



6108 S. RICE

6108 S. RICE, HOUSTON, TX 77081



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

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

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PROPERTY HIGHLIGHTS

Recently renovated development in a premiere location between Bellaire and the Galleria. ±7,600 SF available; will subdivide. The property is minutes from Loop 610, Westpark Tollway, and Hwy 59. Patio and new grease trap space also available.

DETAILS

- ± 7,600 SF Available for Lease | Will Subdivide

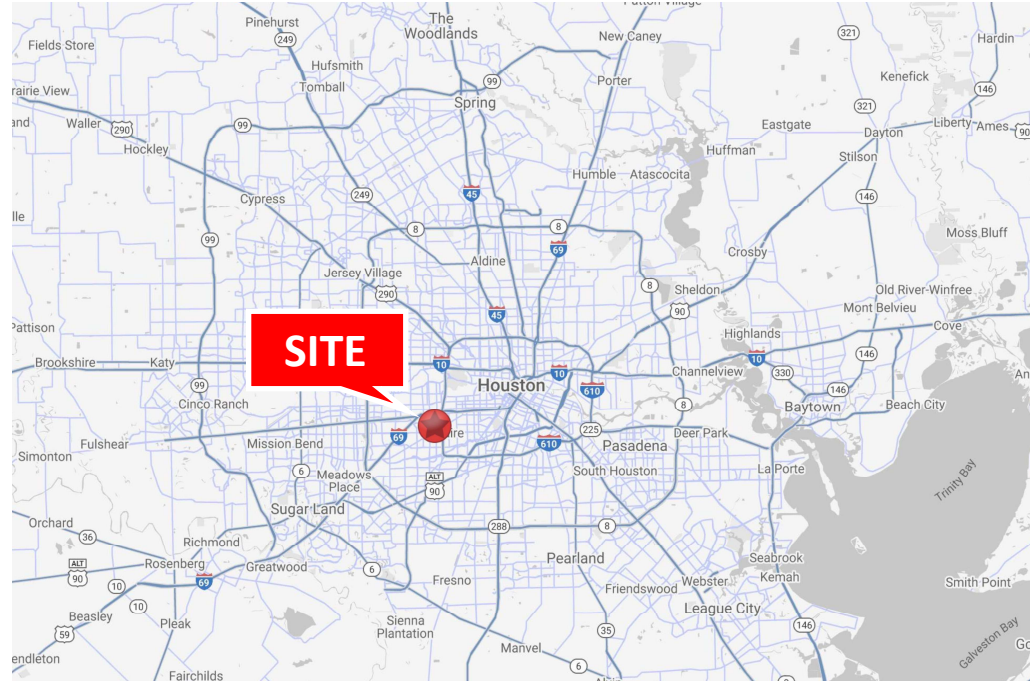
TRAFFIC COUNTS

- S. Rice Ave 17,729 CPD

AREA RETAILERS



DEMOGRAPHICS	1 mile	2 miles	3 miles
Population	23,757	239,534	524,690
Average Household Income	\$110,625	\$127,686	\$119,639



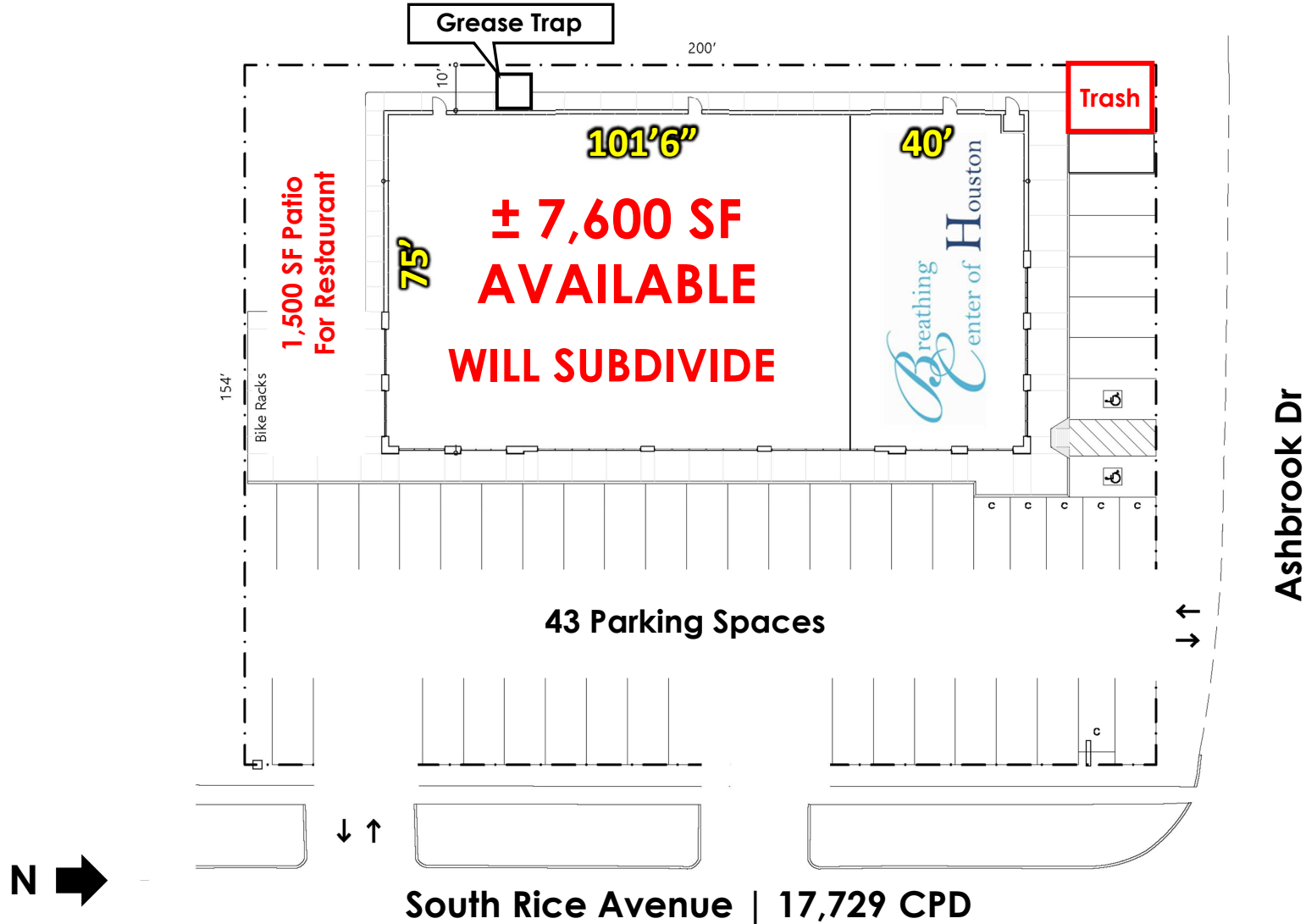
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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.7144/-95.4684

