INDUSTRIAL FOR SALE: ±14,000 SF

201 Burbank St | Houston, TX 77076

OWNER USER OR INVESTOR

S&P INTERESTS

Albert Alvarez
832.813.9962
albert@spinterests.com

Joseph Sebesta
832.455.7355
jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

Property Overview

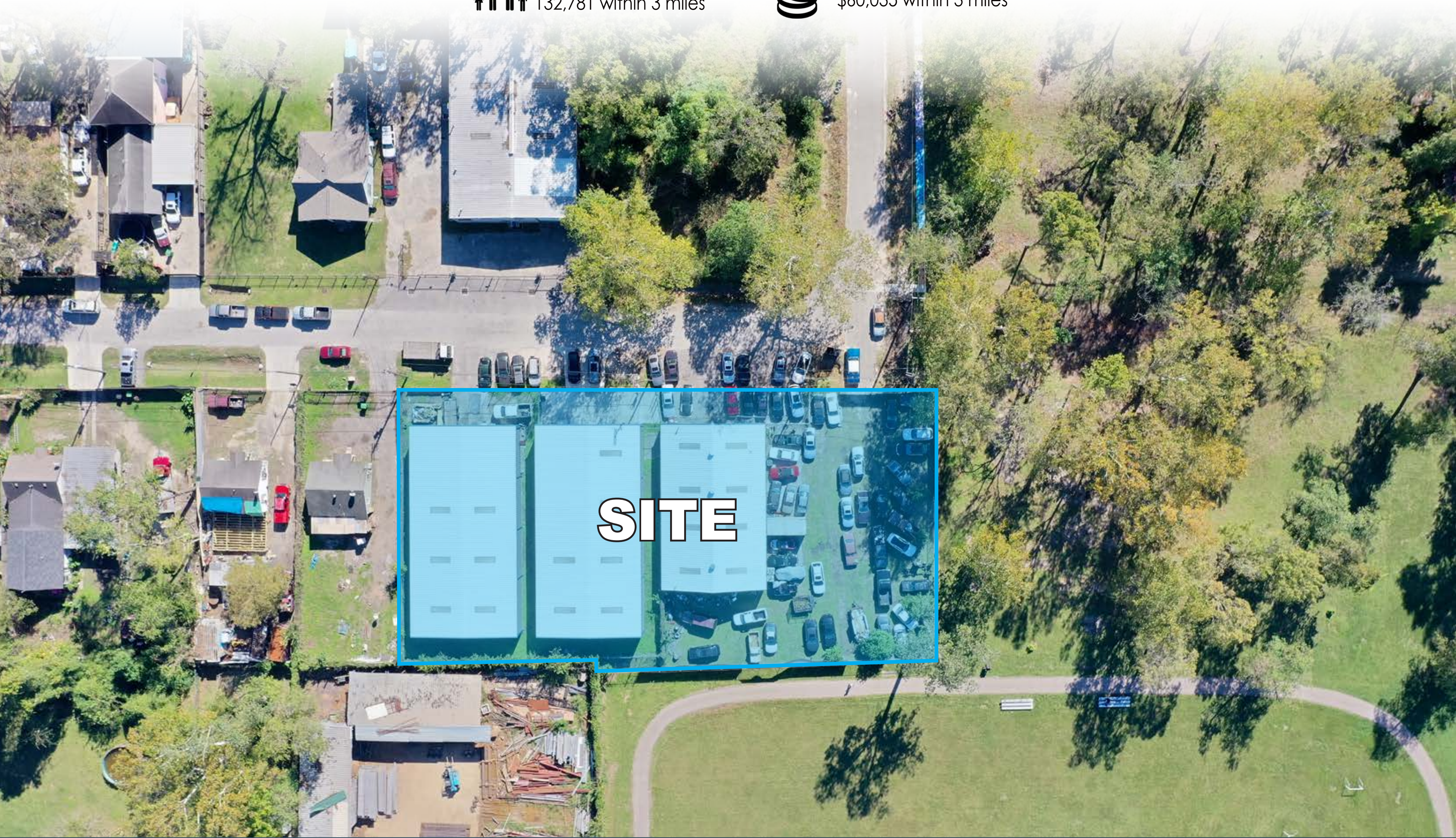
Location
201 Burbank St., Houston, TX 77076

