

FOR SALE: ± 2,000 SF FREESTANDING BUILDING IN MONTROSE

534-536 WESTHEIMER ROAD | HOUSTON, TEXAS 77006



S&P INTERESTS

HENRY GARCIA
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WWW.SPINTERESTS.COM | Main: 713.766.4500
5373 W. Alabama St., Ste. 325 | Houston, TX 77056

PROPERTY OVERVIEW

LOCATION
534-536 Westheimer Rd. | Houston, TX 77006

AVAILABLE
Freestanding Building \pm 2,000 SF

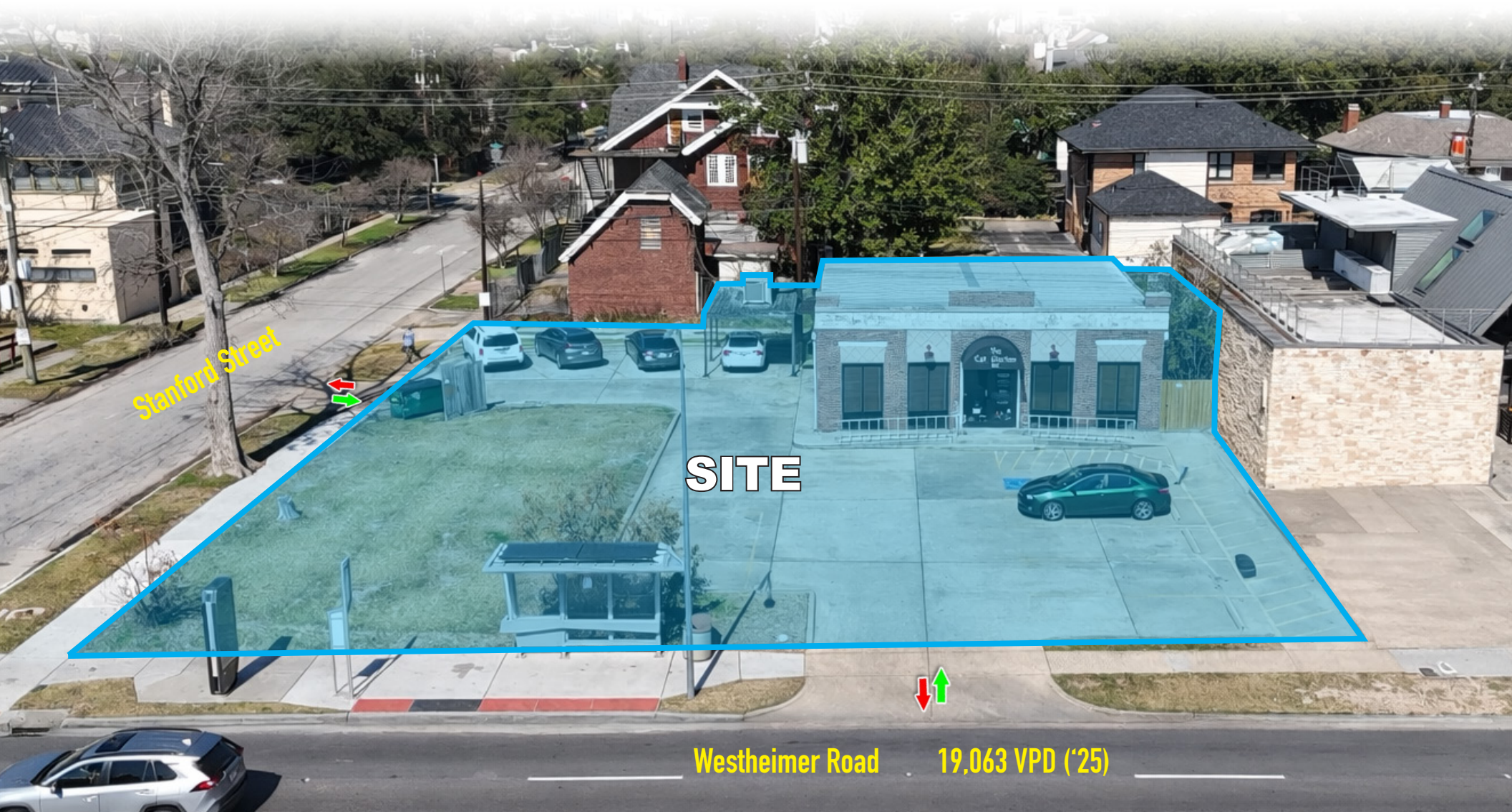
LAND SIZE
 \pm 11,050 SF