RFULL9

6108 S Rice Ave Houston, TX 77081	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2019)	23,757		239,534		524,690	
Projected Population (2024)	24,479		247,018		541,130	
Census Population (2010)	21,712		213,629		474,198	
Census Population (2000)	20,333		199,330		454,331	
Projected Annual Growth (2019-2024)	722	0.6%	7,484	0.6%	16,440	0.6%
Historical Annual Growth (2010-2019)	2,045	1.0%	25,905	1.2%	50,492	1.1%
Historical Annual Growth (2000-2010)	1,380	0.7%	14,299	0.7%	19,867	0.4%
Estimated Population Density (2019)	7,566	psm	8,476	psm	6,683	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2019)	9,580		109,922		241,215	
Projected Households (2024)	10,233		117,528		258,181	
Census Households (2010)	8,449		92,732		207,065	
Census Households (2000)	8,306		88,587		202,682	
Projected Annual Growth (2019-2024)	653	1.4%	7,606	1.4%	16,966	1.4%
Historical Annual Change (2000-2019)	1,274	0.8%	21,335	1.3%	38,533	1.0%
Average Household Income						
Estimated Average Household Income (2019)	\$110,625		\$127,686		\$119,639	
Projected Average Household Income (2024)	\$125,096		\$143,781		\$134,568	
Census Average Household Income (2010)	\$81,913		\$98,217		\$95,324	
Census Average Household Income (2000)	\$59,860		\$77,655		\$74,936	
Projected Annual Change (2019-2024)	\$14,471	2.6%	\$16,095	2.5%	\$14,929	2.5%
Historical Annual Change (2000-2019)	\$50,765	4.5%	\$50,031	3.4%	\$44,702	3.1%
Median Household Income						
Estimated Median Household Income (2019)	\$70,925		\$80,190		\$76,069	
Projected Median Household Income (2024)	\$81,686		\$91,424		\$86,891	
Census Median Household Income (2010)	\$62,053		\$70,945		\$66,406	
Census Median Household Income (2000)	\$47,499		\$57,616		\$54,678	
Projected Annual Change (2019-2024)	\$10,761	3.0%	\$11,234	2.8%	\$10,822	2.8%
Historical Annual Change (2000-2019)	\$23,426	2.6%	\$22,574	2.1%	\$21,391	2.1%
Per Capita Income						
Estimated Per Capita Income (2019)	\$44,736		\$58,624		\$55,073	
Projected Per Capita Income (2024)	\$52,417		\$68,437		\$64,274	
Census Per Capita Income (2010)	\$31,876		\$42,634		\$41,625	
Census Per Capita Income (2000)	\$24,207		\$34,385		\$33,314	
Projected Annual Change (2019-2024)	\$7,682	3.4%	\$9,813	3.3%	\$9,201	3.3%
Historical Annual Change (2000-2019)	\$20,528	4.5%	\$24,238	3.7%	\$21,760	3.4%
Estimated Average Household Net Worth (2019)	\$743,633		\$849,396		\$798,854	

