

BUILDING – FOR SALE

11011 Jones Rd, Houston, TX 77070



Call for Pricing

Building Size: +/- 14,141 SF

Land Size: +/- 1.015 AC

Approx. Miles: 0.1 – FM 1960, 4.3 – HWY 249, 3.9 – HWY 6,
3 – Beltway 8, 22.4 – Downtown Houston,

18.6 – The Galleria, and 21.5 – George Bush Intercontinental Airport



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

www.dncommercial.net



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.

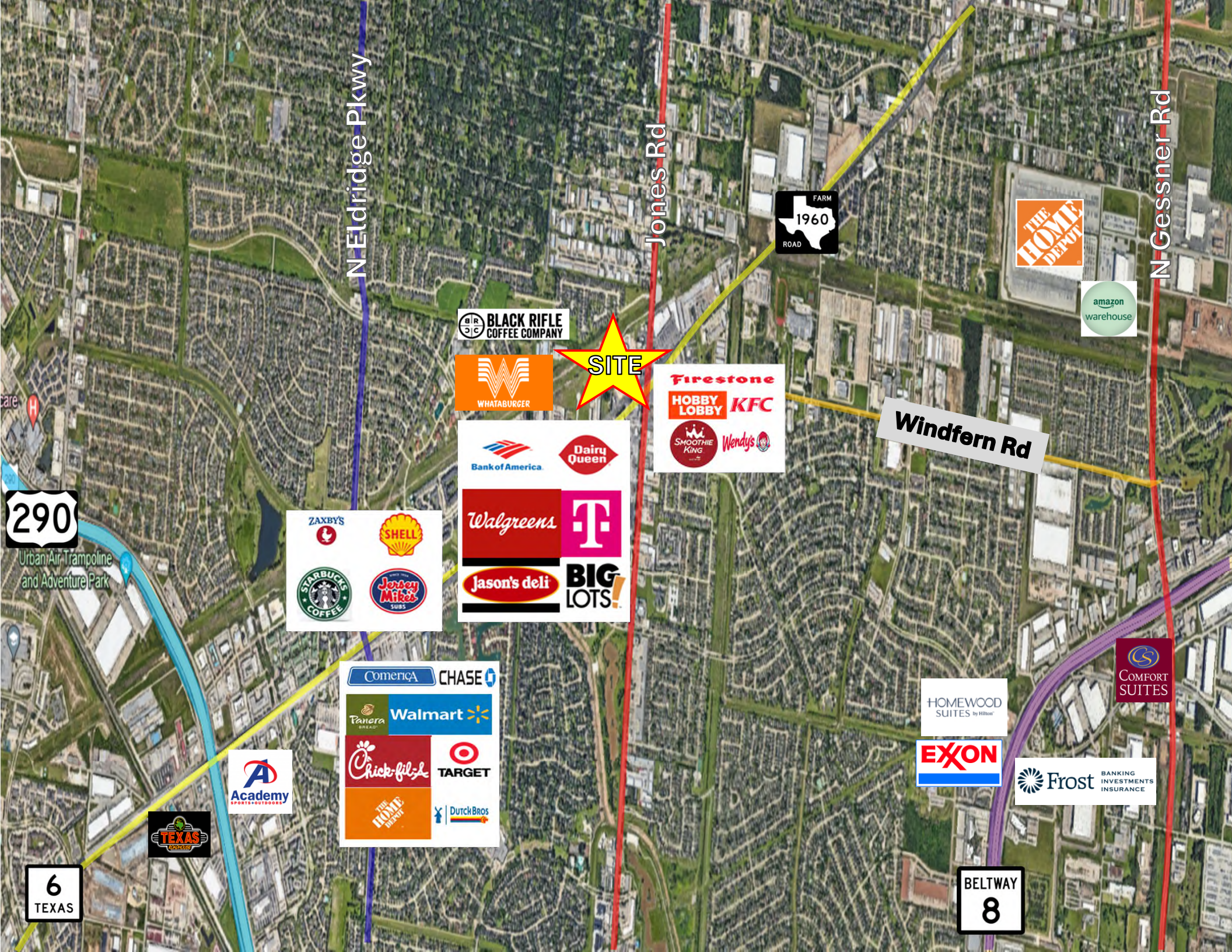


SITE

Jones Rd

FM 1960





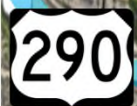
N Eldridge Pkwy

Jones Rd

N Gessner Rd



Windfern Rd



Urban Air Trampoline and Adventure Park

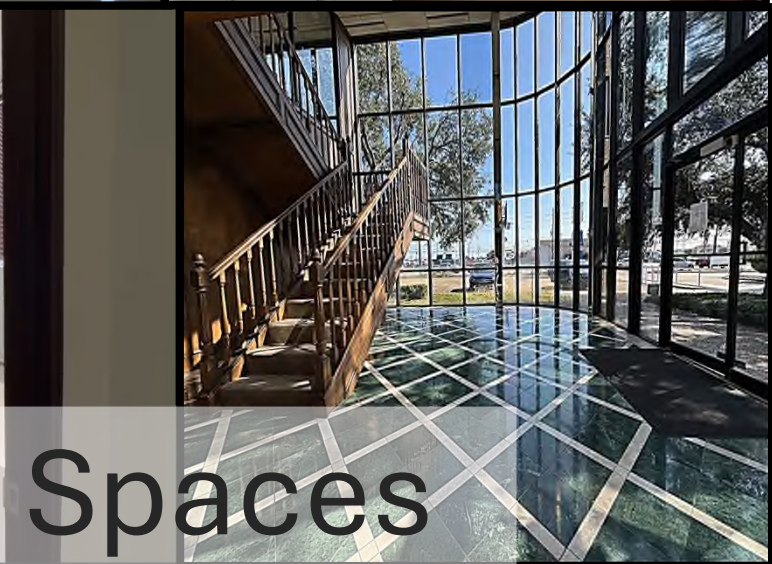
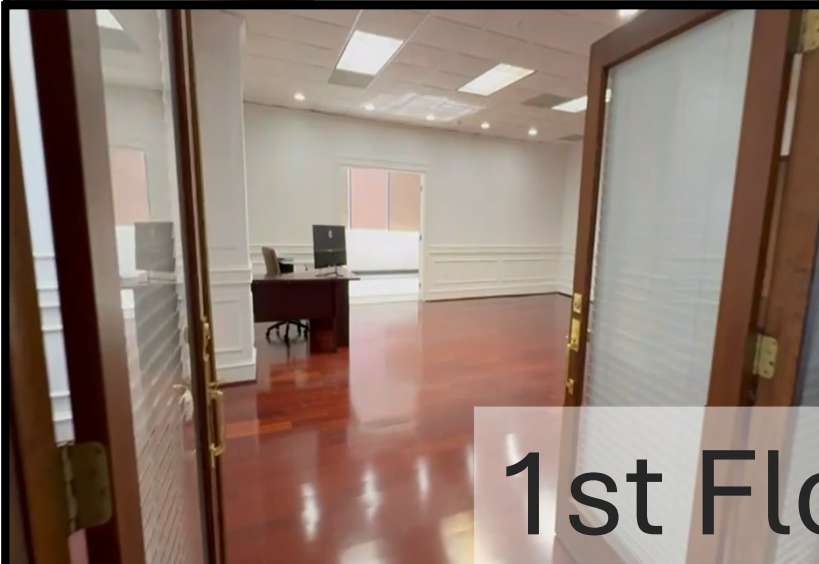