HARD CORNER
NEC Westheimer & Stanford

SHORT-TERM LEASEBACK
Through Feb. 2027

ROOFTOPS
112,812 in 3 mile radius

POPULATION
234,350 in 3 mile radius

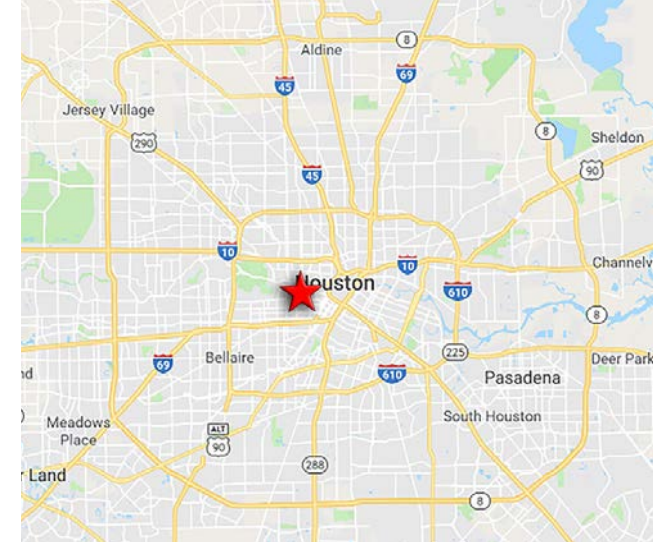
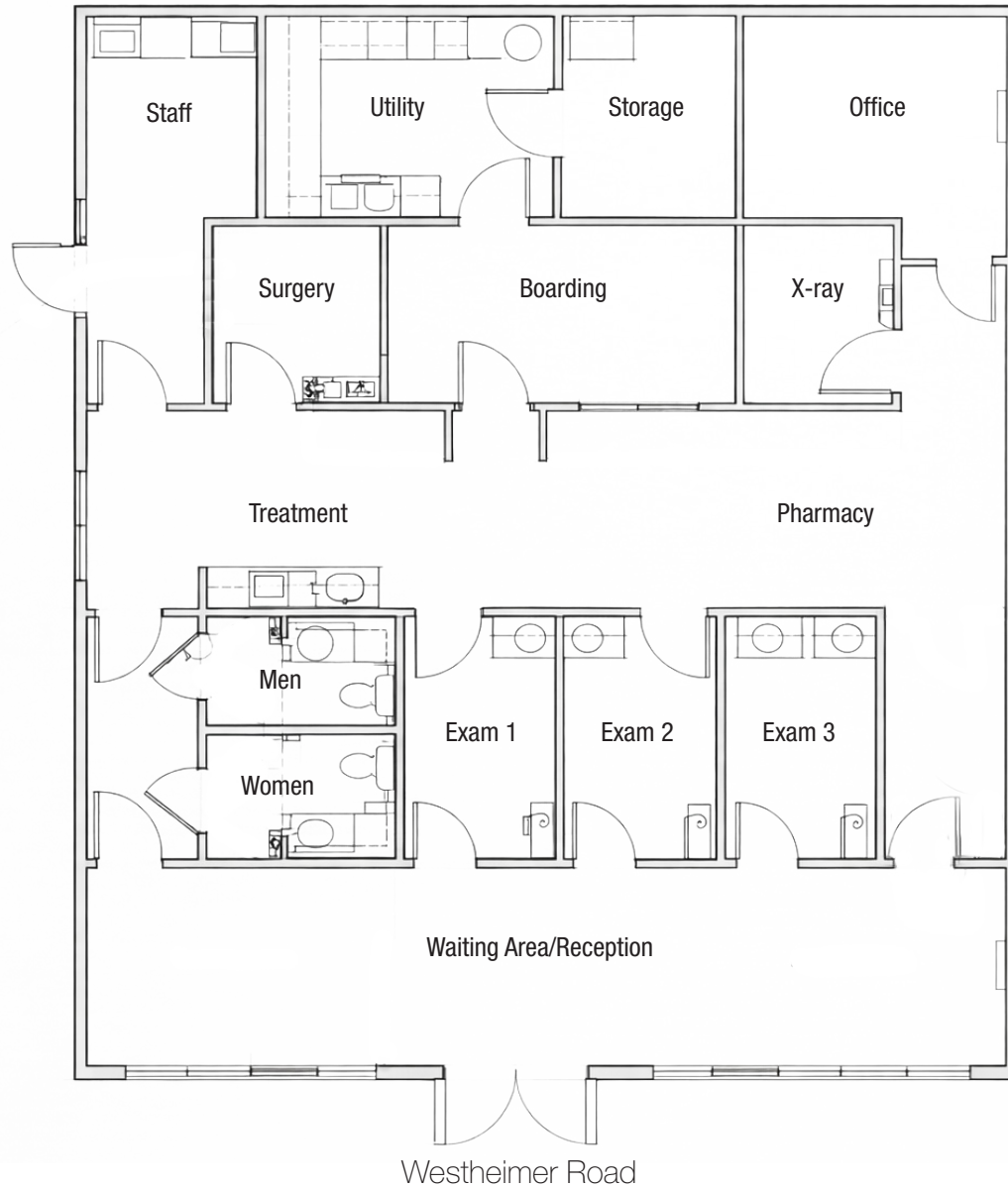