Land
0.85 Acres

Building Sizes
Bldg 1: 4,000 SF
Bldg 2: 5,000 SF
Bldg 3: 5,000 SF

Population
132,781 within 3 miles

Income
$60,035 within 3 miles



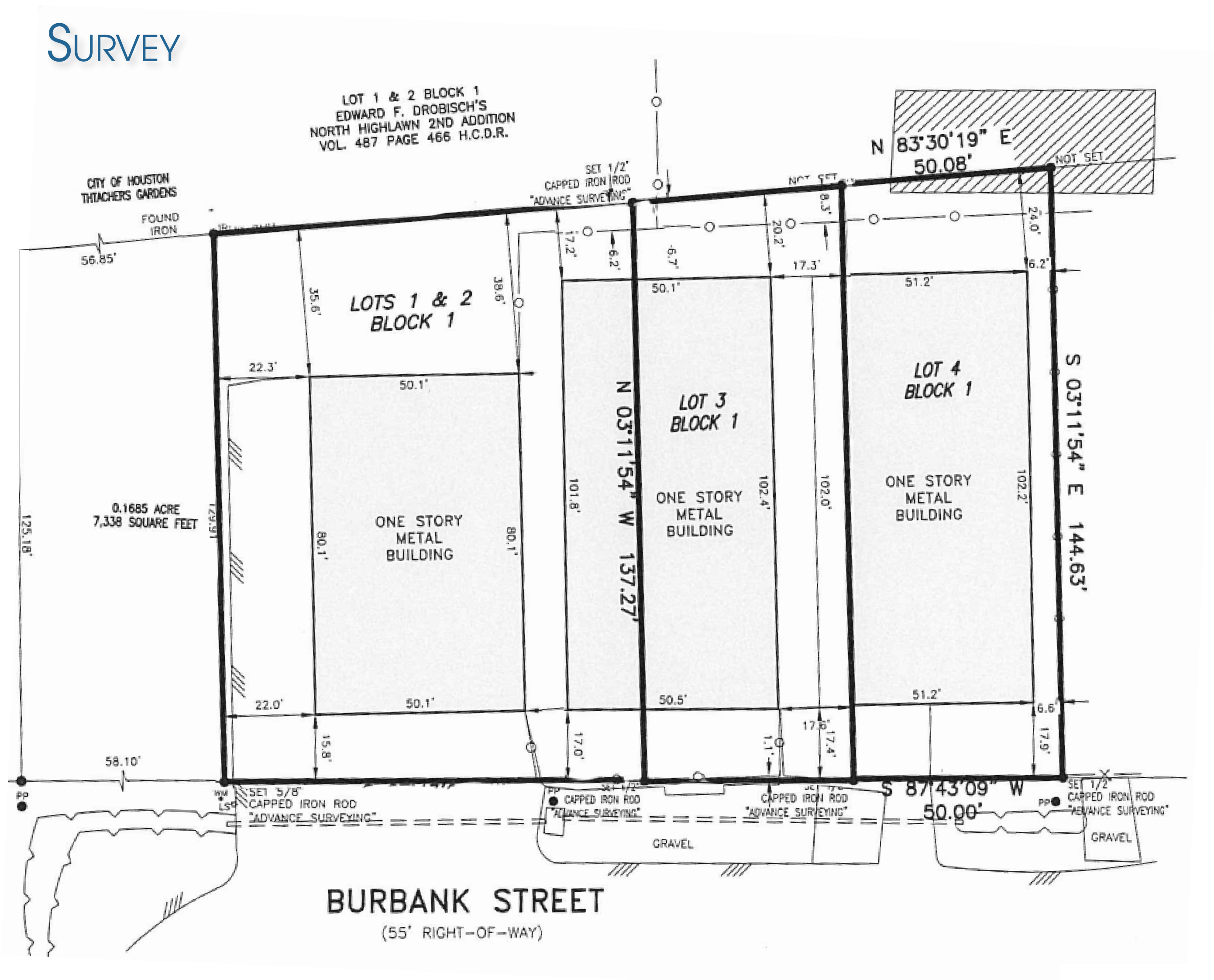
S&P Interests

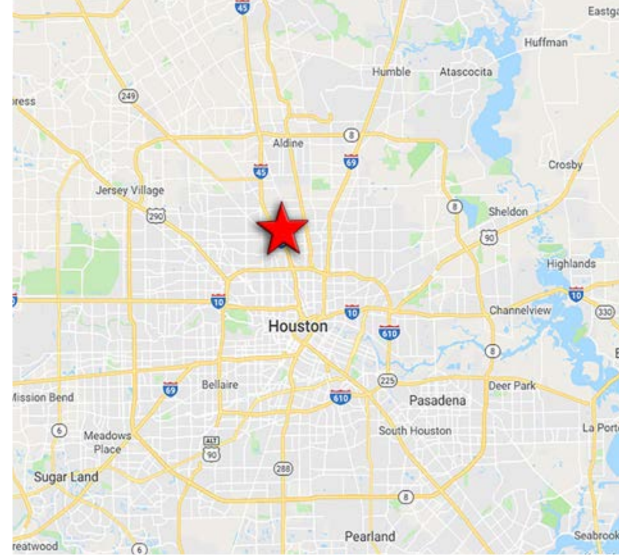
Albert Alvarez
832.813.9962
albert@spinterests.com

Joseph Sebesta
832.455.7355
jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

Survey





Property Features:

- Short-term Leases with Below Market Rates
- 0.85 Acres of Land
- 100% Occupied; Rent Roll Upon Request
- Three Buildings:
  - Bldg 1: 4,000 SF
  - Bldg 2: 5,000 SF
  - Bldg 3: 5,000 SF
- Contact Broker for Pricing

Demographic Summary:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	18,834	132,781	345,303
Households	5,939	43,193	121,748
Average HH Income	$48,929	$60,035	$83,332