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Houston, TX 77081

1 mi radius

3 mi radius

5 mi radius

Race and Ethnicity

Total Population (2019)	23,757		239,534		524,690	
White (2019)	12,969	54.6%	144,913	60.5%	293,957	56.0%
Black or African American (2019)	3,162	13.3%	24,842	10.4%	77,404	14.8%
American Indian or Alaska Native (2019)	139	0.6%	2,198	0.9%	3,903	0.7%
Asian (2019)	2,970	12.5%	28,095	11.7%	64,091	12.2%
Hawaiian or Pacific Islander (2019)	3	-	108	-	352	-
Other Race (2019)	3,559	15.0%	29,078	12.1%	64,077	12.2%
Two or More Races (2019)	956	4.0%	10,301	4.3%	20,906	4.0%
Population < 18 (2019)	6,080	25.6%	53,355	22.3%	112,949	21.5%
White Not Hispanic	1,209	19.9%	14,159	26.5%	25,822	22.9%
Black or African American	662	10.9%	5,092	9.5%	16,725	14.8%
Asian	514	8.5%	5,262	9.9%	11,039	9.8%
Other Race Not Hispanic	162	2.7%	1,657	3.1%	3,397	3.0%
Hispanic	3,533	58.1%	27,185	51.0%	55,966	49.5%
Not Hispanic or Latino Population (2019)	12,392	52.2%	141,796	59.2%	323,885	61.7%
Not Hispanic White	6,189	49.9%	88,152	62.2%	182,131	56.2%
Not Hispanic Black or African American	2,972	24.0%	22,526	15.9%	71,150	22.0%
Not Hispanic American Indian or Alaska Native	21	0.2%	372	0.3%	839	0.3%
Not Hispanic Asian	2,847	23.0%	26,311	18.6%	60,102	18.6%
Not Hispanic Hawaiian or Pacific Islander	-	-	63	-	197	-
Not Hispanic Other Race	55	0.4%	404	0.3%	920	0.3%
Not Hispanic Two or More Races	307	2.5%	3,969	2.8%	8,545	2.6%
Hispanic or Latino Population (2019)	11,366	47.8%	97,738	40.8%	200,805	38.3%
Hispanic White	6,779	59.6%	56,761	58.1%	111,826	55.7%
Hispanic Black or African American	190	1.7%	2,316	2.4%	6,253	3.1%
Hispanic American Indian or Alaska Native	118	1.0%	1,827	1.9%	3,064	1.5%
Hispanic Asian	123	1.1%	1,784	1.8%	3,989	2.0%
Hispanic Hawaiian or Pacific Islander	2	-	45	-	155	-
Hispanic Other Race	3,504	30.8%	28,674	29.3%	63,157	31.5%
Hispanic Two or More Races	649	5.7%	6,332	6.5%	12,361	6.2%
Not Hispanic or Latino Population (2010)	11,684	53.8%	135,952	63.6%	314,990	66.4%
Hispanic or Latino Population (2010)	10,028	46.2%	77,677	36.4%	159,208	33.6%
Not Hispanic or Latino Population (2000)	11,457	56.3%	135,901	68.2%	325,429	71.6%
Hispanic or Latino Population (2000)	8,876	43.7%	63,429	31.8%	128,902	28.4%
Not Hispanic or Latino Population (2024)	13,047	53.3%	147,582	59.7%	337,308	62.3%
Hispanic or Latino Population (2024)	11,432	46.7%	99,437	40.3%	203,822	37.7%
Projected Annual Growth (2019-2024)	66	-	1,698	-	3,017	-
Historical Annual Growth (2000-2010)	1,152	1.3%	14,248	2.2%	30,306	2.4%

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RFULL9

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Houston, TX 77081

1 mi radius

3 mi radius

5 mi radius

Total Age Distribution (2019)

	1 mi radius		3 mi radius		5 mi radius	
Total Population	23,757		239,534		524,690	
Age Under 5 Years	1,909	8.0%	17,384	7.3%	37,345	7.1%
Age 5 to 9 Years	1,653	7.0%	15,119	6.3%	31,989	6.1%
Age 10 to 14 Years	1,535	6.5%	13,352	5.6%	28,101	5.4%
Age 15 to 19 Years	1,479	6.2%	12,281	5.1%	27,196	5.2%
Age 20 to 24 Years	1,835	7.7%	17,299	7.2%	39,930	7.6%
Age 25 to 29 Years	2,444	10.3%	25,340	10.6%	54,957	10.5%
Age 30 to 34 Years	2,171	9.1%	22,677	9.5%	49,142	9.4%
Age 35 to 39 Years	1,957	8.2%	19,464	8.1%	41,321	7.9%
Age 40 to 44 Years	1,692	7.1%	16,343	6.8%	34,412	6.6%
Age 45 to 49 Years	1,518	6.4%	14,748	6.2%	31,690	6.0%
Age 50 to 54 Years	1,405	5.9%	13,277	5.5%	28,934	5.5%
Age 55 to 59 Years	1,198	5.0%	13,319	5.6%	29,681	5.7%
Age 60 to 64 Years	1,033	4.3%	11,941	5.0%	26,935	5.1%
Age 65 to 69 Years	700	2.9%	8,973	3.7%	20,860	4.0%
Age 70 to 74 Years	508	2.1%	6,382	2.7%	15,140	2.9%
Age 75 to 79 Years	303	1.3%	4,390	1.8%	10,472	2.0%
Age 80 to 84 Years	184	0.8%	3,211	1.3%	7,441	1.4%
Age 85 Years or Over	234	1.0%	4,034	1.7%	9,145	1.7%
Median Age	32.6		34.5		34.7	
Age 19 Years or Less	6,576	27.7%	58,136	24.3%	124,632	23.8%
Age 20 to 64 Years	15,252	64.2%	154,408	64.5%	337,001	64.2%
Age 65 Years or Over	1,929	8.1%	26,990	11.3%	63,057	12.0%

