

CONRAD SAUER DR.

GESSNER RD

WITTE RD

RESIDENTIAL
\$700K TO 1.4 MIL

RESIDENTIAL
\$700K TO \$1.8 MIL

LAND
FOR LEASE
5.5085 ACRES

I-H 10 - KATY FWY

MEMORIAL HERMANN
MEMORIAL CITY MEDICAL CENTER

MEMORIAL CITY MALL

RESIDENTIAL
\$700K TO \$2 MIL



HOUSTON INCOME PROPERTIES, INC.
PHONE: 713.783.6262
HIPAPT.COM

+5.51 ACRES FOR LEASE ON IH-10 (Katy Freeway)

Prime Location in Spring Branch on IH-10, Houston, TX 77055 (between Gessner Rd. and Witte Rd.)
Price TBD by Market – Will Divide

± 5.51 Acres for Lease in Spring Branch (Will Subdivide)



EXCLUSIVE REPRESENTATION

Houston Income Properties has been exclusively retained to represent the Seller in the Lease of ± 5.51 Acres of Land at 10060 Katy Freeway (IH-10), Houston, TX 77055 (Property)

DUE DILIGENCE INFORMATION

To access the due diligence information please visit the Property website at: hipinc.com

CONTACTS:

JIM HURD

Corporate Broker / President

T 713.783.6262

jhurd@houstonincomeproperties.com

BISHALE PATEL

Broker / Vice President of Sales

T 713.783.6262 Ext. 970

bpatel@houstonincomeproperties.com

MITUL PATEL

Senior Sales Associate

T 713.783.6262 Ext. 980

mpatel@houstonincomeproperties.com

JAMES BARRY

Sales Associate

T 713.783.6262 Ext. 920

jbarry@houstonincomeproperties.com

PETER HUANG

Sales Associate

T 713.783.6262 Ext. 950

phuang@houstonincomeproperties.com

Houston Income Properties, Inc.

6363 Woodway

Suite 370

Houston, TX 77057

www.hipapt.com

T 713.783.6262

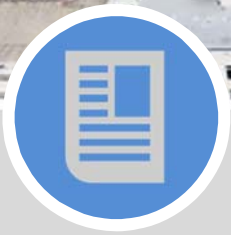
Jim Hurd, the listing broker, is a principal in this transaction.

CONTENTS

Property Information	3
Area Information	13
Neighborhood Information	21
Employment Centers	27
New Area Development	31
Appendix	39



Land for Lease
5.5085 Acres



Property Information



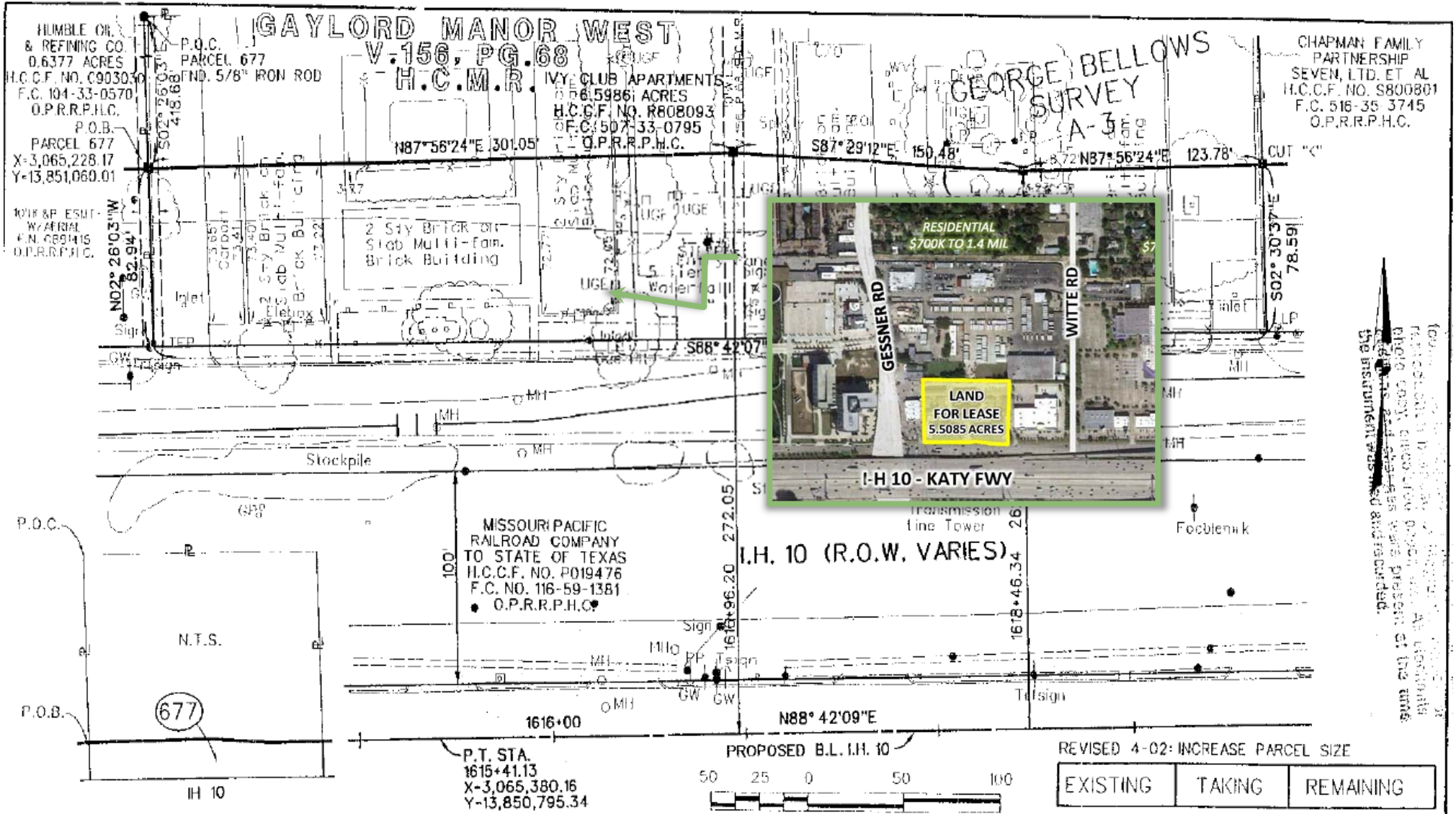
Property Information

Parcel Details	
Location:	10060 Katy Freeway (IH-10), Houston, TX 77055
Latitude / Longitude	29.78532 / -95.54331
Total Acres	± 5.51 Acres for Lease
Zoning	City of Houston has no Zoning Ordinance
Legal Informaton	Tracts 26N and 27B, Frost and Settegast Subdivision, Houston, Harris Cty, TX
Frontage	± 575' the north access Road of IH-10/Katy
Visibility	Good from IH-10 N. Frontage Rd and I-10 Frwy.
School District	Spring Branch Independent School District
Flood Hazard	Unshaded Zone X
Utilities	City of Houston

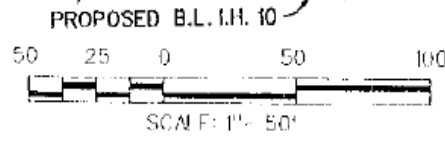
2021 Tax Detail	
Jurisdictions	2021 Tax Rate
Spring Branch ISD	1.30430
Harris County	0.37693
Harris County Flood Control	0.03349
Port of Houston Authority	0.00872
Harris County Hospital Dist	0.16221
Harris County Education Department	0.00499
City of Houston	0.55083
HC Municipal Management District #1	0.10000
Memorial City	0.00000
Total Rate:	2.54147



Demographics			
	1 Mile	3 Mile	5 Mile
2021 Total Population	18,041	60,681	135,692
2021-2026 Est. Population Growth Rate	8.65%	4.70%	4.88%
Population Median Age	36.9	37.5	37.5
Average Household Income	\$119,496	\$149,569	\$145,769
Owner Occupied Median Home Value	\$550,000	\$700,000	\$545,000



- NOTES:
- ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJUSTMENT). ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.999870.
 - H.C.C.F. DENOTES HARRIS COUNTY CLERK'S FILE, F.C. DENOTES FILM CODE, O.P.R.R.P.H.C. DENOTES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, H.C.D.R. DENOTES HARRIS COUNTY DEED RECORDS AND H.C.M.R. DENOTES HARRIS COUNTY MAP RECORDS.
 - FIELD SURVEYS WERE PERFORMED FROM APRIL, 2000 TO FEBRUARY, 2001.
 - ABSTRACTING WAS PERFORMED FROM APRIL, 2000 TO FEBRUARY, 2001 BY POSTLE PROPERTY SERVICES, INC.
 - PREPARED IN CONJUNCTION WITH METES AND BOUNDS DESCRIPTION.



- LEGEND
- EXISTING MONUMENT AS NOTED
 - SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP UNLESS OTHERWISE NOTED

REVISED 4-02: INCREASE PARCEL SIZE

EXISTING	TAKING	REMAINING
6.5986 AC.	1.0901 AC. 47,484 S.F.	5.5085 AC.