Jones Rd

SITE





1st Floor Office Spaces



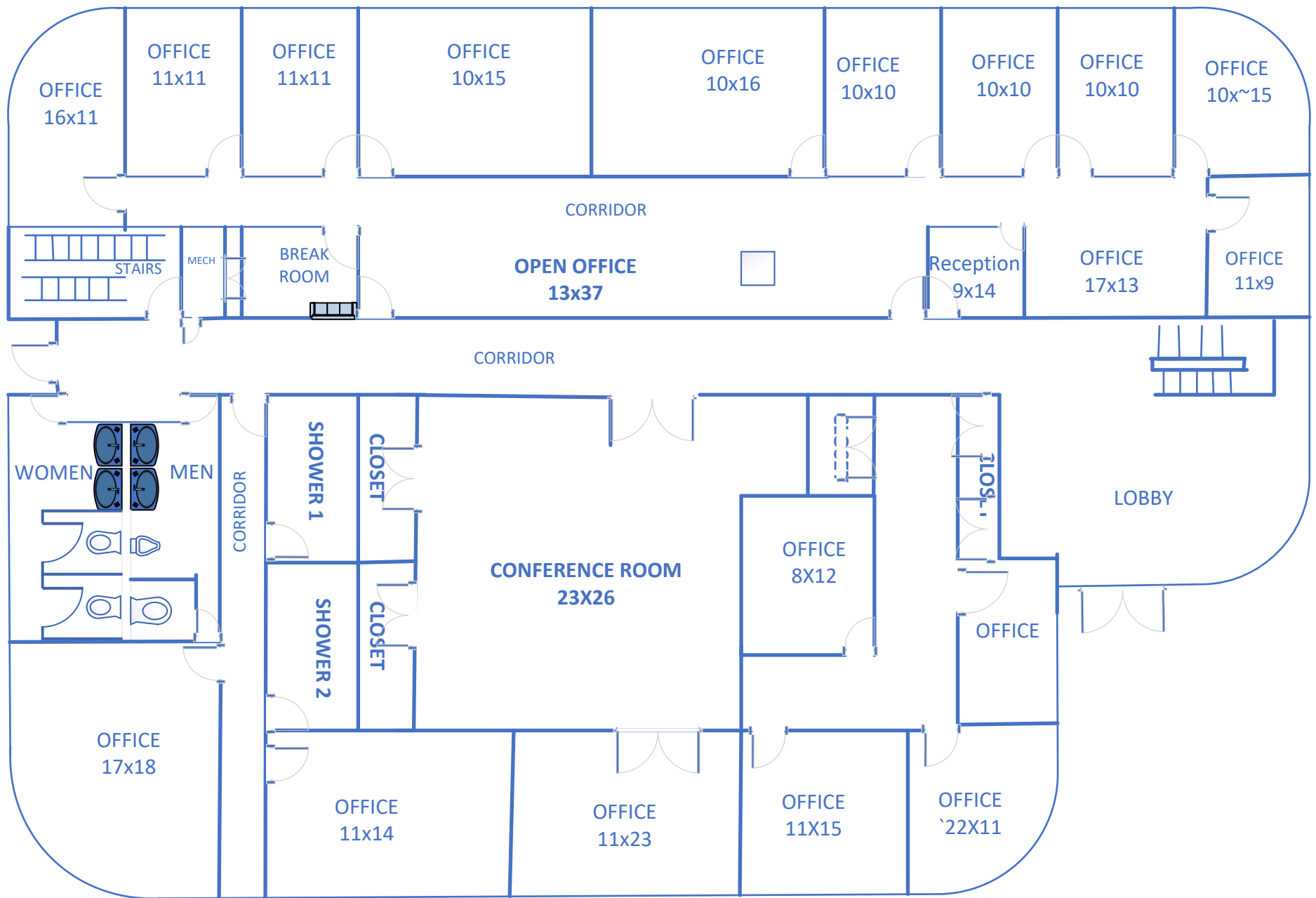


2nd Floor Office Spaces

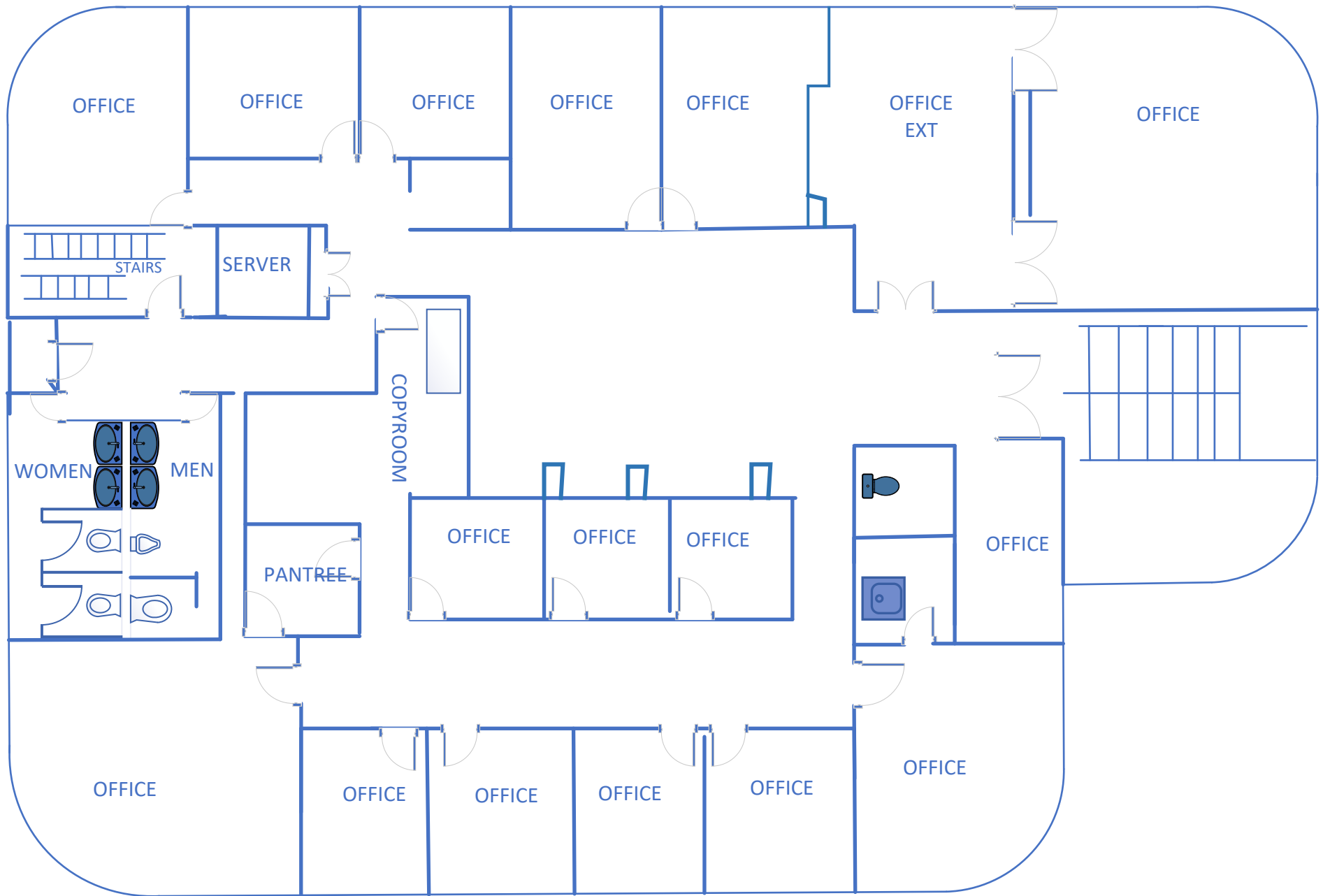




- **Second Gen Space great for Professional Office**
- **High Traffic**
- **Parking in the rear**
- **Surrounded by numerous Rooftops and Retail**
- **Frontage: +/- 123.33 FT Jones Rd**
- **Approx. Miles: 0.1 – FM 1960, 4.3 – HWY 249, 3.9 – HWY 6 and 3 – Beltway 8, 22.4 – Downtown Houston, 18.6 – The Galleria, and 21.5 – George Bush Intercontinental Airport**



