

FOR LEASE

WOODFOREST SHOPPING CENTER

10907-11095 East Freeway, Houston, TX 77029



Shawn Ackerman | President
713-386-1088 Direct
shawnackerman@henrysmiller.com

9434 Katy Fwy | Suite 180
Houston, TX
713-626-2828 | henrysmiller.com



PROPERTY HIGHLIGHTS

- Excellent Freeway Visibility
- Excellent High Traffic - 184,000 Cars Per Day
- Excellent Discount Retail Co-Tenancy
- Renovated 2018

DETAILS

- 850 SF - 34,000 SF Available for Lease

TRAFFIC COUNTS

- I-10 East 184,000 CPD
- John Ralston Rd 9,000 CPD

TENANTS



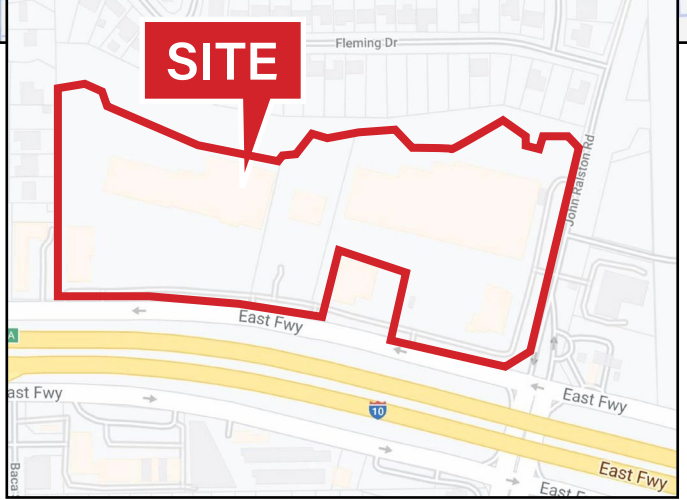
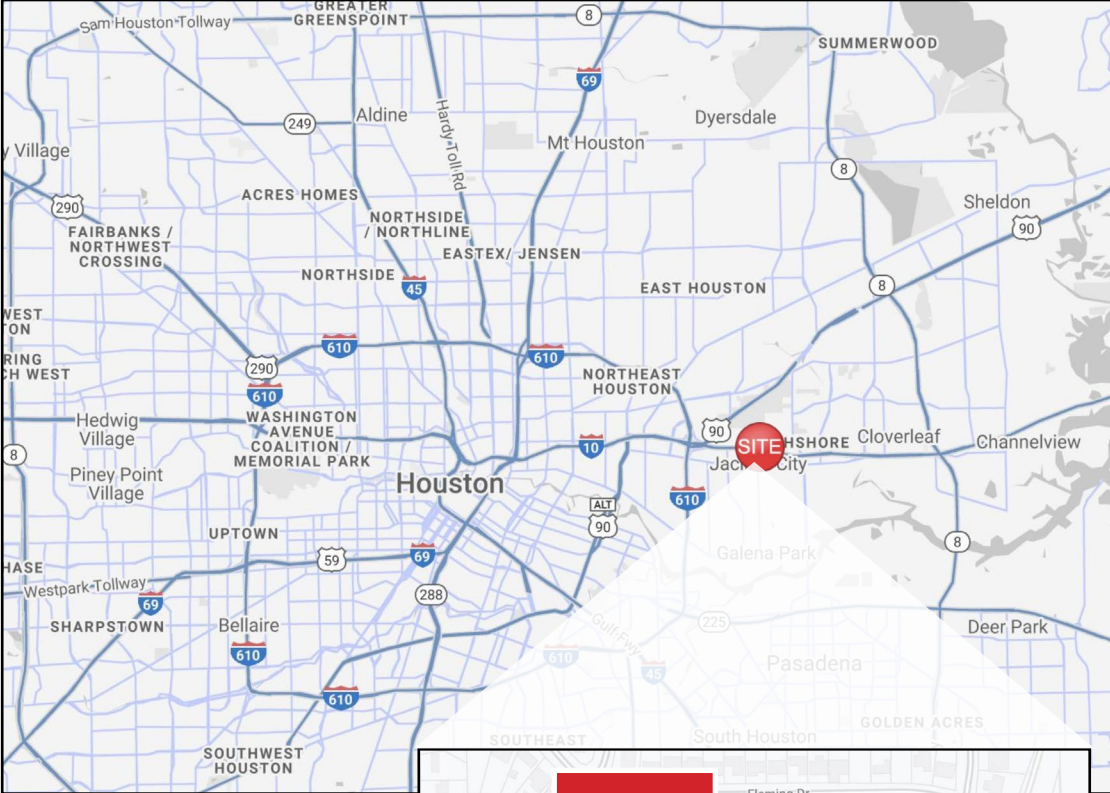
AREA RETAILERS



2020 Demographics	1 mile	3 miles	5 miles
Population	16,333	66,659	188,541
Average Household Income	\$53,921	\$54,391	\$53,917