PARCEL PLAT
SHOWING PROPERTY OF
IVY CLUB APARTMENTS
ROW C.S.J. NO. 0271-07-255
HARRIS COUNTY I.H.10

PBS

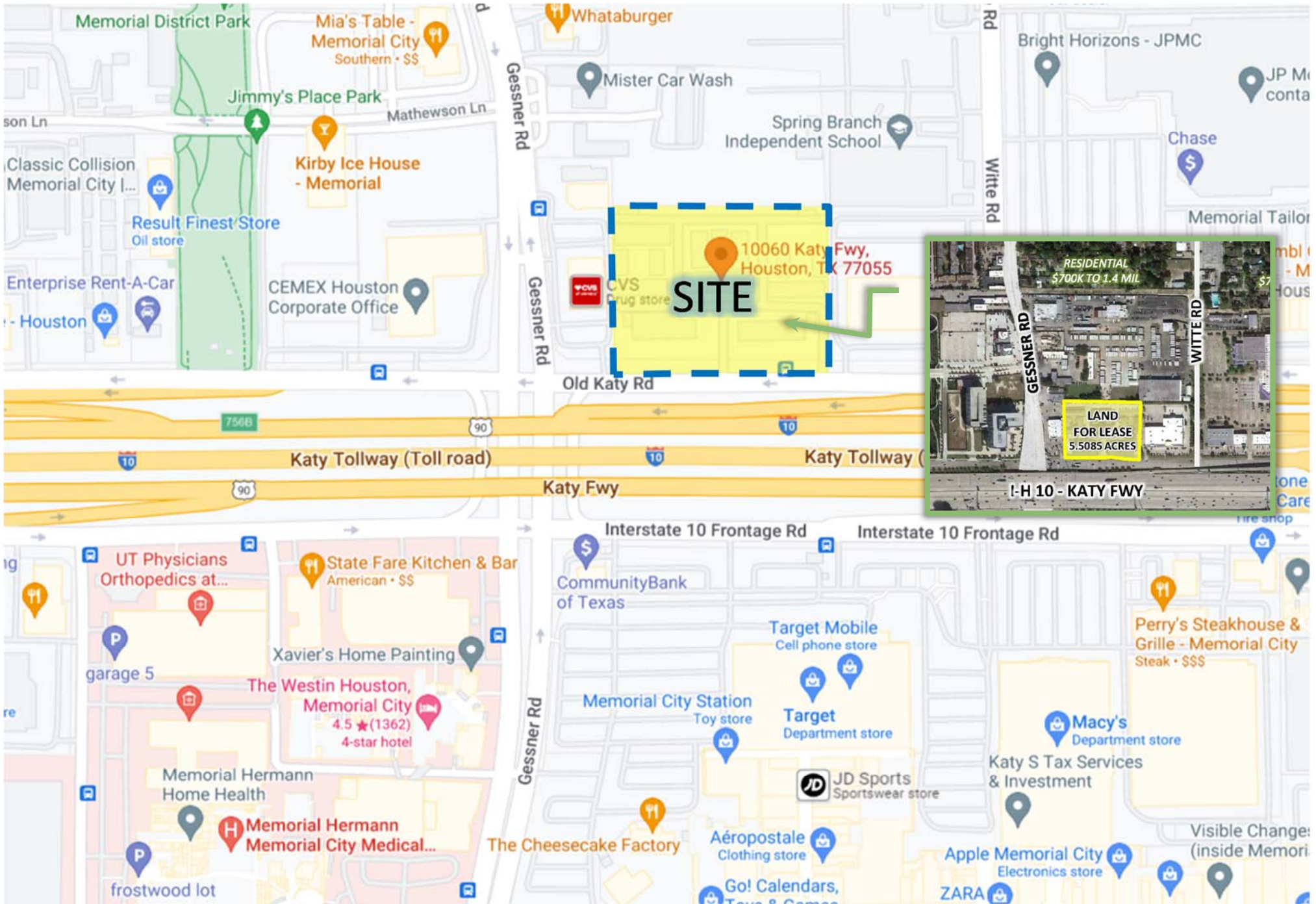
SCALE: 1" = 50' NOVEMBER, 2001

ACCOUNT NO. 9112-00 022

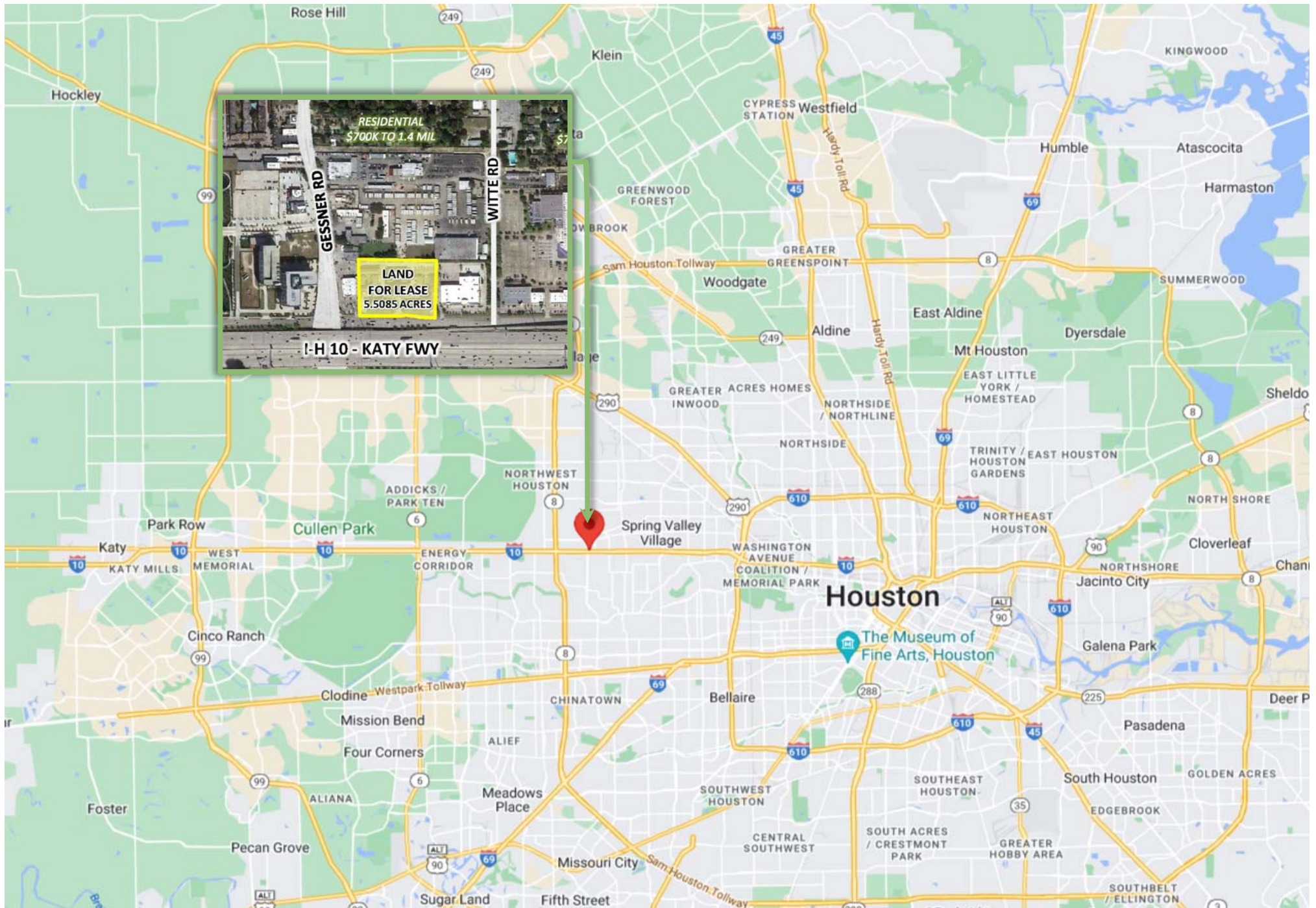
PARCEL 677

This instrument was filed and recorded in accordance with the provisions of the Public Information Act, Chapter 311, Texas Government Code, and the provisions of the Texas Public Information Act, Chapter 552, Texas Government Code.

Location Map



Location Map





IH-10 / Katy Frwy.

MEMORIAL CITY MALL

MEMORIAL HERMANN Systems
WESTIN HOTELS & RESORTS
CHASE
WELLS FARGO

Jo Ann Fabrics and Crafts, Mattress One, TSO, Sleep Number, CBD Kratom, Pappa Genos, Cafe Chopstix, Red Wing Shoes, Sport Clips, Xfinity

ROOMS TO GO

IH-10 - Katy Fwy

CVS pharmacy

Potbelly, Kuu Japanese Food, Parking Garage, Burn Boot Camp, State Fare Kitchen, Versailles Hair Salon