1ST Floor (7,745 Approx SF)
TOTAL BUILDING 15,700 Approx SF



ABBREVIATIONS LEGEND

CM CONTROL MONUMENT
 FND FOUND
 H.C.M.R. HARRIS COUNTY MAP RECORDS
 P.O.B. POINT OF BEGINNING
 R.O.W. RIGHT OF WAY
 W/ WITH
 H.C.C.F. HARRIS COUNTY CLERK FILE
 H.C.F.W.S.D. HARRIS COUNTY FRESH WATER SUPPLY DISTRICT
 SET SET 5/8" I.R. W/CAP STAMPED "TERRA SURVEYING"
 SAN M.H. SANITARY MANHOLE
 STM M.H. STORM MANHOLE
 (R) RECORD DRAWING

LEGEND

■ GRATE INLET
 ○ WATER VALVE
 ● MANHOLE
 ● CLEAN OUT
 ● POWER POLE
 ● FIRE HYDRANT
 ○ OVERHEAD ELECTRIC
 ○ UNDERGROUND GAS
 ○ UNDERGROUND TELEPHONE
 □ GUARD POST
 ▲ SIGN
 □ ELECTRIC BOX
 ■ WATER RISER
 ○ IRRIGATION CONTROL VALVE
 ○ GROUND LIGHT

Title Exception List, Schedule B:
 Agents National Title Insurance Company and countersigned by Momentum Title, LLC, G.F. Number 21-03-4638, effective date April 22, 2021, issued April 29, 2021.

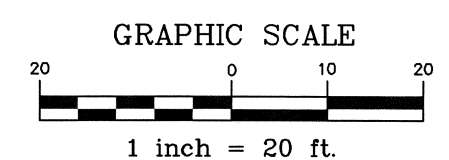
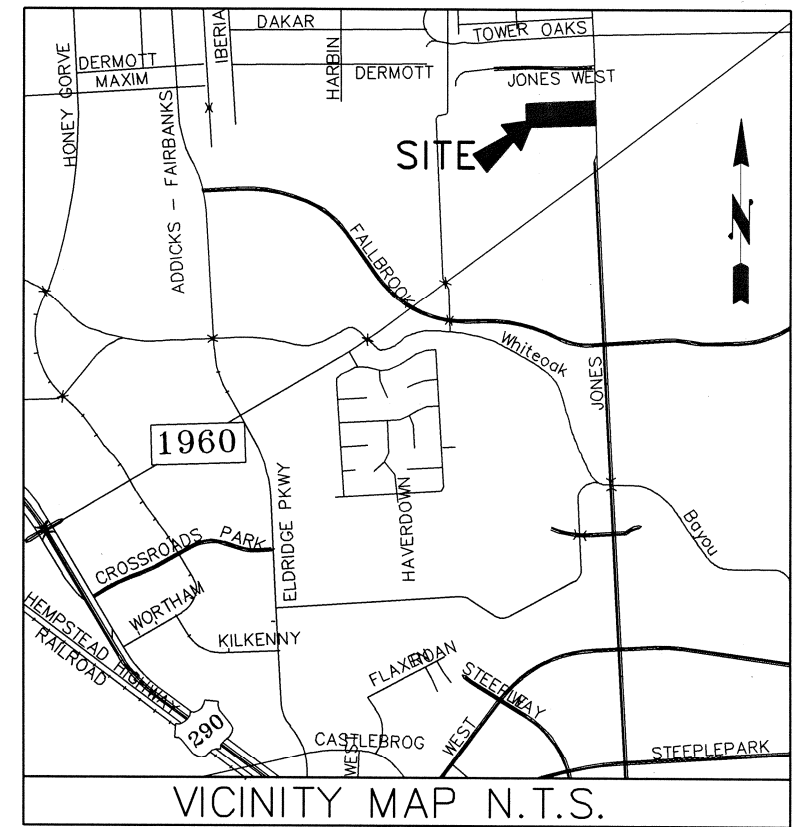
Item 1, see Item 10a below.
 Items 2 through 9, are standard exceptions and not plottable.
 Item 10a, does apply, not plottable (See Note 9).
 Item 10b, See Note 8.
 Item 10c, does apply, plotted.
 Item 10d, does apply, plotted.
 Item 10e, does apply, plotted (See Note 10).
 Item 10f, does apply, plotted (See Note 11).
 Item 10g, standard exception.
 Item 10h, standard exception.
 Item 10i, standard exception.
 Item 10j, standard exception.
 Item 10k, standard exception.

WILLIAM JACKSON HAMBRICK
 CALLED 0.6028 ACRES
 H.C.C.F. NO. RP-2017-201867

W. D. SLOSSON SURVEY, A-1606

WILLIAM JACKSON HAMBRICK
 CALLED 0.8468 ACRES
 (28,886 SQ. FT. AND 8,000 SQ. FT.)
 H.C.C.F. NO. RP-2017-201866
 (28,886 SQ. FT. (0.6631 ACRES))
 H.C.C.F. NO. H384700

N-D HOSPITALITY LLC
 CALLED 2.4622 ACRES
 H.C.C.F. NO. RP-2017-572164
 (CALLED 2.4725 ACRE
 H.C.C.F. NO. W074965)



METES AND BOUNDS DESCRIPTION
 1.015 ACRES (44,211 SQUARE FEET)
 W. B. SLOSSON SURVEY, ABSTRACT NUMBER 1606
 HARRIS COUNTY, TEXAS

Being a tract or parcel containing 1.015 acres (44,211 square feet) of land situated in the W. B. Slosson Survey, Abstract Number 1606, Harris County, Texas; being all of Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision, a plat of subdivision recorded at Film Code Number 638230 Harris County Map Records (H.C.M.R.), Harris County, Texas; being all of that certain called 1.0149 acre tract of land conveyed to Leviticus I, L.P. by deed recorded under Harris County Clerk's File (H.C.C.F.) Number Z049579; said 1.015 acre tract being more particularly described by metes and bounds as follows: (Bearings shown hereon are based on the record information described in the deed to said 1.0149 acre tract):

BEGINNING at a PK nail found in the west right-of-way (R.O.W.) line of Jones Road (R.O.W. varies) as recorded under H.C.C.F. Numbers E763350 and F077632 and marking the northeast corner of Restricted Reserve "A", Block 1, Apple Dentists, a plat of subdivision recorded under Film Code Number 550045 H.C.M.R. and the southeast corner of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and said called 1.0149 acre tract and the herein described tract, from which a found PK nail bears South 88°01'45" West, 0.74 feet;

THENCE, South 88°01'45" West, departing said west R.O.W. line of Jones Road, along the south line of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and the north line of said Restricted Reserve "A", Block 1 of Apple Dentists, a distance of 358.60 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" found in the east line of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and said called 1.0149 acre tract and the herein described tract;

