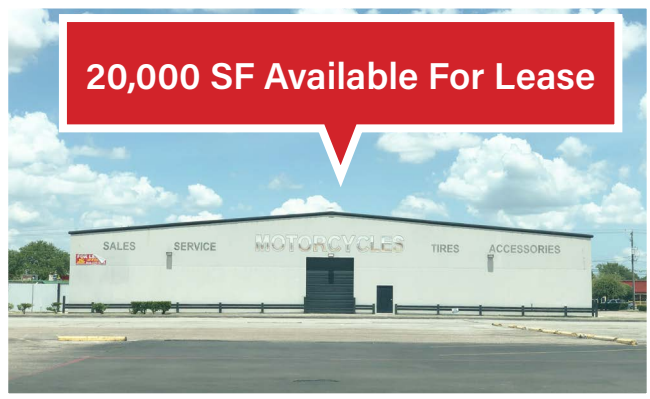




20,000 SF Available For Lease



5,000 SF - 10,000 SF
Restaurant For Lease



Coming Q2 2020!



2222 SPENCER HWY

FOR LEASE

2222 Spencer Hwy
Pasadena, TX 77504

Shawn Ackerman
President
713.386.1088 Direct
shawnackerman@henrysmiller.com



HENRY S. MILLER

9434 Katy Fwy
Suite 180
Houston, TX 77055
(713) 626-2828
henrysmiller.com

PROPERTY INFORMATION

REDEVELOPMENT

LOCATION

**2222 SPENCER HWY
PASADENA, TX**

AVAILABLE SPACE

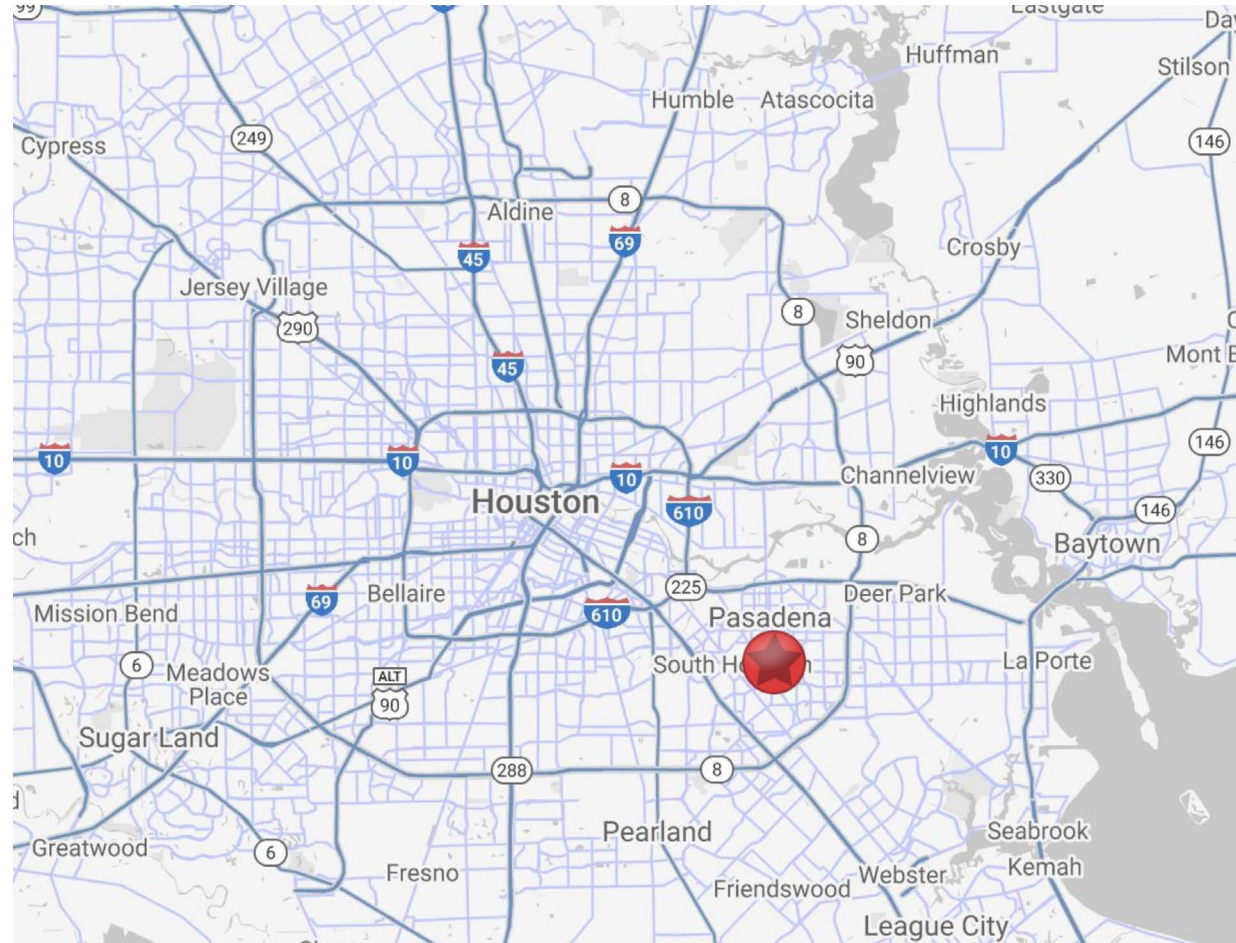
5,000 SF - 20,000 SF

TRAFFIC COUNTS

**32,000 CPD (SPENCER HWY)
22,000 CPD (SHAVER ST)**

2019 Estimated Demographics	1 mile	2 miles	3 miles
Population	19,359	75,111	158,935
Average Household Income	\$50,347	\$60,113	\$59,633