S&P INTERESTS

Albert Alvarez
832.813.9962
albert@spinterests.com

Joseph Sebesta
832.455.7355
jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	19,028		135,910		354,863	
2024 Estimate	18,834		132,781		345,303	
2020 Census	19,933		131,272		333,944	
Growth 2024 - 2029	1.03%		2.36%		2.77%	
Growth 2020 - 2024	-5.51%		1.15%		3.40%	
2024 Population by Age	**18,834**		**132,781**		**345,303**	
Age 0 - 4	1,220	6.48%	8,710	6.56%	23,431	6.79%
Age 5 - 9	1,386	7.36%	9,714	7.32%	24,923	7.22%
Age 10 - 14	1,481	7.86%	10,023	7.55%	24,217	7.01%
Age 15 - 19	1,492	7.92%	9,945	7.49%	23,159	6.71%
Age 20 - 24	1,435	7.62%	9,547	7.19%	22,150	6.41%
Age 25 - 29	1,357	7.21%	9,453	7.12%	23,909	6.92%
Age 30 - 34	1,275	6.77%	9,596	7.23%	26,706	7.73%
Age 35 - 39	1,203	6.39%	9,310	7.01%	26,599	7.70%
Age 40 - 44	1,195	6.34%	9,011	6.79%	24,910	7.21%
Age 45 - 49	1,112	5.90%	8,178	6.16%	21,871	6.33%
Age 50 - 54	1,062	5.64%	7,894	5.95%	20,558	5.95%
Age 55 - 59	988	5.25%	7,447	5.61%	19,280	5.58%
Age 60 - 64	984	5.22%	6,893	5.19%	17,959	5.20%
Age 65 - 69	895	4.75%	5,968	4.49%	15,716	4.55%
Age 70 - 74	719	3.82%	4,461	3.36%	11,857	3.43%
Age 75 - 79	508	2.70%	3,032	2.28%	8,250	2.39%
Age 80 - 84	303	1.61%	1,913	1.44%	5,258	1.52%
Age 85+	221	1.17%	1,685	1.27%	4,550	1.32%
Age 65+	2,646	14.05%	17,059	12.85%	45,631	13.21%
Median Age	**34.10**		**34.70**		**35.80**	
Average Age	**36.10**		**36.00**		**36.60**	
2024 Population By Race	**18,834**		**132,781**		**345,303**	
White	3,620	19.22%	29,194	21.99%	96,806	28.04%
Black	1,501	7.97%	18,504	13.94%	63,301	18.33%
Am. Indian & Alaskan	529	2.81%	3,200	2.41%	6,492	1.88%
Asian	75	0.40%	1,087	0.82%	6,047	1.75%
Hawaiian & Pacific Island	9	0.05%	67	0.05%	175	0.05%
Other	13,102	69.57%	80,728	60.80%	172,482	49.95%
Population by Hispanic Origin	**18,834**		**132,781**		**345,303**	
Non-Hispanic Origin	2,804	14.89%	33,661	25.35%	140,148	40.59%
Hispanic Origin	16,030	85.11%	99,120	74.65%	205,156	59.41%
2024 Median Age, Male	**33.70**		**34.60**		**35.60**	
2024 Average Age, Male	**35.60**		**35.70**		**36.10**	
2024 Median Age, Female	**34.50**		**34.80**		**35.90**	
