

LAND FOR SALE: ±18,591 SF (0.42AC)

4660 S. Loop E., Houston, TX 77033

SWC LOOP 610 & CALAIS RD



S&P INTERESTS

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Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	22,185	159,663	435,009
2025 Estimate	20,553	148,248	402,920
2020 Census	18,179	130,990	352,972
Growth 2025 - 2030	7.94%	7.70%	7.96%
Growth 2020 - 2025	13.06%	13.18%	14.15%

2025 Population by Age	20,553	148,248	402,920
Age 0 - 4	1,363 6.63%	10,750 7.25%	28,544 7.08%
Age 5 - 9	1,520 7.40%	9,398 6.34%	25,008 6.21%
Age 10 - 14	1,615 7.86%	8,696 5.87%	22,780 5.65%
Age 15 - 19	1,573 7.65%	9,333 6.30%	23,231 5.77%
Age 20 - 24	1,428 6.95%	12,030 8.11%	28,297 7.02%
Age 25 - 29	1,381 6.72%	13,806 9.31%	34,545 8.57%
Age 30 - 34	1,367 6.65%	13,158 8.88%	37,121 9.21%
Age 35 - 39	1,310 6.37%	11,044 7.45%	34,002 8.44%
Age 40 - 44	1,236 6.01%	9,179 6.19%	28,702 7.12%
Age 45 - 49	1,130 5.50%	7,809 5.27%	23,891 5.93%
Age 50 - 54	1,114 5.42%	7,229 4.88%	21,484 5.33%
Age 55 - 59	1,156 5.62%	7,186 4.85%	20,336 5.05%
Age 60 - 64	1,136 5.53%	7,093 4.78%	19,457 4.83%
Age 65 - 69	986 4.80%	6,477 4.37%	17,468 4.34%
Age 70 - 74	792 3.85%	5,391 3.64%	14,434 3.58%
Age 75 - 79	608 2.96%	4,080 2.75%	10,683 2.65%
Age 80 - 84	439 2.14%	2,773 1.87%	6,843 1.70%
Age 85+	400 1.95%	2,818 1.90%	6,095 1.51%
Age 65+	3,225 15.69%	21,539 14.53%	55,523 13.78%

Median Age	35.10	33.80	35.30
Average Age	37.10	36.50	36.90

2025 Population By Race	20,553	148,248	402,920
White	1,363 6.63%	20,920 14.11%	96,944 24.06%
Black	12,323 59.96%	75,201 50.73%	134,641 33.42%
Am. Indian & Alaskan	316 1.54%	1,323 0.89%	4,026 1.00%
Asian	102 0.50%	10,930 7.37%	33,216 8.24%
Hawaiian & Pacific Island	9 0.04%	85 0.06%	310 0.08%
Other	6,440 31.33%	39,789 26.84%	133,783 33.20%

Population by Hispanic Origin	20,553	148,248	402,920
Non-Hispanic Origin	12,983 63.17%	102,256 68.98%	246,300 61.13%
Hispanic Origin	7,570 36.83%	45,992 31.02%	156,620 38.87%

2025 Median Age, Male	34.00	33.40	35.30
2025 Average Age, Male	35.90	35.60	36.50

2025 Median Age, Female	36.20	34.20	35.30
2025 Average Age, Female	38.20	37.30	37.30

Radius	1 Mile	3 Mile	5 Mile
2025 Population by Occupation Classification	15,739	117,536	321,943
Civilian Employed	7,652 48.62%	61,342 52.19%	192,720 59.86%
Civilian Unemployed	794 5.04%	5,496 4.68%	11,916 3.70%
Civilian Non-Labor Force	7,293 46.34%	50,680 43.12%	117,220 36.41%
Armed Forces	0 0.00%	18 0.02%	87 0.03%

Households by Marital Status	1,835	13,554	46,992
Married	1,835	13,554	46,992
Married No Children	1,024	8,423	29,093
Married w/Children	811	5,130	17,899

2025 Population by Education	13,971	104,174	291,830
Some High School, No Diploma	4,141 29.64%	19,742 18.95%	50,516 17.31%
High School Grad (Incl Equivalency)	5,088 36.42%	27,084 26.00%	61,143 20.95%
Some College, No Degree	2,791 19.98%	24,358 23.38%	59,840 20.51%
Associate Degree	918 6.57%	6,135 5.89%	16,769 5.75%
Bachelor Degree	743 5.32%	14,292 13.72%	52,717 18.06%
Advanced Degree	290 2.08%	12,563 12.06%	50,845 17.42%

2025 Population by Occupation	13,630	114,386	360,858
Real Estate & Finance	312 2.29%	2,303 2.01%	9,962 2.76%
Professional & Management	1,719 12.61%	26,911 23.53%	107,862 29.89%
Public Administration	146 1.07%	2,141 1.87%	6,203 1.72%
Education & Health	1,712 12.56%	18,520 16.19%	54,976 15.23%
Services	2,367 17.37%	13,232 11.57%	32,367 8.97%
Information	51 0.37%	529 0.46%	2,009 0.56%
Sales	1,440 10.56%	11,697 10.23%	34,454 9.55%
Transportation	385 2.82%	3,914 3.42%	10,448 2.90%
Retail	771 5.66%	5,145 4.50%	14,943 4.14%
Wholesale	209 1.53%	1,834 1.60%	5,250 1.45%
Manufacturing	526 3.86%	3,809 3.33%	13,427 3.72%
Production	1,461 10.72%	8,987 7.86%	23,979 6.64%
Construction	1,190 8.73%	6,701 5.86%	19,687 5.46%
Utilities	678 4.97%	4,329 3.78%	11,342 3.14%
Agriculture & Mining	105 0.77%	697 0.61%	4,551 1.26%
Farming, Fishing, Forestry	51 0.37%	105 0.09%	234 0.06%
Other Services	507 3.72%	3,532 3.09%	9,164 2.54%