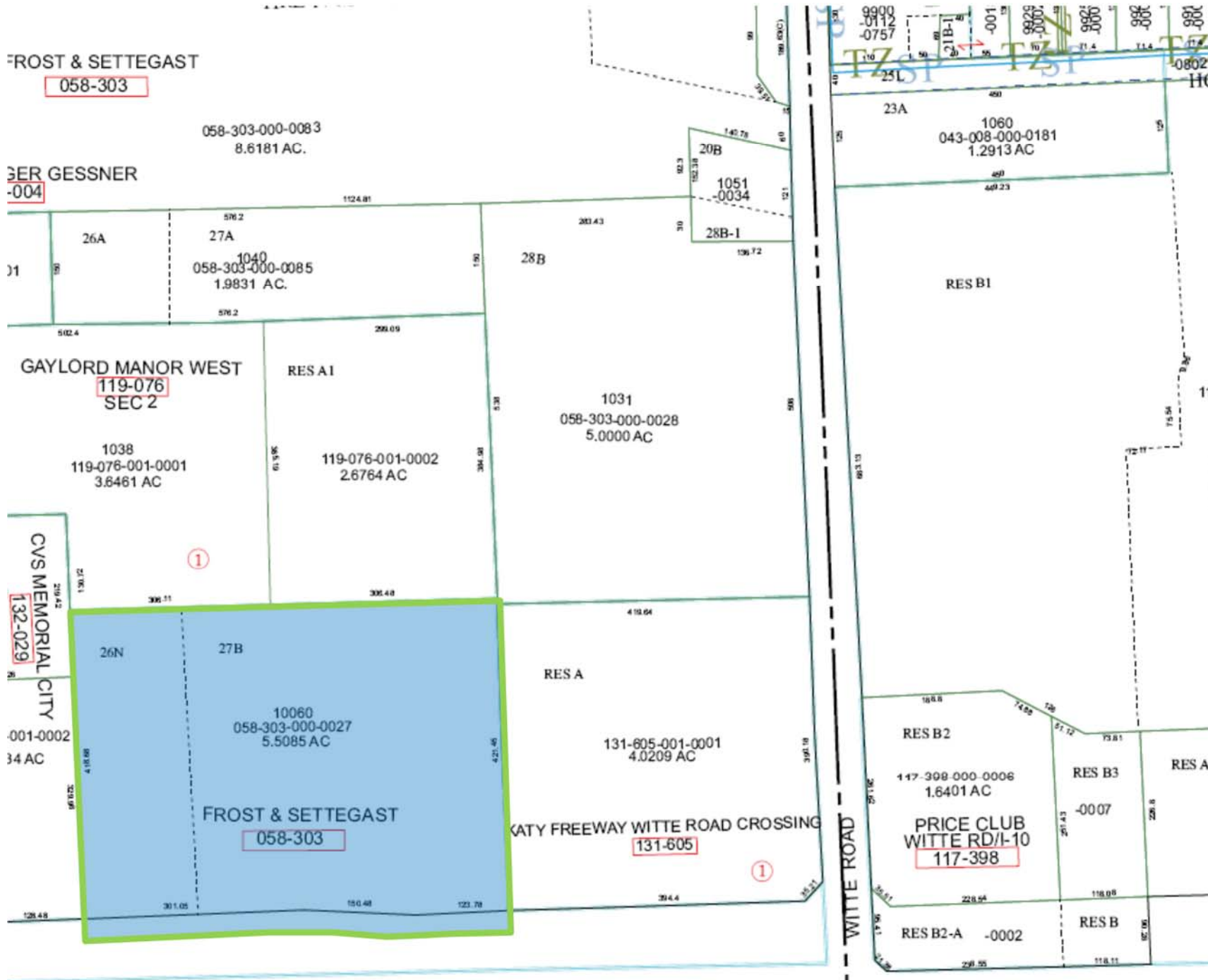
S.B.I.S.D. Bus Barn

Land for Lease
5.5085 Acres

AT&T

Spring Branch Independent School

Office Building



Harris County Appraisal District



0 100 200
PUBLICATION DATE:
 6/4/2015

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



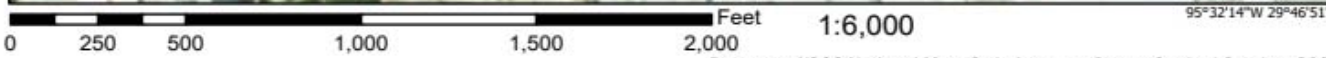
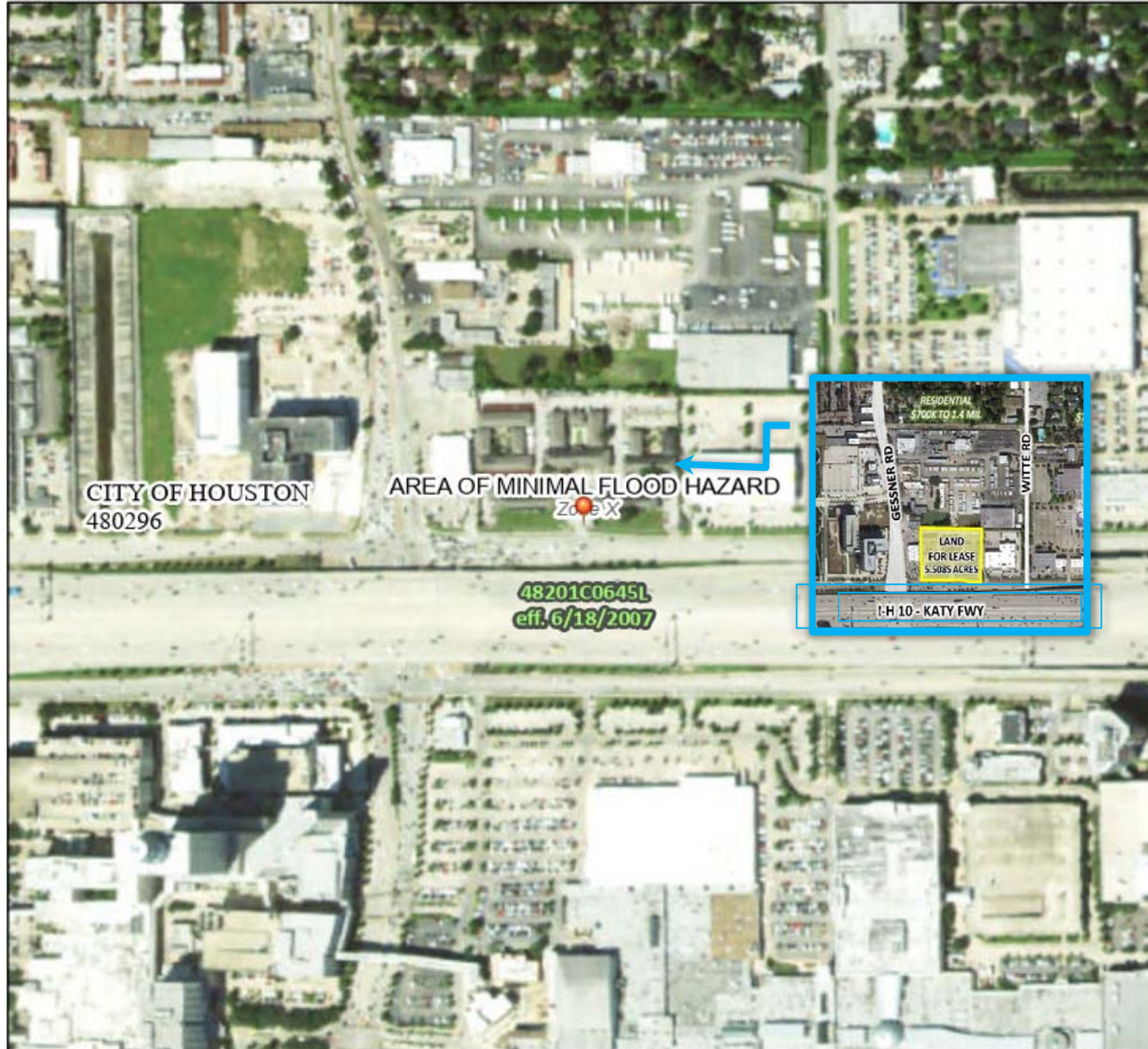
FACET 4958B

1	2	3	4
5	6	7	8
9	10	11	12

National Flood Hazard Layer FIRMette



95°32'51"W 29°47'22"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
MAP PANELS		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		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

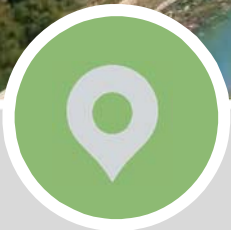
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/7/2022 at 11:20 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by 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.



Land for Lease
5.5085 Acres

Spring Branch I.S.D
Bus Barn

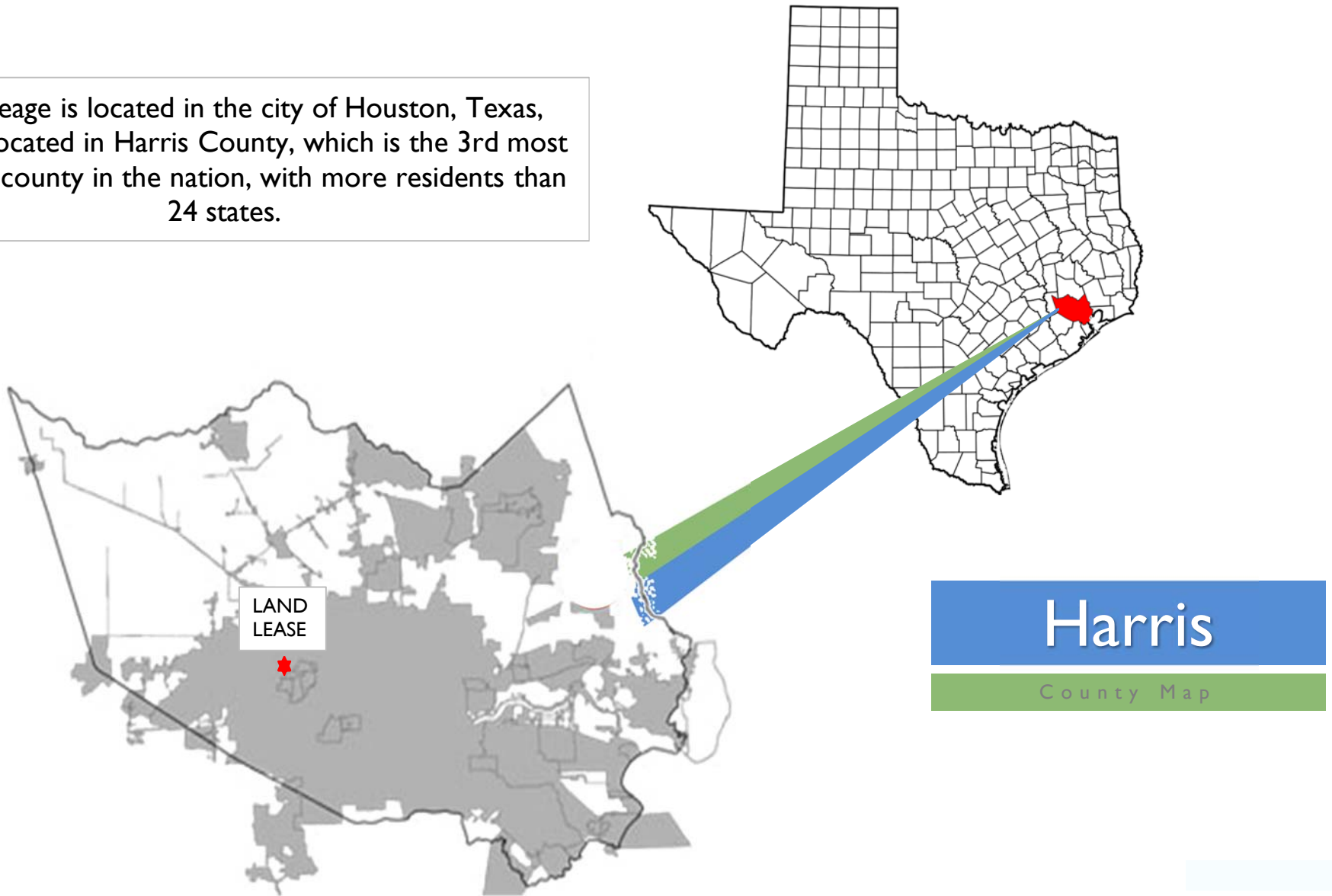


Area Information



County Location Map

The acreage is located in the city of Houston, Texas, which is located in Harris County, which is the 3rd most populous county in the nation, with more residents than 24 states.