2024 Average Age, Female	**36.60**		**36.40**		**37.00**	

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation Classification	**14,450**		**102,346**		**268,099**	
Civilian Employed	8,366	57.90%	58,259	56.92%	161,631	60.29%
Civilian Unemployed	261	1.81%	2,201	2.15%	6,882	2.57%
Civilian Non-Labor Force	5,823	40.30%	41,886	40.93%	99,569	37.14%
Armed Forces	0	0.00%	0	0.00%	17	0.01%
Households by Marital Status						
Married	2,331		17,127		48,121	
Married No Children	1,296		9,470		26,923	
Married w/Children	1,035		7,657		21,198	
2024 Population by Education	**12,190**		**89,651**		**241,203**	
Some High School, No Diploma	5,782	47.43%	32,577	36.34%	69,639	28.87%
High School Grad (Incl Equivalency)	3,532	28.97%	24,166	26.96%	57,940	24.02%
Some College, No Degree	1,899	15.58%	16,723	18.65%	43,644	18.09%
Associate Degree	369	3.03%	4,810	5.37%	13,780	5.71%
Bachelor Degree	425	3.49%	7,151	7.98%	34,158	14.16%
Advanced Degree	183	1.50%	4,224	4.71%	22,042	9.14%
2024 Population by Occupation	**14,521**		**101,859**		**287,971**	
Real Estate & Finance	235	1.62%	2,562	2.52%	8,774	3.05%
Professional & Management	2,703	18.61%	18,788	18.45%	74,087	25.73%
Public Administration	294	2.02%	1,192	1.17%	3,374	1.17%
Education & Health	1,435	9.88%	8,835	8.67%	26,544	9.22%
Services	1,564	10.77%	11,220	11.02%	27,062	9.40%
Information	12	0.08%	529	0.52%	1,700	0.59%
Sales	1,822	12.55%	12,115	11.89%	31,324	10.88%
Transportation	319	2.20%	1,943	1.91%	5,007	1.74%
Retail	858	5.91%	7,413	7.28%	16,231	5.64%
Wholesale	145	1.00%	1,546	1.52%	4,559	1.58%
Manufacturing	489	3.37%	4,720	4.63%	13,402	4.65%
Production	1,377	9.48%	9,995	9.81%	23,497	8.16%
Construction	1,972	13.58%	12,343	12.12%	27,050	9.39%
Utilities	370	2.55%	3,313	3.25%	9,796	3.40%
Agriculture & Mining	163	1.12%	1,099	1.08%	5,540	1.92%
Farming, Fishing, Forestry	0	0.00%	130	0.13%	290	0.10%
Other Services	763	5.25%	4,116	4.04%	9,734	3.38%
2024 Worker Travel Time to Job	**8,230**		**55,385**		**148,410**	
<30 Minutes	3,344	40.63%	26,108	47.14%	76,354	51.45%
30-60 Minutes	4,331	52.62%	24,940	45.03%	60,411	40.71%
60+ Minutes	555	6.74%	4,337	7.83%	11,645	7.85%

