



OFFERING SUMMARY

Building SqFt	18,564 SqFt
Year Built	1983
Lot Size (acres)	4.11
Parcel ID	1150880000006
Zoning Type	Commercial
County	Harris
Frontage	0.00 Ft
Coordinates	29.674407,-95.552125

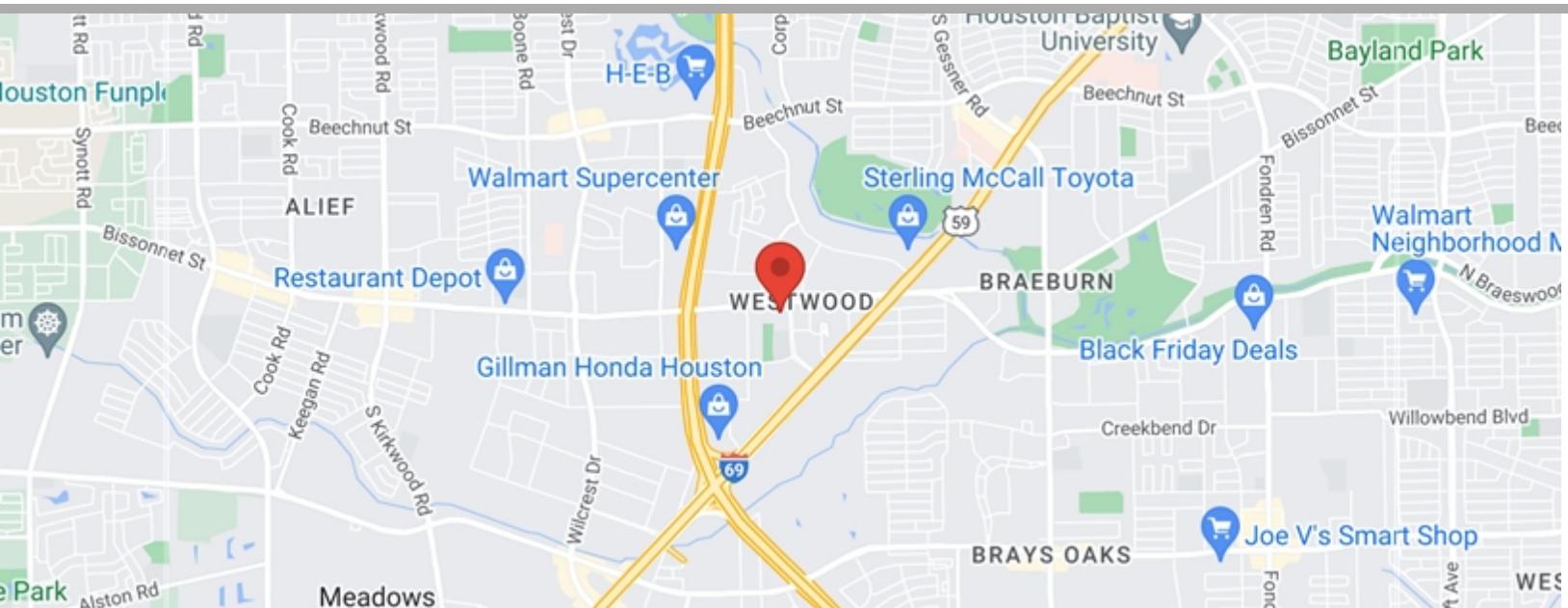
PROPERTY OVERVIEW

This multi-tenant retail strip center is located just east of the intersection of 59 and Bissonnet, totaling +/- 18,564 SF of GLA, and is situated on +/- 4.11 Acres. The property was built in 1983 and sits in a dense infill trade area.

PROPERTY HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Ample parking available for shoppers and employees.
- Signage opportunities visible along a high-traffic street.
- Covered Sidewalk Along Entire Store Frontage.
- Lighted Parking Lot with Ample Parking.
- Below Market Rents.
- Easy Ingress & Egress.
- One of the fastest growing cities in TX.

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#9817K	--	Negotiable	NNN	790 SF	Negotiable
#9817M	--	Negotiable	NNN	1,080 SF	Negotiable



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	25,131	203,922	469,668
2010 Population	24,847	201,138	496,871
2022 Population	26,716	211,128	524,204
2027 Population	27,063	215,232	536,597
2022-2027 Growth Rate	0.26 %	0.39 %	0.47 %
2022 Daytime Population	31,675	206,691	534,965

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,677	9,838	23,103
\$15000-24999	1,946	10,344	24,392
\$25000-34999	1,556	9,791	22,905
\$35000-49999	1,742	12,401	29,928
\$50000-74999	1,807	13,979	35,604
\$75000-99999	616	7,033	19,662
\$100000-149999	582	6,940	20,730
\$150000-199999	93	2,674	9,185
\$200000 or greater	22	1,660	8,526
Median HH Income	\$ 33,665	\$ 42,638	\$ 47,815
Average HH Income	\$ 44,991	\$ 61,732	\$ 72,816

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	9,686	71,981	173,782
2010 Total Households	8,665	68,153	178,118
2022 Total Households	10,040	74,659	194,036
2027 Total Households	10,176	76,334	198,937
2022 Average Household Size	2.66	2.82	2.69
2022 Owner Occupied Housing	1,108	23,926	65,856
2027 Owner Occupied Housing	1,157	24,891	68,909
2022 Renter Occupied Housing	8,932	50,733	128,180
2027 Renter Occupied Housing	9,019	51,443	130,029
2022 Vacant Housing	969	6,883	18,996
2022 Total Housing	11,009	81,542	213,032