Houston MSA

CITY OF HOUSTON

Located in Harris County
665 square miles
2,300,000+ Residents

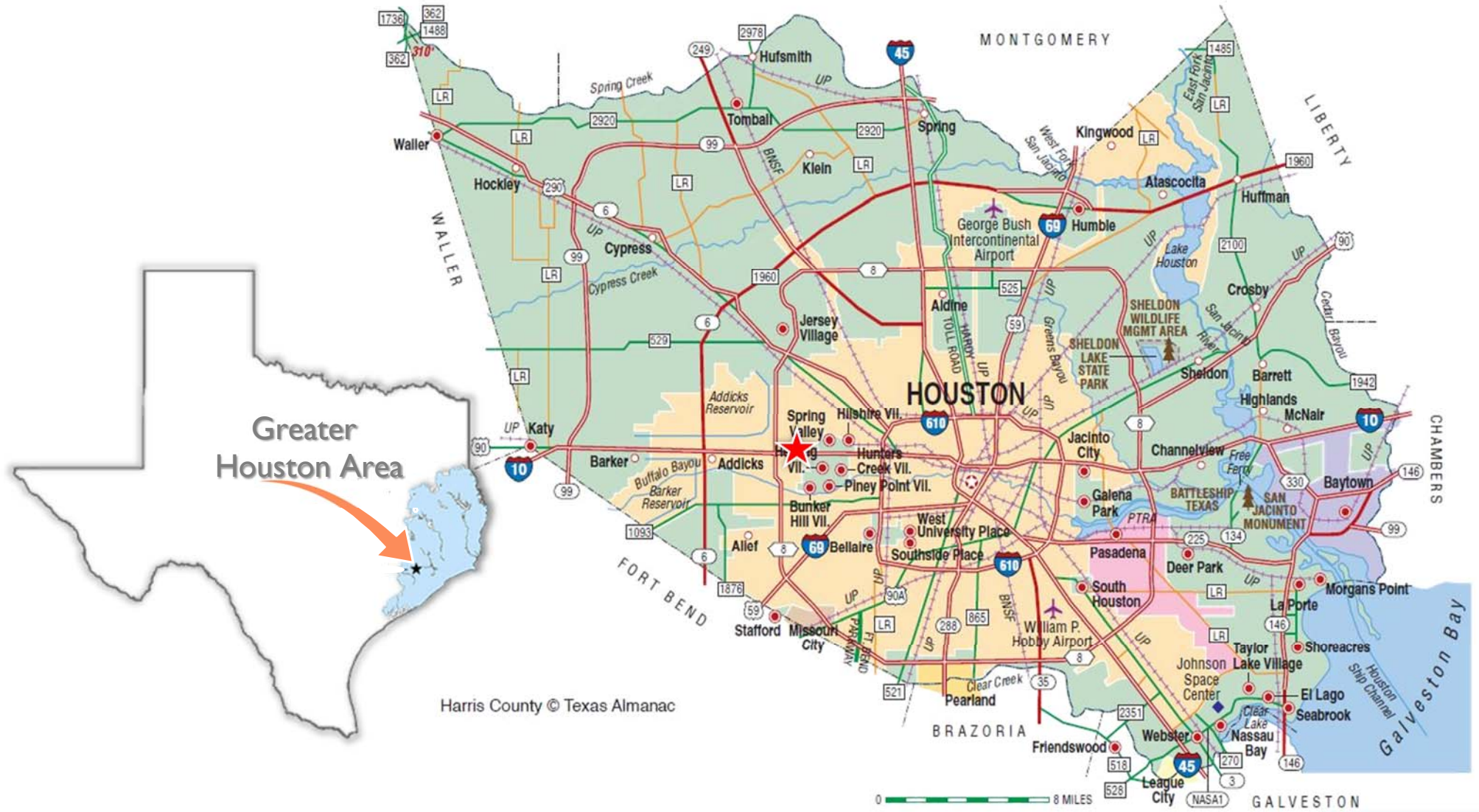
HOUSTON MSA

Made up of 9 Counties
9,444 square miles
6,800,000 Residents

HARRIS COUNTY

1,777 square miles
4,100,000+ Residents





POPULATION AND DEMOGRAPHICS



7.1 million

residents in the 9-county Houston-The Woodlands-Sugar Land MSA

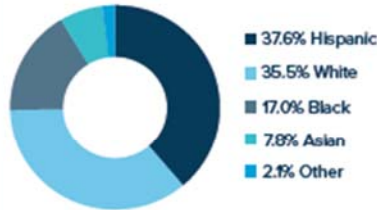
Nation's 5th most populous metro area

Larger than Missouri or Maryland



Houston is the nation's 4th most populous city

Race/Ethnicity: Houston MSA
Houston today mirrors the U.S. in 4 decades



Nearly 1 in 4 Houstonians are foreign born

EMPLOYMENT

3 million jobs in the Houston MSA



Health, Education, and Business & Professional Services account for nearly

1 in 3 of the region's jobs

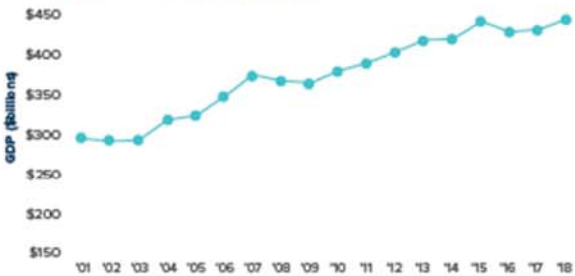
The goods-producing sector accounts for nearly

1 in 5 of the region's jobs

ECONOMY

If Houston were an independent nation, the region would have the 27th largest economy in the world, behind Thailand and ahead of Austria.

Metro Houston - '01-'18 real GDP (\$ billions '12 constant dollars)



Source: Bureau of Economic Analysis

Metro Houston's GDP has grown at a

2.4 percent compound annual growth rate Since '01

7th largest U.S. metro economy

22 Fortune 500 Companies call Houston home

GLOBAL PRESENCE

\$237 billion

in trade was handled by the Houston-Galveston Customs Districts in '19

\$85.2 billion

in imports (in '19)

\$151.8 billion

in exports (in '19)

5,000+

Houston companies doing business abroad

1,700+

Houston establishments report foreign ownership



Houston has the largest export market in the U.S.

78 nations

have consular representation in Houston

3rd largest representation in the nation

INDUSTRIES



The Texas Medical Center is the world's largest medical complex.



\$3 billion
in construction projects underway

50 million
developed square feet

10 million
annual patient visits

180,000+
annual surgeries

Houston is home to 84,560 engineers and architects.



Approximately **234,900**
people work in the region's manufacturing industry

42
of the 113 publicly-traded oil and gas exploration firms are housed in Houston

630 exploration and production firms
800 oil field service companies
located in the Houston region



Houston employs **26%** of the nation's oil and gas extraction jobs



Industry Share of Houston MSA Employment

- 20% Trade, Transportation, and Utilities
- 16% Professional and Business Services
- 13% Government
- 13% Educational and Health Services
- 10% Leisure and Hospitality
- 8% Construction
- 7% Manufacturing
- 3% Finance and Insurance
- 2% Mining and Logging (Upstream Energy)
- 2% Real Estate and Rental and Leasing
- 1% Information
- 4% Other Services

Source: Texas Workforce Commission

59.7 million
Houston airport passengers in '19

67 international destinations
117 domestic destinations

184 nonstop destinations

\$233.3 billion

in trade was handled by the Houston-Galveston Customs Districts in '18

\$140.5 billion
in imports (in '18)

\$92.7 billion
in exports (in '18)



Houston has the largest export market in the U.S.

