

Site Plan Report

17009 East Fwy, Channelview, TX 77530

No Site Plan image was found for this property

Traffic Count Report

17009 East Fwy, Channelview, TX 77530

Building Type: **General Retail**
 Secondary: **Restaurant**
 GLA: **3,806 SF**
 Year Built: **1985**
 Total Available: **3,806 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Market St	Lazy Shore Dr	0.15 E	2022	2,848	MPSI	.32
2	Magnolia St	East Fwy	0.03 S	2022	906	MPSI	.34
3	River Rd	Shields St	0.06 SW	2022	737	MPSI	.52
4	Shields St	Celeste St	0.03 S	2018	648	MPSI	.52
5	Bayou Dr	Ave B	0.10 S	2022	396	MPSI	.58
6	Bayou Dr	East Fwy	0.06 N	2022	1,015	MPSI	.59
7	I- 10	East Fwy	0.10 E	2018	109,152	MPSI	.62
8	Market St	Launch Rd	0.05 NE	2022	3,320	MPSI	.71
9	Market Street	Launch Rd	0.05 NE	2020	3,430	AADT	.71
10	Cedar Ln	East Fwy	0.04 S	2022	3,285	MPSI	.75

Demographic Market Comparison Report

1 mile radius

17009 East Fwy, Channelview, TX 77530

Type: **Retail/Restaurant**
County: **Harris**

1 Mile
County

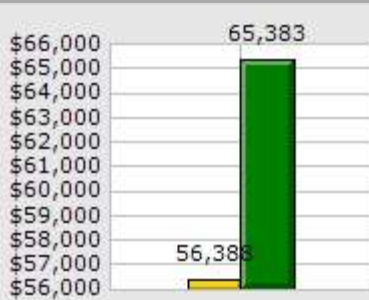
Population Growth



Household Growth



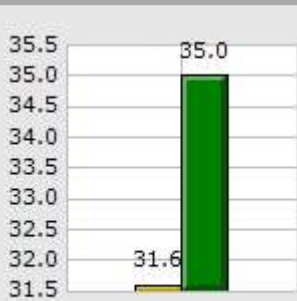
2024 Med Household Inc



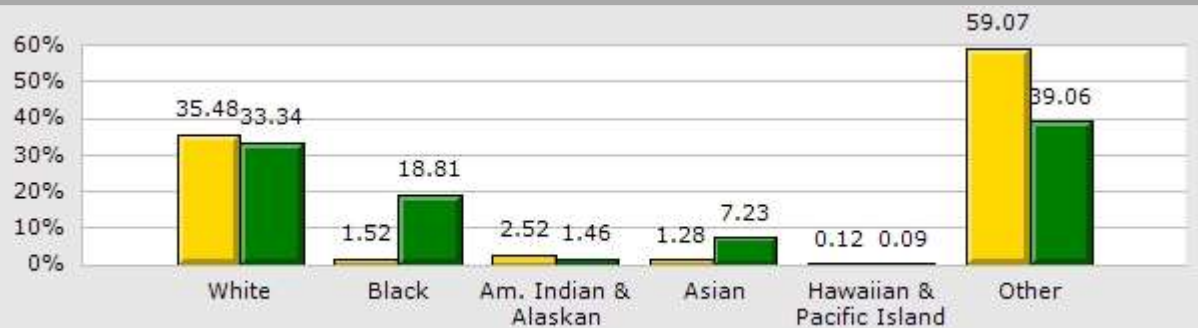
2024 Households by Household Income



2024 Median Age



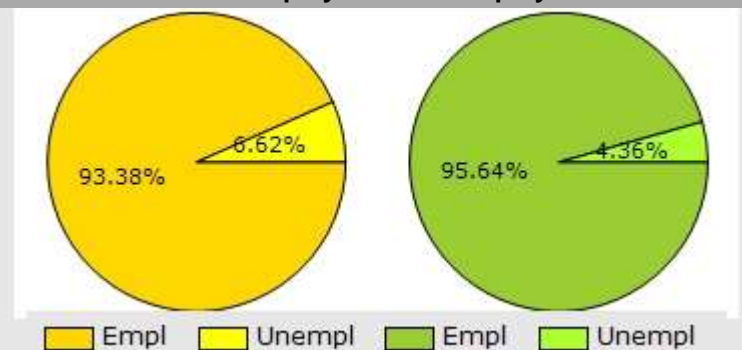
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

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Type: **Retail/Restaurant**
 County: **Harris**

	1 Mile		County	
Population Growth				
Growth 2020 - 2024	-2.04%		1.73%	
Growth 2024 - 2029	1.72%		2.45%	
Empl	1,114	93.38%	2,419,249	95.64%
Unempl	79	6.62%	110,294	4.36%
2024 Population by Race				
	2,497		4,812,824	
White	886	35.48%	1,604,724	33.34%
Black	38	1.52%	905,523	18.81%
Am. Indian & Alaskan	63	2.52%	70,247	1.46%
Asian	32	1.28%	347,891	7.23%
Hawaiian & Pacific Island	3	0.12%	4,383	0.09%
Other	1,475	59.07%	1,880,056	39.06%
Household Growth				
Growth 2020 - 2024	-2.55%		1.74%	
Growth 2024 - 2029	1.70%		2.54%	
Renter Occupied	291	38.04%	816,567	47.41%
Owner Occupied	474	61.96%	905,644	52.59%
2024 Households by Household Income				
	763		1,722,211	
Income <\$25K	192	25.16%	312,581	18.15%
Income \$25K - \$50K	178	23.33%	367,847	21.36%
Income \$50K - \$75K	66	8.65%	282,660	16.41%
Income \$75K - \$100K	107	14.02%	203,891	11.84%
Income \$100K - \$125K	150	19.66%	155,568	9.03%
Income \$125K - \$150K	35	4.59%	105,376	6.12%
Income \$150K - \$200K	15	1.97%	129,368	7.51%
Income \$200K+	20	2.62%	164,920	9.58%
2024 Med Household Inc	\$56,388		\$65,383	
2024 Median Age	31.60		35.00	