WOODFOREST SHOPPING CENTER

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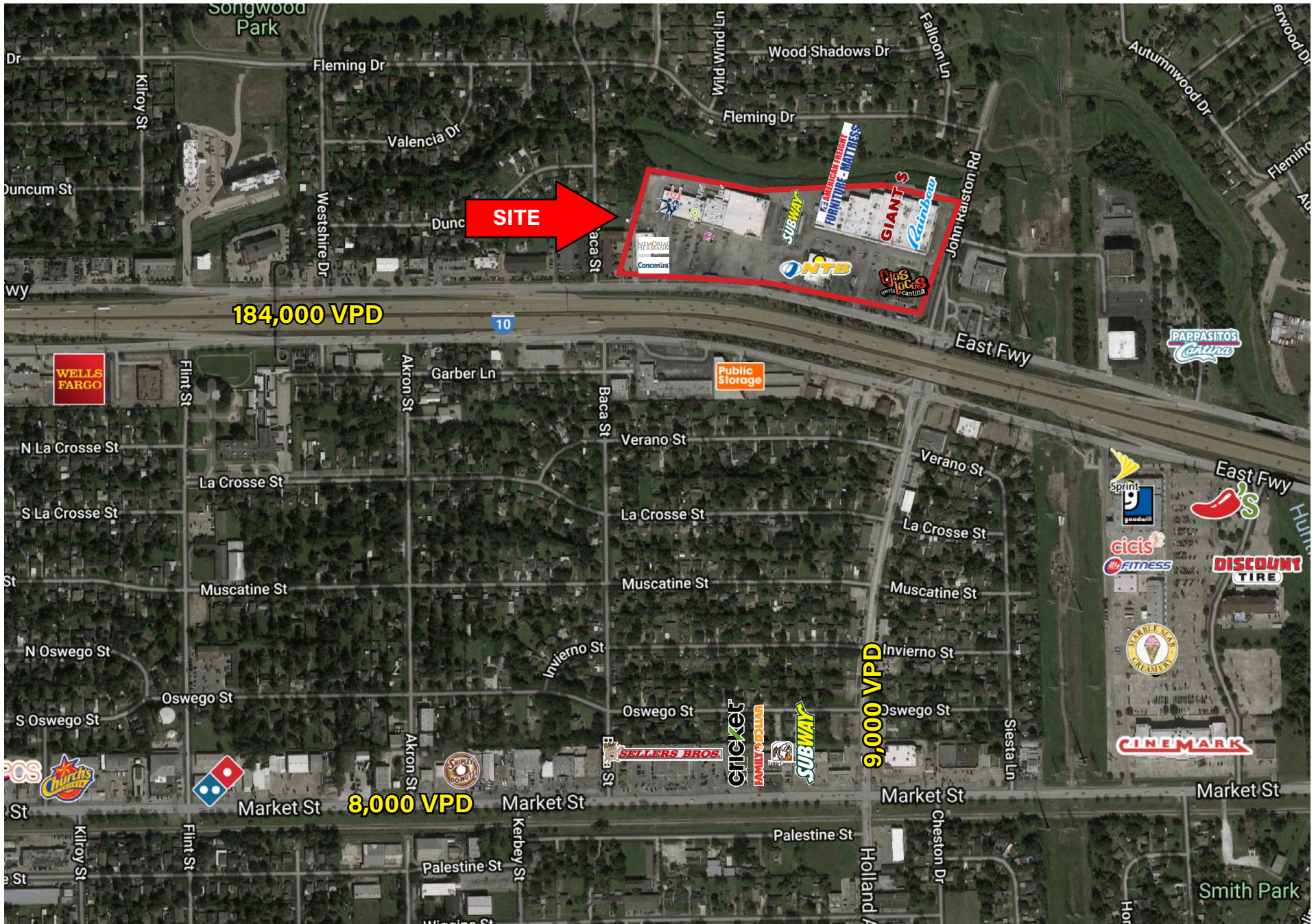
SITE PLAN

WOODFOREST SHOPPING CENTER

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COMPLETE PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.7746/-95.237

RFULL9

10907 East Fwy Houston, TX 77029	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2020)	16,333		66,659		188,541	
Projected Population (2025)	16,927		69,521		198,895	
Census Population (2010)	15,444		63,481		175,163	
Census Population (2000)	17,340		62,987		179,886	
Projected Annual Growth (2020-2025)	594	0.7%	2,862	0.9%	10,354	1.1%
Historical Annual Growth (2010-2020)	889	0.6%	3,178	0.5%	13,378	0.8%
Historical Annual Growth (2000-2010)	-1,897	-1.1%	494	-	-4,723	-0.3%
Estimated Population Density (2020)	5,202 <i>psm</i>		2,359 <i>psm</i>		2,401 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>	
Households						
Estimated Households (2020)	4,998		21,344		59,583	
Projected Households (2025)	5,312		22,821		64,469	
Census Households (2010)	4,528		19,411		52,982	
Census Households (2000)	5,061		19,548		54,163	
Projected Annual Growth (2020-2025)	314	1.3%	1,476	1.4%	4,887	1.6%
Historical Annual Change (2000-2020)	-63	-	1,797	0.5%	5,419	0.5%
Average Household Income						
Estimated Average Household Income (2020)	\$53,921		\$54,391		\$53,917	
Projected Average Household Income (2025)	\$58,376		\$58,379		\$57,748	
Census Average Household Income (2010)	\$44,587		\$43,194		\$44,404	
Census Average Household Income (2000)	\$38,168		\$42,423		\$40,516	
Projected Annual Change (2020-2025)	\$4,455	1.7%	\$3,988	1.5%	\$3,830	1.4%
Historical Annual Change (2000-2020)	\$15,753	2.1%	\$11,968	1.4%	\$13,401	1.7%
Median Household Income						
Estimated Median Household Income (2020)	\$46,155		\$47,787		\$46,855	
Projected Median Household Income (2025)	\$53,632		\$55,287		\$54,233	
Census Median Household Income (2010)	\$41,988		\$37,789		\$37,424	
Census Median Household Income (2000)	\$33,808		\$35,419		\$32,696	
Projected Annual Change (2020-2025)	\$7,477	3.2%	\$7,500	3.1%	\$7,378	3.1%
Historical Annual Change (2000-2020)	\$12,347	1.8%	\$12,368	1.7%	\$14,159	2.2%
Per Capita Income						
Estimated Per Capita Income (2020)	\$16,542		\$17,569		\$17,100	
Projected Per Capita Income (2025)	\$18,360		\$19,310		\$18,776	
Census Per Capita Income (2010)	\$13,071		\$13,208		\$13,431	
Census Per Capita Income (2000)	\$11,148		\$13,147		\$12,185	
Projected Annual Change (2020-2025)	\$1,818	2.2%	\$1,741	2.0%	\$1,676	2.0%
Historical Annual Change (2000-2020)	\$5,393	2.4%	\$4,422	1.7%	\$4,914	2.0%
Estimated Average Household Net Worth (2020)	\$323,541		\$338,062		\$332,450	