AREA RETAILERS



PROPERTY HIGHLIGHTS

- **Very busy intersection with close proximity to grocery retailers such as Mi Tienda, Fiesta Mart, El Rancho, and Foodtown**





Opening 2nd Quarter 2020



5,000 SF - 10,000 SF
Restaurant Space
Available For Lease



20,000 SF Available | Former Motorcycle Shop



5,000 SF Available | Former Automotive



COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.6629/-95.2063

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2222 Spencer Hwy		1 mi radius		2 mi radius		3 mi radius	
Pasadena, TX 77504							
Population							
Estimated Population (2019)	19,359		75,111		158,935		
Projected Population (2024)	20,258		77,767		164,688		
Census Population (2010)	18,286		73,442		154,704		
Census Population (2000)	16,406		65,810		140,647		
Projected Annual Growth (2019-2024)	899	0.9%	2,656	0.7%	5,753	0.7%	
Historical Annual Growth (2010-2019)	1,073	0.6%	1,669	0.2%	4,231	0.3%	
Historical Annual Growth (2000-2010)	1,880	1.1%	7,632	1.2%	14,057	1.0%	
Estimated Population Density (2019)	6,165	psm	5,980	psm	5,624	psm	
Trade Area Size	3.1	sq mi	12.6	sq mi	28.3	sq mi	
Households							
Estimated Households (2019)	6,212		24,827		52,235		
Projected Households (2024)	6,753		26,645		56,089		
Census Households (2010)	5,573		23,233		48,584		
Census Households (2000)	5,248		22,240		46,475		
Projected Annual Growth (2019-2024)	541	1.7%	1,818	1.5%	3,854	1.5%	
Historical Annual Change (2000-2019)	964	1.0%	2,587	0.6%	5,761	0.7%	
Average Household Income							
Estimated Average Household Income (2019)	\$50,347		\$60,113		\$59,633		
Projected Average Household Income (2024)	\$53,932		\$65,807		\$65,207		
Census Average Household Income (2010)	\$41,026		\$46,477		\$46,590		
Census Average Household Income (2000)	\$40,208		\$44,948		\$43,822		
Projected Annual Change (2019-2024)	\$3,585	1.4%	\$5,694	1.9%	\$5,574	1.9%	
Historical Annual Change (2000-2019)	\$10,139	1.3%	\$15,164	1.8%	\$15,811	1.9%	
Median Household Income							
Estimated Median Household Income (2019)	\$47,108		\$51,543		\$51,321		
Projected Median Household Income (2024)	\$54,302		\$59,781		\$59,569		
Census Median Household Income (2010)	\$32,306		\$39,023		\$39,652		
Census Median Household Income (2000)	\$32,178		\$37,467		\$36,336		
Projected Annual Change (2019-2024)	\$7,194	3.1%	\$8,238	3.2%	\$8,248	3.2%	
Historical Annual Change (2000-2019)	\$14,929	2.4%	\$14,077	2.0%	\$14,985	2.2%	
Per Capita Income							
Estimated Per Capita Income (2019)	\$16,159		\$19,912		\$19,626		
Projected Per Capita Income (2024)	\$17,981		\$22,587		\$22,234		
Census Per Capita Income (2010)	\$12,503		\$14,703		\$14,631		
Census Per Capita Income (2000)	\$12,638		\$15,148		\$14,474		
Projected Annual Change (2019-2024)	\$1,822	2.3%	\$2,676	2.7%	\$2,608	2.7%	
Historical Annual Change (2000-2019)	\$3,521	1.5%	\$4,764	1.7%	\$5,152	1.9%	
Estimated Average Household Net Worth (2019)	\$311,750		\$350,859		\$358,355		

