$73,059	\$77,905
Median Household Income			
Estimated Median Household Income (2026)	\$41,999	\$50,275	\$54,897
Projected Median Household Income (2031)	\$40,486	\$48,759	\$53,466
Estimated Median Family Income (2026)	\$47,994	\$56,033	\$61,646
Per Capita Income			
Estimated Per Capita Income (2026)	\$20,255	\$24,473	\$25,727
Projected Per Capita Income (2031)	\$20,124	\$24,285	\$25,519
Estimated Per Capita Income 5 Year Growth	-\$130 -0.6%	-\$187 -0.8%	-\$208 -0.8%
Estimated Average Household Net Worth (2026)	\$272,014	\$358,115	\$407,451
Daytime Demos (2026)			
Total Businesses	1,432	4,063	10,926
Total Employees	8,345	28,670	73,104
Company Headquarter Businesses	41 2.8%	107 2.6%	295 2.7%
Company Headquarter Employees	748 9.0%	2,362 8.2%	6,755 9.2%
Employee Population per Business	5.8	7.1	6.7
Residential Population per Business	17.6	24.2	20.1

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9200 Bissonnet St Houston, TX 77074	1 mi radius	2 mi radius	3 mi radius
Race & Ethnicity			
White (2026)	4,740 18.8%	20,241 20.5%	45,953 21.0%
Black or African American (2026)	5,927 23.5%	24,067 24.4%	51,749 23.6%
American Indian or Alaska Native (2026)	323 1.3%	1,291 1.3%	3,016 1.4%
Asian (2026)	1,077 4.3%	9,282 9.4%	24,400 11.1%
Hawaiian or Pacific Islander (2026)	14 -	48 -	106 -
Other Race (2026)	8,040 31.9%	26,102 26.5%	55,613 25.4%
Two or More Races (2026)	5,111 20.3%	17,475 17.7%	38,406 17.5%
Not Hispanic or Latino Population (2026)	9,447 37.4%	45,238 45.9%	103,773 47.3%
Hispanic or Latino Population (2026)	15,786 62.6%	53,267 54.1%	115,470 52.7%
Not Hispanic or Latino Population (2031)	9,827 40.9%	44,789 48.0%	103,044 49.2%
Hispanic or Latino Population (2031)	14,172 59.1%	48,572 52.0%	106,607 50.8%
Not Hispanic or Latino Population (2020)	8,956 35.1%	43,350 45.1%	99,555 46.6%
Hispanic or Latino Population (2020)	16,551 64.9%	52,711 54.9%	113,924 53.4%
Not Hispanic or Latino Population (2010)	10,139 40.0%	47,183 49.0%	107,043 50.3%
Hispanic or Latino Population (2010)	15,210 60.0%	49,106 51.0%	105,807 49.7%
Projected Hispanic Annual Growth (2026 to 2031)	-1,614 -2.0%	-4,695 -1.8%	-8,863 -1.5%
Historic Hispanic Annual Growth (2010 to 2026)	576 0.2%	4,161 0.5%	9,664 0.6%
Age Distribution (2026)			
Age Under 5	2,040 8.1%	7,570 7.7%	16,069 7.3%
Age 5 to 9 Years	2,118 8.4%	7,618 7.7%	16,496 7.5%
Age 10 to 14 Years	1,896 7.5%	7,067 7.2%	15,570 7.1%
Age 15 to 19 Years	1,832 7.3%	7,034 7.1%	15,698 7.2%
Age 20 to 24 Years	2,039 8.1%	7,457 7.6%	16,316 7.4%
Age 25 to 29 Years	2,001 7.9%	7,431 7.5%	16,510 7.5%
Age 30 to 34 Years	2,257 8.9%	8,182 8.3%	17,613 8.0%
Age 35 to 39 Years	1,905 7.6%	7,503 7.6%	16,627 7.6%
Age 40 to 44 Years	1,863 7.4%	7,096 7.2%	15,655 7.1%
Age 45 to 49 Years	1,602 6.3%	6,247 6.3%	13,900 6.3%
Age 50 to 54 Years	1,475 5.8%	5,850 5.9%	12,949 5.9%
Age 55 to 59 Years	1,180 4.7%	4,904 5.0%	11,258 5.1%
Age 60 to 64 Years	983 3.9%	4,290 4.4%	10,115 4.6%
Age 65 to 74 Years	1,329 5.3%	6,353 6.4%	15,149 6.9%
Age 75 to 84 Years	509 2.0%	2,848 2.9%	6,844 3.1%
Age 85 Years or Over	203 0.8%	1,053 1.1%	2,473 1.1%
Median Age	30.9	32.7	33.3

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Appendix



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The information provided in this offering memorandum is either provided to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. It is the responsibility of the reviewer to verify availability and specific property information. Availability, pricing and terms are subject to change without notice. Owners reserve the right to withdraw their listing, without any notice at any time during the marketing period.

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