Port Houston ranks

1st
in foreign tonnage for 23 straight years

Largest
Gulf Coast container port

2nd
in total tonnage for 27 straight years

Houston, TX	Houston	
Population		
Estimated Population (2021)	2,375,675	
Projected Population (2026)	2,476,342	
Census Population (2020)	2,343,295	
Census Population (2010)	2,128,615	
Projected Annual Growth (2021 to 2026)	100,667	0.8%
Historical Annual Growth (2020 to 2021)	32,380	1.4%
Historical Annual Growth (2010 to 2020)	214,680	10.1%
Estimated Population Density (2021)	3,031 psm	
Trade Area Size	783.9	sq mi
Race & Ethnicity		
White (2021)	744,661	31.3%
Black or African American (2021)	549,890	23.1%
American Indian or Alaska Native (2021)	27,734	1.2%
Asian (2021)	186,182	7.8%
Hawaiian or Pacific Islander (2021)	1,422	-
Other Race (2021)	473,737	19.9%
Two or More Races (2021)	392,049	16.5%
Not Hispanic or Latino Population (2021)	1,304,723	54.9%
Hispanic or Latino Population (2021)	1,070,952	45.1%
Not Hispanic or Latino Population (2026)	1,379,793	55.7%
Hispanic or Latino Population (2026)	1,096,549	44.3%
Not Hispanic or Latino Population (2020)	1,306,427	55.8%
Hispanic or Latino Population (2020)	1,036,868	44.2%
Not Hispanic or Latino Population (2010)	1,199,229	56.3%
Hispanic or Latino Population (2010)	929,386	43.7%
Projected Hispanic Annual Growth (2021 to 2021)	25,597	0.5%
Historic Hispanic Annual Growth (2010 to 2021)	141,566	1.4%

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RF5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Houston, TX	Houston	
Households		
Estimated Households (2021)	909,002	
Projected Households (2026)	971,274	
Census Households (2020)	895,919	
Census Households (2010)	790,050	
Estimated Households with Children (2021)	296,507	32.6%
Estimated Average Household Size (2021)	2.57	
Average Household Income		
Estimated Average Household Income (2021)	\$90,788	
Projected Average Household Income (2026)	\$101,562	
Estimated Average Family Income (2021)	\$107,504	
Median Household Income		
Estimated Median Household Income (2021)	\$57,237	
Projected Median Household Income (2026)	\$66,452	
Estimated Median Family Income (2021)	\$66,905	
Per Capita Income		
Estimated Per Capita Income (2021)	\$34,883	
Projected Per Capita Income (2026)	\$39,974	
Estimated Per Capita Income 5 Year Growth	\$5,091	14.6%
Estimated Average Household Net Worth (2021)	\$569,295	
Daytime Demos (2021)		
Total Businesses	147,294	
Total Employees	1,730,454	
Company Headquarter Businesses	7,533	5.1%
Company Headquarter Employees	407,371	23.5%
Employee Population per Business	11.7	
Residential Population per Business	16.1	

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RF5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Market Drivers

As the increasing availability of data highlights the value of targeting submarkets, we should not lose sight of a bigger, slow-moving shift taking place in the U.S. Social and economic trends have caused a steady domestic migration of population and jobs to the South and West regions over the last half century.

The migration is being driven by a combination of economic, social and technological factors. Individuals and corporations have moved to lower-cost markets, and corporations are relocating to metros that are more business friendly or have developed specialties in fast-growing business segments such as technology or health care. Technology makes both individuals and corporations more mobile than before, and as the economy grows more service-oriented, businesses are less tied to physical locations. Migration also favors metros with warm climates and attractive physical characteristics. Policy choices are likely to continue migration from core cities. The 2017 tax law eliminated the ability to deduct state and local taxes from federal income, which adds to the burden of residents of states with high property taxes, particularly Illinois, New York, New Jersey and California.

Houston is one of the greatest cities in the world. The economy is strong, the culture is diverse, and the quality of life is spectacular. It all combines to make this the perfect place to do business. From energy to health care and aerospace to information technology, the Houston region offers a strong infrastructure to support these growing industries plus a thriving innovation landscape to launch the next generation of companies. Add in a highly trained and skilled workforce (1.5 million is the number of Houstonians, 25 years or older, with a bachelor degree) and you have the makings of one of the nation's strongest economies.

Houston is a great deal and an ever-growing population is discovering the secret. Last year (2021), Texas ranked top growth state for one-way moves on U-Haul's list of U.S. destination states. It's just one measure of Houston's increasing popularity as a place to live. Houston's living costs are 26.3% below the top 20 metro average. Below are some of the significant Relocations and Expansions to Houston.

Market Drivers





Neighborhood Information



Excellent Location

The **Property** is situated in the Spring Branch area of Houston, Harris County, Texas. Spring Branch is one of Houston's largest neighborhoods covering over 40 square miles of tree-lined streets, abundant green spaces, and smaller bayous flowing to the Buffalo Bayou. It is located along Interstate 10 and the Sam Houston Tollway/Beltway 8. It is bordered by the 610 Loop to the east, Interstate 10 to the south, Beltway 8 to the west, and Hempstead Road to the north. Its location between Downtown Houston and the Energy Corridor makes Spring Branch popular for people who wish to be near work yet still enjoy a great quality of life and who don't like to drive too far to explore different parts of the city.

Spring Branch has gone through many changes over the years. Its population began as a solely German community and shifted to a broader, mostly Anglo population. Over time, the neighborhood's population has evolved into today's more diversified population. A demographic shift began in the 1980's and median home price for areas north of Long Point Road are vastly different than areas south. This is one of the few neighborhoods in Houston where you can regularly find houses both below \$250k and over \$3M.

The Spring Branch area is pretty vast, and apartment communities tend to be smaller. You won't find the abundance of modern high-rises like you would in downtown. However, most apartment properties are of older vintage, quiet, charming, and they hold their value.

Many families have chosen to reside in Spring Branch for its convenient location and its top rated schools. Spring Branch I.S.D. continues to be one of the highest ranking districts in the Houston area. Parts of Spring Branch are zoned to public schools ranked among the best schools in Texas, according to the *Houston's Best Schools* report. Spring Branch ISD serves over 35,000 kindergarten through 12th grade students and includes an overall region with 188,000 residents. The area also is home to some of Houston's best private schools including top ranked School of The Woods, St. Regis, Awty International, and Houston Christian.

The site is across the Katy Freeway from Memorial City Mall and CityCentre Town & Country, offering a wide variety of national brand and locally owned shops and restaurants to explore. The area also includes the Memorial Hermann Memorial City Medical Center, which spans over 40 acres and 2.3 million square feet, and is an advanced, award-winning medical center offering high-level care previously found only in the Texas Medical Center. This facility opened in 1971 as Memorial City General Hospital, and is now Houston's second-largest medical campus. With more than 1,300 affiliated medical staff physicians, nearly 1,800 employees and 444 licensed hospital beds, Memorial Hermann Memorial City repeatedly ranks in the top 5% of U.S. hospitals.

Memorial City Business District

Memorial City, the city-within-a-city, is a 265-acre mixed-used development located in the heart of thriving West Houston. Owned and managed by MetroNational. Currently, Memorial City consists of 3.2 million square feet of Class A office space; retail and restaurants including the 1.7 million-square-foot Memorial City Mall and the Gateway Memorial City, a 90,000-square-foot mixed-use center that features chef-inspired restaurants and luxury and personal service tenants; the Memorial Hermann Memorial City Medical Center, the second largest medical campus in the Houston metropolitan area; upscale hotel accommodations, including Hotel ZaZa Memorial City and The Westin Memorial City and; garden and high-rise residential living, including The McAdams Memorial City, The McCarthy and The Fountains at Memorial City; and The Treehouse Memorial City, the highest-rated LEED building in Texas.

Strategically located between downtown Houston's Central Business District and the Energy Corridor, Memorial City has become the preferred center for corporate headquarters by leading international and domestic businesses due to its efficient accessibility and unparalleled amenities and lifestyle offerings. Corporations including Air Liquide, CNOOC Limited, Cabot Oil & Gas, CEMEX, McGriff Seibels & Williams, Oiltanking, Group 1 Automotive, Inc., Memorial Hermann Health System, and Murphy Exploration & Production have all made Memorial City their corporate home. In addition even in these trying times new development in the district is unprecedented.

This upscale, mixed-use development is located in the heart of Houston's geographic population center, encompassing 1.6 million residents within a 10-mile radius. Memorial City spans almost 10 million square feet of existing development across its 300-acre footprint. The 'city-within-the-city' is nestled amongst the Memorial Villages, six affluent residential neighborhoods with a median household income of more than \$250,000. Memorial City includes three neighboring communities that rank in the top 20 for being the wealthiest in the United States.



The Memorial District's first-class office buildings, retail, and convenient amenities give the competitive edge to employee recruitment and retention and attract loyal customers. With quick access to I-10 and Beltway 8, it's an easy commute to downtown, airports, the Texas Medical Center and elsewhere. Major employers in The District include Air Liquide and Microsoft and dozens of financial, energy, technology, medical and professional service companies. With more than 3.7 million square feet of prime office space in The District, businesses can find the right place to call home.

MetroNational

MetroNational owns and manages more than 3.1 million square feet of award-winning, LEED-certified, Class A office properties, primarily located in the Memorial City.



City Centre

City Centre encompasses 625,000 square feet of Class A office space, all five buildings boast ground level retail tenants totaling 400,000 square feet of retail amenities.



Kimco Realty

Kimco Realty owns and operates retail and service properties in Village Plaza at Bunker Hill.

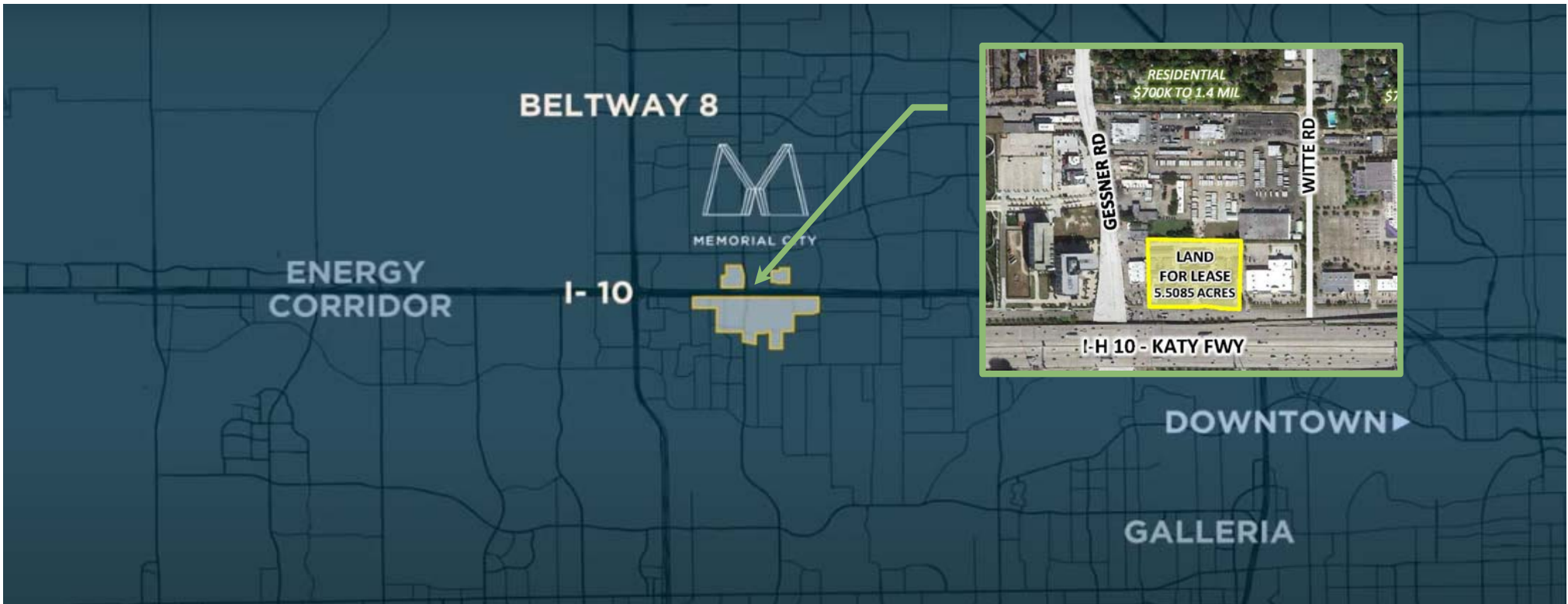


MEMORIAL CITY MALL



Moody Rabin

Moody Rabin manages sales and leases for Town and Country Village. This includes Town Centre One with 5,559 Square Feet of Space. Town Centre Two is planned and will break ground soon.