S&P INTERESTS

ALBERT ALVAREZ
832.813.9962
albert@spinterests.com

JOSEPH SEBESTA
832.455.7355
jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	**6,333**		**42,539**		**116,922**	
1-Person Households	1,581	24.96%	9,941	23.37%	30,621	26.19%
2-Person Households	1,348	21.29%	10,329	24.28%	31,385	26.84%
3-Person Households	1,017	16.06%	7,255	17.05%	19,325	16.53%
4-Person Households	1,012	15.98%	6,467	15.20%	16,323	13.96%
5-Person Households	689	10.88%	4,374	10.28%	9,948	8.51%
6-Person Households	371	5.86%	2,327	5.47%	5,214	4.46%
7 or more Person Households	315	4.97%	1,846	4.34%	4,106	3.51%
2024 Average Household Size	**3.10**		**3.00**		**2.80**	
Households						
2029 Projection	5,996		44,272		125,359	
2024 Estimate	5,939		43,193		121,748	
2020 Census	6,333		42,539		116,922	
Growth 2024 - 2029	0.96%		2.50%		2.97%	
Growth 2020 - 2024	-6.22%		1.54%		4.13%	
2024 Households by HH Income	**5,938**		**43,192**		**121,748**	
<$25,000	2,221	37.40%	14,338	33.20%	32,791	26.93%
$25,000 - $50,000	1,337	22.52%	11,015	25.50%	28,540	23.44%
$50,000 - $75,000	1,232	20.75%	6,922	16.03%	17,285	14.20%
$75,000 - $100,000	364	6.13%	3,884	8.99%	10,817	8.88%
$100,000 - $125,000	347	5.84%	2,468	5.71%	7,875	6.47%
$125,000 - $150,000	313	5.27%	1,616	3.74%	5,222	4.29%
$150,000 - $200,000	100	1.68%	1,327	3.07%	6,700	5.50%
$200,000+	24	0.40%	1,622	3.76%	12,518	10.28%
2024 Avg Household Income	**$48,929**		**$60,035**		**$83,332**	
2024 Med Household Income	**$37,961**		**$39,568**		**$49,479**	
2024 Occupied Housing	**5,939**		**43,194**		**121,748**	
Owner Occupied	2,647	44.57%	21,991	50.91%	67,675	55.59%
Renter Occupied	3,292	55.43%	21,203	49.09%	54,073	44.41%
2020 Housing Units	**6,379**		**46,149**		**131,568**	
1 Unit	4,303	67.46%	34,258	74.23%	101,005	76.77%
2 - 4 Units	420	6.58%	2,487	5.39%	7,034	5.35%
5 - 19 Units	674	10.57%	3,997	8.66%	9,845	7.48%
20+ Units	982	15.39%	5,407	11.72%	13,684	10.40%
2024 Housing Value	**2,647**		**21,991**		**67,675**	
<$100,000	531	20.06%	5,134	23.35%	14,601	21.58%
$100,000 - $200,000	1,259	47.56%	7,401	33.65%	16,987	25.10%
$200,000 - $300,000	560	21.16%	3,781	17.19%	8,236	12.17%
$300,000 - $400,000	254	9.60%	1,893	8.61%	6,991	10.33%
$400,000 - $500,000	19	0.72%	1,453	6.61%	7,028	10.38%
$500,000 - $1,000,000	10	0.38%	1,925	8.75%	11,278	16.66%
$1,000,000+	14	0.53%	404	1.84%	2,554	3.77%
2024 Median Home Value	**$162,946**		**$179,198**		**$227,313**	