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2222 Spencer Hwy

Pasadena, TX 77504

Race and Ethnicity

	1 mi radius		2 mi radius		3 mi radius	
Total Population (2019)	19,359		75,111		158,935	
White (2019)	13,318	68.8%	52,481	69.9%	106,353	66.9%
Black or African American (2019)	710	3.7%	3,228	4.3%	8,654	5.4%
American Indian or Alaska Native (2019)	155	0.8%	581	0.8%	1,251	0.8%
Asian (2019)	185	1.0%	1,245	1.7%	3,425	2.2%
Hawaiian or Pacific Islander (2019)	-	-	17	-	64	-
Other Race (2019)	4,342	22.4%	15,029	20.0%	33,854	21.3%
Two or More Races (2019)	649	3.4%	2,530	3.4%	5,333	3.4%
Population < 18 (2019)	6,026	31.1%	21,924	29.2%	47,178	29.7%
White Not Hispanic	421	7.0%	1,917	8.7%	3,783	8.0%
Black or African American	267	4.4%	1,060	4.8%	2,763	5.9%
Asian	39	0.6%	249	1.1%	705	1.5%
Other Race Not Hispanic	55	0.9%	250	1.1%	529	1.1%
Hispanic	5,244	87.0%	18,449	84.1%	39,398	83.5%
Not Hispanic or Latino Population (2019)	3,801	19.6%	19,372	25.8%	40,443	25.4%
Not Hispanic White	2,979	78.4%	15,146	78.2%	28,830	71.3%
Not Hispanic Black or African American	552	14.5%	2,615	13.5%	7,407	18.3%
Not Hispanic American Indian or Alaska Native	34	0.9%	134	0.7%	246	0.6%
Not Hispanic Asian	161	4.2%	1,084	5.6%	3,049	7.5%
Not Hispanic Hawaiian or Pacific Islander	-	-	10	-	43	0.1%
Not Hispanic Other Race	3	-	12	-	55	0.1%
Not Hispanic Two or More Races	73	1.9%	371	1.9%	813	2.0%
Hispanic or Latino Population (2019)	15,558	80.4%	55,739	74.2%	118,492	74.6%
Hispanic White	10,338	66.5%	37,335	67.0%	77,523	65.4%
Hispanic Black or African American	158	1.0%	613	1.1%	1,247	1.1%
Hispanic American Indian or Alaska Native	121	0.8%	447	0.8%	1,005	0.8%
Hispanic Asian	24	0.2%	161	0.3%	376	0.3%
Hispanic Hawaiian or Pacific Islander	-	-	7	-	21	-
Hispanic Other Race	4,339	27.9%	15,017	26.9%	33,800	28.5%
Hispanic Two or More Races	577	3.7%	2,159	3.9%	4,519	3.8%
Not Hispanic or Latino Population (2010)	3,737	20.4%	20,463	27.9%	42,088	27.2%
Hispanic or Latino Population (2010)	14,549	79.6%	52,979	72.1%	112,616	72.8%
Not Hispanic or Latino Population (2000)	6,248	38.1%	31,154	47.3%	60,984	43.4%
Hispanic or Latino Population (2000)	10,159	61.9%	34,656	52.7%	79,662	56.6%
Not Hispanic or Latino Population (2024)	4,425	21.8%	21,390	27.5%	44,960	27.3%
Hispanic or Latino Population (2024)	15,833	78.2%	56,377	72.5%	119,728	72.7%
Projected Annual Growth (2019-2024)	275	-	637	-	1,236	-
Historical Annual Growth (2000-2010)	4,390	4.3%	18,323	5.3%	32,954	4.1%

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2222 Spencer Hwy

Pasadena, TX 77504

Total Age Distribution (2019)

	1 mi radius		2 mi radius		3 mi radius	
Total Population	19,359		75,111		158,935	
Age Under 5 Years	1,705	8.8%	6,124	8.2%	13,461	8.5%
Age 5 to 9 Years	1,737	9.0%	6,274	8.4%	13,194	8.3%
Age 10 to 14 Years	1,682	8.7%	6,126	8.2%	13,242	8.3%
Age 15 to 19 Years	1,577	8.1%	5,850	7.8%	12,365	7.8%
Age 20 to 24 Years	1,449	7.5%	5,582	7.4%	11,772	7.4%
Age 25 to 29 Years	1,443	7.5%	5,501	7.3%	11,800	7.4%
Age 30 to 34 Years	1,412	7.3%	5,318	7.1%	11,344	7.1%
Age 35 to 39 Years	1,423	7.3%	5,226	7.0%	11,104	7.0%
Age 40 to 44 Years	1,290	6.7%	4,920	6.6%	10,483	6.6%
Age 45 to 49 Years	1,201	6.2%	4,732	6.3%	10,094	6.4%
Age 50 to 54 Years	1,039	5.4%	4,162	5.5%	8,749	5.5%
Age 55 to 59 Years	886	4.6%	3,807	5.1%	8,124	5.1%
Age 60 to 64 Years	778	4.0%	3,371	4.5%	6,963	4.4%
Age 65 to 69 Years	582	3.0%	2,538	3.4%	5,264	3.3%
Age 70 to 74 Years	475	2.5%	2,102	2.8%	4,282	2.7%
Age 75 to 79 Years	320	1.7%	1,527	2.0%	2,975	1.9%
Age 80 to 84 Years	196	1.0%	996	1.3%	1,952	1.2%
Age 85 Years or Over	165	0.9%	955	1.3%	1,766	1.1%
Median Age	29.6		31.4		31.1	
Age 19 Years or Less	6,701	34.6%	24,374	32.5%	52,263	32.9%
Age 20 to 64 Years	10,920	56.4%	42,619	56.7%	90,433	56.9%
Age 65 Years or Over	1,739	9.0%	8,118	10.8%	16,239	10.2%