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RFULL9

10907 East Fwy

Houston, TX 77029

Race and Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
Total Population (2020)	16,333		66,659		188,541	
White (2020)	9,439	57.8%	33,987	51.0%	96,822	51.4%
Black or African American (2020)	1,812	11.1%	13,392	20.1%	37,750	20.0%
American Indian or Alaska Native (2020)	296	1.8%	863	1.3%	1,979	1.0%
Asian (2020)	150	0.9%	913	1.4%	2,732	1.4%
Hawaiian or Pacific Islander (2020)	3	-	23	-	63	-
Other Race (2020)	3,990	24.4%	15,173	22.8%	42,873	22.7%
Two or More Races (2020)	644	3.9%	2,308	3.5%	6,323	3.4%
Population < 18 (2020)	4,620	28.3%	18,560	27.8%	53,219	28.2%
White Not Hispanic	210	4.5%	771	4.2%	2,533	4.8%
Black or African American	427	9.2%	2,955	15.9%	9,155	17.2%
Asian	22	0.5%	138	0.7%	482	0.9%
Other Race Not Hispanic	42	0.9%	210	1.1%	595	1.1%
Hispanic	3,919	84.8%	14,485	78.0%	40,454	76.0%
Not Hispanic or Latino Population (2020)	3,465	21.2%	20,608	30.9%	58,189	30.9%
Not Hispanic White	1,530	44.2%	6,491	31.5%	17,974	30.9%
Not Hispanic Black or African American	1,683	48.6%	12,746	61.8%	36,074	62.0%
Not Hispanic American Indian or Alaska Native	27	0.8%	118	0.6%	326	0.6%
Not Hispanic Asian	102	2.9%	796	3.9%	2,442	4.2%
Not Hispanic Hawaiian or Pacific Islander	-	-	10	-	32	-
Not Hispanic Other Race	53	1.5%	93	0.5%	389	0.7%
Not Hispanic Two or More Races	70	2.0%	356	1.7%	951	1.6%
Hispanic or Latino Population (2020)	12,868	78.8%	46,051	69.1%	130,352	69.1%
Hispanic White	7,909	61.5%	27,497	59.7%	78,848	60.5%
Hispanic Black or African American	129	1.0%	647	1.4%	1,675	1.3%
Hispanic American Indian or Alaska Native	268	2.1%	746	1.6%	1,653	1.3%
Hispanic Asian	48	0.4%	117	0.3%	290	0.2%
Hispanic Hawaiian or Pacific Islander	3	-	13	-	30	-
Hispanic Other Race	3,937	30.6%	15,080	32.7%	42,483	32.6%
Hispanic Two or More Races	575	4.5%	1,952	4.2%	5,371	4.1%
Not Hispanic or Latino Population (2010)	3,167	20.5%	19,922	31.4%	53,414	30.5%
Hispanic or Latino Population (2010)	12,277	79.5%	43,559	68.6%	121,749	69.5%
Not Hispanic or Latino Population (2000)	5,471	31.6%	27,570	43.8%	73,600	40.9%
Hispanic or Latino Population (2000)	11,869	68.4%	35,416	56.2%	106,286	59.1%
Not Hispanic or Latino Population (2025)	4,095	24.2%	23,216	33.4%	66,105	33.2%
Hispanic or Latino Population (2025)	12,832	75.8%	46,306	66.6%	132,790	66.8%
Projected Annual Growth (2020-2025)	-36	-	255	-	2,438	-
Historical Annual Growth (2000-2010)	407	0.3%	8,143	2.3%	15,463	1.5%

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RFULL9

10907 East Fwy

Houston, TX 77029

Total Age Distribution (2020)