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FLOOR PLAN



PROPERTY FEATURES:

- 534-536 Westheimer Rd., Houston, TX 77006
- ± 2,000 SF Freestanding Building on Hard Corner
- Prime Montrose Location
- Short-term Leaseback Through Feb. 2027
- 10 Parking Spaces On Site
- Green Space for Parking Lot Expansion
- Add'l Income from After Hours Restaurant Parking Agreement
- Convenient Ingress & Egress
- Call Broker for Pricing

DEMOGRAPHIC SUMMARY:

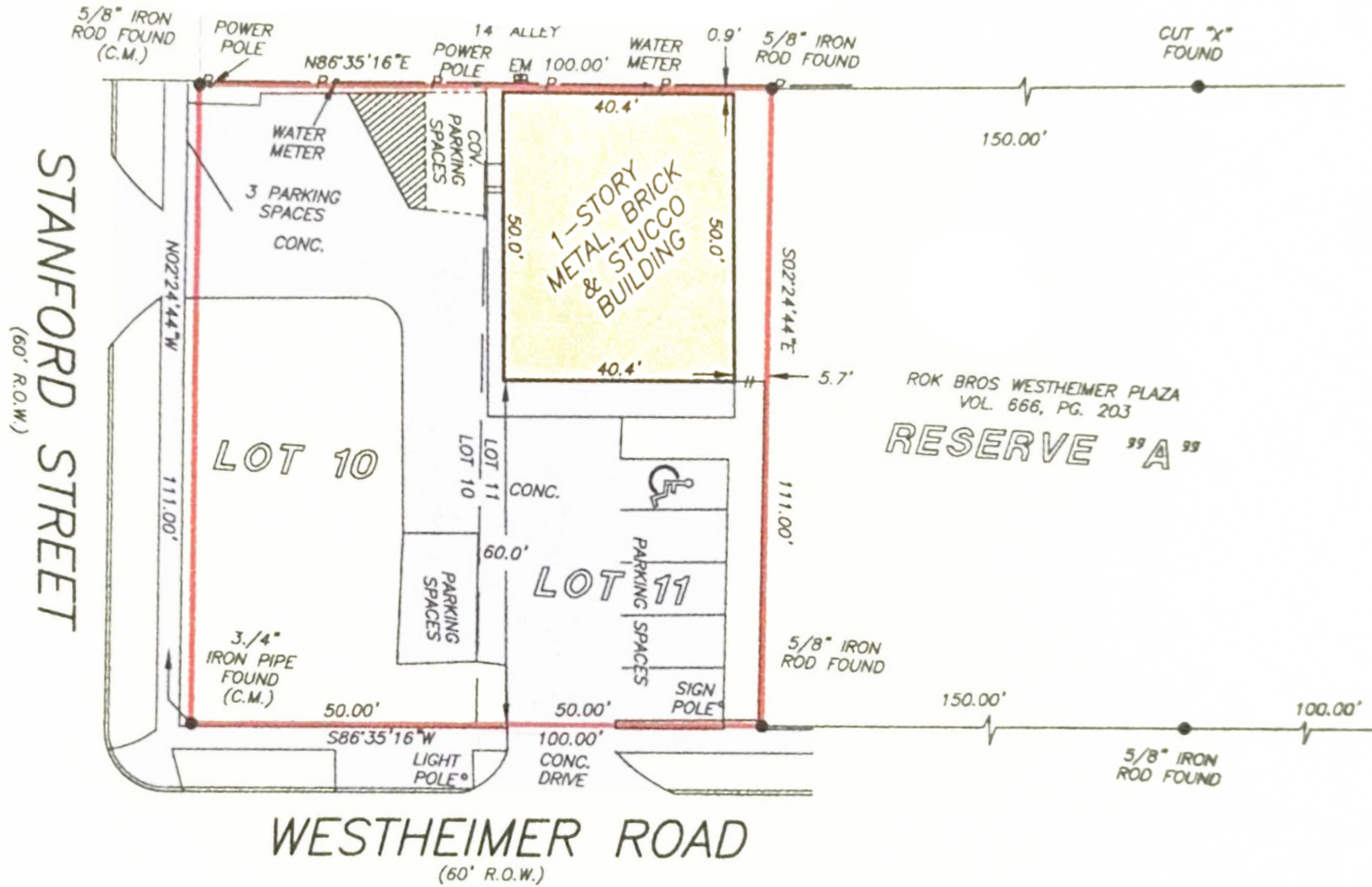
Radius	1 Mile	3 Mile	5 Mile
2024 Population	39,214	234,350	514,288
Households	22,505	112,812	240,186
Average HH Income	\$123,271	\$131,112	\$120,900

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SURVEY



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	40,941	244,545	535,440
2024 Estimate	39,214	234,350	514,288
2020 Census	34,562	205,018	458,980
Growth 2024 - 2029	4.40%	4.35%	4.11%
Growth 2020 - 2024	13.46%	14.31%	12.05%