Demographic Summary Report

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Radius	1 Mile	5 Mile	10 Mile
Population			
2029 Projection	2,539	91,951	486,000
2024 Estimate	2,496	90,768	475,620
2020 Census	2,548	94,733	474,780
Growth 2024 - 2029	1.72%	1.30%	2.18%
Growth 2020 - 2024	-2.04%	-4.19%	0.18%
2024 Population by Hispanic Origin	1,801	60,663	295,147
2024 Population	2,496	90,768	475,620
White	886 35.50%	25,789 28.41%	160,304 33.70%
Black	38 1.52%	11,631 12.81%	60,216 12.66%
Am. Indian & Alaskan	63 2.52%	1,824 2.01%	8,184 1.72%
Asian	31 1.24%	1,362 1.50%	6,707 1.41%
Hawaiian & Pacific Island	3 0.12%	43 0.05%	333 0.07%
Other	1,475 59.09%	50,118 55.22%	239,876 50.43%
U.S. Armed Forces	0	37	434
Households			
2029 Projection	777	28,214	156,957
2024 Estimate	764	27,866	153,682
2020 Census	784	29,276	154,364
Growth 2024 - 2029	1.70%	1.25%	2.13%
Growth 2020 - 2024	-2.55%	-4.82%	-0.44%
Owner Occupied	474 62.04%	18,472 66.29%	92,043 59.89%
Renter Occupied	291 38.09%	9,395 33.71%	61,640 40.11%
2024 Households by HH Income	763	27,868	153,683
Income: <\$25,000	192 25.16%	5,400 19.38%	29,026 18.89%
Income: \$25,000 - \$50,000	178 23.33%	6,162 22.11%	37,079 24.13%
Income: \$50,000 - \$75,000	66 8.65%	5,413 19.42%	28,295 18.41%
Income: \$75,000 - \$100,000	107 14.02%	4,140 14.86%	20,719 13.48%
Income: \$100,000 - \$125,000	150 19.66%	2,827 10.14%	14,195 9.24%
Income: \$125,000 - \$150,000	35 4.59%	1,475 5.29%	9,032 5.88%
Income: \$150,000 - \$200,000	15 1.97%	1,559 5.59%	10,178 6.62%
Income: \$200,000+	20 2.62%	892 3.20%	5,159 3.36%
2024 Avg Household Income	\$68,988	\$74,237	\$75,204
2024 Med Household Income	\$56,388	\$60,370	\$58,754

Daytime Employment Report

1 Mile Radius

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	114	673	6
Retail & Wholesale Trade	22	120	5
Hospitality & Food Service	14	173	12
Real Estate, Renting, Leasing	8	27	3
Finance & Insurance	9	35	4
Information	0	0	0
Scientific & Technology Services	10	52	5
Management of Companies	0	0	0
Health Care & Social Assistance	0	0	0
Educational Services	0	0	0
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	3	12	4
Utilities & Waste Management	4	17	4
Construction	24	120	5
Manufacturing	9	77	9
Agriculture, Mining, Fishing	0	0	0
Other Services	11	40	4

Consumer Spending Report

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2024 Annual Spending (\$000s)	1 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$22,140	\$835,336	\$4,520,774
Total Apparel	\$1,360	\$50,381	\$270,341
Women's Apparel	463	17,783	96,992
Men's Apparel	268	9,824	52,828
Girl's Apparel	120	4,265	22,421
Boy's Apparel	99	3,379	17,325
Infant Apparel	79	2,748	14,551
Footwear	330	12,382	66,224
Total Entertainment & Hobbies	\$3,082	\$113,672	\$626,239
Entertainment	514	16,568	91,940
Audio & Visual Equipment/Service	742	28,416	155,475
Reading Materials	19	811	4,788
Pets, Toys, & Hobbies	488	17,412	96,328
Personal Items	1,319	50,464	277,708
Total Food and Alcohol	\$6,325	\$232,399	\$1,258,137
Food At Home	3,510	128,144	687,355
Food Away From Home	2,444	90,884	496,611
Alcoholic Beverages	371	13,371	74,170
Total Household	\$3,225	\$127,432	\$679,029
House Maintenance & Repair	820	32,424	162,356
Household Equip & Furnishings	1,272	49,299	266,289
Household Operations	873	34,750	189,683
Housing Costs	260	10,959	60,701

Consumer Spending Report

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2024 Annual Spending (000s)	1 Mile	5 Mile	10 Mile
Total Transportation/Maint.	\$6,087	\$232,731	\$1,259,578
Vehicle Purchases	3,250	125,210	677,660
Gasoline	1,749	64,998	348,386
Vehicle Expenses	74	3,221	17,783
Transportation	328	13,397	74,641
Automotive Repair & Maintenance	687	25,905	141,109
Total Health Care	\$978	\$36,507	\$200,113
Medical Services	559	20,895	113,603
Prescription Drugs	316	11,667	64,651
Medical Supplies	103	3,944	21,859
Total Education/Day Care	\$1,083	\$42,214	\$227,336
Education	726	28,099	150,033
Fees & Admissions	357	14,115	77,303