THENCE, North 01°56'15" East, along the east line of said called 2.4622 acre tract, along the west line of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and said called 1.0149 acre tract, a distance of 29.96 feet to a 1/2-inch iron rod found marking an angle point of the herein described tract;

THENCE, North 01°54'56" West, continuing along the east line of said called 2.4622 acre tract, along the west line of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and said called 1.0149 acre tract, a distance of 92.90 feet to a 1/2-inch iron rod found marking an interior corner of said called 2.4622 acre tract and the northwest corner of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and said called 1.0149 acre tract and the herein described tract;

THENCE, North 87°56'15" East, along the southerly line of said called 2.4622 acre tract, along the north line of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and said called 1.0149 acre tract, a distance of 74.15 feet to the southwest corner of a called 8,000 square foot tract, part of a called 0.8468 acre tract, recorded under H.C.C.F. Number RP-2017-201866 and to the most easterly southeast corner of said called 2.4622 acre tract and to an angle point of the herein described tract, from which a 5/8-inch iron rod bears South 60°07'56" West, 0.35 feet;

THENCE, North 88°03'30" East, along the south line of said 8,000 square foot tract and a 28,886 square foot tract both recorded under H.C.C.F. Number RP-2017-201866, along the north line of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and said called 1.0149 acre tract, a distance of 286.21 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set to replace a 5/8-inch iron rod with cap stamped "EIC" found May 19, 2010 in the west R.O.W. line of Steeplechase Jones Road and marking the northeast corner of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and said called 1.0149 acre tract and the herein described tract, and being on a curve to the left;

THENCE, along the west R.O.W. line of said Jones Road and along the east line of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and said called 1.0149 acre tract, the following three (3) courses and distances:

Southerly, a distance of 65.84 feet along the arc of said curve to the left, having a radius of 2,950.00 feet, a central angle of 01°02' 10" and which bears South 01°17'20" East, 65.84 feet to a 5/8-inch iron rod with cap stamped "EIC" found marking the end of said curve;

South 02°12'34" East, a distance of 36.99 feet to a PK nail found marking an angle point of the herein described tract;

South 01°35'06" West, a distance of 20.05 feet to the POINT OF BEGINNING and containing 1.015 acres (44,211 square feet) of land.

To: Leviticus I, L.P., a Texas limited partnership
 Agents National Title Insurance Company
 Momentum Title, LLC

I hereby certify that this plat correctly represents a survey made on the ground under my supervision on May 19, 2010, updated on the ground April 19, 2021, and that said survey complies with the current Texas Society of Professional Surveyors Standards for Land Surveys for a Category 1A, Condition III Land Title Survey.

Robert John Gable
 Robert John Gable
 Registered Professional Land Surveyor
 Texas Registration No. 4472



REVNO.	DESCRIPTION	DATE	APP.
2	CHANGE TO A LAND TITLE SURVEY	4-19-21	RG
2	UPDATE ON THE GROUND	4-19-21	S
	ADD ASSUMED ELEVATIONS FOR L.A. & N. ENGINEER	6-29-10	

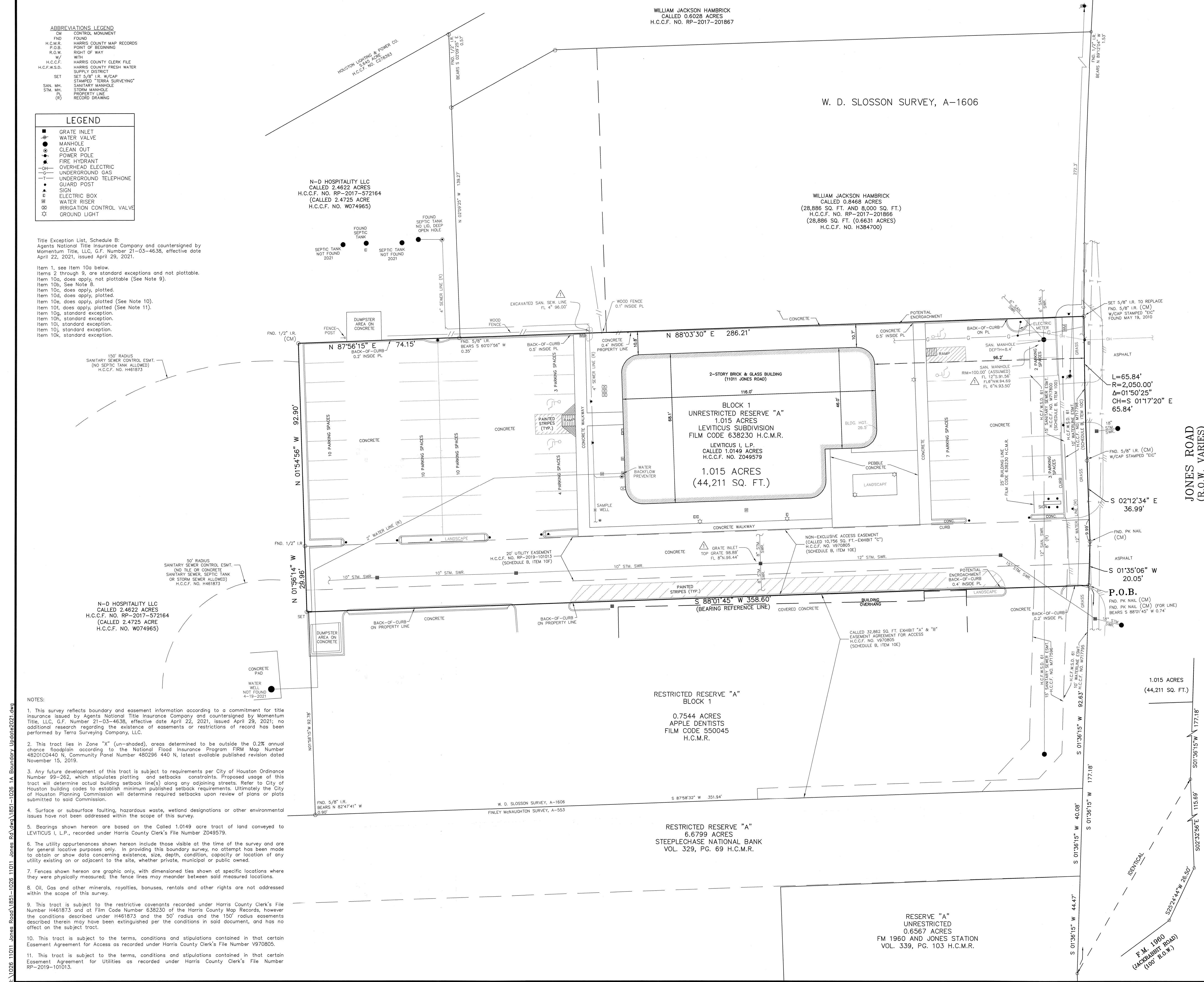
A LAND TITLE SURVEY OF
 1.015 ACRES (44,211 SQ. FT.)
 TRACT OUT OF THE
 W. D. SLOSSON SURVEY, A-1606
 HARRIS COUNTY, TEXAS

TERRA 3000 WILCREST DR. - SUITE 210
 SURVEYING CO., INC. HOUSTON, TEXAS 77042
 (713) 993-0327 - FAX (713) 993-9231

DRAWN BY: CAT	SCALE: 1"=20'	KEY MAP: 396 T
CHECKED BY: RJG	DATE: MAY 21, 2010	PROJECT No. 1851-1026-S (21-1016)
APPROVED BY: RJG	FIELD BOOK: 10-03	SHEET 1 OF 1

