FOR LEASE

WESTHEIMER & SHEPHERD

2036 Westheimer Rd, Houston, TX 77019

HENRY S. MILLER

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PROPERTY HIGHLIGHTS

WESTHEIMER & SHEPHERD

2036 Westheimer, Houston, TX 77019

- .77 Acre Pad
- High Traffic Intersection
- Pylon signage on Westheimer
- Ample parking

DETAILS

- 6,850 SF Available for Lease, Will Subdivide

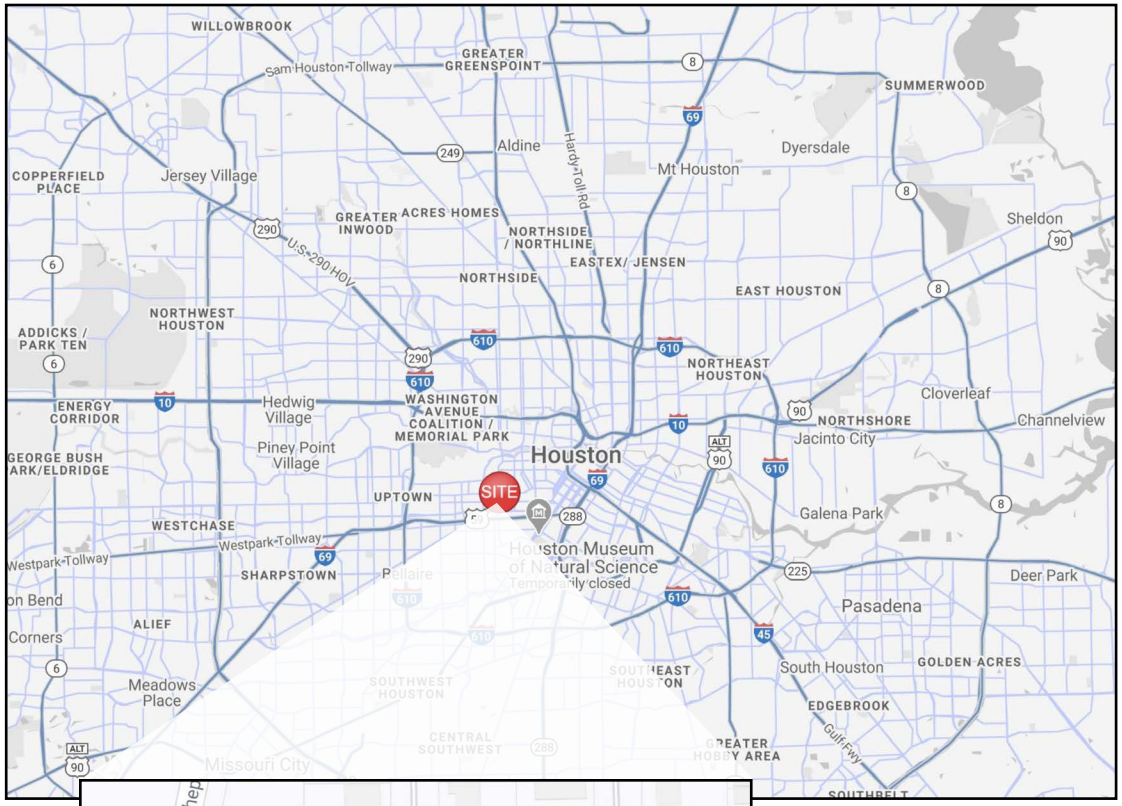
TRAFFIC COUNTS

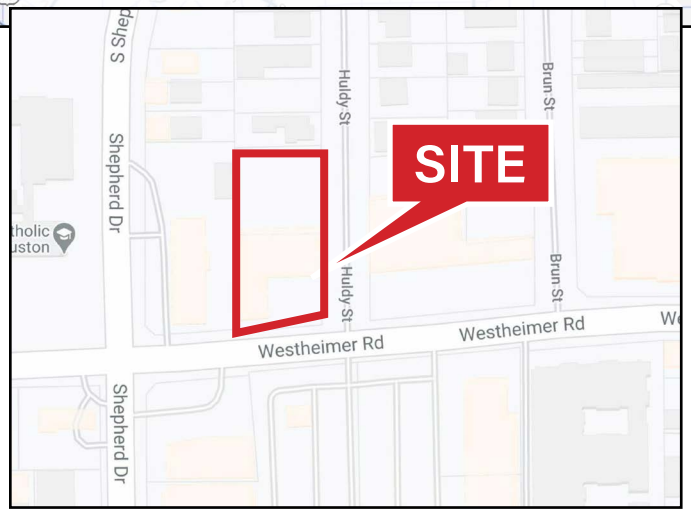
Westheimer Rd	14,839 CPD
Shepherd Dr	19,733 CPD

AREA RETAILERS

H-E-B, Target (Coming Soon), Whole Foods Market, Buffalo Exchange (New & Recycled Fashion), Torchys, Common Bond (Bakery · Brasserie · Bistro), Teahouse (Tapioca & Tea), Trader Joe's

Demographics	*1 mile*	*3 miles*	*5 miles*
Population	26,296	187,530	486,186
Average Household Income	$162,828	$152,504	$130,929