2024 Population by Age	39,214	234,350	514,288
Age 0 - 4	2,673 6.82%	15,505 6.62%	34,574 6.72%
Age 5 - 9	1,396 3.56%	9,860 4.21%	26,183 5.09%
Age 10 - 14	841 2.14%	6,889 2.94%	20,741 4.03%
Age 15 - 19	872 2.22%	8,375 3.57%	21,293 4.14%
Age 20 - 24	2,288 5.83%	16,953 7.23%	33,394 6.49%
Age 25 - 29	4,838 12.34%	26,922 11.49%	50,912 9.90%
Age 30 - 34	5,846 14.91%	30,036 12.82%	58,256 11.33%
Age 35 - 39	4,738 12.08%	24,884 10.62%	50,294 9.78%
Age 40 - 44	3,345 8.53%	18,761 8.01%	39,872 7.75%
Age 45 - 49	2,399 6.12%	14,030 5.99%	31,208 6.07%
Age 50 - 54	2,075 5.29%	12,260 5.23%	28,096 5.46%
Age 55 - 59	1,934 4.93%	11,475 4.90%	26,370 5.13%
Age 60 - 64	1,873 4.78%	10,997 4.69%	25,242 4.91%
Age 65 - 69	1,558 3.97%	9,575 4.09%	22,648 4.40%
Age 70 - 74	1,145 2.92%	7,366 3.14%	17,784 3.46%
Age 75 - 79	748 1.91%	5,043 2.15%	12,546 2.44%
Age 80 - 84	396 1.01%	2,973 1.27%	7,819 1.52%
Age 85+	247 0.63%	2,446 1.04%	7,056 1.37%
Age 65+	4,094 10.44%	27,403 11.69%	67,853 13.19%

Median Age	35.90	35.50	36.20
Average Age	37.50	37.40	37.80

2024 Population By Race	39,214	234,350	514,288
White	23,359 59.57%	122,623 52.32%	237,254 46.13%
Black	3,676 9.37%	39,018 16.65%	91,184 17.73%
Am. Indian & Alaskan	303 0.77%	1,301 0.56%	3,864 0.75%
Asian	3,744 9.55%	24,898 10.62%	52,741 10.26%
Hawaiian & Pacific Island	104 0.27%	245 0.10%	396 0.08%
Other	8,028 20.47%	46,265 19.74%	128,849 25.05%

Population by Hispanic Origin	39,214	234,350	514,288
Non-Hispanic Origin	31,243 79.67%	186,077 79.40%	375,783 73.07%
Hispanic Origin	7,971 20.33%	48,273 20.60%	138,505 26.93%

2024 Median Age, Male	37.10	36.40	36.60
2024 Average Age, Male	38.40	37.70	37.60

2024 Median Age, Female	34.50	34.60	35.70
2024 Average Age, Female	36.40	37.00	37.90

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification	34,122	200,410	428,511
Civilian Employed	26,790 78.51%	134,945 67.33%	285,674 66.67%
Civilian Unemployed	652 1.91%	4,428 2.21%	10,530 2.46%
Civilian Non-Labor Force	6,659 19.52%	60,860 30.37%	132,059 30.82%
Armed Forces	21 0.06%	177 0.09%	248 0.06%

Households by Marital Status			
Married	5,314	31,884	75,118
Married No Children	3,998	22,278	49,439
Married w/Children	1,317	9,606	25,679

2024 Population by Education	33,502	185,835	398,158
Some High School, No Diploma	441 1.32%	9,083 4.89%	34,345 8.63%
High School Grad (Incl Equivalency)	2,164 6.46%	18,529 9.97%	46,443 11.66%
Some College, No Degree	5,026 15.00%	28,558 15.37%	64,054 16.09%
Associate Degree	2,359 7.04%	9,067 4.88%	20,055 5.04%
Bachelor Degree	12,037 35.93%	62,256 33.50%	120,567 30.28%
Advanced Degree	11,475 34.25%	58,342 31.39%	112,694 28.30%

2024 Population by Occupation	51,326	259,640	546,364
Real Estate & Finance	2,083 4.06%	14,687 5.66%	27,311 5.00%
Professional & Management	24,178 47.11%	122,262 47.09%	235,246 43.06%
Public Administration	447 0.87%	3,314 1.28%	7,085 1.30%
Education & Health	6,591 12.84%	31,933 12.30%	71,134 13.02%
Services	2,383 4.64%	11,899 4.58%	30,030 5.50%
Information	279 0.54%	2,002 0.77%	3,667 0.67%
Sales	4,395 8.56%	21,210 8.17%	46,696 8.55%
Transportation	1,073 2.09%	4,124 1.59%	9,888 1.81%
Retail	1,756 3.42%	7,761 2.99%	17,432 3.19%
Wholesale	869 1.69%	3,798 1.46%	8,109 1.48%
Manufacturing	2,389 4.65%	10,229 3.94%	21,546 3.94%
Production	809 1.58%	4,934 1.90%	16,508 3.02%
Construction	554 1.08%	3,290 1.27%	12,486 2.29%
Utilities	1,138 2.22%	5,489 2.11%	13,100 2.40%
Agriculture & Mining	1,638 3.19%	8,397 3.23%	15,445 2.83%
Farming, Fishing, Forestry	4 0.01%	37 0.01%	87 0.02%
Other Services	740 1.44%	4,274 1.65%	10,594 1.94%