	1 mi radius		3 mi radius		5 mi radius	
Total Population	16,333		66,659		188,541	
Age Under 5 Years	1,354	8.3%	5,148	7.7%	14,659	7.8%
Age 5 to 9 Years	1,264	7.7%	5,101	7.7%	14,665	7.8%
Age 10 to 14 Years	1,273	7.8%	5,327	8.0%	15,118	8.0%
Age 15 to 19 Years	1,217	7.5%	4,968	7.5%	14,454	7.7%
Age 20 to 24 Years	1,236	7.6%	4,780	7.2%	13,159	7.0%
Age 25 to 29 Years	1,226	7.5%	4,880	7.3%	13,440	7.1%
Age 30 to 34 Years	1,179	7.2%	4,638	7.0%	12,856	6.8%
Age 35 to 39 Years	1,094	6.7%	4,527	6.8%	12,621	6.7%
Age 40 to 44 Years	1,042	6.4%	4,199	6.3%	12,137	6.4%
Age 45 to 49 Years	1,034	6.3%	4,137	6.2%	11,972	6.3%
Age 50 to 54 Years	983	6.0%	4,046	6.1%	11,519	6.1%
Age 55 to 59 Years	917	5.6%	3,890	5.8%	11,059	5.9%
Age 60 to 64 Years	829	5.1%	3,367	5.1%	9,730	5.2%
Age 65 to 69 Years	603	3.7%	2,563	3.8%	7,289	3.9%
Age 70 to 74 Years	406	2.5%	1,859	2.8%	5,417	2.9%
Age 75 to 79 Years	294	1.8%	1,332	2.0%	3,667	1.9%
Age 80 to 84 Years	196	1.2%	971	1.5%	2,523	1.3%
Age 85 Years or Over	186	1.1%	928	1.4%	2,257	1.2%
Median Age	32.2		33.0		32.9	
Age 19 Years or Less	5,109	31.3%	20,543	30.8%	58,895	31.2%
Age 20 to 64 Years	9,539	58.4%	38,464	57.7%	108,492	57.5%
Age 65 Years or Over	1,685	10.3%	7,652	11.5%	21,154	11.2%

Female Age Distribution (2020)

Female Population	7,987	48.9%	32,953	49.4%	93,351	49.5%
Age Under 5 Years	683	8.5%	2,551	7.7%	7,169	7.7%
Age 5 to 9 Years	602	7.5%	2,445	7.4%	6,978	7.5%
Age 10 to 14 Years	636	8.0%	2,637	8.0%	7,509	8.0%
Age 15 to 19 Years	580	7.3%	2,392	7.3%	7,003	7.5%
Age 20 to 24 Years	578	7.2%	2,269	6.9%	6,262	6.7%
Age 25 to 29 Years	575	7.2%	2,326	7.1%	6,490	7.0%
Age 30 to 34 Years	529	6.6%	2,198	6.7%	6,200	6.6%
Age 35 to 39 Years	523	6.6%	2,179	6.6%	6,238	6.7%
Age 40 to 44 Years	490	6.1%	2,083	6.3%	5,977	6.4%
Age 45 to 49 Years	495	6.2%	1,993	6.0%	5,827	6.2%
Age 50 to 54 Years	491	6.1%	1,947	5.9%	5,523	5.9%
Age 55 to 59 Years	463	5.8%	1,923	5.8%	5,481	5.9%
Age 60 to 64 Years	408	5.1%	1,651	5.0%	4,851	5.2%
Age 65 to 69 Years	319	4.0%	1,308	4.0%	3,715	4.0%
Age 70 to 74 Years	228	2.9%	1,078	3.3%	3,040	3.3%
Age 75 to 79 Years	162	2.0%	789	2.4%	2,120	2.3%
Age 80 to 84 Years	111	1.4%	598	1.8%	1,526	1.6%
Age 85 Years or Over	115	1.4%	587	1.8%	1,442	1.5%
Female Median Age	33.0		33.9		33.7	
Age 19 Years or Less	2,500	31.3%	10,024	30.4%	28,659	30.7%
Age 20 to 64 Years	4,551	57.0%	18,569	56.3%	52,850	56.6%
Age 65 Years or Over	935	11.7%	4,360	13.2%	11,843	12.7%

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COMPLETE PROFILE

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RFULL9

10907 East Fwy

Houston, TX 77029

Male Age Distribution (2020)

	1 mi radius		3 mi radius		5 mi radius	
Male Population	8,346	51.1%	33,706	50.6%	95,190	50.5%
Age Under 5 Years	671	8.0%	2,597	7.7%	7,490	7.9%
Age 5 to 9 Years	663	7.9%	2,656	7.9%	7,687	8.1%
Age 10 to 14 Years	637	7.6%	2,690	8.0%	7,609	8.0%
Age 15 to 19 Years	637	7.6%	2,576	7.6%	7,450	7.8%
Age 20 to 24 Years	658	7.9%	2,511	7.5%	6,897	7.2%
Age 25 to 29 Years	651	7.8%	2,554	7.6%	6,950	7.3%
Age 30 to 34 Years	650	7.8%	2,440	7.2%	6,656	7.0%
Age 35 to 39 Years	571	6.8%	2,347	7.0%	6,383	6.7%
Age 40 to 44 Years	552	6.6%	2,116	6.3%	6,159	6.5%
Age 45 to 49 Years	539	6.5%	2,144	6.4%	6,145	6.5%
Age 50 to 54 Years	492	5.9%	2,099	6.2%	5,996	6.3%
Age 55 to 59 Years	454	5.4%	1,967	5.8%	5,578	5.9%
Age 60 to 64 Years	422	5.1%	1,716	5.1%	4,879	5.1%
Age 65 to 69 Years	284	3.4%	1,255	3.7%	3,574	3.8%
Age 70 to 74 Years	177	2.1%	781	2.3%	2,377	2.5%
Age 75 to 79 Years	133	1.6%	543	1.6%	1,548	1.6%
Age 80 to 84 Years	85	1.0%	372	1.1%	997	1.0%
Age 85 Years or Over	71	0.8%	341	1.0%	815	0.9%
Male Median Age	31.5		32.0		32.0	
Age 19 Years or Less	2,609	31.3%	10,519	31.2%	30,236	31.8%
Age 20 to 64 Years	4,988	59.8%	19,895	59.0%	55,643	58.5%
Age 65 Years or Over	749	9.0%	3,292	9.8%	9,311	9.8%