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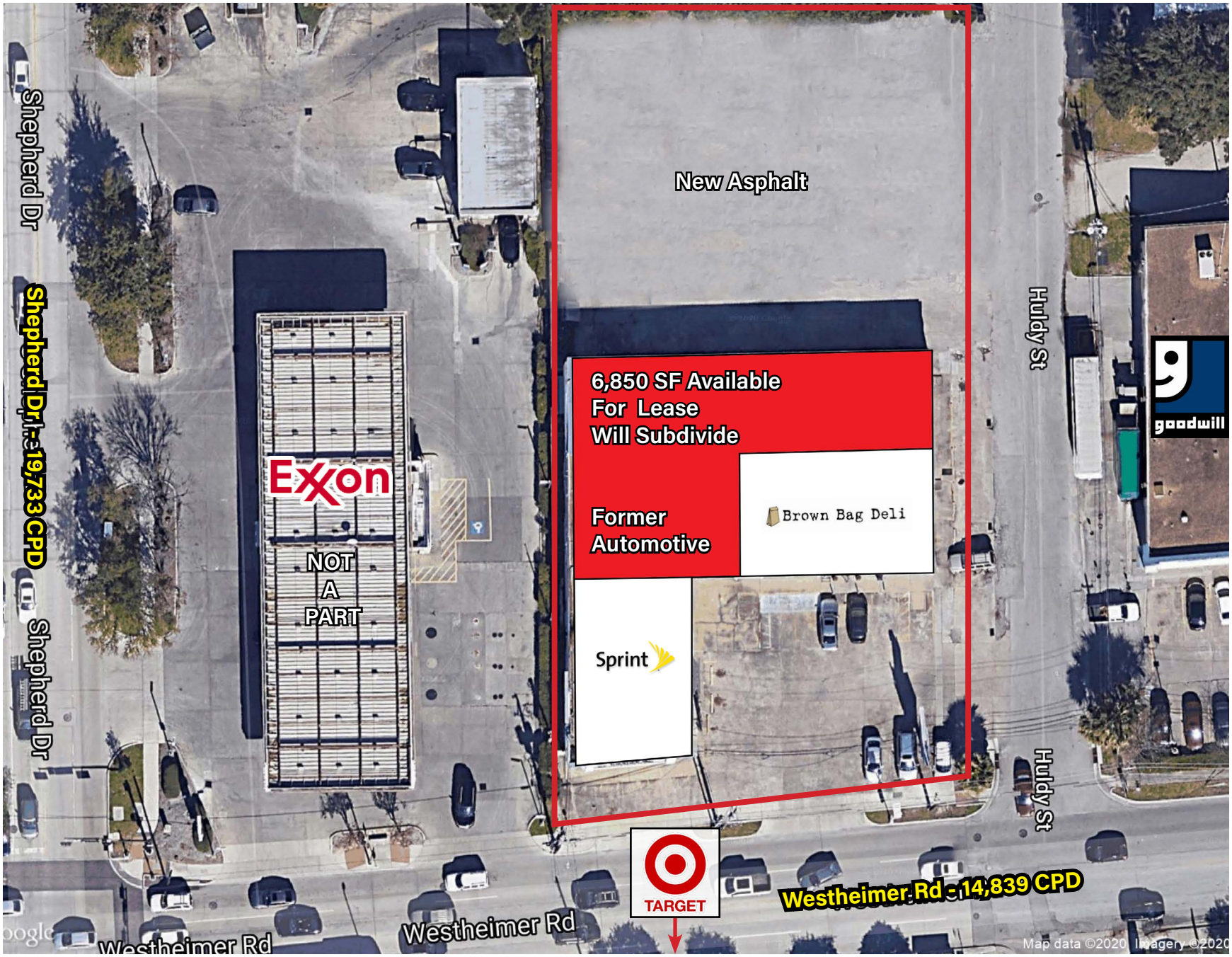
SITE PLAN

WESTHEIMER & SHEPHERD

2036 Westheimer, Houston, TX 77019



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AERIAL - ZOOMED OUT

WESTHEIMER & SHEPHERD

2036 Westheimer, Houston, TX 77019

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RESTAURANTS & RESIDENTIAL

WESTHEIMER & SHEPHERD

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.743/-95.41

RFULL9

2036 Westheimer Rd Houston, TX 77098	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Population						
Estimated Population (2019)	26,296		187,530		486,186	
Projected Population (2024)	27,367		194,566		506,743	
Census Population (2010)	23,845		154,337		418,522	
Census Population (2000)	22,678		132,174		380,616	
Projected Annual Growth (2019-2024)	1,071	*0.8%*	7,036	*0.8%*	20,558	*0.8%*
Historical Annual Growth (2010-2019)	2,451	*1.0%*	33,193	*2.0%*	67,664	*1.5%*
Historical Annual Growth (2000-2010)	1,167	*0.5%*	22,163	*1.7%*	37,906	*1.0%*
Estimated Population Density (2019)	8,375	*psm*	6,638	*psm*	6,193	*psm*
Trade Area Size	3.1	*sq mi*	28.3	*sq mi*	78.5	*sq mi*
Households						
Estimated Households (2019)	15,673		103,702		235,317	
Projected Households (2024)	16,747		110,574		252,254	
Census Households (2010)	13,401		80,256		191,209	
Census Households (2000)	12,816		65,350		166,554	
Projected Annual Growth (2019-2024)	1,073	*1.4%*	6,873	*1.3%*	16,937	*1.4%*
Historical Annual Change (2000-2019)	2,857	*1.2%*	38,352	*3.1%*	68,763	*2.2%*
Average Household Income						
Estimated Average Household Income (2019)	$162,828		$152,504		$130,929	
Projected Average Household Income (2024)	$183,603		$171,492		$145,870	
Census Average Household Income (2010)	$125,683		$122,129		$99,658	
Census Average Household Income (2000)	$90,965		$92,103		$74,114	
Projected Annual Change (2019-2024)	$20,775	*2.6%*	$18,988	*2.5%*	$14,941	*2.3%*
Historical Annual Change (2000-2019)	$71,863	*4.2%*	$60,401	*3.5%*	$56,815	*4.0%*
Median Household Income						
Estimated Median Household Income (2019)	$95,216		$96,338		$84,558	
Projected Median Household Income (2024)	$110,614		$110,556		$97,151	
Census Median Household Income (2010)	$73,575		$81,781		$68,497	
Census Median Household Income (2000)	$58,945		$62,798		$52,884	
Projected Annual Change (2019-2024)	$15,398	*3.2%*	$14,218	*3.0%*	$12,593	*3.0%*
Historical Annual Change (2000-2019)	$36,272	*3.2%*	$33,540	*2.8%*	$31,674	*3.2%*
Per Capita Income						
Estimated Per Capita Income (2019)	$97,113		$84,607		$64,029	
Projected Per Capita Income (2024)	$112,413		$97,726		$73,245	
Census Per Capita Income (2010)	$70,633		$63,508		$45,531	
Census Per Capita Income (2000)	$51,137		$45,355		$32,258	
Projected Annual Change (2019-2024)	$15,299	*3.2%*	$13,118	*3.1%*	$9,216	*2.9%*
Historical Annual Change (2000-2019)	$45,976	*4.7%*	$39,252	*4.6%*	$31,771	*5.2%*
Estimated Average Household Net Worth (2019)	$1.16 M		$1.11 M		$938,539	