Female Age Distribution (2019)

Female Population	9,638	49.8%	37,898	50.5%	79,681	50.1%
Age Under 5 Years	846	8.8%	3,028	8.0%	6,632	8.3%
Age 5 to 9 Years	852	8.8%	3,103	8.2%	6,514	8.2%
Age 10 to 14 Years	774	8.0%	2,914	7.7%	6,364	8.0%
Age 15 to 19 Years	757	7.9%	2,855	7.5%	6,080	7.6%
Age 20 to 24 Years	711	7.4%	2,708	7.1%	5,765	7.2%
Age 25 to 29 Years	671	7.0%	2,662	7.0%	5,811	7.3%
Age 30 to 34 Years	698	7.2%	2,618	6.9%	5,566	7.0%
Age 35 to 39 Years	713	7.4%	2,649	7.0%	5,528	6.9%
Age 40 to 44 Years	616	6.4%	2,371	6.3%	5,089	6.4%
Age 45 to 49 Years	629	6.5%	2,422	6.4%	5,032	6.3%
Age 50 to 54 Years	494	5.1%	2,092	5.5%	4,336	5.4%
Age 55 to 59 Years	457	4.7%	1,951	5.1%	4,022	5.0%
Age 60 to 64 Years	414	4.3%	1,772	4.7%	3,636	4.6%
Age 65 to 69 Years	315	3.3%	1,352	3.6%	2,824	3.5%
Age 70 to 74 Years	260	2.7%	1,194	3.1%	2,394	3.0%
Age 75 to 79 Years	181	1.9%	915	2.4%	1,734	2.2%
Age 80 to 84 Years	128	1.3%	613	1.6%	1,195	1.5%
Age 85 Years or Over	123	1.3%	678	1.8%	1,160	1.5%
Female Median Age	30.9		32.8		31.9	
Age 19 Years or Less	3,229	33.5%	11,900	31.4%	25,590	32.1%
Age 20 to 64 Years	5,402	56.0%	21,246	56.1%	44,784	56.2%
Age 65 Years or Over	1,007	10.5%	4,752	12.5%	9,307	11.7%

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COMPLETE PROFILE

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RFULL9

2222 Spencer Hwy

Pasadena, TX 77504

1 mi radius 2 mi radius 3 mi radius

Male Age Distribution (2019)

Male Population	9,721	50.2%	37,213	49.5%	79,254	49.9%
Age Under 5 Years	859	8.8%	3,096	8.3%	6,829	8.6%
Age 5 to 9 Years	885	9.1%	3,170	8.5%	6,681	8.4%
Age 10 to 14 Years	908	9.3%	3,213	8.6%	6,878	8.7%
Age 15 to 19 Years	820	8.4%	2,995	8.0%	6,285	7.9%
Age 20 to 24 Years	738	7.6%	2,874	7.7%	6,007	7.6%
Age 25 to 29 Years	773	7.9%	2,839	7.6%	5,989	7.6%
Age 30 to 34 Years	715	7.4%	2,700	7.3%	5,778	7.3%
Age 35 to 39 Years	709	7.3%	2,577	6.9%	5,576	7.0%
Age 40 to 44 Years	675	6.9%	2,550	6.9%	5,394	6.8%
Age 45 to 49 Years	572	5.9%	2,310	6.2%	5,063	6.4%
Age 50 to 54 Years	544	5.6%	2,069	5.6%	4,413	5.6%
Age 55 to 59 Years	429	4.4%	1,856	5.0%	4,102	5.2%
Age 60 to 64 Years	364	3.7%	1,599	4.3%	3,327	4.2%
Age 65 to 69 Years	268	2.8%	1,185	3.2%	2,440	3.1%
Age 70 to 74 Years	215	2.2%	909	2.4%	1,888	2.4%
Age 75 to 79 Years	139	1.4%	612	1.6%	1,241	1.6%
Age 80 to 84 Years	68	0.7%	383	1.0%	757	1.0%
Age 85 Years or Over	42	0.4%	277	0.7%	606	0.8%
Male Median Age	28.4		30.1		30.2	
Age 19 Years or Less	3,471	35.7%	12,474	33.5%	26,673	33.7%
Age 20 to 64 Years	5,518	56.8%	21,373	57.4%	45,649	57.6%
Age 65 Years or Over	731	7.5%	3,366	9.0%	6,933	8.7%

Males per 100 Females (2019)