Males per 100 Females (2020)

Overall Comparison						
Age Under 5 Years	98	49.6%	102	50.5%	104	51.1%
Age 5 to 9 Years	110	52.4%	109	52.1%	110	52.4%
Age 10 to 14 Years	100	50.1%	102	50.5%	101	50.5%
Age 15 to 19 Years	110	52.4%	108	51.9%	106	51.5%
Age 20 to 24 Years	114	53.2%	111	52.5%	110	52.4%
Age 25 to 29 Years	113	53.1%	110	52.3%	107	51.7%
Age 30 to 34 Years	123	55.1%	111	52.6%	107	51.8%
Age 35 to 39 Years	109	52.2%	108	51.9%	102	50.6%
Age 40 to 44 Years	113	53.0%	102	50.4%	103	50.8%
Age 45 to 49 Years	109	52.1%	108	51.8%	105	51.3%
Age 50 to 54 Years	100	50.1%	108	51.9%	109	52.1%
Age 55 to 59 Years	98	49.5%	102	50.6%	102	50.4%
Age 60 to 64 Years	103	50.9%	104	51.0%	101	50.1%
Age 65 to 69 Years	89	47.0%	96	49.0%	96	49.0%
Age 70 to 74 Years	77	43.7%	72	42.0%	78	43.9%
Age 75 to 79 Years	82	45.0%	69	40.8%	73	42.2%
Age 80 to 84 Years	77	43.5%	62	38.3%	65	39.5%
Age 85 Years or Over	62	38.1%	58	36.7%	57	36.1%
Age 19 Years or Less	104	51.1%	105	51.2%	106	51.3%
Age 20 to 39 Years	115	53.4%	110	52.3%	107	51.6%
Age 40 to 64 Years	105	51.2%	105	51.1%	104	51.0%
Age 65 Years or Over	80	44.5%	76	43.0%	79	44.0%

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Household Type (2020)

	1 mi radius		3 mi radius		5 mi radius	
Total Households	4,998		21,344		59,583	
Households with Children	2,407	48.2%	9,656	45.2%	27,569	46.3%
Average Household Size	3.2		3.1		3.1	
Household Density per Square Mile	1,592		755		759	
Population Family	14,559	89.1%	58,573	87.9%	168,379	89.3%
Population Non-Family	1,652	10.1%	7,233	10.9%	19,190	10.2%
Population Group Quarters	122	0.7%	853	1.3%	972	0.5%
Family Households	3,777	75.6%	15,542	72.8%	44,397	74.5%
Married Couple Households	2,440	64.6%	9,673	62.2%	27,436	61.8%
Other Family Households with Children	1,337	35.4%	5,870	37.8%	16,961	38.2%
Family Households with Children	2,389	63.2%	9,586	61.7%	27,383	61.7%
Married Couple with Children	1,539	64.4%	5,873	61.3%	16,525	60.3%
Other Family Households with Children	850	35.6%	3,713	38.7%	10,859	39.7%
Family Households No Children	1,388	36.8%	5,956	38.3%	17,013	38.3%
Married Couple No Children	901	64.9%	3,800	63.8%	10,911	64.1%
Other Family Households No Children	487	35.1%	2,156	36.2%	6,102	35.9%
Non-Family Households	1,221	24.4%	5,802	27.2%	15,186	25.5%
Non-Family Households with Children	19	1.5%	70	1.2%	186	1.2%
Non-Family Households No Children	1,203	98.5%	5,732	98.8%	15,000	98.8%
Average Family Household Size	3.9		3.8		3.8	
Average Family Income	\$59,417		\$59,539		\$58,151	
Median Family Income	\$53,135		\$55,011		\$53,339	
Average Non-Family Household Size	1.4		1.2		1.3	

Marital Status (2020)

Population Age 15 Years or Over	12,442		51,084		144,100	
Never Married	4,882	39.2%	21,412	41.9%	58,489	40.6%
Currently Married	4,830	38.8%	18,353	35.9%	54,168	37.6%
Previously Married	2,730	21.9%	11,319	22.2%	31,442	21.8%
Separated	1,104	40.4%	3,899	34.4%	11,367	36.2%
Widowed	547	20.0%	2,760	24.4%	7,570	24.1%
Divorced	1,079	39.5%	4,661	41.2%	12,506	39.8%

Educational Attainment (2020)