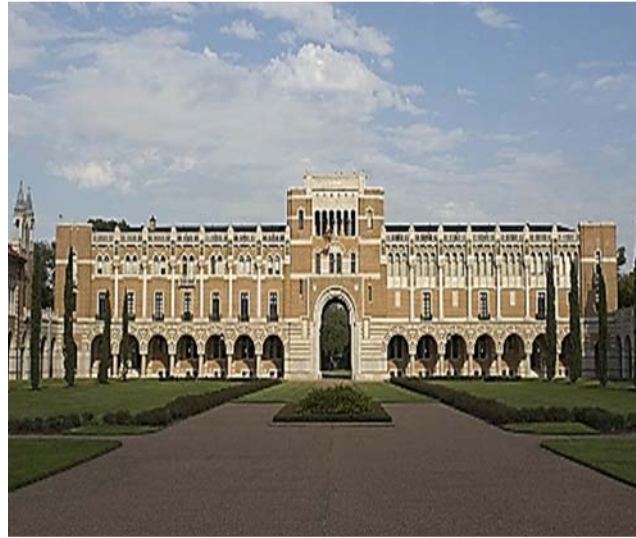




(2.1 miles northwest of the property)

Houston Community College (Spring Branch Campus)

- Enrollment over 66,000 Students (Fall 2019)
- Employs 830 Full-time Faculty and over 1500 part-time faculty (over all campuses)
- Student to Faculty Ratio is 24:1
- Average Class Size is 20-29
- 100+ programs of study
- 3 primary study tracts - Assoc. in Arts, in Arts Teaching and in Science
- \$38,200 – Average First-Year Salary for all Houston Comm. College Graduates



(13 miles southeast of the property)

Rice University

- Enrollment Over 7,282 Students (Fall 2019)
- Employs 886 Total Faculty Members
- Student to Faculty Ratio is 6:1
- Average Class size 14 for Undergraduates
- 50+ Undergraduate Degrees
- 40+ Master's Degrees & 3 Doctoral Programs
- \$65,700 – Average First-Year Salary for all Rice University Graduates



(17.9 miles southeast of the property)

University of Houston (Main Campus)

- Enrollment over 15,251 Students (Fall 2020)
- Employs over 751 Faculty Members
- Student to Faculty ratio is 18:1
- Average Class Size is 14 for Undergraduates
- 50+ Undergraduate Degrees
- 40+ Master's Degrees & 3 Doctoral Programs
- \$65,700 - Average First-Year Salary for all Rice University of Graduates

Neighborhood Demographics

10060 Old Katy Rd Houston, TX 77055	RADIUS							
	1 Mile		2 Mile		3 Mile			
Population								
Estimated Population (2021)	18,041		60,681		135,692			
Projected Population (2026)	19,602		63,532		142,312			
Census Population (2020)	18,807		59,037		134,933			
Census Population (2010)	15,096		52,892		120,752			
Projected Annual Growth (2021 to 2026)	-	1,561	1.7%	2,851	0.9%	6,620	1.0%	
Historical Annual Growth (2020 to 2021)	-	-766	-4.1%	1,644	2.8%	759	0.6%	
Historical Annual Growth (2010 to 2020)	-	3,711	24.6%	6,146	11.6%	14,181	11.7%	
Estimated Population Density (2021)	psm	5,746 psm		4,827 psm		4,802 psm		
Trade Area Size	sq mi	3.1 sq mi		12.6 sq mi		28.3 sq mi		
Race & Ethnicity								
White (2021)	-	8,152	45.2%	29,661	48.9%	65,462	48.2%	
Black or African American (2021)	-	1,082	6.0%	3,374	5.6%	10,079	7.4%	
American Indian or Alaska Native (2021)	-	386	2.1%	1,001	1.6%	1,900	1.4%	
Asian (2021)	-	1,972	10.9%	5,976	9.8%	12,103	8.9%	
Hawaiian or Pacific Islander (2021)	-	2	-	18	-	50	-	
Other Race (2021)	-	3,756	20.8%	11,266	18.6%	23,625	17.4%	
Two or More Races (2021)	-	2,692	14.9%	9,385	15.5%	22,473	16.6%	
Not Hispanic or Latino Population (2021)	-	9,989	55.4%	35,170	58.0%	79,596	58.7%	
Hispanic or Latino Population (2021)	-	8,052	44.6%	25,511	42.0%	56,095	41.3%	
Not Hispanic or Latino Population (2026)	-	11,066	56.5%	37,055	58.3%	83,590	58.7%	
Hispanic or Latino Population (2026)	-	8,536	43.5%	26,477	41.7%	58,721	41.3%	
Not Hispanic or Latino Population (2020)	-	11,741	62.4%	36,657	62.1%	85,119	63.1%	
Hispanic or Latino Population (2020)	-	7,066	37.6%	22,381	37.9%	49,814	36.9%	
Not Hispanic or Latino Population (2010)	-	8,627	57.1%	32,153	60.8%	75,492	62.5%	
Hispanic or Latino Population (2010)	-	6,469	42.9%	20,739	39.2%	45,260	37.5%	
Projected Hispanic Annual Growth (2021 to 2026)	-	485	1.2%	966	0.8%	2,626	0.9%	
Historic Hispanic Annual Growth (2010 to 2021)	-	1,583	2.2%	4,771	2.1%	10,836	2.2%	

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RF5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

10060 Old Katy Rd Houston, TX 77055	RADIUS							
	1 Mile		2 Mile		3 Mile			
Households								
Estimated Households (2021)	7,041		22,550		51,769			
Projected Households (2026)	7,831		24,287		55,761			
Census Households (2020)	7,368		21,788		51,279			
Census Households (2010)	5,703		18,956		44,811			
Estimated Households with Children (2021)	-	2,316	32.9%	8,160	36.2%	17,622	34.0%	
Estimated Average Household Size (2021)	2.56		2.68		2.61			
Average Household Income								
Estimated Average Household Income (2021)	\$119,496		\$149,569		\$145,769			
Projected Average Household Income (2026)	\$128,639		\$167,094		\$162,775			
Estimated Average Family Income (2021)	\$147,716		\$183,447		\$180,487			
Median Household Income								
Estimated Median Household Income (2021)	\$79,271		\$93,834		\$93,124			
Projected Median Household Income (2026)	\$91,876		\$106,761		\$104,953			
Estimated Median Family Income (2021)	\$100,029		\$118,192		\$117,256			
Per Capita Income								
Estimated Per Capita Income (2021)	\$46,647		\$55,601		\$55,640			
Projected Per Capita Income (2026)	\$51,404		\$63,895		\$63,805			
Estimated Per Capita Income 5 Year Growth	-	\$4,757	10.2%	\$8,294	14.9%	\$8,165	14.7%	
Estimated Average Household Net Worth (2021)	\$762,154		\$975,223		\$929,918			
Daytime Demos (2021)								
Total Businesses	2,064		5,603		9,115			
Total Employees	37,287		72,144		108,594			
Company Headquarter Businesses	-	136	6.6%	321	5.7%	496	5.4%	
Company Headquarter Employees	-	16,203	43.5%	25,904	35.9%	37,267	34.3%	
Employee Population per Business	18.1		12.9		11.9			
Residential Population per Business	8.7		10.8		14.9			