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	**6,574**		**48,829**		**137,449**	
Built 2010+	148	2.25%	5,250	10.75%	23,226	16.90%
Built 2000 - 2010	931	14.16%	3,450	7.07%	11,893	8.65%
Built 1990 - 1999	433	6.59%	3,063	6.27%	6,981	5.08%
Built 1980 - 1989	237	3.61%	3,086	6.32%	8,494	6.18%
Built 1970 - 1979	566	8.61%	5,109	10.46%	15,665	11.40%
Built 1960 - 1969	1,076	16.37%	8,849	18.12%	21,964	15.98%
Built 1950 - 1959	2,002	30.45%	11,154	22.84%	23,917	17.40%
Built <1949	1,181	17.96%	8,868	18.16%	25,309	18.41%
2024 Median Year Built	**1960**		**1964**		**1968**	

Demographic Trend Report

Description	2010		2022		2027	
Population	**3,642**		**8,798**		**10,780**	
Age 0 - 4	314	8.62%	598	6.80%	667	6.19%
Age 5 - 9	320	8.79%	685	7.79%	727	6.74%
Age 10 - 14	314	8.62%	723	8.22%	798	7.40%
Age 15 - 19	284	7.80%	671	7.63%	820	7.61%
Age 20 - 24	216	5.93%	550	6.25%	762	7.07%
Age 25 - 29	306	8.40%	504	5.73%	675	6.26%
Age 30 - 34	279	7.66%	570	6.48%	646	5.99%
Age 35 - 39	298	8.18%	697	7.92%	707	6.56%
Age 40 - 44	274	7.52%	715	8.13%	786	7.29%
Age 45 - 49	251	6.89%	659	7.49%	804	7.46%
Age 50 - 54	244	6.70%	555	6.31%	745	6.91%
Age 55 - 59	191	5.24%	471	5.35%	645	5.98%
Age 60 - 64	144	3.95%	424	4.82%	552	5.12%
Age 65 - 69	87	2.39%	359	4.08%	471	4.37%
Age 70 - 74	53	1.46%	272	3.09%	382	3.54%
Age 75 - 79	30	0.82%	173	1.97%	276	2.56%
Age 80 - 84	22	0.60%	96	1.09%	172	1.60%
Age 85+	14	0.38%	76	0.86%	144	1.34%
Age 15+	**2,693**	73.94%	**6,792**	77.20%	**8,587**	79.66%
Age 20+	**2,409**	66.14%	**6,121**	69.57%	**7,767**	72.05%
Age 65+	**206**	5.66%	**976**	11.09%	**1,445**	13.40%
Median Age	**31**		**36**		**37**	
Average Age	**31.70**		**35.30**		**37.10**	
Population By Race	**3,642**		**8,798**		**10,780**	
White	2,510	68.92%	5,503	62.55%	6,546	60.72%
Black	809	22.21%	2,188	24.87%	2,813	26.09%
Am. Indian & Alaskan	20	0.55%	46	0.52%	57	0.53%
Asian	233	6.40%	854	9.71%	1,093	10.14%
Hawaiian & Pacific Islander	2	0.05%	9	0.10%	12	0.11%
Other	62	1.70%	198	2.25%	259	2.40%

S&P INTERESTS

ALBERT ALVAREZ
832.813.9962
albert@spinterests.com

JOSEPH SEBESTA
832.455.7355
jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

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.

S&P Interests, LLC	9003291	info@spinterests.com	713.766.4500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph Sebesta	591067	jsebesta@spinterests.com	832.455.7355
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Albert Alvarez	703136	albert@spinterests.com	832.813.9962
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ____ ____ Date ____