Adult Population Age 25 Years or Over	9,988		41,335		116,487	
Elementary (Grade Level 0 to 8)	2,497	25.0%	8,642	20.9%	25,701	22.1%
Some High School (Grade Level 9 to 11)	1,736	17.4%	6,648	16.1%	18,672	16.0%
High School Graduate	2,750	27.5%	11,911	28.8%	33,521	28.8%
Some College	1,675	16.8%	8,049	19.5%	20,911	18.0%
Associate Degree Only	628	6.3%	2,112	5.1%	5,784	5.0%
Bachelor Degree Only	493	4.9%	2,760	6.7%	8,286	7.1%
Graduate Degree	207	2.1%	1,214	2.9%	3,612	3.1%
Any College (Some College or Higher)	3,004	30.1%	14,134	34.2%	38,593	33.1%
College Degree + (Bachelor Degree or Higher)	701	7.0%	3,973	9.6%	11,898	10.2%

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Houston, TX 77029							
Housing							
Total Housing Units (2020)		5,211		22,279		62,999	
Total Housing Units (2010)		5,127		21,917		60,623	
Historical Annual Growth (2010-2020)		84	0.2%	361	0.2%	2,376	0.4%
Housing Units Occupied (2020)		4,998	95.9%	21,344	95.8%	59,583	94.6%
Housing Units Owner-Occupied		2,548	51.0%	11,362	53.2%	32,074	53.8%
Housing Units Renter-Occupied		2,450	49.0%	9,983	46.8%	27,509	46.2%
Housing Units Vacant (2020)		213	4.1%	934	4.2%	3,416	5.4%
Household Size (2020)							
Total Households		4,998		21,344		59,583	
1 Person Households		969	19.4%	4,878	22.9%	12,462	20.9%
2 Person Households		1,055	21.1%	4,870	22.8%	13,870	23.3%
3 Person Households		940	18.8%	3,640	17.1%	10,386	17.4%
4 Person Households		800	16.0%	3,153	14.8%	9,073	15.2%
5 Person Households		612	12.2%	2,366	11.1%	6,702	11.2%
6 Person Households		344	6.9%	1,279	6.0%	3,668	6.2%
7 or More Person Households		278	5.6%	1,157	5.4%	3,422	5.7%
Household Income Distribution (2020)							
HH Income \$200,000 or More		123	2.5%	586	2.7%	1,509	2.5%
HH Income \$150,000 to \$199,999		164	3.3%	706	3.3%	2,047	3.4%
HH Income \$125,000 to \$149,999		146	2.9%	627	2.9%	2,125	3.6%
HH Income \$100,000 to \$124,999		291	5.8%	1,271	6.0%	3,711	6.2%
HH Income \$75,000 to \$99,999		496	9.9%	2,311	10.8%	5,787	9.7%
HH Income \$50,000 to \$74,999		1,029	20.6%	4,371	20.5%	11,703	19.6%
HH Income \$35,000 to \$49,999		772	15.4%	3,525	16.5%	9,426	15.8%
HH Income \$25,000 to \$34,999		670	13.4%	2,598	12.2%	6,930	11.6%
HH Income \$15,000 to \$24,999		723	14.5%	2,851	13.4%	8,389	14.1%
HH Income \$10,000 to \$14,999		229	4.6%	838	3.9%	2,547	4.3%
HH Income Under \$10,000		355	7.1%	1,660	7.8%	5,409	9.1%
Household Vehicles (2020)							
Households 0 Vehicles Available		266	5.3%	1,278	6.0%	4,669	7.8%
Households 1 Vehicle Available		1,710	34.2%	7,865	36.9%	20,486	34.4%
Households 2 Vehicles Available		1,680	33.6%	6,956	32.6%	20,448	34.3%
Households 3 or More Vehicles Available		1,341	26.8%	5,245	24.6%	13,980	23.5%
Total Vehicles Available		9,550		39,484		109,537	
Average Vehicles per Household		1.9		1.8		1.8	
Owner-Occupied Household Vehicles		5,926	62.1%	24,705	62.6%	69,913	63.8%
Average Vehicles per Owner-Occupied Household		2.3		2.2		2.2	
Renter-Occupied Household Vehicles		3,624	37.9%	14,780	37.4%	39,623	36.2%
Average Vehicles per Renter-Occupied Household		1.5		1.5		1.4	
Travel Time (2020)							
Worker Base Age 16 years or Over		8,022		32,689		92,643	
Travel to Work in 14 Minutes or Less		1,783	22.2%	6,181	18.9%	16,427	17.7%
Travel to Work in 15 to 29 Minutes		2,405	30.0%	10,952	33.5%	29,508	31.9%
Travel to Work in 30 to 59 Minutes		2,403	29.9%	9,332	28.5%	29,060	31.4%
Travel to Work in 60 Minutes or More		539	6.7%	2,139	6.5%	6,670	7.2%
Work at Home		230	2.9%	746	2.3%	2,131	2.3%
Average Minutes Travel to Work		23.6		23.8		25.2	

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COMPLETE PROFILE

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10907 East Fwy

Houston, TX 77029

Transportation To Work (2020)

	1 mi radius		3 mi radius		5 mi radius	
Worker Base Age 16 years or Over	8,022		32,689		92,643	
Drive to Work Alone	6,712	83.7%	26,766	81.9%	74,337	80.2%
Drive to Work in Carpool	849	10.6%	4,126	12.6%	12,582	13.6%
Travel to Work by Public Transportation	120	1.5%	580	1.8%	1,802	1.9%
Drive to Work on Motorcycle	-	-	2	-	9	-
Bicycle to Work	5	-	37	0.1%	235	0.3%
Walk to Work	84	1.0%	303	0.9%	929	1.0%
Other Means	22	0.3%	127	0.4%	617	0.7%
Work at Home	230	2.9%	746	2.3%	2,131	2.3%