Female Age Distribution (2019)

Female Population	11,327	47.7%	117,131	48.9%	259,070	49.4%
Age Under 5 Years	925	8.2%	8,502	7.3%	18,267	7.1%
Age 5 to 9 Years	825	7.3%	7,442	6.4%	15,578	6.0%
Age 10 to 14 Years	707	6.2%	6,534	5.6%	13,762	5.3%
Age 15 to 19 Years	629	5.6%	5,664	4.8%	12,841	5.0%
Age 20 to 24 Years	826	7.3%	8,262	7.1%	19,439	7.5%
Age 25 to 29 Years	1,144	10.1%	11,897	10.2%	26,172	10.1%
Age 30 to 34 Years	1,017	9.0%	10,554	9.0%	23,039	8.9%
Age 35 to 39 Years	889	7.9%	8,992	7.7%	19,430	7.5%
Age 40 to 44 Years	750	6.6%	7,527	6.4%	16,112	6.2%
Age 45 to 49 Years	727	6.4%	7,024	6.0%	15,245	5.9%
Age 50 to 54 Years	709	6.3%	6,680	5.7%	14,733	5.7%
Age 55 to 59 Years	604	5.3%	6,748	5.8%	15,260	5.9%
Age 60 to 64 Years	524	4.6%	6,131	5.2%	13,958	5.4%
Age 65 to 69 Years	335	3.0%	4,607	3.9%	10,849	4.2%
Age 70 to 74 Years	280	2.5%	3,434	2.9%	8,103	3.1%
Age 75 to 79 Years	167	1.5%	2,559	2.2%	5,891	2.3%
Age 80 to 84 Years	113	1.0%	1,913	1.6%	4,454	1.7%
Age 85 Years or Over	158	1.4%	2,661	2.3%	5,938	2.3%
Female Median Age	33.4		35.3		35.6	
Age 19 Years or Less	3,086	27.2%	28,142	24.0%	60,448	23.3%
Age 20 to 64 Years	7,189	63.5%	73,815	63.0%	163,388	63.1%
Age 65 Years or Over	1,052	9.3%	15,174	13.0%	35,234	13.6%

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1 mi radius 3 mi radius 5 mi radius

Male Age Distribution (2019)

	1 mi radius		3 mi radius		5 mi radius	
Male Population	12,430	52.3%	122,403	51.1%	265,620	50.6%
Age Under 5 Years	984	7.9%	8,882	7.3%	19,078	7.2%
Age 5 to 9 Years	828	6.7%	7,677	6.3%	16,412	6.2%
Age 10 to 14 Years	828	6.7%	6,819	5.6%	14,339	5.4%
Age 15 to 19 Years	850	6.8%	6,617	5.4%	14,356	5.4%
Age 20 to 24 Years	1,009	8.1%	9,037	7.4%	20,491	7.7%
Age 25 to 29 Years	1,301	10.5%	13,443	11.0%	28,784	10.8%
Age 30 to 34 Years	1,154	9.3%	12,123	9.9%	26,104	9.8%
Age 35 to 39 Years	1,067	8.6%	10,472	8.6%	21,891	8.2%
Age 40 to 44 Years	942	7.6%	8,816	7.2%	18,300	6.9%
Age 45 to 49 Years	791	6.4%	7,724	6.3%	16,445	6.2%
Age 50 to 54 Years	696	5.6%	6,597	5.4%	14,201	5.3%
Age 55 to 59 Years	594	4.8%	6,571	5.4%	14,421	5.4%
Age 60 to 64 Years	509	4.1%	5,810	4.7%	12,977	4.9%
Age 65 to 69 Years	366	2.9%	4,366	3.6%	10,010	3.8%
Age 70 to 74 Years	228	1.8%	2,948	2.4%	7,037	2.6%
Age 75 to 79 Years	136	1.1%	1,831	1.5%	4,582	1.7%
Age 80 to 84 Years	71	0.6%	1,298	1.1%	2,987	1.1%
Age 85 Years or Over	76	0.6%	1,373	1.1%	3,207	1.2%
Male Median Age	32.0		33.7		33.9	
Age 19 Years or Less	3,491	28.1%	29,994	24.5%	64,184	24.2%
Age 20 to 64 Years	8,063	64.9%	80,593	65.8%	173,613	65.4%
Age 65 Years or Over	877	7.1%	11,816	9.7%	27,823	10.5%

Males per 100 Females (2019)