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RF5

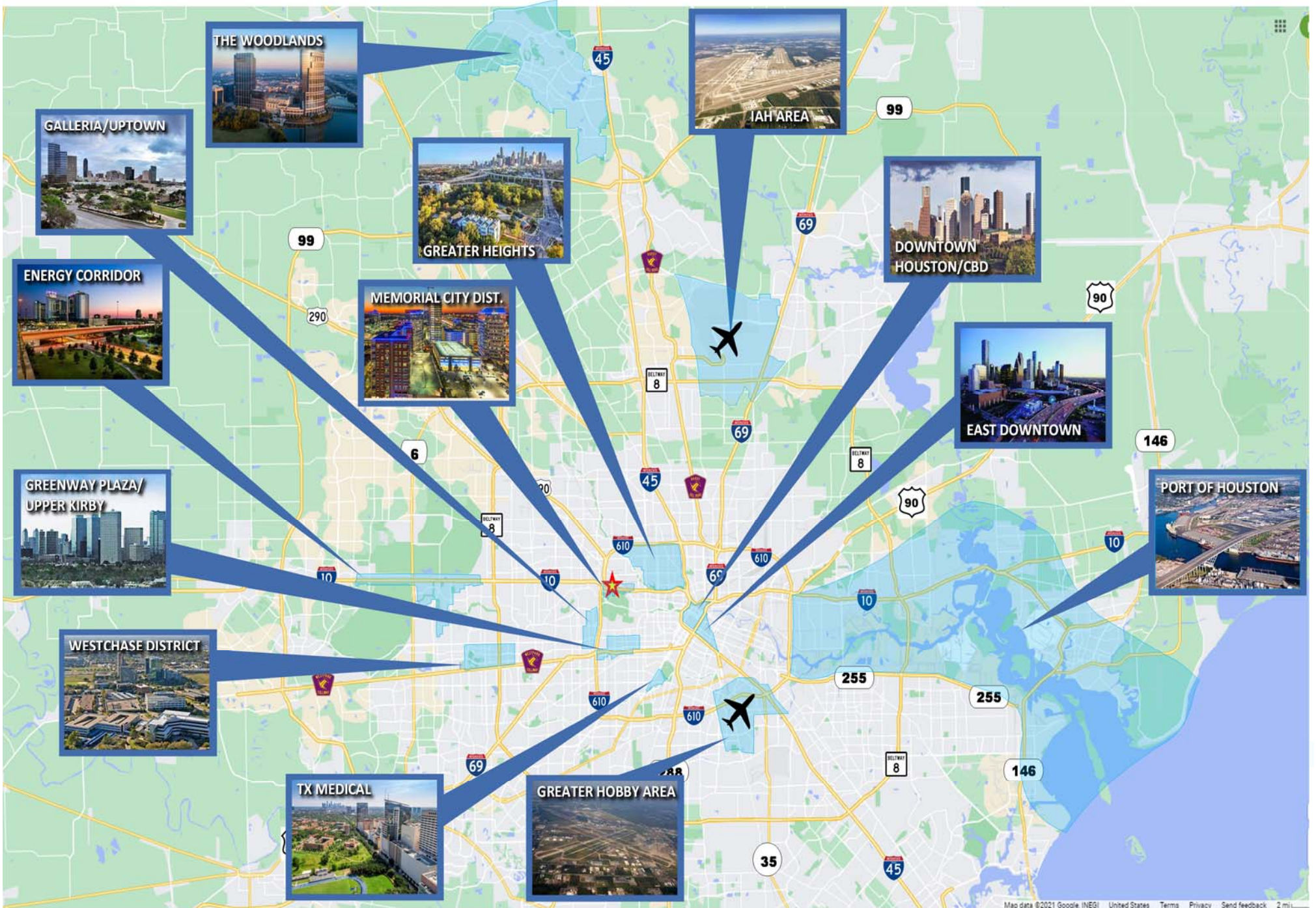
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



Employment Centers



Area Employment Centers



Nearby Employment Centers

Memorial City District – (820 FEET south of property) Supports over 47,000 employees, Spans almost 10 million square feet of existing development across its 300-acre footprint. Includes 3.1 million square feet of Class A office space, multifamily units, and the Memorial Hermann Memorial City Medical Center. The District is ever changing with new buildings, restaurants, retail centers and entertainment venues. In 2019 the District announced an expansion on an 18 acre tract north of Interstate 10. It is anchored by; Memorial Hermann Memorial City Medical Center and Memorial City Mall. Memorial City Medical Center employs more than 1,600 people including 1,000 medical staff. I has 426 hospital beds and is the second largest medical campus in the Houston metropolitan area. Memorial City Mall is the nation's 38th largest shopping mall. It houses more than 100 stores and contains 1.7 million square feet of retail space. The Mall hosts approximately 20 million visitors per year. Major Employers in the District include; Air Liquide, Group I Automotive, Murphy Exploration & Production Company, Oil tanking North America, CNOOC Limited, Microsoft and the U.S. headquarters of CEMEX.

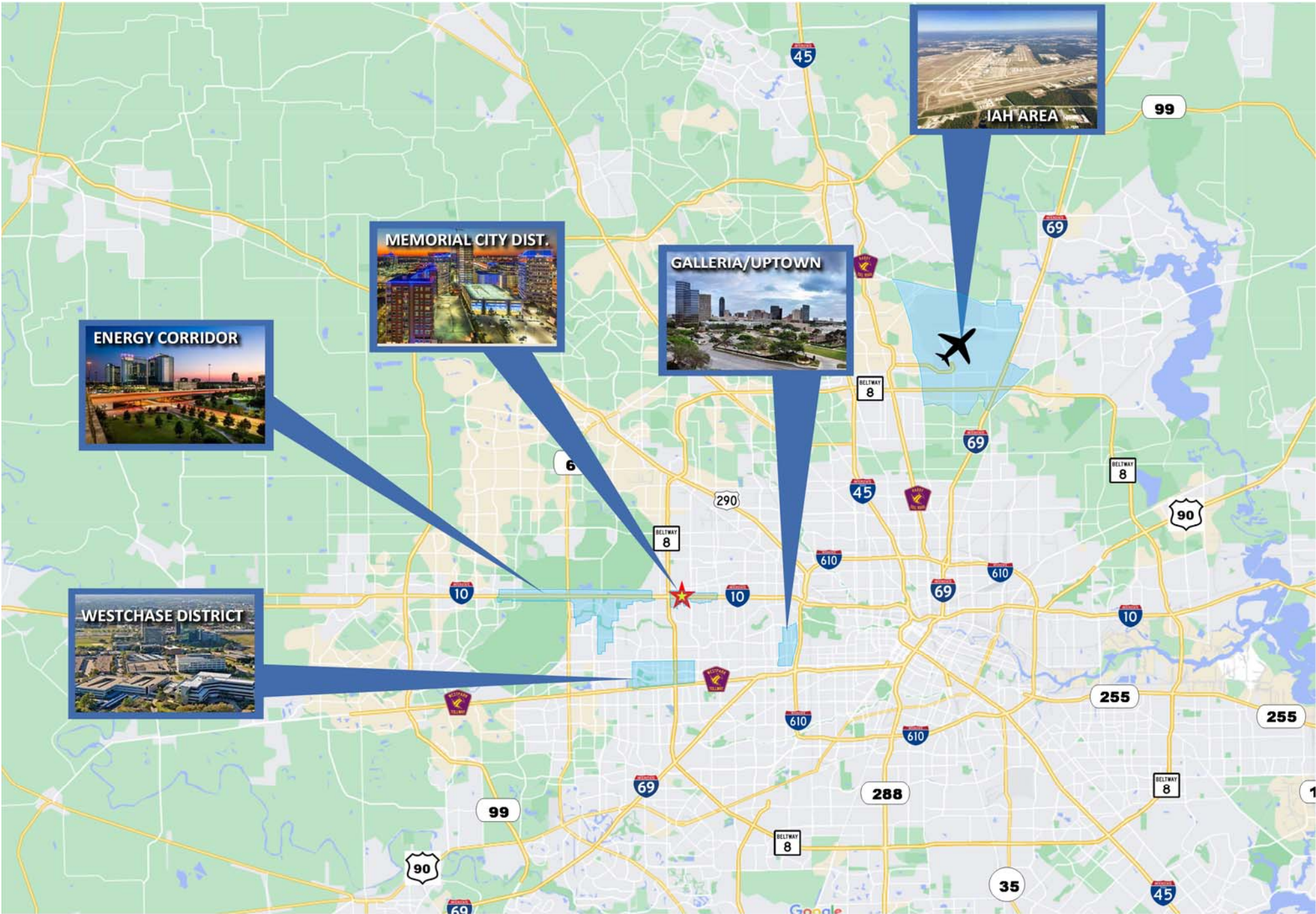
Energy Corridor - (5 miles west of property) Headquarters for many of the world's leading energy corporations, as well as international health care, engineering, chemical, and financial services. The third largest employment center in Houston with over 94,000 employees, 300 companies, 20.3 million square feet of office space, 2.9 million square feet of retail space, and 2.6 million square feet of industrial space. 70% projected employment growth to 163,000 employees by 2030. Office/mixed-use space is expected to reach 45.2 million square feet in the same timeframe. Major employers include Wood (11,960 employees), BP North America (9,537 employees), Shell Oil Company (6,500 employees), Technip USA Inc. (4,300 employees), ConocoPhillips (3,000), Mustang Engineering (985), McDermott International (930), Citgo (845 employees). A recent independent study conducted by CDS Market Research indicates continued strong economic growth and development for the Energy Corridor concluding that, by 2030, the population in the Energy Corridor will increase by 21% and the workforce will increase by 65% to more than 128,669. There are currently nine office buildings under construction totaling 3.1 million square feet in the Energy Corridor. The Park 10 Regional Business Center, part of the Energy Corridor, continues to experience growth on its 550 total acres, most notably with the Texas Medical Center West Campus.

Westchase District - (3 miles southwest of property) Hosts over 1,500 businesses, 53,000 employees and 28,000 residents, 18 million square feet of office space in 97 buildings, 1.1 million square feet of service center/warehouse space, and 2.1 million square feet of retail space. There is 1.6 million square feet of office space under development and 186,000 square feet proposed. Major employers (employees) include Jacobs Engineering (2,344), Philips 66 (2,200), Halliburton (1,700), BMC Software (1,277), CB&I (930), Aker Solutions (687), Cameron (649), and Schlumberger (621) Lockton Place, a 186,000 square foot eight-story tower for Lockton Cos., was completed in 2017 and brought 300 jobs to the area. Employment in West Houston is projected to grow by 87,670 net new positions through 2022. The Westchase District is home to brand new state-of-the-art Phillips 66 campus which includes 1.1 million SF, 2,200 employees on 4 acres.