Daytime Demographics (2020)

Total Businesses	488		2,466		6,166	
Total Employees	4,940		29,093		68,983	
Company Headquarter Businesses	-	-	18	0.7%	39	0.6%
Company Headquarter Employees	55	1.1%	1,230	4.2%	3,466	5.0%
Employee Population per Business	10.1 to 1		11.8 to 1		11.2 to 1	
Residential Population per Business	33.5 to 1		27.0 to 1		30.6 to 1	
Adj. Daytime Demographics Age 16 Years or Over	9,808		49,939		126,763	

Labor Force

Labor Population Age 16 Years or Over (2020)	12,204		50,100		141,288	
Labor Force Total Males (2020)	6,254	51.2%	25,255	50.4%	70,950	50.2%
Male Civilian Employed	4,309	68.9%	17,244	68.3%	49,615	69.9%
Male Civilian Unemployed	204	3.3%	774	3.1%	2,270	3.2%
Males in Armed Forces	-	-	-	-	26	-
Males Not in Labor Force	1,741	27.8%	7,237	28.7%	19,040	26.8%
Labor Force Total Females (2020)	5,951	48.8%	24,845	49.6%	70,338	49.8%
Female Civilian Employed	3,028	50.9%	12,010	48.3%	33,868	48.2%
Female Civilian Unemployed	131	2.2%	625	2.5%	2,003	2.8%
Females in Armed Forces	-	-	-	-	-	-
Females Not in Labor Force	2,792	46.9%	12,210	49.1%	34,467	49.0%
Unemployment Rate	335	2.7%	1,399	2.8%	4,273	3.0%

Occupation (2020)

Occupation Population Age 16 Years or Over	7,336		29,254		83,483	
Occupation Total Males	4,309	58.7%	17,244	58.9%	49,615	59.4%
Occupation Total Females	3,028	41.3%	12,010	41.1%	33,868	40.6%
Management, Business, Financial Operations	455	-	2,001	6.8%	5,963	7.1%
Professional, Related	686	9.4%	2,724	9.3%	8,249	9.9%
Service	1,269	17.3%	5,677	19.4%	15,130	18.1%
Sales, Office	1,444	19.7%	5,573	19.1%	16,330	19.6%
Farming, Fishing, Forestry	-	-	49	0.2%	199	0.2%
Construction, Extraction, Maintenance	1,300	17.7%	5,207	17.8%	17,287	20.7%
Production, Transport, Material Moving	2,181	29.7%	8,021	27.4%	20,325	24.3%
White Collar Workers	2,586	35.3%	10,299	35.2%	30,541	36.6%
Blue Collar Workers	4,750	64.7%	18,955	64.8%	52,941	63.4%

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10907 East Fwy

Houston, TX 77029

1 mi radius 3 mi radius 5 mi radius

Units In Structure (2020)

	1 mi radius	3 mi radius	5 mi radius
Total Units	4,528	19,411	52,982
1 Detached Unit	2,794 61.7%	13,107 67.5%	38,017 71.8%
1 Attached Unit	273 6.0%	964 5.0%	2,177 4.1%
2 Units	49 1.1%	413 2.1%	1,372 2.6%
3 to 4 Units	113 2.5%	623 3.2%	1,894 3.6%
5 to 9 Units	382 8.4%	1,243 6.4%	3,002 5.7%
10 to 19 Units	693 15.3%	2,152 11.1%	4,360 8.2%
20 to 49 Units	265 5.9%	1,015 5.2%	2,488 4.7%
50 or More Units	313 6.9%	1,372 7.1%	3,390 6.4%
Mobile Home or Trailer	116 2.6%	453 2.3%	2,827 5.3%
Other Structure	- -	4 -	56 0.1%

Homes Built By Year (2020)

Homes Built 2014 or later	176 3.4%	785 3.5%	2,365 3.8%
Homes Built 2010 to 2013	30 0.6%	201 0.9%	1,193 1.9%
Homes Built 2000 to 2009	282 5.4%	1,299 5.8%	3,937 6.2%
Homes Built 1990 to 1999	277 5.3%	2,292 10.3%	6,256 9.9%
Homes Built 1980 to 1989	611 11.7%	2,821 12.7%	8,962 14.2%
Homes Built 1970 to 1979	1,043 20.0%	3,470 15.6%	9,591 15.2%
Homes Built 1960 to 1969	1,026 19.7%	2,952 13.3%	7,332 11.6%
Homes Built 1950 to 1959	1,041 20.0%	5,232 23.5%	11,031 17.5%
Homes Built 1940 to 1949	411 7.9%	1,728 7.8%	5,487 8.7%
Homes Built Before 1939	102 2.0%	565 2.5%	3,430 5.4%
Median Age of Homes	44.3 yrs	43.2 yrs	43.1 yrs

Home Values (2020)