	1 mi radius		3 mi radius		5 mi radius	
Overall Comparison						
Age Under 5 Years	106	51.5%	104	51.1%	104	51.1%
Age 5 to 9 Years	100	50.1%	103	50.8%	105	51.3%
Age 10 to 14 Years	117	54.0%	104	51.1%	104	51.1%
Age 15 to 19 Years	135	57.5%	117	53.9%	112	52.8%
Age 20 to 24 Years	122	55.0%	109	52.2%	105	51.3%
Age 25 to 29 Years	114	53.2%	113	53.0%	110	52.4%
Age 30 to 34 Years	114	53.2%	115	53.5%	113	53.1%
Age 35 to 39 Years	120	54.6%	116	53.8%	113	53.0%
Age 40 to 44 Years	126	55.7%	117	53.9%	114	53.2%
Age 45 to 49 Years	109	52.1%	110	52.4%	108	51.9%
Age 50 to 54 Years	98	49.5%	99	49.7%	96	49.1%
Age 55 to 59 Years	98	49.6%	97	49.3%	95	48.6%
Age 60 to 64 Years	97	49.3%	95	48.7%	93	48.2%
Age 65 to 69 Years	109	52.2%	95	48.7%	92	48.0%
Age 70 to 74 Years	81	44.9%	86	46.2%	87	46.5%
Age 75 to 79 Years	82	45.0%	72	41.7%	78	43.8%
Age 80 to 84 Years	63	38.7%	68	40.4%	67	40.1%
Age 85 Years or Over	48	32.5%	52	34.0%	54	35.1%
Age 19 Years or Less	113	53.1%	107	51.6%	106	51.5%
Age 20 to 39 Years	117	53.9%	114	53.2%	110	52.5%
Age 40 to 64 Years	107	51.6%	104	51.0%	101	50.3%
Age 65 Years or Over	83	45.5%	78	43.8%	79	44.1%

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Household Type (2019)

Total Households	9,580		109,922		241,215	
Households with Children	3,230	33.7%	27,825	25.3%	58,431	24.2%
Average Household Size	2.5		2.2		2.1	
Household Density per Square Mile	3,051		3,890		3,072	
Population Family	18,157	76.4%	170,524	71.2%	367,534	70.0%
Population Non-Family	5,338	22.5%	67,978	28.4%	149,751	28.5%
Population Group Quarters	262	1.1%	1,032	0.4%	7,405	1.4%
Family Households	5,475	57.1%	53,776	48.9%	117,063	48.5%
Married Couple Households	3,775	69.0%	38,486	71.6%	81,490	69.6%
Other Family Households with Children	1,700	31.0%	15,290	28.4%	35,572	30.4%
Family Households with Children	3,207	58.6%	27,572	51.3%	57,946	49.5%
Married Couple with Children	2,190	68.3%	18,981	68.8%	37,538	64.8%
Other Family Households with Children	1,017	31.7%	8,591	31.2%	20,407	35.2%
Family Households No Children	2,268	41.4%	26,204	48.7%	59,117	50.5%
Married Couple No Children	1,585	69.9%	19,505	74.4%	43,952	74.3%
Other Family Households No Children	683	30.1%	6,699	25.6%	15,165	25.7%
Non-Family Households	4,105	42.9%	56,146	51.1%	124,152	51.5%
Non-Family Households with Children	24	0.6%	253	0.5%	485	0.4%
Non-Family Households No Children	4,082	99.4%	55,893	99.5%	123,668	99.6%
Average Family Household Size	3.3		3.2		3.1	
Average Family Income	\$156,157		\$191,487		\$176,503	
Median Family Income	\$95,867		\$110,859		\$104,759	
Average Non-Family Household Size	1.3		1.2		1.2	

Marital Status (2019)

Population Age 15 Years or Over	18,660		193,679		427,254	
Never Married	6,308	33.8%	69,599	35.9%	164,111	38.4%
Currently Married	8,614	46.2%	85,765	44.3%	179,719	42.1%
Previously Married	3,738	20.0%	38,316	19.8%	83,423	19.5%
Separated	1,595	42.7%	12,708	33.2%	26,499	31.8%
Widowed	494	13.2%	7,694	20.1%	17,340	20.8%
Divorced	1,650	44.1%	17,914	46.8%	39,584	47.4%

Educational Attainment (2019)

Adult Population Age 25 Years or Over	15,346		164,099		360,128	
Elementary (Grade Level 0 to 8)	1,740	11.3%	16,784	10.2%	35,316	9.8%
Some High School (Grade Level 9 to 11)	816	5.3%	6,148	3.7%	16,755	4.7%
High School Graduate	3,017	19.7%	24,346	14.8%	54,640	15.2%
Some College	2,073	13.5%	22,073	13.5%	52,669	14.6%
Associate Degree Only	850	5.5%	6,973	4.2%	16,150	4.5%
Bachelor Degree Only	3,794	24.7%	46,779	28.5%	99,658	27.7%
Graduate Degree	3,055	19.9%	40,995	25.0%	84,941	23.6%
Any College (Some College or Higher)	9,772	63.7%	116,820	71.2%	253,417	70.4%
College Degree + (Bachelor Degree or Higher)	6,849	44.6%	87,775	53.5%	184,599	51.3%