1851-1026 1A Boundary Update 2021.dwg

- NOTES:
- This survey reflects boundary and easement information according to a commitment for title insurance issued by Agents National Title Insurance Company and countersigned by Momentum Title, LLC, G.F. Number 21-03-4638, effective date April 22, 2021, issued April 29, 2021; no additional research regarding the existence of easements or restrictions of record has been performed by Terra Surveying Company, LLC.
 - This tract lies in Zone "X" (un-shaded), areas determined to be outside the 0.2% annual chance floodplain according to the National Flood Insurance Program FIRM Map Number 48201C0440 N, Community Panel Number 480296 440 N, latest available published revision dated November 15, 2019.
 - Any future development of this tract is subject to requirements per City of Houston Ordinance Number 99-262, which stipulates platting and setbacks constraints. Proposed usage of this tract will determine actual building setback line(s) along any adjoining streets. Refer to City of Houston building codes to establish minimum published setback requirements. Ultimately the City of Houston Planning Commission will determine required setbacks upon review of plans or plats submitted to said Commission.
 - Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
 - Bearings shown hereon are based on the Colled 1.0149 acre tract of land conveyed to LEVITICUS I, L.P., recorded under Harris County Clerk's File Number Z049579.
 - The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
 - Fences shown hereon are graphic only, with dimensioned ties shown at specific locations where they were physically measured; the fence lines may meander between said measured locations.
 - Oil, Gas and other minerals, royalties, bonuses, rentals and other rights are not addressed within the scope of this survey.
 - This tract is subject to the restrictive covenants recorded under Harris County Clerk's File Number H461873 and at Film Code Number 638230 of the Harris County Map Records, however the conditions described under H461873 and the 50' radius and the 150' radius easements described therein may have been extinguished per the conditions in said document, and has no effect on the subject tract.
 - This tract is subject to the terms, conditions and stipulations contained in that certain Easement Agreement for Access as recorded under Harris County Clerk's File Number V970805.
 - This tract is subject to the terms, conditions and stipulations contained in that certain Easement Agreement for Utilities as recorded under Harris County Clerk's File Number RP-2019-101013.



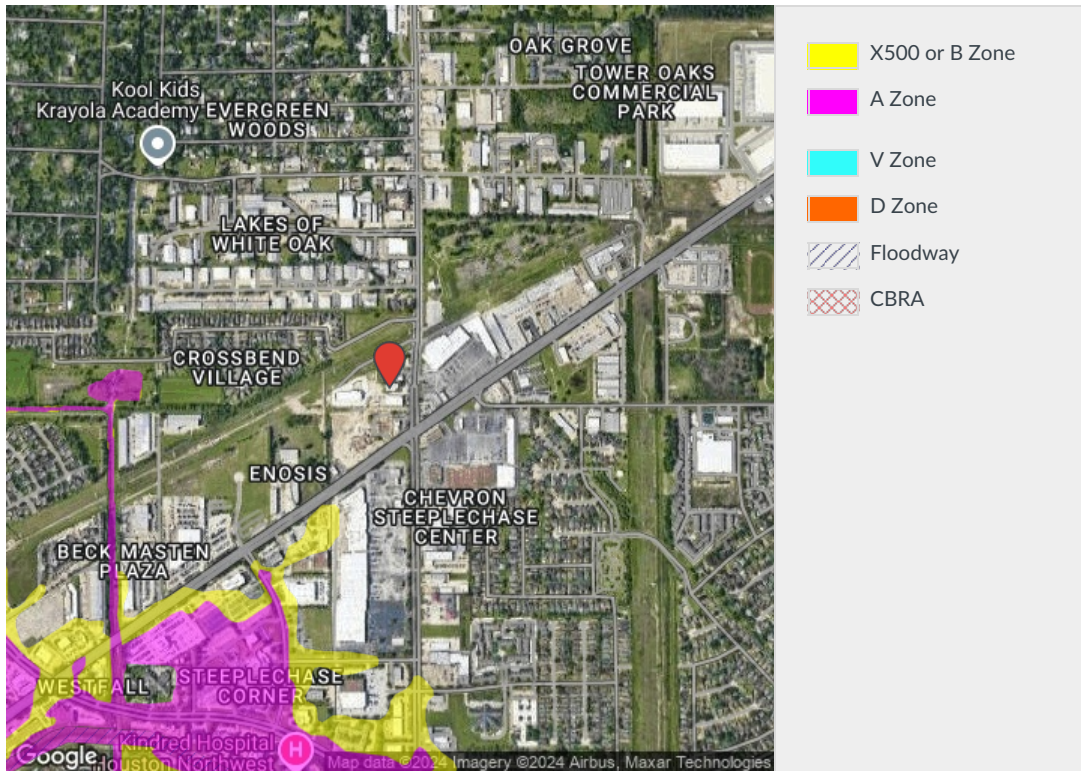
11011 JONES RD HOUSTON, TX 77070

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480296	PANEL	0440N
PANEL DATE	November 15, 2019	MAP NUMBER	48201C0440N





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

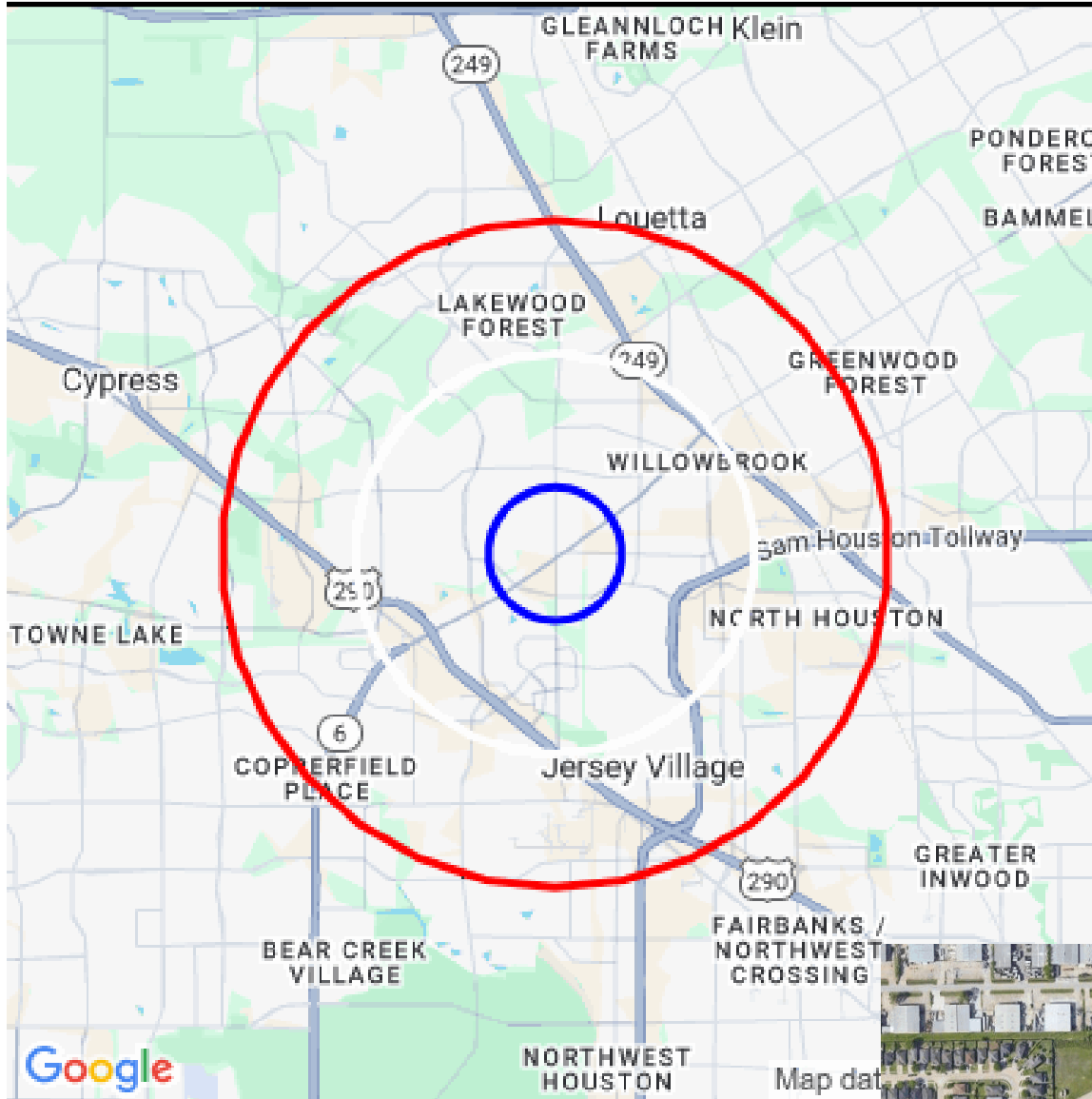
CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com