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

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RFULL9

2036 Westheimer Rd Houston, TX 77098	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Race and Ethnicity						
Total Population (2019)	26,296		187,530		486,186	
White (2019)	17,819	*67.8%*	118,761	*63.3%*	274,100	*56.4%*
Black or African American (2019)	2,912	*11.1%*	30,420	*16.2%*	99,885	*20.5%*
American Indian or Alaska Native (2019)	138	*0.5%*	920	*0.5%*	2,590	*0.5%*
Asian (2019)	2,109	*8.0%*	16,225	*8.7%*	43,511	*8.9%*
Hawaiian or Pacific Islander (2019)	22	-	151	-	299	-
Other Race (2019)	2,292	*8.7%*	13,405	*7.1%*	47,700	*9.8%*
Two or More Races (2019)	1,003	*3.8%*	7,649	*4.1%*	18,101	*3.7%*
Population < 18 (2019)	4,561	*17.3%*	37,976	*20.3%*	98,967	*20.4%*
White Not Hispanic	1,425	*31.2%*	10,794	*28.4%*	23,066	*23.3%*
Black or African American	601	*13.2%*	6,530	*17.2%*	19,602	*19.8%*
Asian	290	*6.4%*	2,520	*6.6%*	6,826	*6.9%*
Other Race Not Hispanic	164	*3.6%*	1,362	*3.6%*	3,109	*3.1%*
Hispanic	2,081	*45.6%*	16,770	*44.2%*	46,364	*46.8%*
Not Hispanic or Latino Population (2019)	17,747	*67.5%*	125,653	*67.0%*	311,902	*64.2%*
Not Hispanic White	13,113	*73.9%*	82,239	*65.4%*	171,784	*55.1%*
Not Hispanic Black or African American	2,215	*12.5%*	24,867	*19.8%*	89,995	*28.9%*
Not Hispanic American Indian or Alaska Native	53	*0.3%*	430	*0.3%*	983	*0.3%*
Not Hispanic Asian	1,797	*10.1%*	13,779	*11.0%*	38,793	*12.4%*
Not Hispanic Hawaiian or Pacific Islander	19	*0.1%*	103	-	209	-
Not Hispanic Other Race	8	-	80	-	1,322	*0.4%*
Not Hispanic Two or More Races	542	*3.1%*	4,156	*3.3%*	8,816	*2.8%*
Hispanic or Latino Population (2019)	8,549	*32.5%*	61,877	*33.0%*	174,284	*35.8%*
Hispanic White	4,706	*55.0%*	36,522	*59.0%*	102,315	*58.7%*
Hispanic Black or African American	697	*8.2%*	5,553	*9.0%*	9,890	*5.7%*
Hispanic American Indian or Alaska Native	86	*1.0%*	490	*0.8%*	1,608	*0.9%*
Hispanic Asian	311	*3.6%*	2,445	*4.0%*	4,718	*2.7%*
Hispanic Hawaiian or Pacific Islander	4	-	48	-	90	-
Hispanic Other Race	2,284	*26.7%*	13,324	*21.5%*	46,378	*26.6%*
Hispanic Two or More Races	461	*5.4%*	3,494	*5.6%*	9,285	*5.3%*
Not Hispanic or Latino Population (2010)	19,740	*82.8%*	129,075	*83.6%*	309,310	*73.9%*
Hispanic or Latino Population (2010)	4,105	*17.2%*	25,262	*16.4%*	109,213	*26.1%*
Not Hispanic or Latino Population (2000)	18,311	*80.7%*	106,227	*80.4%*	268,137	*70.4%*
Hispanic or Latino Population (2000)	4,367	*19.3%*	25,947	*19.6%*	112,479	*29.6%*
Not Hispanic or Latino Population (2024)	18,551	*67.8%*	131,446	*67.6%*	328,123	*64.8%*
Hispanic or Latino Population (2024)	8,817	*32.2%*	63,120	*32.4%*	178,620	*35.2%*
Projected Annual Growth (2019-2024)	268	-	1,243	-	4,336	-
Historical Annual Growth (2000-2010)	-263	*-0.6%*	-685	*-0.3%*	-3,266	*-0.3%*