The Galleria/Uptown District - (7 miles southeast of property) One of the largest US business districts outside of a historic core and the 14th largest business district in nation. This District hosts more than 30 million annual visitors and hosts 100-plus restaurants and 7,800 hotel rooms. The area supports over 83,000 employees with 6 million square feet of retail and 32.2 million square feet of office space. It is home to over 2,000 companies including Fortune 500 companies Apache Corporation, Cameron International Corporation, Spectra Energy, Marathon Oil, Quanta Services, other major employers include GE Energy, Williams, Hines REIT, BHP Billiton, and GDF SUEZ Energy North America. The District has 1.3 million square feet of space under construction and an additional \$1 billion in renovations are underway. Largest employers: Enbridge Inc. (1868 employees), BHP Billiton (1626 employees), Landry's Inc. (1275 employees), BBVA Compass (1000 employees), Apache Corp. (951 employees). Daily population of more than 200,000 people.



Nearby Employment Centers





New Area Development



(.4 miles northwest of the property)

Kirby Ice House Memorial - Located in MetroNational's 18-acre expansion of the Memorial City complex on the north side of I-10 at Gessner Rd, the new Kirby Ice House Memorial (opened June 2020) joins Mia's Table and Torchy's Tacos in bringing new drinking and dining options to Memorial and Spring Branch. Future plans for the development will include office buildings and possibly a hotel, as well as restaurants. "This master plan exemplifies the health of the West Houston corridor," as stated by Jason Johnson-president of MetroNational in a press release.



(.5 miles southeast of the property)

9753 Katy Freeway - In Development by MetroNational and located in Memorial City. The 9-story, Class "A" building will be an architectural presence at the eastern edge of Memorial City's skyline, and offer a new approach to lobby and common-area design, concierge services and building automation. Designed by Kirksey, the project will be built to the highest standards that MetroNational has ever developed, including tracking LEED® Silver and WELL™ Building Standards. It will house 187,400 SF and is estimated to be completed in 2023.



(.5 miles southwest of the property)

Memorial Town Square - Memorial City Mall's Sears location is gone for good. In its place is a new outdoor lifestyle and retail district within Memorial City. The project will eventually feature a mix of retail, coworking, traditional office, and multifamily spaces, and will be located at the corner of Gessner Road and Barryknoll. As outlined by Metro in May, The first phase of the project will focus on building 10 standalone retail buildings with a total of 190,000 square feet, which will surround a new half-acre green space. The plan is to bring in more than 40 tenants, combining top-flight restaurants, local boutiques, creative office spaces, and health and wellness facilities.



(3/4 of a mile southeast of the property)

Common Bond - The popular bakery and cafe will open two of its On-the-Go locations at Memorial City this fall. One as part of the Lawn at Memorial City greenspace and the other in the Two Memorial City Plaza office tower. Common Bond On-The-Go slimmed down the bakery and cafe's offerings to a core menu of items like sandwiches and slads. This will be their 7th and 8th locations of the two-go oriented concept.



(1 miles southwest of the property)

McKinley Memorial City - is a 25-story apartment tower that anchors a 4-acre mixed-use development on the southwest corner of Bunker Hill Road and I-10 developed by MetroNational. The 332,231-SF luxury apartment building contains 278 luxury one-, two - and three bedroom plans. The top two floors is dedicated to deluxe penthouse suites. The ground floor houses 4500 SF of retail and restaurant space. Completed end of 2021.



(1 miles southwest of the property)

Class "A" Office Building - MetroNational recently completed a 9 story office tower which is part of the Metro's latest mixed-use development, which is anchored by the Mckinley Memorial City apartment tower. The office houses 190,000 SF and has retail and restaurant space on the 1st floor. There is a two-level lobby with public Wi-Fi, seating and conference rooms as well as a 2nd floor level skybridge to a gated, elevated parking garage. Completed end of 2021.

Area Development



(1 miles southeast of the property)

Village Towers I & II - The former owner of Toys 'R' Us will redevelop the property into Village Towers I & II a high-end mixed use development. It will consist of two 6 story office buildings with ground-floor retail space. Each tower will house 150K SF along with a 420K SF open parking garage. The ground floors of both buildings will have retail space. Moody National's headquarters will occupy the top floor of the first tower, set for completion this year. Completed Spring of 2021.



(1 miles southeast of the property)

Oiltanking North America LLC - has leased 23,652 SF in the Murphy building at 9805 Katy Frwy another MetroNational development. The firm moved in this year leaving the Three Allen Center in downtown. Oiltanking North America is one of the largest independent operators of tank terminals, it offers facilities for the distribution of chemicals, biofuels and gases.



(1.5 miles southwest of the property)

CityCentre Six - Midway Companies CityCentre mixed-use development in west Houston. The building is located across the street from CityCentre Five building on the north end of the development, closer to the Katy Freeway. Colvill Office Properties is leasing CityCentre Six, which will have about 275,000 SF of office space and 8,500 SF of street-level retail space.



(1.5 miles southwest of the property)

Marathon Oil Corp Office Tower - In 2020, this spot one of the busiest construction zones in Texas. Immediately adjacent to the CityCentre Six site, Marathon Oil Corp. has a build-to-suit office tower. Hines is expected to develop a 500,000 SF building for Marathon there. Marathon moved into the new building in 2021. The new tower has frontage along the Katy Freeway. The oil company vacated the Marathon building at 5555 San Felipe in the Uptown area.



(1.8 miles southeast of the property)

Edward's Marq*E - The complex will have an all-new look in 2022. Local real estate developer Levcor announced a comprehensive redevelopment plan for the property at the intersection of the Katy Freeway and Silber Road. Starting in May 2021 and running throughout 2022, the plan calls for construction of a new, two-story, 49,000-SF building that will house new restaurants and retailers. The complex's existing storefronts will be heightened to allow for more natural light in the shops and restaurants.



(4.5 miles west of the property)

Founders District - Work America Capital is working on a \$150 million expansion of the Founders District at 1336 Brittmoore Rd. The expansion will include the addition of; 308,000 sf of office space; 130,000 sf of retail, restaurant, and event space; 300 multifamily units; and 12 acres of green space.

At full buildout, the 32-acre campus will include more than 700,000 sf of office and 300,000 sf of retail and restaurant space. Most residential units will range from 450 to 600 sf., but about 20 percent are designed for professional couples and range from 800 to 1,200 sf. The first 12-acre phase will start in first quarter 2020, with full completion set for 2023.

Area Development



(4.1 miles southwest of the property)

New Amazon Tech Hub - In 2019 Amazon moved into its new 25K SF Tech Hub including approx. 150 Amazon Web Service employees in the CityCentre 5 Tower. Since 2010, Amazon has invested more than \$10B in Texas, ranging from building customer fulfillment facilities, cloud infrastructure and a 253-megawatt wind farm. These investments added \$9B to the state's economy and generated 32,000 indirect jobs on top of the company's direct hires. Houston is fertile ground for tech talent, according to Amazon. Amazon also noted the number of top-rate universities, quality of life and low cost of living as factors in the company's expansion.



(1.2 miles southeast of the property)

Crown Castle - one of the Nations largest providers of share communications is constructing a new corporate headquarters on a 4.2 acre site on the north side of the Katy Freeway near Chimney Rock Road. The company will consolidate its employees from two existing locations in Houston into the new 13-story, 420,000-square-foot office building. The \$85 million construction and relocation project is expected to create 150 net new positions over the next 60 months and retain 330 jobs. The company received a building permit in October 2019 from the city of Houston for construction of the building.



SITE



Appendix



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.

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

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.

Houston Income Properties, Inc.	<u>393404</u>	<u>N/A</u>	<u>713.783.6262</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Hurd (is a Principal in this transaction)	<u>393404</u>	<u>jhurd@houstonincomeproperties.com</u>	<u>713.783.6262</u>
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 I-0**

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.

Houston Income Properties, Inc. has not determined whether the property complies with deed restrictions or city or other municipality licensing or ordinances. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, EXPENSE AND PERFORM OR HAVE PERFORMED ANY INSPECTIONS TO VERIFY POSSIBLE CONTAMINATION BY ASBESTOS, LEAD PAINT, MOLD OR ANY OTHER HAZARDOUS SUBSTANCES.

While the Owners and Houston Income Properties, Inc. have no reason to believe that the information provided herein or in subsequent information updates delivered to potential purchasers contains any material inaccuracies, neither the Owners nor Houston Income Properties, Inc. nor any of the Owners' or Houston Income Properties, Inc.'s respective subsidiaries, affiliates, companies, or the officers, directors, employees, brokers, agents and representatives of any such entities, etc., make any representations or warranties, expressed or implied, as to the validity, accuracy or completeness of the information provided or to be provided, and nothing herein shall be deemed to constitute a representation, warranty or promise by any such parties as to the future performance of the Property or any other matters set forth herein. We do not guarantee or warrant the accuracy, reliability, completeness, or usefulness of the information in this offering memorandum or on marketing websites, whether ours or other industry sites to which we link, it is the prospective purchasers responsibility to confirm accuracy and completeness. Any use of or reliance upon information from this memorandum or from company websites or a linked site is at the user's risk.

The information contained in this offering memorandum does not constitute legal, accounting, or other professional advice. Prospective purchasers are not to construe the contents of this Offering or any prior or subsequent information communications from the Owners or any of their respective officers, employees or agents as legal, tax or other advice. Prior to purchasing, prospective purchasers should consult with their own legal counsel, personal accountants and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Property unless otherwise agreed to by the Owners in writing.



Houston Income Properties, Inc.

6363 Woodway
Suite 370
Houston, TX 77057
www.hipapt.com
T 713.783.6262

CONTACTS:

JIM HURD
Corporate Broker / President
T 713.783.6262
jhurd@houstonincomeproperties.com

BISHALE PATEL
Broker / Vice President of Sales
T 713.783.6262 Ext. 970
bpatel@houstonincomeproperties.com

CONTACTS:

PETER HUANG
Sr. Sales Associate
T 713.783.6262 Ext. 950
phuang@houstonincomeproperties.com

MITUL PATEL
Sales Associate
T 713.783.6262 Ext. 980
mpatel@houstonincomeproperties.com

JAMES BARRY
Sales Associate
T 713.783.6262 Ext. 920
jbarry@houstonincomeproperties.com