Demographic Report



11011 Jones Rd

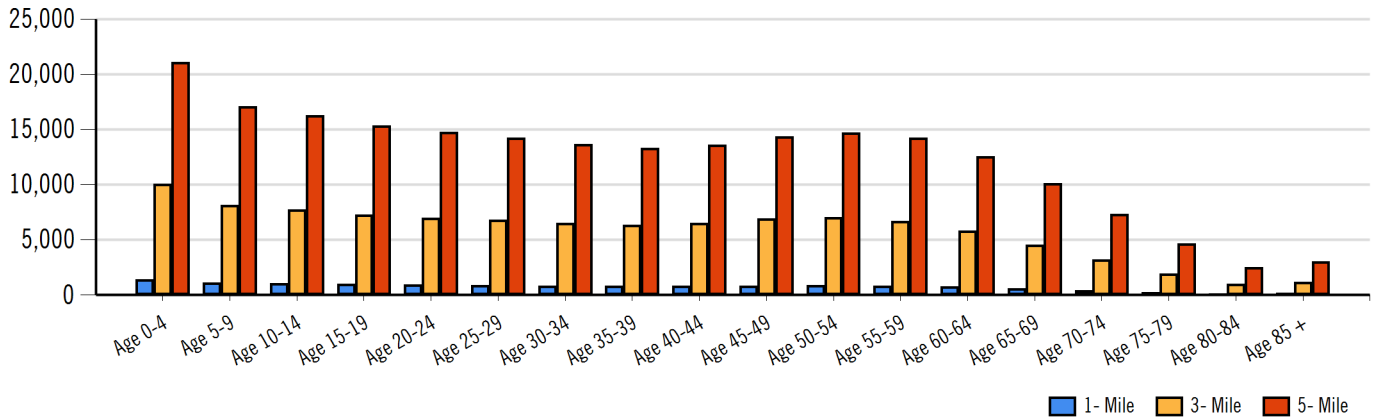
Population

Distance	Male	Female	Total
1- Mile	6,775	7,191	13,966
3- Mile	52,150	52,766	104,916
5- Mile	110,838	112,255	223,093

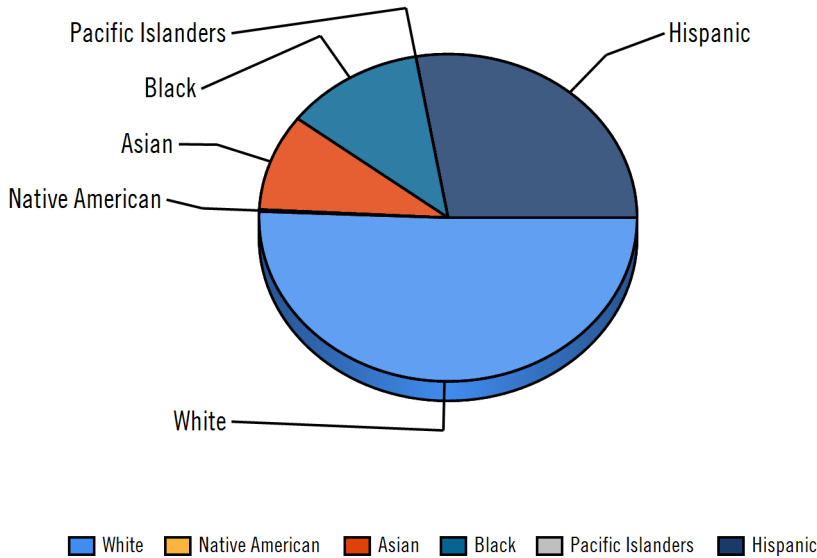


Danny Nguyen, CCIM
 info@dncommercial.net
 713-270-5400

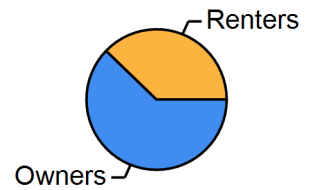
Population by Distance and Age (2020)



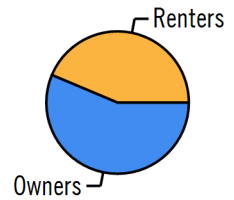
Ethnicity within 5 miles



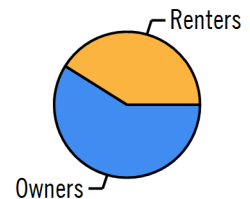
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



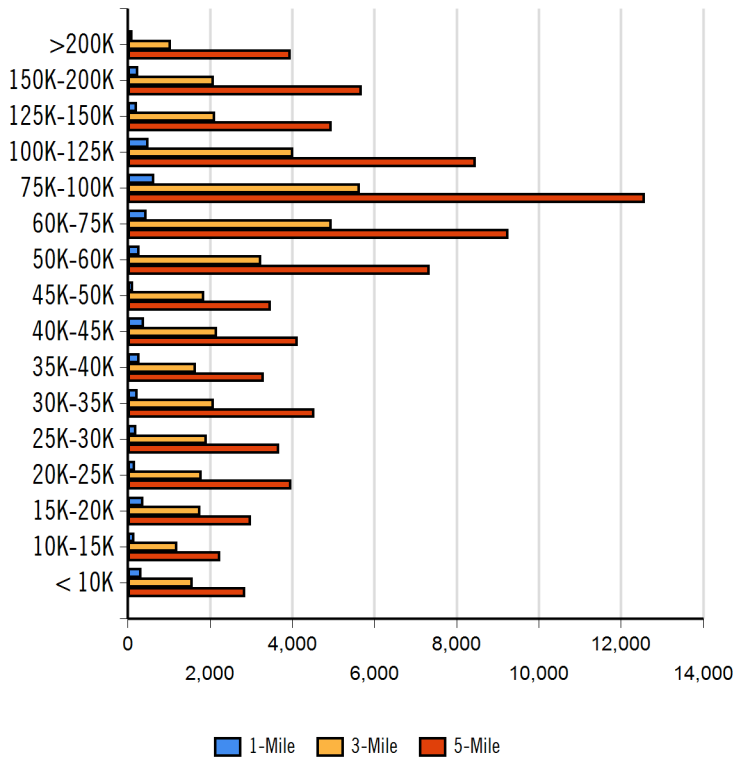
Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	6,730	186	1.23 %
3-Mile	53,437	1,469	1.97 %
5-Mile	113,586	3,402	2.24 %