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COMPLETE PROFILE

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RFULL9

2036 Westheimer Rd Houston, TX 77098	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Total Age Distribution (2019)						
Total Population	26,296		187,530		486,186	
Age Under 5 Years	1,455	*5.5%*	11,831	*6.3%*	30,815	*6.3%*
Age 5 to 9 Years	1,282	*4.9%*	10,791	*5.8%*	27,784	*5.7%*
Age 10 to 14 Years	1,162	*4.4%*	9,820	*5.2%*	25,600	*5.3%*
Age 15 to 19 Years	1,205	*4.6%*	9,819	*5.2%*	28,386	*5.8%*
Age 20 to 24 Years	1,878	*7.1%*	13,717	*7.3%*	38,906	*8.0%*
Age 25 to 29 Years	3,127	*11.9%*	20,707	*11.0%*	51,343	*10.6%*
Age 30 to 34 Years	2,792	*10.6%*	18,687	*10.0%*	45,844	*9.4%*
Age 35 to 39 Years	2,239	*8.5%*	15,602	*8.3%*	38,381	*7.9%*
Age 40 to 44 Years	1,757	*6.7%*	12,718	*6.8%*	32,133	*6.6%*
Age 45 to 49 Years	1,616	*6.1%*	11,565	*6.2%*	29,969	*6.2%*
Age 50 to 54 Years	1,505	*5.7%*	10,538	*5.6%*	27,645	*5.7%*
Age 55 to 59 Years	1,695	*6.4%*	11,049	*5.9%*	27,907	*5.7%*
Age 60 to 64 Years	1,613	*6.1%*	10,091	*5.4%*	25,195	*5.2%*
Age 65 to 69 Years	1,164	*4.4%*	7,583	*4.0%*	19,313	*4.0%*
Age 70 to 74 Years	789	*3.0%*	5,153	*2.7%*	13,934	*2.9%*
Age 75 to 79 Years	455	*1.7%*	3,224	*1.7%*	9,252	*1.9%*
Age 80 to 84 Years	268	*1.0%*	2,169	*1.2%*	6,360	*1.3%*
Age 85 Years or Over	295	*1.1%*	2,468	*1.3%*	7,420	*1.5%*
Median Age	35.4		34.3		34.4	
Age 19 Years or Less	5,104	*19.4%*	42,260	*22.5%*	112,585	*23.2%*
Age 20 to 64 Years	18,221	*69.3%*	124,673	*66.5%*	317,323	*65.3%*
Age 65 Years or Over	2,971	*11.3%*	20,597	*11.0%*	56,278	*11.6%*
Female Age Distribution (2019)						
Female Population	12,746	*48.5%*	91,642	*48.9%*	236,621	*48.7%*
Age Under 5 Years	728	*5.7%*	5,845	*6.4%*	15,262	*6.4%*
Age 5 to 9 Years	626	*4.9%*	5,251	*5.7%*	13,534	*5.7%*
Age 10 to 14 Years	586	*4.6%*	4,734	*5.2%*	12,502	*5.3%*
Age 15 to 19 Years	574	*4.5%*	4,805	*5.2%*	13,361	*5.6%*
Age 20 to 24 Years	943	*7.4%*	6,921	*7.6%*	18,791	*7.9%*
Age 25 to 29 Years	1,593	*12.5%*	10,373	*11.3%*	24,640	*10.4%*
Age 30 to 34 Years	1,364	*10.7%*	8,887	*9.7%*	21,431	*9.1%*
Age 35 to 39 Years	1,022	*8.0%*	7,224	*7.9%*	17,671	*7.5%*
Age 40 to 44 Years	805	*6.3%*	5,830	*6.4%*	14,662	*6.2%*
Age 45 to 49 Years	702	*5.5%*	5,268	*5.7%*	13,746	*5.8%*
Age 50 to 54 Years	767	*6.0%*	5,087	*5.6%*	13,370	*5.7%*
Age 55 to 59 Years	832	*6.5%*	5,432	*5.9%*	13,782	*5.8%*
Age 60 to 64 Years	757	*5.9%*	4,908	*5.4%*	12,565	*5.3%*
Age 65 to 69 Years	538	*4.2%*	3,720	*4.1%*	9,844	*4.2%*
Age 70 to 74 Years	370	*2.9%*	2,647	*2.9%*	7,409	*3.1%*
Age 75 to 79 Years	218	*1.7%*	1,789	*2.0%*	5,206	*2.2%*
Age 80 to 84 Years	151	*1.2%*	1,315	*1.4%*	3,912	*1.7%*
Age 85 Years or Over	169	*1.3%*	1,605	*1.8%*	4,934	*2.1%*
Female Median Age	34.9		34.3		34.9	
Age 19 Years or Less	2,514	*19.7%*	20,635	*22.5%*	54,659	*23.1%*
Age 20 to 64 Years	8,786	*68.9%*	59,931	*65.4%*	150,657	*63.7%*
Age 65 Years or Over	1,446	*11.3%*	11,076	*12.1%*	31,304	*13.2%*