Overall Comparison						
Age Under 5 Years	102	50.4%	102	50.6%	103	50.7%
Age 5 to 9 Years	104	50.9%	102	50.5%	103	50.6%
Age 10 to 14 Years	117	54.0%	110	52.4%	108	52.4%
Age 15 to 19 Years	108	52.0%	105	51.2%	103	50.8%
Age 20 to 24 Years	104	50.9%	106	51.5%	104	51.0%
Age 25 to 29 Years	115	53.5%	107	51.6%	103	50.8%
Age 30 to 34 Years	102	50.6%	103	50.8%	104	50.9%
Age 35 to 39 Years	99	49.8%	97	49.3%	101	50.2%
Age 40 to 44 Years	110	52.3%	108	51.8%	106	51.5%
Age 45 to 49 Years	91	47.6%	95	48.8%	101	50.2%
Age 50 to 54 Years	110	52.4%	99	49.7%	102	50.4%
Age 55 to 59 Years	94	48.4%	95	48.8%	102	50.5%
Age 60 to 64 Years	88	46.8%	90	47.4%	92	47.8%
Age 65 to 69 Years	85	46.0%	88	46.7%	86	46.4%
Age 70 to 74 Years	82	45.2%	76	43.2%	79	44.1%
Age 75 to 79 Years	77	43.4%	67	40.1%	72	41.7%
Age 80 to 84 Years	53	34.6%	63	38.5%	63	38.8%
Age 85 Years or Over	34	25.5%	41	29.0%	52	34.3%
Age 19 Years or Less	108	51.8%	105	51.2%	104	51.0%
Age 20 to 39 Years	105	51.2%	103	50.8%	103	50.7%
Age 40 to 64 Years	99	49.8%	98	49.5%	101	50.2%
Age 65 Years or Over	73	42.1%	71	41.5%	74	42.7%

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2222 Spencer Hwy

Pasadena, TX 77504

	1 mi radius		2 mi radius		3 mi radius	
Household Type (2019)						
Total Households	6,212		24,827		52,235	
Households with Children	3,082	49.6%	11,220	45.2%	24,025	46.0%
Average Household Size	3.1		3.0		3.0	
Household Density per Square Mile	1,978		1,977		1,848	
Population Family	17,228	89.0%	66,071	88.0%	140,535	88.4%
Population Non-Family	2,124	11.0%	8,536	11.4%	17,783	11.2%
Population Group Quarters	7	-	505	0.7%	617	0.4%
Family Households	4,589	73.9%	17,963	72.4%	37,854	72.5%
Married Couple Households	2,738	59.7%	11,744	65.4%	24,802	65.5%
Other Family Households with Children	1,851	40.3%	6,220	34.6%	13,051	34.5%
Family Households with Children	3,060	66.7%	11,149	62.1%	23,855	63.0%
Married Couple with Children	1,744	57.0%	6,941	62.3%	15,000	62.9%
Other Family Households with Children	1,316	43.0%	4,208	37.7%	8,856	37.1%
Family Households No Children	1,529	33.3%	6,814	37.9%	13,998	37.0%
Married Couple No Children	994	65.0%	4,802	70.5%	9,803	70.0%
Other Family Households No Children	535	35.0%	2,012	29.5%	4,195	30.0%
Non-Family Households	1,623	26.1%	6,863	27.6%	14,382	27.5%
Non-Family Households with Children	22	1.4%	71	1.0%	170	1.2%
Non-Family Households No Children	1,600	98.6%	6,792	99.0%	14,212	98.8%
Average Family Household Size	3.8		3.7		3.7	
Average Family Income	\$54,783		\$67,964		\$67,623	
Median Family Income	\$52,806		\$58,186		\$58,508	
Average Non-Family Household Size	1.3		1.2		1.2	
Marital Status (2019)						
Population Age 15 Years or Over	14,235		56,587		119,037	
Never Married	5,218	36.7%	20,584	36.4%	41,805	35.1%
Currently Married	5,504	38.7%	22,930	40.5%	49,426	41.5%
Previously Married	3,513	24.7%	13,073	23.1%	27,806	23.4%
Separated	1,330	37.9%	4,543	34.7%	9,522	34.2%
Widowed	646	18.4%	2,926	22.4%	5,971	21.5%
Divorced	1,537	43.8%	5,604	42.9%	12,313	44.3%
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	11,210		45,155		94,900	
Elementary (Grade Level 0 to 8)	2,566	22.9%	8,157	18.1%	17,393	18.3%
Some High School (Grade Level 9 to 11)	1,800	16.1%	6,568	14.5%	14,042	14.8%
High School Graduate	3,563	31.8%	14,838	32.9%	30,209	31.8%
Some College	1,675	14.9%	8,381	18.6%	18,152	19.1%
Associate Degree Only	599	5.3%	2,246	5.0%	4,758	5.0%
Bachelor Degree Only	750	6.7%	3,527	7.8%	7,178	7.6%
Graduate Degree	256	2.3%	1,439	3.2%	3,168	3.3%
Any College (Some College or Higher)	3,280	29.3%	15,593	34.5%	33,256	35.0%
College Degree + (Bachelor Degree or Higher)	1,006	9.0%	4,966	11.0%	10,346	10.9%

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2222 Spencer Hwy

Pasadena, TX 77504

Housing

	1 mi radius		2 mi radius		3 mi radius	
Total Housing Units (2019)	6,510		25,759		54,227	
Total Housing Units (2010)	6,449		25,676		54,216	
Historical Annual Growth (2010-2019)	61	0.1%	83	-	11	-
Housing Units Occupied (2019)	6,212	95.4%	24,827	96.4%	52,235	96.3%
Housing Units Owner-Occupied	2,540	40.9%	12,326	49.6%	25,629	49.1%
Housing Units Renter-Occupied	3,672	59.1%	12,501	50.4%	26,606	50.9%
Housing Units Vacant (2019)	298	4.8%	932	3.8%	1,992	3.8%