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

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Lat/Lon: 29.7144/-95.4684

RFULL9

6108 S Rice Ave		1 mi radius		3 mi radius		5 mi radius	
Houston, TX 77081							
Housing							
Total Housing Units (2019)		9,868		114,264		250,876	
Total Housing Units (2010)		9,429		106,147		236,489	
Historical Annual Growth (2010-2019)		438	0.5%	8,118	0.8%	14,387	0.7%
Housing Units Occupied (2019)		9,580	97.1%	109,922	96.2%	241,215	96.1%
Housing Units Owner-Occupied		2,683	28.0%	38,226	34.8%	87,646	36.3%
Housing Units Renter-Occupied		6,897	72.0%	71,697	65.2%	153,569	63.7%
Housing Units Vacant (2019)		288	3.0%	4,342	4.0%	9,661	4.0%
Household Size (2019)							
Total Households		9,580		109,922		241,215	
1 Person Households		3,164	33.0%	47,010	42.8%	103,954	43.1%
2 Person Households		2,799	29.2%	30,452	27.7%	68,517	28.4%
3 Person Households		1,368	14.3%	12,940	11.8%	28,170	11.7%
4 Person Households		1,211	12.6%	10,778	9.8%	21,891	9.1%
5 Person Households		622	6.5%	5,166	4.7%	10,862	4.5%
6 Person Households		233	2.4%	2,087	1.9%	4,550	1.9%
7 or More Person Households		183	1.9%	1,489	1.4%	3,271	1.4%
Household Income Distribution (2019)							
HH Income \$200,000 or More		1,209	12.6%	15,607	14.2%	31,426	13.0%
HH Income \$150,000 to \$199,999		439	4.6%	6,935	6.3%	14,793	6.1%
HH Income \$125,000 to \$149,999		403	4.2%	6,413	5.8%	13,710	5.7%
HH Income \$100,000 to \$124,999		541	5.6%	7,736	7.0%	16,067	6.7%
HH Income \$75,000 to \$99,999		1,089	11.4%	12,245	11.1%	26,193	10.9%
HH Income \$50,000 to \$74,999		1,424	14.9%	18,062	16.4%	40,003	16.6%
HH Income \$35,000 to \$49,999		1,359	14.2%	12,332	11.2%	27,975	11.6%
HH Income \$25,000 to \$34,999		861	9.0%	8,603	7.8%	20,027	8.3%
HH Income \$15,000 to \$24,999		1,246	13.0%	10,795	9.8%	23,593	9.8%
HH Income \$10,000 to \$14,999		494	5.2%	4,051	3.7%	9,330	3.9%
HH Income Under \$10,000		515	5.4%	7,144	6.5%	18,098	7.5%
Household Vehicles (2019)							
Households 0 Vehicles Available		659	6.9%	7,953	7.2%	19,280	8.0%
Households 1 Vehicle Available		4,102	42.8%	51,190	46.6%	113,058	46.9%
Households 2 Vehicles Available		3,580	37.4%	39,485	35.9%	83,644	34.7%
Households 3 or More Vehicles Available		1,239	12.9%	11,294	10.3%	25,234	10.5%
Total Vehicles Available		15,343		167,513		364,072	
Average Vehicles per Household		1.6		1.5		1.5	
Owner-Occupied Household Vehicles		5,954	38.8%	74,925	44.7%	169,078	46.4%
Average Vehicles per Owner-Occupied Household		2.2		2.0		1.9	
Renter-Occupied Household Vehicles		9,389	61.2%	92,588	55.3%	194,994	53.6%
Average Vehicles per Renter-Occupied Household		1.4		1.3		1.3	
Travel Time (2019)							
Worker Base Age 16 years or Over		11,979		121,655		265,840	
Travel to Work in 14 Minutes or Less		2,197	18.3%	28,406	23.3%	59,285	22.3%
Travel to Work in 15 to 29 Minutes		5,033	42.0%	52,827	43.4%	115,998	43.6%
Travel to Work in 30 to 59 Minutes		4,481	37.4%	37,291	30.7%	81,063	30.5%
Travel to Work in 60 Minutes or More		690	5.8%	7,177	5.9%	14,398	5.4%
Work at Home		527	4.4%	6,774	5.6%	14,662	5.5%
Average Minutes Travel to Work		24.4		22.7		22.7	

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1 mi radius

3 mi radius

5 mi radius

Houston, TX 77081

Transportation To Work (2019)

	1 mi radius	3 mi radius	5 mi radius
Worker Base Age 16 years or Over	11,979	121,655	265,840
Drive to Work Alone	9,061 75.6%	91,459 75.2%	197,615 74.3%
Drive to Work in Carpool	1,120 9.4%	9,332 7.7%	23,541 8.9%
Travel to Work by Public Transportation	659 5.5%	6,870 5.6%	15,270 5.7%
Drive to Work on Motorcycle	1 -	111 -	237 -
Bicycle to Work	32 0.3%	444 0.4%	1,504 0.6%
Walk to Work	273 2.3%	4,150 3.4%	8,424 3.2%
Other Means	305 2.5%	2,514 2.1%	4,587 1.7%
Work at Home	527 4.4%	6,774 5.6%	14,662 5.5%

Daytime Demographics (2019)