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RFULL9

2036 Westheimer Rd Houston, TX 77098	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Male Age Distribution (2019)						
Male Population	13,550	*51.5%*	95,888	*51.1%*	249,565	*51.3%*
Age Under 5 Years	727	*5.4%*	5,985	*6.2%*	15,553	*6.2%*
Age 5 to 9 Years	656	*4.8%*	5,540	*5.8%*	14,250	*5.7%*
Age 10 to 14 Years	577	*4.3%*	5,086	*5.3%*	13,098	*5.2%*
Age 15 to 19 Years	631	*4.7%*	5,014	*5.2%*	15,025	*6.0%*
Age 20 to 24 Years	935	*6.9%*	6,796	*7.1%*	20,116	*8.1%*
Age 25 to 29 Years	1,534	*11.3%*	10,334	*10.8%*	26,703	*10.7%*
Age 30 to 34 Years	1,427	*10.5%*	9,799	*10.2%*	24,413	*9.8%*
Age 35 to 39 Years	1,217	*9.0%*	8,378	*8.7%*	20,710	*8.3%*
Age 40 to 44 Years	952	*7.0%*	6,888	*7.2%*	17,471	*7.0%*
Age 45 to 49 Years	914	*6.7%*	6,297	*6.6%*	16,223	*6.5%*
Age 50 to 54 Years	739	*5.5%*	5,451	*5.7%*	14,274	*5.7%*
Age 55 to 59 Years	862	*6.4%*	5,617	*5.9%*	14,125	*5.7%*
Age 60 to 64 Years	856	*6.3%*	5,183	*5.4%*	12,629	*5.1%*
Age 65 to 69 Years	625	*4.6%*	3,863	*4.0%*	9,469	*3.8%*
Age 70 to 74 Years	420	*3.1%*	2,506	*2.6%*	6,526	*2.6%*
Age 75 to 79 Years	236	*1.7%*	1,434	*1.5%*	4,046	*1.6%*
Age 80 to 84 Years	117	*0.9%*	854	*0.9%*	2,448	*1.0%*
Age 85 Years or Over	127	*0.9%*	864	*0.9%*	2,486	*1.0%*
Male Median Age	35.9		34.3		33.9	
Age 19 Years or Less	2,590	*19.1%*	21,625	*22.6%*	57,926	*23.2%*
Age 20 to 64 Years	9,435	*69.6%*	64,743	*67.5%*	166,665	*66.8%*
Age 65 Years or Over	1,525	*11.3%*	9,521	*9.9%*	24,974	*10.0%*
Males per 100 Females (2019)						
Overall Comparison						
Age Under 5 Years	100	*50.0%*	102	*50.6%*	102	*50.5%*
Age 5 to 9 Years	105	*51.1%*	106	*51.3%*	105	*51.3%*
Age 10 to 14 Years	98	*49.6%*	107	*51.8%*	105	*51.8%*
Age 15 to 19 Years	110	*52.3%*	104	*51.1%*	112	*52.9%*
Age 20 to 24 Years	99	*49.8%*	98	*49.5%*	107	*51.7%*
Age 25 to 29 Years	96	*49.0%*	100	*49.9%*	108	*52.0%*
Age 30 to 34 Years	105	*51.1%*	110	*52.4%*	114	*53.3%*
Age 35 to 39 Years	119	*54.4%*	116	*53.7%*	117	*54.0%*
Age 40 to 44 Years	118	*54.2%*	118	*54.2%*	119	*54.4%*
Age 45 to 49 Years	130	*56.5%*	120	*54.4%*	118	*54.1%*
Age 50 to 54 Years	96	*49.1%*	107	*51.7%*	107	*51.6%*
Age 55 to 59 Years	104	*50.9%*	103	*50.8%*	102	*50.6%*
Age 60 to 64 Years	113	*53.0%*	106	*51.4%*	101	*50.1%*
Age 65 to 69 Years	116	*53.7%*	104	*50.9%*	96	*49.0%*
Age 70 to 74 Years	113	*53.2%*	95	*48.6%*	88	*46.8%*
Age 75 to 79 Years	108	*52.0%*	80	*44.5%*	78	*43.7%*
Age 80 to 84 Years	77	*43.6%*	65	*39.4%*	63	*38.5%*
Age 85 Years or Over	75	*42.9%*	54	*35.0%*	50	*33.5%*
Age 19 Years or Less	103	*50.7%*	105	*51.2%*	106	*51.5%*
Age 20 to 39 Years	104	*50.9%*	106	*51.4%*	111	*52.7%*
Age 40 to 64 Years	112	*52.8%*	111	*52.6%*	110	*52.3%*
Age 65 Years or Over	105	*51.3%*	86	*46.2%*	80	*44.4%*

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RFULL9

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Household Type (2019)						
Total Households	15,673		103,702		235,317	
Households with Children	1,895	*12.1%*	14,304	*13.8%*	43,615	*18.5%*
Average Household Size	1.7		1.7		1.9	
Household Density per Square Mile	4,991		3,671		2,997	
Population Family	13,699	*52.1%*	105,636	*56.3%*	298,066	*61.3%*
Population Non-Family	12,280	*46.7%*	75,238	*40.1%*	157,587	*32.4%*
Population Group Quarters	318	*1.2%*	6,656	*3.5%*	30,533	*6.3%*
Family Households	5,181	*33.1%*	38,291	*36.9%*	100,699	*42.8%*
Married Couple Households	3,917	*75.6%*	28,190	*73.6%*	69,499	*69.0%*
Other Family Households with Children	1,264	*24.4%*	10,100	*26.4%*	31,200	*31.0%*
Family Households with Children	1,884	*36.4%*	14,235	*37.2%*	43,340	*43.0%*
Married Couple with Children	1,214	*64.4%*	9,489	*66.7%*	27,242	*62.9%*
Other Family Households with Children	670	*35.6%*	4,746	*33.3%*	16,098	*37.1%*
Family Households No Children	3,297	*63.6%*	24,055	*62.8%*	57,359	*57.0%*
Married Couple No Children	2,703	*82.0%*	18,702	*77.7%*	42,256	*73.7%*
Other Family Households No Children	595	*18.0%*	5,354	*22.3%*	15,103	*26.3%*
Non-Family Households	10,492	*66.9%*	65,411	*63.1%*	134,618	*57.2%*
Non-Family Households with Children	11	*0.1%*	68	*0.1%*	275	*0.2%*
Non-Family Households No Children	10,481	*99.9%*	65,343	*99.9%*	134,344	*99.8%*
Average Family Household Size	2.6		2.8		3.0	
Average Family Income	$294,590		$257,354		$201,006	
Median Family Income	$162,771		$147,973		$121,606	
Average Non-Family Household Size	1.2		1.2		1.2	
Marital Status (2019)						
Population Age 15 Years or Over	22,396		155,089		401,987	
Never Married	9,746	*43.5%*	67,815	*43.7%*	173,008	*43.0%*
Currently Married	9,408	*42.0%*	61,882	*39.9%*	150,565	*37.5%*
Previously Married	3,242	*14.5%*	25,392	*16.4%*	78,413	*19.5%*
Separated	465	*14.3%*	5,524	*21.8%*	22,604	*28.8%*
Widowed	739	*22.8%*	4,627	*18.2%*	14,910	*19.0%*
Divorced	2,037	*62.8%*	15,241	*60.0%*	40,899	*52.2%*
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	19,314		131,554		334,695	
Elementary (Grade Level 0 to 8)	237	*1.2%*	3,026	*2.3%*	18,652	*5.6%*
Some High School (Grade Level 9 to 11)	253	*1.3%*	2,930	*2.2%*	15,259	*4.6%*
High School Graduate	1,059	*5.5%*	9,151	*7.0%*	42,318	*12.6%*
Some College	2,595	*13.4%*	15,648	*11.9%*	46,879	*14.0%*
Associate Degree Only	683	*3.5%*	5,575	*4.2%*	15,199	*4.5%*
Bachelor Degree Only	7,031	*36.4%*	48,703	*37.0%*	102,635	*30.7%*
Graduate Degree	7,456	*38.6%*	46,521	*35.4%*	93,754	*28.0%*
Any College (Some College or Higher)	17,765	*92.0%*	116,446	*88.5%*	258,466	*77.2%*
College Degree + (Bachelor Degree or Higher)	14,487	*75.0%*	95,224	*72.4%*	196,388	*58.7%*