2025 Worker Travel Time to Job	7,372	57,424	178,049
<30 Minutes	3,853 52.27%	34,041 59.28%	107,863 60.58%
30-60 Minutes	2,803 38.02%	19,426 33.83%	57,016 32.02%
60+ Minutes	716 9.71%	3,957 6.89%	13,170 7.40%

Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Size	6,125	48,365	142,154
1-Person Households	1,561 25.49%	17,114 35.39%	53,188 37.42%
2-Person Households	1,560 25.47%	13,020 26.92%	40,266 28.33%
3-Person Households	1,091 17.81%	7,267 15.03%	19,589 13.78%
4-Person Households	910 14.86%	5,430 11.23%	14,717 10.35%
5-Person Households	524 8.56%	2,865 5.92%	7,777 5.47%
6-Person Households	275 4.49%	1,516 3.13%	3,856 2.71%
7 or more Person Households	204 3.33%	1,153 2.38%	2,761 1.94%

2025 Average Household Size	2.80	2.40	2.30
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Households			
2030 Projection	7,476	59,858	177,722
2025 Estimate	6,914	55,243	163,776
2020 Census	6,126	48,366	142,155
Growth 2025 - 2030	8.13%	8.35%	8.52%
Growth 2020 - 2025	12.86%	14.22%	15.21%

2025 Households by HH Income	6,913	55,242	163,775
<\$25,000	2,852 41.26%	16,123 29.19%	37,998 23.20%
\$25,000 - \$50,000	1,745 25.24%	12,145 21.99%	30,730 18.76%
\$50,000 - \$75,000	1,132 16.37%	9,934 17.98%	29,004 17.71%
\$75,000 - \$100,000	444 6.42%	6,422 11.63%	20,072 12.26%
\$100,000 - \$125,000	208 3.01%	3,409 6.17%	12,669 7.74%
\$125,000 - \$150,000	269 3.89%	2,581 4.67%	8,403 5.13%
\$150,000 - \$200,000	154 2.23%	2,275 4.12%	9,711 5.93%
\$200,000+	109 1.58%	2,353 4.26%	15,188 9.27%

2025 Avg Household Income	\$47,607	\$66,807	\$86,457
2025 Med Household Income	\$33,004	\$48,459	\$60,706

2025 Occupied Housing	6,913	55,243	163,776
Owner Occupied	3,367 48.71%	22,257 40.29%	61,553 37.58%
Renter Occupied	3,546 51.29%	32,986 59.71%	102,223 62.42%
2020 Housing Units	7,628	60,785	181,064
1 Unit	5,705 74.79%	33,616 55.30%	87,194 48.16%
2 - 4 Units	252 3.30%	5,596 9.21%	14,784 8.17%
5 - 19 Units	1,052 13.79%	10,301 16.95%	28,246 15.60%
20+ Units	619 8.11%	11,272 18.54%	50,840 28.08%

2025 Housing Value	3,368	22,257	61,552
<\$100,000	1,208 35.87%	5,701 25.61%	8,540 13.87%
\$100,000 - \$200,000	948 28.15%	5,647 25.37%	12,441 20.21%
\$200,000 - \$300,000	503 14.93%	5,018 22.55%	13,886 22.56%
\$300,000 - \$400,000	213 6.32%	2,388 10.73%	8,912 14.48%
\$400,000 - \$500,000	181 5.37%	1,494 6.71%	5,962 9.69%
\$500,000 - \$1,000,000	284 8.43%	1,790 8.04%	7,890 12.82%
\$1,000,000+	31 0.92%	219 0.98%	3,921 6.37%
2025 Median Home Value	\$150,210	\$196,112	\$270,538

Radius	1 Mile	3 Mile	5 Mile
2025 Housing Units by Yr Built	7,632	61,409	182,606
Built 2010+	1,244 16.30%	11,521 18.76%	43,725 23.94%
Built 2000 - 2010	322 4.22%	6,016 9.80%	20,057 10.98%
Built 1990 - 1999	271 3.55%	3,626 5.90%	13,634 7.47%
Built 1980 - 1989	264 3.46%	5,562 9.06%	13,795 7.55%
Built 1970 - 1979	698 9.15%	5,569 9.07%	18,907 10.35%
Built 1960 - 1969	1,093 14.32%	7,152 11.65%	17,511 9.59%
Built 1950 - 1959	2,441 31.98%	13,799 22.47%	23,808 13.04%
Built <1949	1,299 17.02%	8,164 13.29%	31,169 17.07%
2025 Median Year Built	1960	1972	1979

Demographic Trend Report

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Age 65+	3,225 15.69%	21,539 14.53%	55,523 13.78%
Median Age	35.10	33.80	35.30
Average Age	37.10	36.50	36.90



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