Household Size (2019)

Total Households	6,212		24,827		52,235	
1 Person Households	1,271	20.5%	5,602	22.6%	11,831	22.6%
2 Person Households	1,450	23.3%	6,166	24.8%	12,483	23.9%
3 Person Households	1,129	18.2%	4,242	17.1%	8,807	16.9%
4 Person Households	976	15.7%	3,691	14.9%	8,071	15.5%
5 Person Households	722	11.6%	2,708	10.9%	5,827	11.2%
6 Person Households	365	5.9%	1,304	5.3%	2,850	5.5%
7 or More Person Households	299	4.8%	1,115	4.5%	2,366	4.5%

Household Income Distribution (2019)

HH Income \$200,000 or More	161	2.6%	691	2.8%	1,514	2.9%
HH Income \$150,000 to \$199,999	138	2.2%	776	3.1%	1,797	3.4%
HH Income \$125,000 to \$149,999	234	3.8%	1,310	5.3%	2,478	4.7%
HH Income \$100,000 to \$124,999	315	5.1%	1,540	6.2%	3,270	6.3%
HH Income \$75,000 to \$99,999	587	9.5%	2,755	11.1%	6,041	11.6%
HH Income \$50,000 to \$74,999	1,335	21.5%	5,071	20.4%	10,414	19.9%
HH Income \$35,000 to \$49,999	1,008	16.2%	4,039	16.3%	8,091	15.5%
HH Income \$25,000 to \$34,999	746	12.0%	2,954	11.9%	6,318	12.1%
HH Income \$15,000 to \$24,999	732	11.8%	2,924	11.8%	6,244	12.0%
HH Income \$10,000 to \$14,999	343	5.5%	1,050	4.2%	2,304	4.4%
HH Income Under \$10,000	611	9.8%	1,717	6.9%	3,762	7.2%

Household Vehicles (2019)

Households 0 Vehicles Available	538	8.7%	1,713	6.9%	3,875	7.4%
Households 1 Vehicle Available	2,259	36.4%	8,849	35.6%	18,431	35.3%
Households 2 Vehicles Available	2,220	35.7%	8,718	35.1%	18,283	35.0%
Households 3 or More Vehicles Available	1,195	19.2%	5,546	22.3%	11,646	22.3%
Total Vehicles Available	11,018		45,435		94,708	
Average Vehicles per Household	1.8		1.8		1.8	
Owner-Occupied Household Vehicles	6,107	55.4%	28,063	61.8%	57,825	61.1%
Average Vehicles per Owner-Occupied Household	2.4		2.3		2.3	
Renter-Occupied Household Vehicles	4,911	44.6%	17,372	38.2%	36,883	38.9%
Average Vehicles per Renter-Occupied Household	1.3		1.4		1.4	

Travel Time (2019)

Worker Base Age 16 years or Over	9,361		36,592		77,205	
Travel to Work in 14 Minutes or Less	1,827	19.5%	7,913	21.6%	16,334	21.2%
Travel to Work in 15 to 29 Minutes	3,380	36.1%	11,741	32.1%	23,950	31.0%
Travel to Work in 30 to 59 Minutes	2,495	26.6%	9,461	25.9%	20,730	26.9%
Travel to Work in 60 Minutes or More	764	8.2%	3,011	8.2%	6,914	9.0%
Work at Home	157	1.7%	1,448	4.0%	2,452	3.2%
Average Minutes Travel to Work	22.3		22.9		24.0	

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

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2222 Spencer Hwy

Pasadena, TX 77504

1 mi radius 2 mi radius 3 mi radius

Transportation To Work (2019)

Worker Base Age 16 years or Over	9,361		36,592		77,205	
Drive to Work Alone	7,241	77.4%	28,261	77.2%	60,756	78.7%
Drive to Work in Carpool	1,574	16.8%	5,470	14.9%	11,033	14.3%
Travel to Work by Public Transportation	88	0.9%	310	0.8%	575	0.7%
Drive to Work on Motorcycle	2	-	31	-	64	-
Bicycle to Work	73	0.8%	170	0.5%	236	0.3%
Walk to Work	165	1.8%	691	1.9%	1,491	1.9%
Other Means	61	0.6%	211	0.6%	598	0.8%
Work at Home	157	1.7%	1,448	4.0%	2,452	3.2%

Daytime Demographics (2019)

Total Businesses	726		2,514		5,597	
Total Employees	4,750		19,042		50,466	
Company Headquarter Businesses	-	-	5	0.2%	19	0.3%
Company Headquarter Employees	3	-	148	0.8%	1,914	3.8%
Employee Population per Business	6.5	to 1	7.6	to 1	9.0	to 1
Residential Population per Business	26.7	to 1	29.9	to 1	28.4	to 1
Adj. Daytime Demographics Age 16 Years or Over	10,083		41,100		97,000	