Total Businesses	2,536	21,793	47,736
Total Employees	19,776	220,507	583,372
Company Headquarter Businesses	15 0.6%	317 1.5%	466 1.0%
Company Headquarter Employees	2,136 10.8%	37,991 17.2%	99,894 17.1%
Employee Population per Business	7.8 to 1	10.1 to 1	12.2 to 1
Residential Population per Business	9.4 to 1	11.0 to 1	11.0 to 1
Adj. Daytime Demographics Age 16 Years or Over	25,143	278,491	718,557

Labor Force

Labor Population Age 16 Years or Over (2019)	18,347	191,235	422,139
Labor Force Total Males (2019)	9,592 52.3%	97,709 51.1%	213,154 50.5%
Male Civilian Employed	7,775 81.1%	77,689 79.5%	163,602 76.8%
Male Civilian Unemployed	134 1.4%	1,608 1.6%	4,272 2.0%
Males in Armed Forces	- -	14 -	46 -
Males Not in Labor Force	1,683 17.5%	18,398 18.8%	45,234 21.2%
Labor Force Total Females (2019)	8,754 47.7%	93,526 48.9%	208,985 49.5%
Female Civilian Employed	5,204 59.4%	55,548 59.4%	123,306 59.0%
Female Civilian Unemployed	101 1.2%	1,212 1.3%	3,400 1.6%
Females in Armed Forces	- -	- -	- -
Females Not in Labor Force	3,450 39.4%	36,766 39.3%	82,279 39.4%
Unemployment Rate	235 1.3%	2,820 1.5%	7,673 1.8%

Occupation (2019)

Occupation Population Age 16 Years or Over	12,979	133,237	286,908
Occupation Total Males	7,775 59.9%	77,689 58.3%	163,602 57.0%
Occupation Total Females	5,204 40.1%	55,548 41.7%	123,306 43.0%
Management, Business, Financial Operations	1,893 14.6%	25,363 19.0%	53,430 18.6%
Professional, Related	3,533 27.2%	37,764 28.3%	81,005 28.2%
Service	2,864 22.1%	23,595 17.7%	51,782 18.0%
Sales, Office	1,996 15.4%	24,144 18.1%	52,923 18.4%
Farming, Fishing, Forestry	10 -	91 -	242 -
Construction, Extraction, Maintenance	1,515 11.7%	12,106 9.1%	24,948 8.7%
Production, Transport, Material Moving	1,168 9.0%	10,174 7.6%	22,578 7.9%
White Collar Workers	7,423 57.2%	87,271 65.5%	187,358 65.3%
Blue Collar Workers	5,557 42.8%	45,966 34.5%	99,550 34.7%

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Houston, TX 77081

1 mi radius

3 mi radius

5 mi radius

Units In Structure (2019)

	1 mi radius		3 mi radius		5 mi radius	
Total Units	8,449		92,732		207,065	
1 Detached Unit	2,759	32.7%	36,810	39.7%	83,131	40.1%
1 Attached Unit	441	5.2%	5,092	5.5%	13,306	6.4%
2 Units	69	0.8%	1,319	1.4%	3,261	1.6%
3 to 4 Units	317	3.8%	2,772	3.0%	9,757	4.7%
5 to 9 Units	589	7.0%	6,567	7.1%	18,514	8.9%
10 to 19 Units	1,385	16.4%	12,943	14.0%	34,467	16.6%
20 to 49 Units	2,283	27.0%	13,322	14.4%	23,256	11.2%
50 or More Units	1,625	19.2%	29,899	32.2%	52,824	25.5%
Mobile Home or Trailer	112	1.3%	1,182	1.3%	2,643	1.3%
Other Structure	-	-	16	-	55	-

Homes Built By Year (2019)

Homes Built 2014 or later	368	3.7%	5,332	4.7%	11,529	4.6%
Homes Built 2010 to 2013	218	2.2%	4,571	4.0%	9,263	3.7%
Homes Built 2000 to 2009	1,092	11.1%	14,196	12.4%	28,536	11.4%
Homes Built 1990 to 1999	1,755	17.8%	14,562	12.7%	28,475	11.4%
Homes Built 1980 to 1989	1,780	18.0%	16,605	14.5%	40,264	16.0%
Homes Built 1970 to 1979	2,163	21.9%	20,283	17.8%	49,631	19.8%
Homes Built 1960 to 1969	1,145	11.6%	18,218	15.9%	37,874	15.1%
Homes Built 1950 to 1959	681	6.9%	11,163	9.8%	22,174	8.8%
Homes Built 1940 to 1949	248	2.5%	2,828	2.5%	6,481	2.6%
Homes Built Before 1939	129	1.3%	2,165	1.9%	6,989	2.8%
Median Age of Homes	33.5 yrs		35.3 yrs		36.0 yrs	

Home Values (2019)