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	7	140	720	707	306	880	505	109	746	1,176	522	186	385
3-Mile	129	1,827	3,930	6,707	2,721	6,260	3,261	977	6,251	9,959	3,599	1,197	3,679
5-Mile	176	3,962	7,906	14,970	5,856	12,906	6,876	2,149	13,607	20,871	7,562	2,945	7,766

Household Income



Radius	Median Household Income
1-Mile	\$61,874.10
3-Mile	\$72,807.94
5-Mile	\$78,591.33

Radius	Average Household Income
1-Mile	\$70,065.40
3-Mile	\$76,968.10
5-Mile	\$85,142.83

Radius	Aggregate Household Income
1-Mile	\$310,597,239.42
3-Mile	\$2,828,528,110.45
5-Mile	\$6,628,253,010.65

Education

	1-Mile	3-mile	5-mile
Pop > 25	8,413	64,682	138,467
High School Grad	1,619	13,397	26,769
Some College	2,323	15,833	31,774
Associates	699	4,616	9,602
Bachelors	1,902	16,437	36,190
Masters	371	4,899	11,990
Prof. Degree	127	1,126	2,303
Doctorate	44	327	978

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	23 %	56 %	62 %
Teen's	48 %	79 %	82 %
Expensive Homes	0 %	0 %	22 %
Mobile Homes	7 %	25 %	34 %
New Homes	55 %	221 %	228 %
New Households	67 %	115 %	110 %
Military Households	12 %	9 %	7 %
Households with 4+ Cars	33 %	60 %	69 %
Public Transportation Users	14 %	34 %	35 %
Young Wealthy Households	0 %	28 %	99 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	221,952,153		1,925,899,182		4,303,099,155	
Average annual household	49,313		51,508		54,156	
Food	6,426	13.03 %	6,656	12.92 %	6,970	12.87 %
Food at home	4,163		4,278		4,424	
Cereals and bakery products	590		608		629	
Cereals and cereal products	211		217		224	
Bakery products	379		390		404	
Meats poultry fish and eggs	830		847		876	
Beef	191		195		202	
Pork	151		153		156	
Poultry	156		160		166	
Fish and seafood	135		138		144	
Eggs	68		69		70	
Dairy products	420		434		452	
Fruits and vegetables	848		872		902	
Fresh fruits	125		128		132	
Processed vegetables	162		165		169	
Sugar and other sweets	152		157		162	
Fats and oils	132		136		140	
Miscellaneous foods	783		805		830	
Nonalcoholic beverages	354		362		370	
Food away from home	2,262		2,378		2,546	
Alcoholic beverages	355		378		404	
Housing	17,715	35.92 %	18,367	35.66 %	19,104	35.28 %
Shelter	10,705		11,125		11,599	
Owned dwellings	6,414		6,747		7,134	
Mortgage interest and charges	3,272		3,459		3,664	
Property taxes	2,133		2,261		2,406	
Maintenance repairs	1,008		1,025		1,063	
Rented dwellings	3,454		3,457		3,434	
Other lodging	836		920		1,030	
Utilities fuels	4,144		4,242		4,329	
Natural gas	389		401		415	
Electricity	1,648		1,676		1,700	
Fuel oil	155		162		169	
Telephone services	1,297		1,328		1,354	
Water and other public services	654		673		691	
Household operations	1,214	2.46 %	1,276	2.48 %	1,351	2.49 %
Personal services	358		382		409	
Other household expenses	856		893		941	
Housekeeping supplies	586		609		642	
Laundry and cleaning supplies	160		164		170	
Other household products	342		357		378	
Postage and stationery	84		87		93	
Household furnishings	1,064		1,114		1,181	
Household textiles	79		81		87	
Furniture	230		252		280	
Floor coverings	27		29		32	
Major appliances	141		143		141	
Small appliances	88		92		99	
Miscellaneous	497		515		540	
Apparel and services	1,344	2.73 %	1,394	2.71 %	1,475	2.72 %
Men and boys	256		272		295	
Men 16 and over	213		229		246	
Boys 2 to 15	42		43		48	
Women and girls	475		492		521	



Danny Nguyen, CCIM
 info@dncommercial.net
 713-270-5400

Women 16 and over	399	417	447
Girls 2 to 15	75	75	74
Children under 2	89	93	95

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	221,952,153		1,925,899,182		4,303,099,155	
Average annual household	49,313		51,508		54,156	
Transportation	6,817	13.82 %	7,051	13.69 %	7,347	13.57 %
Vehicle purchases	1,603		1,676		1,778	
Cars and trucks new	817		863		927	
Cars and trucks used	746		768		806	
Gasoline and motor oil	2,150		2,203		2,248	
Other vehicle expenses	2,574		2,654		2,748	
Vehicle finance charges	175		185		190	
Maintenance and repairs	897		924		968	
Vehicle insurance	1,177		1,207		1,231	
Vehicle rental leases	324		337		358	
Public transportation	489		516		571	
Health care	3,767	7.64 %	3,897	7.57 %	4,022	7.43 %
Health insurance	2,460		2,540		2,612	
Medical services	794		834		867	
Drugs	390		395		408	
Medical supplies	122		127		134	
Entertainment	2,947	5.98 %	3,061	5.94 %	3,195	5.90 %
Fees and admissions	567		609		670	
Television radios	1,033		1,060		1,076	
Pets toys	1,076		1,110		1,165	
Personal care products	635		663		702	
Reading	53		55		60	
Education	1,247		1,375		1,566	
Tobacco products	394		396		392	
Miscellaneous	782	1.59 %	831	1.61 %	882	1.63 %
Cash contributions	1,278		1,362		1,407	
Personal insurance	5,546		6,014		6,624	
Life and other personal insurance	170		176		185	
Pensions and Social Security	5,375		5,837		6,438	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	12,233	9,739	23.77 %	2,610	8,957	7,526	4,707	1,018
3-Mile	2020	58,550	47,458	21.41 %	14,943	40,144	33,196	25,354	7,067
5-Mile	2020	112,753	92,935	20.00 %	26,748	80,058	71,145	41,608	15,378
1-Mile	2023	12,524	9,739	26.86 %	2,671	9,169	7,745	4,779	1,577
3-Mile	2023	59,652	47,458	23.73 %	15,230	40,885	33,788	25,864	10,016
5-Mile	2023	114,363	92,935	21.96 %	27,127	81,190	72,280	42,083	21,613