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

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Lat/Lon: 29.743/-95.41

RFULL9

2036 Westheimer Rd Houston, TX 77098	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Housing						
Total Housing Units (2019)	16,438		108,525		247,330	
Total Housing Units (2010)	15,200		92,051		220,526	
Historical Annual Growth (2010-2019)	1,238	*0.9%*	16,474	*2.0%*	26,804	*1.4%*
Housing Units Occupied (2019)	15,673	*95.3%*	103,702	*95.6%*	235,317	*95.1%*
Housing Units Owner-Occupied	6,083	*38.8%*	38,710	*37.3%*	90,817	*38.6%*
Housing Units Renter-Occupied	9,590	*61.2%*	64,992	*62.7%*	144,500	*61.4%*
Housing Units Vacant (2019)	765	*4.7%*	4,824	*4.4%*	12,013	*4.9%*
Household Size (2019)						
Total Households	15,673		103,702		235,317	
1 Person Households	8,933	*57.0%*	56,887	*54.9%*	115,592	*49.1%*
2 Person Households	4,759	*30.4%*	30,360	*29.3%*	69,105	*29.4%*
3 Person Households	992	*6.3%*	7,296	*7.0%*	21,395	*9.1%*
4 Person Households	606	*3.9%*	5,348	*5.2%*	15,972	*6.8%*
5 Person Households	242	*1.5%*	2,290	*2.2%*	7,484	*3.2%*
6 Person Households	98	*0.6%*	889	*0.9%*	3,230	*1.4%*
7 or More Person Households	43	*0.3%*	631	*0.6%*	2,540	*1.1%*
Household Income Distribution (2019)						
HH Income $200,000 or More	3,195	*20.4%*	19,295	*18.6%*	36,050	*15.3%*
HH Income $150,000 to $199,999	1,530	*9.8%*	10,880	*10.5%*	20,079	*8.5%*
HH Income $125,000 to $149,999	1,067	*6.8%*	7,500	*7.2%*	14,941	*6.3%*
HH Income $100,000 to $124,999	1,150	*7.3%*	7,982	*7.7%*	17,185	*7.3%*
HH Income $75,000 to $99,999	1,904	*12.2%*	13,064	*12.6%*	28,361	*12.1%*
HH Income $50,000 to $74,999	2,482	*15.8%*	16,103	*15.5%*	36,970	*15.7%*
HH Income $35,000 to $49,999	1,412	*9.0%*	8,688	*8.4%*	23,620	*10.0%*
HH Income $25,000 to $34,999	787	*5.0%*	5,594	*5.4%*	15,629	*6.6%*
HH Income $15,000 to $24,999	756	*4.8%*	5,887	*5.7%*	17,964	*7.6%*
HH Income $10,000 to $14,999	425	*2.7%*	2,691	*2.6%*	8,331	*3.5%*
HH Income Under $10,000	965	*6.2%*	6,017	*5.8%*	16,187	*6.9%*
Household Vehicles (2019)						
Households 0 Vehicles Available	927	*5.9%*	6,072	*5.9%*	17,273	*7.3%*
Households 1 Vehicle Available	7,525	*48.0%*	47,637	*45.9%*	106,491	*45.3%*
Households 2 Vehicles Available	5,579	*35.6%*	39,096	*37.7%*	85,971	*36.5%*
Households 3 or More Vehicles Available	1,641	*10.5%*	10,896	*10.5%*	25,582	*10.9%*
Total Vehicles Available	24,067		161,938		363,881	
Average Vehicles per Household	1.5		1.6		1.5	
Owner-Occupied Household Vehicles	11,311	*47.0%*	72,791	*45.0%*	171,249	*47.1%*
Average Vehicles per Owner-Occupied Household	1.9		1.9		1.9	
Renter-Occupied Household Vehicles	12,755	*53.0%*	89,147	*55.0%*	192,632	*52.9%*
Average Vehicles per Renter-Occupied Household	1.3		1.4		1.3	
Travel Time (2019)						
Worker Base Age 16 years or Over	13,772		97,237		249,773	
Travel to Work in 14 Minutes or Less	4,937	*35.8%*	32,508	*33.4%*	66,470	*26.6%*
Travel to Work in 15 to 29 Minutes	6,954	*50.5%*	46,629	*48.0%*	111,667	*44.7%*
Travel to Work in 30 to 59 Minutes	2,957	*21.5%*	23,807	*24.5%*	64,176	*25.7%*
Travel to Work in 60 Minutes or More	187	*1.4%*	2,452	*2.5%*	9,128	*3.7%*
Work at Home	1,436	*10.4%*	7,642	*7.9%*	17,238	*6.9%*
Average Minutes Travel to Work	17.5		18.9		20.6	