Labor Force

Labor Population Age 16 Years or Over (2019)	13,931		55,445		116,649	
Labor Force Total Males (2019)	6,911	49.6%	27,142	49.0%	57,642	49.4%
Male Civilian Employed	5,302	76.7%	19,758	72.8%	41,423	71.9%
Male Civilian Unemployed	245	3.5%	909	3.4%	2,101	3.6%
Males in Armed Forces	-	-	-	-	37	-
Males Not in Labor Force	1,364	19.7%	6,475	23.9%	14,080	24.4%
Labor Force Total Females (2019)	7,020	50.4%	28,303	51.0%	59,007	50.6%
Female Civilian Employed	3,296	47.0%	13,630	48.2%	28,611	48.5%
Female Civilian Unemployed	250	3.6%	903	3.2%	1,953	3.3%
Females in Armed Forces	-	-	-	-	43	-
Females Not in Labor Force	3,474	49.5%	13,771	48.7%	28,400	48.1%
Unemployment Rate	495	3.5%	1,812	3.3%	4,054	3.5%

Occupation (2019)

Occupation Population Age 16 Years or Over	8,598		33,388		70,034	
Occupation Total Males	5,302	61.7%	19,758	59.2%	41,423	59.1%
Occupation Total Females	3,296	38.3%	13,630	40.8%	28,611	40.9%
Management, Business, Financial Operations	509	5.9%	2,543	7.6%	5,487	7.8%
Professional, Related	780	9.1%	3,798	11.4%	8,158	11.6%
Service	2,135	24.8%	6,724	20.1%	13,579	19.4%
Sales, Office	1,474	17.1%	6,821	20.4%	14,321	20.4%
Farming, Fishing, Forestry	31	0.4%	83	0.2%	213	0.3%
Construction, Extraction, Maintenance	1,844	21.5%	6,706	20.1%	14,668	20.9%
Production, Transport, Material Moving	1,826	21.2%	6,713	20.1%	13,609	19.4%
White Collar Workers	2,763	32.1%	13,162	39.4%	27,966	39.9%
Blue Collar Workers	5,836	67.9%	20,226	60.6%	42,069	60.1%

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Pasadena, TX 77504

1 mi radius

2 mi radius

3 mi radius

Units In Structure (2019)

	1 mi radius		2 mi radius		3 mi radius	
Total Units	5,573		23,233		48,584	
1 Detached Unit	2,961	53.1%	13,708	59.0%	28,917	59.5%
1 Attached Unit	100	1.8%	516	2.2%	1,137	2.3%
2 Units	69	1.2%	257	1.1%	593	1.2%
3 to 4 Units	329	5.9%	1,271	5.5%	2,439	5.0%
5 to 9 Units	725	13.0%	2,646	11.4%	4,962	10.2%
10 to 19 Units	542	9.7%	2,241	9.6%	4,395	9.0%
20 to 49 Units	636	11.4%	1,114	4.8%	2,422	5.0%
50 or More Units	466	8.4%	1,769	7.6%	4,784	9.8%
Mobile Home or Trailer	357	6.4%	1,267	5.5%	2,542	5.2%
Other Structure	27	0.5%	39	0.2%	44	-

Homes Built By Year (2019)

Homes Built 2014 or later	195	3.0%	831	3.2%	1,812	3.3%
Homes Built 2010 to 2013	272	4.2%	805	3.1%	1,350	2.5%
Homes Built 2000 to 2009	971	14.9%	2,193	8.5%	5,254	9.7%
Homes Built 1990 to 1999	379	5.8%	1,571	6.1%	3,669	6.8%
Homes Built 1980 to 1989	692	10.6%	3,721	14.4%	7,337	13.5%
Homes Built 1970 to 1979	938	14.4%	4,882	19.0%	10,635	19.6%
Homes Built 1960 to 1969	1,204	18.5%	4,211	16.3%	8,350	15.4%
Homes Built 1950 to 1959	1,287	19.8%	5,605	21.8%	10,911	20.1%
Homes Built 1940 to 1949	205	3.2%	692	2.7%	2,237	4.1%
Homes Built Before 1939	68	1.0%	315	1.2%	680	1.3%
Median Age of Homes	39.4 yrs		41.0 yrs		40.6 yrs	

Home Values (2019)