Owner Specified Housing Units	2,289		35,101		81,143	
Home Values \$1,000,000 or More	299	13.1%	3,094	8.8%	5,422	6.7%
Home Values \$750,000 to \$999,999	393	17.2%	3,352	9.5%	5,440	6.7%
Home Values \$500,000 to \$749,999	435	19.0%	5,142	14.6%	9,187	11.3%
Home Values \$400,000 to \$499,999	180	7.9%	2,889	8.2%	6,462	8.0%
Home Values \$300,000 to \$399,999	347	15.2%	4,259	12.1%	9,766	12.0%
Home Values \$250,000 to \$299,999	161	7.0%	2,721	7.8%	6,458	8.0%
Home Values \$200,000 to \$249,999	204	8.9%	3,492	9.9%	8,989	11.1%
Home Values \$175,000 to \$199,999	92	4.0%	1,778	5.1%	4,984	6.1%
Home Values \$150,000 to \$174,999	128	5.6%	2,323	6.6%	6,528	8.0%
Home Values \$125,000 to \$149,999	123	5.4%	1,769	5.0%	5,175	6.4%
Home Values \$100,000 to \$124,999	108	4.7%	2,069	5.9%	5,193	6.4%
Home Values \$90,000 to \$99,999	11	0.5%	469	1.3%	1,182	1.5%
Home Values \$80,000 to \$89,999	15	0.6%	624	1.8%	1,651	2.0%
Home Values \$70,000 to \$79,999	10	0.4%	411	1.2%	1,022	1.3%
Home Values \$60,000 to \$69,999	15	0.7%	538	1.5%	1,544	1.9%
Home Values \$50,000 to \$59,999	7	0.3%	292	0.8%	789	1.0%
Home Values \$35,000 to \$49,999	10	0.4%	260	0.7%	822	1.0%
Home Values \$25,000 to \$34,999	6	0.3%	203	0.6%	584	0.7%
Home Values \$10,000 to \$24,999	13	0.6%	363	1.0%	775	1.0%
Home Values Under \$10,000	21	0.9%	228	0.6%	476	0.6%
Owner-Occupied Median Home Value	\$474,897		\$421,342		\$393,548	
Renter-Occupied Median Rent	\$897		\$991		\$960	

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Total Annual Consumer Expenditure (2019)

Total Household Expenditure	\$707.92 M	\$9.17 B	\$19.15 B
Total Non-Retail Expenditure	\$377.14 M	\$4.89 B	\$10.21 B
Total Retail Expenditure	\$330.78 M	\$4.28 B	\$8.94 B
Apparel	\$25.45 M	\$329.37 M	\$685.51 M
Contributions	\$24.29 M	\$318.02 M	\$659.94 M
Education	\$23.75 M	\$310.42 M	\$640.91 M
Entertainment	\$40.34 M	\$524.51 M	\$1.09 B
Food and Beverages	\$103.09 M	\$1.33 B	\$2.78 B
Furnishings and Equipment	\$24.9 M	\$324.01 M	\$674.82 M
Gifts	\$19.02 M	\$248.51 M	\$514.31 M
Health Care	\$57.41 M	\$743.91 M	\$1.56 B
Household Operations	\$28.16 M	\$366.41 M	\$763.34 M
Miscellaneous Expenses	\$13.39 M	\$174.34 M	\$363.89 M
Personal Care	\$9.45 M	\$122.65 M	\$256.04 M
Personal Insurance	\$5.1 M	\$66.47 M	\$137.81 M
Reading	\$1.54 M	\$20.16 M	\$42.08 M
Shelter	\$151.02 M	\$1.96 B	\$4.08 B
Tobacco	\$4.03 M	\$51.18 M	\$108.52 M
Transportation	\$126.74 M	\$1.64 B	\$3.42 B
Utilities	\$50.24 M	\$646.72 M	\$1.36 B

Monthly Household Consumer Expenditure (2019)

Total Household Expenditure	\$6,158	\$6,954	\$6,614
Total Non-Retail Expenditure	\$3,281 53.3%	\$3,708 53.3%	\$3,526 53.3%
Total Retail Expenditures	\$2,877 46.7%	\$3,246 46.7%	\$3,088 46.7%
Apparel	\$221 3.6%	\$250 3.6%	\$237 3.6%
Contributions	\$211 3.4%	\$241 3.5%	\$228 3.4%
Education	\$207 3.4%	\$235 3.4%	\$221 3.3%
Entertainment	\$351 5.7%	\$398 5.7%	\$377 5.7%
Food and Beverages	\$897 14.6%	\$1,010 14.5%	\$962 14.5%
Furnishings and Equipment	\$217 3.5%	\$246 3.5%	\$233 3.5%
Gifts	\$165 2.7%	\$188 2.7%	\$178 2.7%
Health Care	\$499 8.1%	\$564 8.1%	\$539 8.1%
Household Operations	\$245 4.0%	\$278 4.0%	\$264 4.0%
Miscellaneous Expenses	\$116 1.9%	\$132 1.9%	\$126 1.9%
Personal Care	\$82 1.3%	\$93 1.3%	\$88 1.3%
Personal Insurance	\$44 0.7%	\$50 0.7%	\$48 0.7%
Reading	\$13 0.2%	\$15 0.2%	\$15 0.2%
Shelter	\$1,314 21.3%	\$1,482 21.3%	\$1,411 21.3%
Tobacco	\$35 0.6%	\$39 0.6%	\$37 0.6%
Transportation	\$1,102 17.9%	\$1,243 17.9%	\$1,182 17.9%
Utilities	\$437 7.1%	\$490 7.0%	\$469 7.1%

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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

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TAR-2501

IABS 1-0 Date

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

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Commercial

Sam Chang

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