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RFULL9

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Transportation To Work (2019)						
Worker Base Age 16 years or Over	13,772		97,237		249,773	
Drive to Work Alone	10,448	*75.9%*	74,608	*76.7%*	190,052	*76.1%*
Drive to Work in Carpool	613	*4.4%*	4,736	*4.9%*	15,388	*6.2%*
Travel to Work by Public Transportation	371	*2.7%*	3,603	*3.7%*	12,241	*4.9%*
Drive to Work on Motorcycle	9	-	181	*0.2%*	312	*0.1%*
Bicycle to Work	221	*1.6%*	1,217	*1.3%*	2,153	*0.9%*
Walk to Work	641	*4.7%*	4,428	*4.6%*	9,872	*4.0%*
Other Means	33	*0.2%*	821	*0.8%*	2,517	*1.0%*
Work at Home	1,436	*10.4%*	7,642	*7.9%*	17,238	*6.9%*
Daytime Demographics (2019)						
Total Businesses	3,109		27,453		49,841	
Total Employees	21,719		492,673		773,061	
Company Headquarter Businesses	12	*0.4%*	455	*1.7%*	735	*1.5%*
Company Headquarter Employees	996	*4.6%*	120,354	*24.4%*	160,075	*20.7%*
Employee Population per Business	7.0	to 1	17.9	to 1	15.5	to 1
Residential Population per Business	8.5	to 1	6.8	to 1	9.8	to 1
Adj. Daytime Demographics Age 16 Years or Over	27,051		531,279		900,323	
Labor Force						
Labor Population Age 16 Years or Over (2019)	22,169		153,165		397,044	
Labor Force Total Males (2019)	11,471	*51.7%*	78,281	*51.1%*	204,058	*51.4%*
Male Civilian Employed	9,255	*80.7%*	62,098	*79.3%*	146,661	*71.9%*
Male Civilian Unemployed	143	*1.3%*	1,198	*1.5%*	3,836	*1.9%*
Males in Armed Forces	12	*0.1%*	33	-	47	-
Males Not in Labor Force	2,060	*18.0%*	14,952	*19.1%*	53,514	*26.2%*
Labor Force Total Females (2019)	10,698	*48.3%*	74,884	*48.9%*	192,986	*48.6%*
Female Civilian Employed	7,570	*70.8%*	52,427	*70.0%*	123,075	*63.8%*
Female Civilian Unemployed	114	*1.1%*	825	*1.1%*	2,949	*1.5%*
Females in Armed Forces	-	-	-	-	-	-
Females Not in Labor Force	3,014	*28.2%*	21,632	*28.9%*	66,963	*34.7%*
Unemployment Rate	258	*1.2%*	2,023	*1.3%*	6,784	*1.7%*
Occupation (2019)						
Occupation Population Age 16 Years or Over	16,825		114,525		269,736	
Occupation Total Males	9,255	*55.0%*	62,098	*54.2%*	146,661	*54.4%*
Occupation Total Females	7,570	45.0%	52,427	45.8%	123,075	45.6%
Management, Business, Financial Operations	4,623	-	31,615	27.6%	62,673	23.2%
Professional, Related	6,337	37.7%	43,870	38.3%	92,419	34.3%
Service	1,763	*10.5%*	10,601	*9.3%*	33,920	*12.6%*
Sales, Office	3,011	*17.9%*	20,595	*18.0%*	50,977	*18.9%*
Farming, Fishing, Forestry	-	-	8	-	128	-
Construction, Extraction, Maintenance	408	*2.4%*	2,972	*2.6%*	12,868	*4.8%*
Production, Transport, Material Moving	683	*4.1%*	4,863	*4.2%*	16,752	*6.2%*
White Collar Workers	13,970	*83.0%*	96,081	*83.9%*	206,069	*76.4%*
Blue Collar Workers	2,854	*17.0%*	18,444	*16.1%*	63,667	*23.6%*

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RFULL9

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Units In Structure (2019)						
Total Units	13,401		80,256		191,209	
1 Detached Unit	5,208	*38.9%*	36,180	*45.1%*	93,083	*48.7%*
1 Attached Unit	1,440	*10.7%*	8,570	*10.7%*	15,552	*8.1%*
2 Units	623	*4.6%*	2,647	*3.3%*	5,551	*2.9%*
3 to 4 Units	905	*6.8%*	4,037	*5.0%*	8,906	*4.7%*
5 to 9 Units	1,177	*8.8%*	5,103	*6.4%*	12,902	*6.7%*
10 to 19 Units	1,406	*10.5%*	6,351	*7.9%*	19,068	*10.0%*
20 to 49 Units	906	*6.8%*	5,339	*6.7%*	15,993	*8.4%*
50 or More Units	3,826	*28.6%*	34,385	*42.8%*	61,735	*32.3%*
Mobile Home or Trailer	180	*1.3%*	1,047	*1.3%*	2,478	*1.3%*
Other Structure	2	-	43	-	50	-
Homes Built By Year (2019)						
Homes Built 2014 or later	979	*6.0%*	7,892	*7.3%*	14,702	*5.9%*
Homes Built 2010 to 2013	946	*5.8%*	8,030	*7.4%*	13,910	*5.6%*
Homes Built 2000 to 2009	2,716	*16.5%*	24,871	*22.9%*	45,786	*18.5%*
Homes Built 1990 to 1999	1,686	*10.3%*	14,653	*13.5%*	28,224	*11.4%*
Homes Built 1980 to 1989	1,847	*11.2%*	11,652	*10.7%*	30,704	*12.4%*
Homes Built 1970 to 1979	1,572	*9.6%*	7,719	*7.1%*	26,004	*10.5%*
Homes Built 1960 to 1969	1,789	*10.9%*	8,308	*7.7%*	21,244	*8.6%*
Homes Built 1950 to 1959	1,282	*7.8%*	6,277	*5.8%*	20,015	*8.1%*
Homes Built 1940 to 1949	985	*6.0%*	5,184	*4.8%*	12,658	*5.1%*
Homes Built Before 1939	1,870	*11.4%*	9,116	*8.4%*	22,070	*8.9%*
Median Age of Homes	38.6	*yrs*	32.7	*yrs*	36.0	*yrs*
Home Values (2019)						
Owner Specified Housing Units	5,714		34,221		80,349	
Home Values $1,000,000 or More	608	*10.6%*	4,206	*12.3%*	7,773	*9.7%*
Home Values $750,000 to $999,999	448	*7.8%*	3,061	*8.9%*	6,866	*8.5%*
Home Values $500,000 to $749,999	1,306	*22.9%*	6,885	*20.1%*	14,103	*17.6%*
Home Values $400,000 to $499,999	1,034	*18.1%*	5,847	*17.1%*	11,251	*14.0%*
Home Values $300,000 to $399,999	699	*12.2%*	6,244	*18.2%*	14,319	*17.8%*
Home Values $250,000 to $299,999	259	*4.5%*	2,239	*6.5%*	6,618	*8.2%*
Home Values $200,000 to $249,999	424	*7.4%*	2,449	*7.2%*	6,509	*8.1%*
Home Values $175,000 to $199,999	111	*1.9%*	809	*2.4%*	2,824	*3.5%*
Home Values $150,000 to $174,999	195	*3.4%*	943	*2.8%*	3,647	*4.5%*
Home Values $125,000 to $149,999	97	*1.7%*	628	*1.8%*	2,242	*2.8%*
Home Values $100,000 to $124,999	96	*1.7%*	828	*2.4%*	3,271	*4.1%*
Home Values $90,000 to $99,999	21	*0.4%*	269	*0.8%*	937	*1.2%*
Home Values $80,000 to $89,999	24	*0.4%*	226	*0.7%*	1,236	*1.5%*
Home Values $70,000 to $79,999	22	*0.4%*	153	*0.4%*	730	*0.9%*
Home Values $60,000 to $69,999	16	*0.3%*	159	*0.5%*	952	*1.2%*
Home Values $50,000 to $59,999	7	*0.1%*	103	*0.3%*	629	*0.8%*
Home Values $35,000 to $49,999	2	-	118	*0.3%*	485	*0.6%*
Home Values $25,000 to $34,999	14	*0.2%*	32	-	275	*0.3%*
Home Values $10,000 to $24,999	25	*0.4%*	123	*0.4%*	394	*0.5%*
Home Values Under $10,000	44	*0.8%*	148	*0.4%*	432	*0.5%*
Owner-Occupied Median Home Value	$653,527		$619,822		$517,049	
Renter-Occupied Median Rent	$1,083		$1,160		$1,058	