Owner Specified Housing Units	2,417		11,946		24,838	
Home Values \$1,000,000 or More	28	1.2%	158	1.3%	304	1.2%
Home Values \$750,000 to \$999,999	25	1.0%	109	0.9%	221	0.9%
Home Values \$500,000 to \$749,999	64	2.6%	320	2.7%	669	2.7%
Home Values \$400,000 to \$499,999	58	2.4%	316	2.6%	662	2.7%
Home Values \$300,000 to \$399,999	169	7.0%	697	5.8%	1,373	5.5%
Home Values \$250,000 to \$299,999	91	3.8%	582	4.9%	1,120	4.5%
Home Values \$200,000 to \$249,999	175	7.2%	938	7.9%	2,035	8.2%
Home Values \$175,000 to \$199,999	126	5.2%	599	5.0%	1,300	5.2%
Home Values \$150,000 to \$174,999	207	8.6%	1,156	9.7%	2,473	10.0%
Home Values \$125,000 to \$149,999	213	8.8%	1,150	9.6%	2,499	10.1%
Home Values \$100,000 to \$124,999	336	13.9%	1,775	14.9%	3,749	15.1%
Home Values \$90,000 to \$99,999	189	7.8%	911	7.6%	1,745	7.0%
Home Values \$80,000 to \$89,999	255	10.5%	1,124	9.4%	2,011	8.1%
Home Values \$70,000 to \$79,999	154	6.4%	703	5.9%	1,571	6.3%
Home Values \$60,000 to \$69,999	111	4.6%	451	3.8%	996	4.0%
Home Values \$50,000 to \$59,999	52	2.2%	213	1.8%	600	2.4%
Home Values \$35,000 to \$49,999	87	3.6%	331	2.8%	781	3.1%
Home Values \$25,000 to \$34,999	17	0.7%	92	0.8%	203	0.8%
Home Values \$10,000 to \$24,999	78	3.2%	327	2.7%	555	2.2%
Home Values Under \$10,000	87	3.6%	298	2.5%	575	2.3%
Owner-Occupied Median Home Value	\$122,098		\$127,324		\$125,379	
Renter-Occupied Median Rent	\$780		\$801		\$792	

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Pasadena, TX 77504

1 mi radius

2 mi radius

3 mi radius

Total Annual Consumer Expenditure (2019)

Total Household Expenditure	\$272.23 M	\$1.22 B	\$2.56 B
Total Non-Retail Expenditure	\$143.5 M	\$643.03 M	\$1.35 B
Total Retail Expenditure	\$128.73 M	\$578.65 M	\$1.21 B
Apparel	\$9.6 M	\$42.96 M	\$90.11 M
Contributions	\$8.15 M	\$37.37 M	\$78.23 M
Education	\$7.53 M	\$33.78 M	\$71.28 M
Entertainment	\$14.86 M	\$67.31 M	\$141.05 M
Food and Beverages	\$41 M	\$183.05 M	\$383.1 M
Furnishings and Equipment	\$9.22 M	\$41.84 M	\$87.59 M
Gifts	\$6.18 M	\$28.13 M	\$58.74 M
Health Care	\$23.1 M	\$104.21 M	\$217.48 M
Household Operations	\$10.4 M	\$46.98 M	\$98.36 M
Miscellaneous Expenses	\$5.05 M	\$22.78 M	\$47.63 M
Personal Care	\$3.63 M	\$16.34 M	\$34.18 M
Personal Insurance	\$1.74 M	\$8.04 M	\$16.84 M
Reading	\$572.8 K	\$2.6 M	\$5.43 M
Shelter	\$58.39 M	\$259.89 M	\$544.34 M
Tobacco	\$1.91 M	\$8.26 M	\$17.24 M
Transportation	\$49.7 M	\$223.92 M	\$468.2 M
Utilities	\$21.2 M	\$94.21 M	\$196.81 M

Monthly Household Consumer Expenditure (2019)

Total Household Expenditure	\$3,652	\$4,101	\$4,079
Total Non-Retail Expenditure	\$1,925 52.7%	\$2,158 52.6%	\$2,147 52.7%
Total Retail Expenditures	\$1,727 47.3%	\$1,942 47.4%	\$1,931 47.3%
Apparel	\$129 3.5%	\$144 3.5%	\$144 3.5%
Contributions	\$109 3.0%	\$125 3.1%	\$125 3.1%
Education	\$101 2.8%	\$113 2.8%	\$114 2.8%
Entertainment	\$199 5.5%	\$226 5.5%	\$225 5.5%
Food and Beverages	\$550 15.1%	\$614 15.0%	\$611 15.0%
Furnishings and Equipment	\$124 3.4%	\$140 3.4%	\$140 3.4%
Gifts	\$83 2.3%	\$94 2.3%	\$94 2.3%
Health Care	\$310 8.5%	\$350 8.5%	\$347 8.5%
Household Operations	\$139 3.8%	\$158 3.8%	\$157 3.8%
Miscellaneous Expenses	\$68 1.9%	\$76 1.9%	\$76 1.9%
Personal Care	\$49 1.3%	\$55 1.3%	\$55 1.3%
Personal Insurance	\$23 0.6%	\$27 0.7%	\$27 0.7%
Reading	\$8 0.2%	\$9 0.2%	\$9 0.2%
Shelter	\$783 21.4%	\$872 21.3%	\$868 21.3%
Tobacco	\$26 0.7%	\$28 0.7%	\$28 0.7%
Transportation	\$667 18.3%	\$752 18.3%	\$747 18.3%
Utilities	\$284 7.8%	\$316 7.7%	\$314 7.7%

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Information About Brokerage Services

Texas law requires all real estate license holders 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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