2024 Worker Travel Time to Job	22,666	114,262	247,131
<30 Minutes	16,045 70.79%	81,554 71.37%	167,632 67.83%
30-60 Minutes	5,771 25.46%	28,851 25.25%	69,259 28.03%
60+ Minutes	850 3.75%	3,857 3.38%	10,240 4.14%

Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Size	19,918	97,925	213,567
1-Person Households	10,632 53.38%	46,432 47.42%	91,762 42.97%
2-Person Households	6,689 33.58%	32,886 33.58%	69,284 32.44%
3-Person Households	1,483 7.45%	9,425 9.62%	24,152 11.31%
4-Person Households	709 3.56%	5,738 5.86%	16,718 7.83%
5-Person Households	246 1.24%	2,109 2.15%	6,840 3.20%
6-Person Households	108 0.54%	853 0.87%	2,968 1.39%
7 or more Person Households	51 0.26%	482 0.49%	1,843 0.86%

2024 Average Household Size	1.70	1.80	2.00
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Households			
2029 Projection	23,494	118,146	250,583
2024 Estimate	22,505	112,812	240,186
2020 Census	19,919	97,926	213,567
Growth 2024 - 2029	4.39%	4.73%	4.33%
Growth 2020 - 2024	12.98%	15.20%	12.46%

2024 Households by HH Income	22,504	112,812	240,186
<\$25,000	3,347 14.87%	17,633 15.63%	41,988 17.48%
\$25,000 - \$50,000	2,918 12.97%	13,082 11.60%	35,362 14.72%
\$50,000 - \$75,000	3,380 15.02%	14,971 13.27%	33,077 13.77%
\$75,000 - \$100,000	2,355 10.46%	11,944 10.59%	25,057 10.43%
\$100,000 - \$125,000	2,112 9.38%	11,253 9.98%	21,406 8.91%
\$125,000 - \$150,000	1,824 8.11%	7,882 6.99%	15,028 6.26%
\$150,000 - \$200,000	2,354 10.46%	10,533 9.34%	19,761 8.23%
\$200,000+	4,214 18.73%	25,514 22.62%	48,507 20.20%

2024 Avg Household Income	\$123,271	\$131,112	\$120,900
2024 Med Household Income	\$92,059	\$97,437	\$84,644

2024 Occupied Housing	22,505	112,812	240,186
Owner Occupied	6,843 30.41%	40,333 35.75%	94,849 39.49%
Renter Occupied	15,662 69.59%	72,479 64.25%	145,337 60.51%
2020 Housing Units	25,724	129,313	276,320
1 Unit	8,955 34.81%	53,501 41.37%	128,027 46.33%
2 - 4 Units	2,280 8.86%	8,699 6.73%	17,535 6.35%
5 - 19 Units	2,884 11.21%	10,342 8.00%	27,941 10.11%
20+ Units	11,605 45.11%	56,771 43.90%	102,817 37.21%