Owner Specified Housing Units	2,548	11,362	32,074
Home Values \$1,000,000 or More	14 0.6%	65 0.6%	244 0.8%
Home Values \$750,000 to \$999,999	18 0.7%	82 0.7%	286 0.9%
Home Values \$500,000 to \$749,999	48 1.9%	209 1.8%	545 1.7%
Home Values \$400,000 to \$499,999	45 1.7%	193 1.7%	532 1.7%
Home Values \$300,000 to \$399,999	98 3.9%	440 3.9%	1,370 4.3%
Home Values \$250,000 to \$299,999	103 4.1%	407 3.6%	1,232 3.8%
Home Values \$200,000 to \$249,999	153 6.0%	667 5.9%	2,451 7.6%
Home Values \$175,000 to \$199,999	111 4.4%	486 4.3%	1,453 4.5%
Home Values \$150,000 to \$174,999	150 5.9%	1,051 9.2%	2,865 8.9%
Home Values \$125,000 to \$149,999	181 7.1%	901 7.9%	2,893 9.0%
Home Values \$100,000 to \$124,999	417 16.4%	1,610 14.2%	3,984 12.4%
Home Values \$90,000 to \$99,999	134 5.3%	482 4.2%	1,419 4.4%
Home Values \$80,000 to \$89,999	300 11.8%	1,093 9.6%	2,318 7.2%
Home Values \$70,000 to \$79,999	199 7.8%	911 8.0%	2,311 7.2%
Home Values \$60,000 to \$69,999	185 7.3%	841 7.4%	2,438 7.6%
Home Values \$50,000 to \$59,999	155 6.1%	801 7.1%	1,845 5.8%
Home Values \$35,000 to \$49,999	109 4.3%	553 4.9%	2,088 6.5%
Home Values \$25,000 to \$34,999	31 1.2%	186 1.6%	579 1.8%
Home Values \$10,000 to \$24,999	42 1.7%	227 2.0%	740 2.3%
Home Values Under \$10,000	37 1.5%	84 0.7%	311 1.0%
Owner-Occupied Median Home Value	\$105,461	\$106,149	\$109,624
Renter-Occupied Median Rent	\$802	\$821	\$782

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Total Annual Consumer Expenditure (2020)

	1 mi radius	3 mi radius	5 mi radius
Total Household Expenditure	\$229.14 M	\$986.07 M	\$2.73 B
Total Non-Retail Expenditure	\$120.59 M	\$519.3 M	\$1.44 B
Total Retail Expenditure	\$108.55 M	\$466.77 M	\$1.29 B
Apparel	\$8.08 M	\$34.67 M	\$96.1 M
Contributions	\$6.95 M	\$30.07 M	\$83.1 M
Education	\$6.33 M	\$27.2 M	\$75.94 M
Entertainment	\$12.59 M	\$54.2 M	\$150.23 M
Food and Beverages	\$34.43 M	\$147.97 M	\$410.01 M
Furnishings and Equipment	\$7.8 M	\$33.62 M	\$93.17 M
Gifts	\$5.16 M	\$22.32 M	\$61.73 M
Health Care	\$19.53 M	\$84.28 M	\$233.08 M
Household Operations	\$8.8 M	\$37.94 M	\$105.02 M
Miscellaneous Expenses	\$4.25 M	\$18.38 M	\$50.89 M
Personal Care	\$3.06 M	\$13.16 M	\$36.45 M
Personal Insurance	\$1.49 M	\$6.44 M	\$17.87 M
Reading	\$483.9 K	\$2.1 M	\$5.79 M
Shelter	\$48.81 M	\$210 M	\$581.78 M
Tobacco	\$1.58 M	\$6.77 M	\$18.72 M
Transportation	\$41.97 M	\$180.33 M	\$499.06 M
Utilities	\$17.82 M	\$76.63 M	\$211.99 M

Monthly Household Consumer Expenditure (2020)

	1 mi radius	3 mi radius	5 mi radius
Total Household Expenditure	\$3,820	\$3,850	\$3,820
Total Non-Retail Expenditure	\$2,011 52.6%	\$2,027 52.7%	\$2,012 52.7%
Total Retail Expenditures	\$1,810 47.4%	\$1,822 47.3%	\$1,808 47.3%
Apparel	\$135 3.5%	\$135 3.5%	\$134 3.5%
Contributions	\$116 3.0%	\$117 3.0%	\$116 3.0%
Education	\$106 2.8%	\$106 2.8%	\$106 2.8%
Entertainment	\$210 5.5%	\$212 5.5%	\$210 5.5%
Food and Beverages	\$574 15.0%	\$578 15.0%	\$573 15.0%
Furnishings and Equipment	\$130 3.4%	\$131 3.4%	\$130 3.4%
Gifts	\$86 2.3%	\$87 2.3%	\$86 2.3%
Health Care	\$326 8.5%	\$329 8.5%	\$326 8.5%
Household Operations	\$147 3.8%	\$148 3.8%	\$147 3.8%
Miscellaneous Expenses	\$71 1.9%	\$72 1.9%	\$71 1.9%
Personal Care	\$51 1.3%	\$51 1.3%	\$51 1.3%
Personal Insurance	\$25 0.7%	\$25 0.7%	\$25 0.7%
Reading	\$8 0.2%	\$8 0.2%	\$8 0.2%
Shelter	\$814 21.3%	\$820 21.3%	\$814 21.3%
Tobacco	\$26 0.7%	\$26 0.7%	\$26 0.7%
Transportation	\$700 18.3%	\$704 18.3%	\$698 18.3%
Utilities	\$297 7.8%	\$299 7.8%	\$296 7.8%

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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:
 - 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.

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR-2501

IABS 1-0 Date

Henry S Miller, 9434 Katy Freeway #180 Houston, TX 77055

Phone: 713-626-2828

Fax: 713-277-7144

Commercial

Sam Chang

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