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2036 Westheimer Rd Houston, TX 77098	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Total Annual Consumer Expenditure (2019)						
Total Household Expenditure	$1.58 B		$10 B		$20.06 B	
Total Non-Retail Expenditure	$843.38 M		$5.34 B		$10.71 B	
Total Retail Expenditure	$733.92 M		$4.66 B		$9.36 B	
Apparel	$56.75 M		$360.3 M		$719.9 M	
Contributions	$56.12 M		$353.16 M		$697.89 M	
Education	$55.18 M		$348 M		$681.48 M	
Entertainment	$90.98 M		$576.48 M		$1.15 B	
Food and Beverages	$227.32 M		$1.44 B		$2.91 B	
Furnishings and Equipment	$56.21 M		$356.13 M		$710.5 M	
Gifts	$43.93 M		$275.61 M		$542.8 M	
Health Care	$126.68 M		$803.28 M		$1.63 B	
Household Operations	$63.46 M		$401.54 M		$801.75 M	
Miscellaneous Expenses	$30.19 M		$191.04 M		$382.22 M	
Personal Care	$21.11 M		$133.91 M		$268.56 M	
Personal Insurance	$11.65 M		$73.6 M		$145.67 M	
Reading	$3.5 M		$22.13 M		$44.25 M	
Shelter	$336.51 M		$2.14 B		$4.28 B	
Tobacco	$8.38 M		$53.51 M		$111.06 M	
Transportation	$280.45 M		$1.78 B		$3.58 B	
Utilities	$108.86 M		$692.11 M		$1.41 B	
Monthly Household Consumer Expenditure (2019)						
Total Household Expenditure	$8,386		$8,039		$7,105	
Total Non-Retail Expenditure	$4,484	*53.5%*	$4,295	*53.4%*	$3,791	*53.4%*
Total Retail Expenditures	$3,902	*46.5%*	$3,744	*46.6%*	$3,314	*46.6%*
Apparel	$302	*3.6%*	$290	*3.6%*	$255	*3.6%*
Contributions	$298	*3.6%*	$284	*3.5%*	$247	*3.5%*
Education	$293	*3.5%*	$280	*3.5%*	$241	*3.4%*
Entertainment	$484	*5.8%*	$463	*5.8%*	$407	*5.7%*
Food and Beverages	$1,209	*14.4%*	$1,161	*14.4%*	$1,030	*14.5%*
Furnishings and Equipment	$299	*3.6%*	$286	*3.6%*	$252	*3.5%*
Gifts	$234	*2.8%*	$221	*2.8%*	$192	*2.7%*
Health Care	$674	*8.0%*	$646	*8.0%*	$576	*8.1%*
Household Operations	$337	*4.0%*	$323	*4.0%*	$284	*4.0%*
Miscellaneous Expenses	$161	*1.9%*	$154	*1.9%*	$135	*1.9%*
Personal Care	$112	*1.3%*	$108	*1.3%*	$95	*1.3%*
Personal Insurance	$62	*0.7%*	$59	*0.7%*	$52	*0.7%*
Reading	$19	*0.2%*	$18	*0.2%*	$16	*0.2%*
Shelter	$1,789	*21.3%*	$1,717	*21.4%*	$1,517	*21.4%*
Tobacco	$45	*0.5%*	$43	*0.5%*	$39	*0.6%*
Transportation	$1,491	*17.8%*	$1,432	*17.8%*	$1,268	*17.8%*
Utilities	$579	*6.9%*	$556	*6.9%*	$499	*7.0%*

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EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

AFC REALTY LLC	**9003354**	**shawnackerman@henrysmiller.com**	**(713)626-2828**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
SHAWN ACKERMAN	**462530**	**shawnackerman@henrysmiller.com**	**(713)386-1088**
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 _____