2024 Housing Value	6,842	40,334	94,850
<\$100,000	91 1.33%	623 1.54%	4,828 5.09%
\$100,000 - \$200,000	230 3.36%	1,523 3.78%	8,255 8.70%
\$200,000 - \$300,000	789 11.53%	4,243 10.52%	10,021 10.57%
\$300,000 - \$400,000	1,098 16.05%	7,886 19.55%	15,811 16.67%
\$400,000 - \$500,000	1,131 16.53%	6,603 16.37%	14,171 14.94%
\$500,000 - \$1,000,000	2,900 42.39%	12,855 31.87%	26,635 28.08%
\$1,000,000+	603 8.81%	6,601 16.37%	15,129 15.95%
2024 Median Home Value	\$514,138	\$489,231	\$460,052

Radius	1 Mile	3 Mile	5 Mile
2024 Housing Units by Yr Built	25,731	129,655	277,225
Built 2010+	9,195 35.74%	48,642 37.52%	87,241 31.47%
Built 2000 - 2010	4,811 18.70%	23,438 18.08%	43,051 15.53%
Built 1990 - 1999	2,829 10.99%	11,789 9.09%	27,258 9.83%
Built 1980 - 1989	1,330 5.17%	6,372 4.91%	20,368 7.35%
Built 1970 - 1979	1,042 4.05%	5,924 4.57%	17,518 6.32%
Built 1960 - 1969	1,822 7.08%	7,324 5.65%	18,277 6.59%
Built 1950 - 1959	1,229 4.78%	5,568 4.29%	18,667 6.73%
Built <1949	3,473 13.50%	20,598 15.89%	44,845 16.18%
2024 Median Year Built	2002	2002	1996

Demographic Trend Report

Description	2020	2024	2029
Population	34,562	39,214	40,941
Age 0 - 4	1,214 3.51%	2,673 6.82%	3,050 7.45%
Age 5 - 9	709 2.05%	1,396 3.56%	2,448 5.98%
Age 10 - 14	681 1.97%	841 2.14%	1,593 3.89%
Age 15 - 19	887 2.57%	872 2.22%	1,070 2.61%
Age 20 - 24	3,283 9.50%	2,288 5.83%	1,357 3.31%
Age 25 - 29	6,219 17.99%	4,838 12.34%	2,692 6.58%
Age 30 - 34	5,485 15.87%	5,846 14.91%	4,323 10.56%
Age 35 - 39	3,475 10.05%	4,738 12.08%	4,952 12.10%
Age 40 - 44	2,230 6.45%	3,345 8.53%	4,406 10.76%
Age 45 - 49	1,918 5.55%	2,399 6.12%	3,383 8.26%
Age 50 - 54	1,800 5.21%	2,075 5.29%	2,565 6.27%
Age 55 - 59	1,826 5.28%	1,934 4.93%	2,102 5.13%
Age 60 - 64	1,785 5.16%	1,873 4.78%	1,881 4.59%
Age 65 - 69	1,222 3.54%	1,558 3.97%	1,677 4.10%
Age 70 - 74	921 2.66%	1,145 2.92%	1,372 3.35%
Age 75 - 79	499 1.44%	748 1.91%	992 2.42%
Age 80 - 84	238 0.69%	396 1.01%	609 1.49%
Age 85+	170 0.49%	247 0.63%	469 1.15%
Age 15+	31,958 92.47%	34,302 87.47%	33,850 82.68%
Age 20+	31,071 89.90%	33,430 85.25%	32,780 80.07%
Age 65+	3,050 8.82%	4,094 10.44%	5,119 12.50%
Median Age	34	36	39
Average Age	37.30	37.50	38.60

Population By Race	34,562	39,214	40,941
White	21,491 62.18%	23,359 59.57%	24,414 59.63%
Black	3,280 9.49%	3,676 9.37%	3,815 9.32%
Am. Indian & Alaskan	217 0.63%	303 0.77%	312 0.76%
Asian	3,188 9.22%	3,744 9.55%	3,916 9.56%
Hawaiian & Pacific Islander	103 0.30%	104 0.27%	100 0.24%
Other	6,220 18.00%	8,028 20.47%	8,385 20.48%



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:
 - 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.

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_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date		