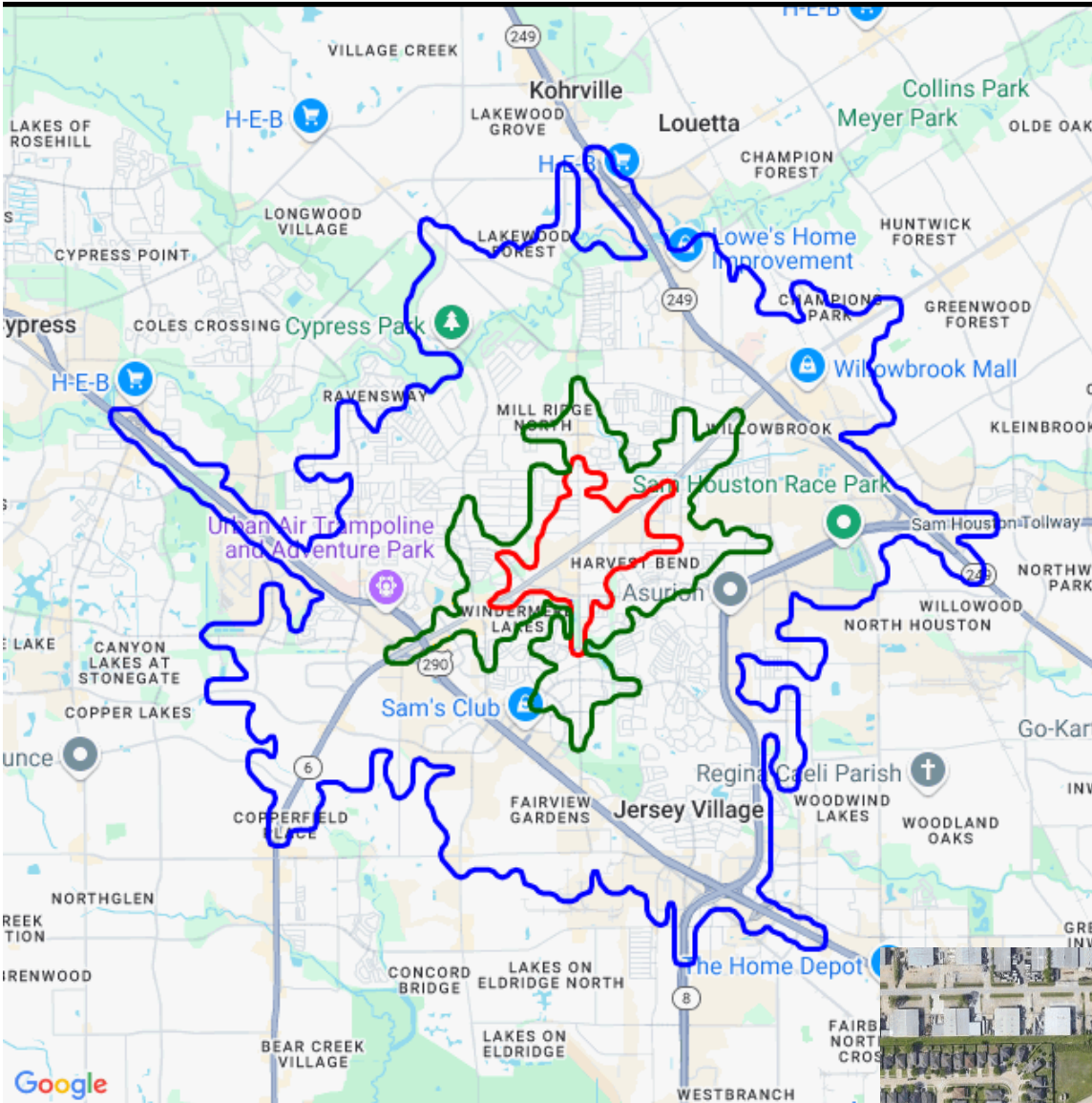
11011 Jones Rd



Danny Nguyen Commercial

9999 Bellaire Blvd, Ste 909 Houston, TX 77036 | 713-270-5400

Demographic Report



11011 Jones Rd

Population

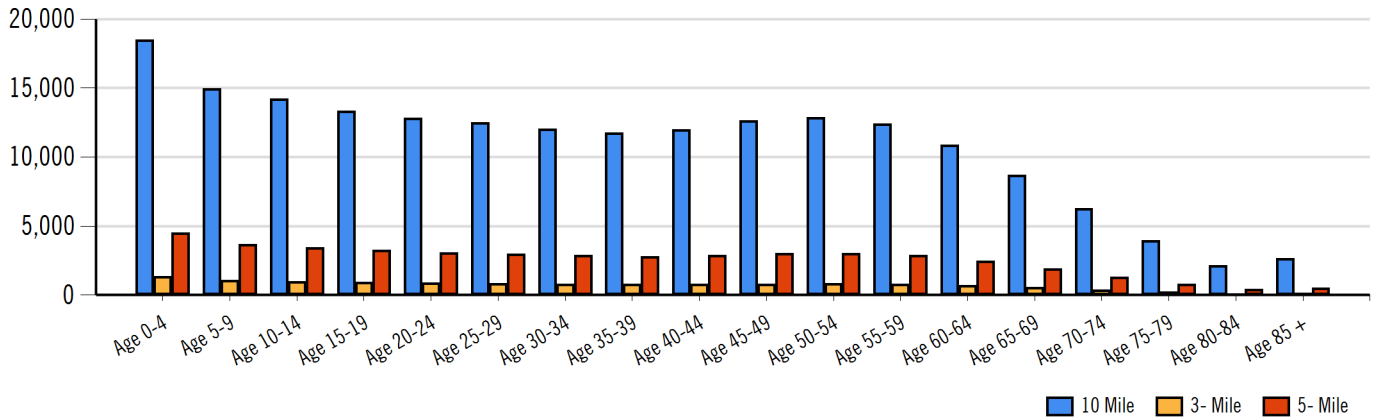
Distance	Male	Female	Total
3- Minute	6,478	6,856	13,333
5- Minute	22,843	23,181	46,024
10 Minute	96,857	98,001	194,859



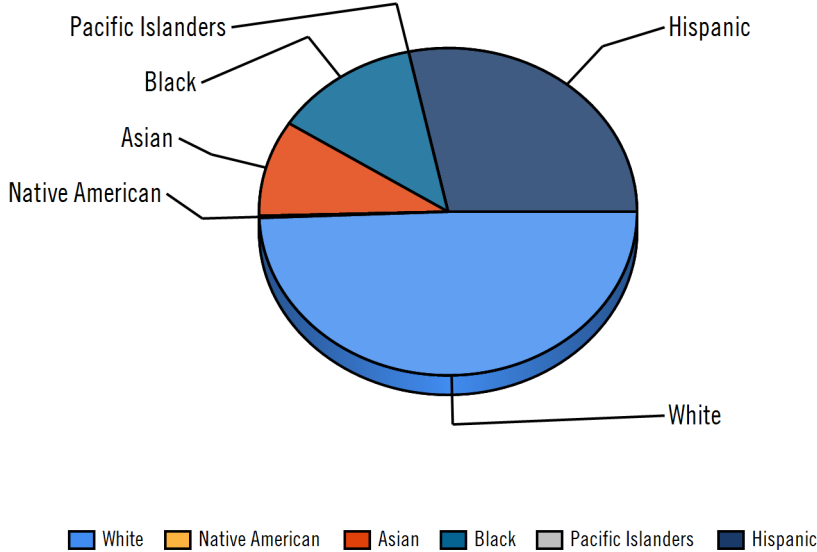
Danny Nguyen, CCIM
 info@dncommercial.net
 713-270-5400

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

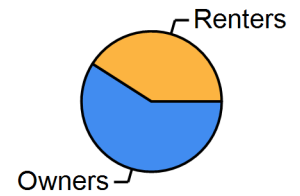
Population by Distance and Age (2020)



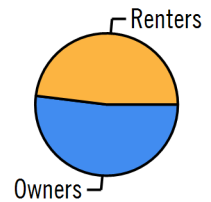
Ethnicity within 5 Minute



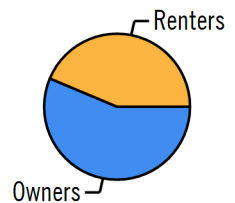
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



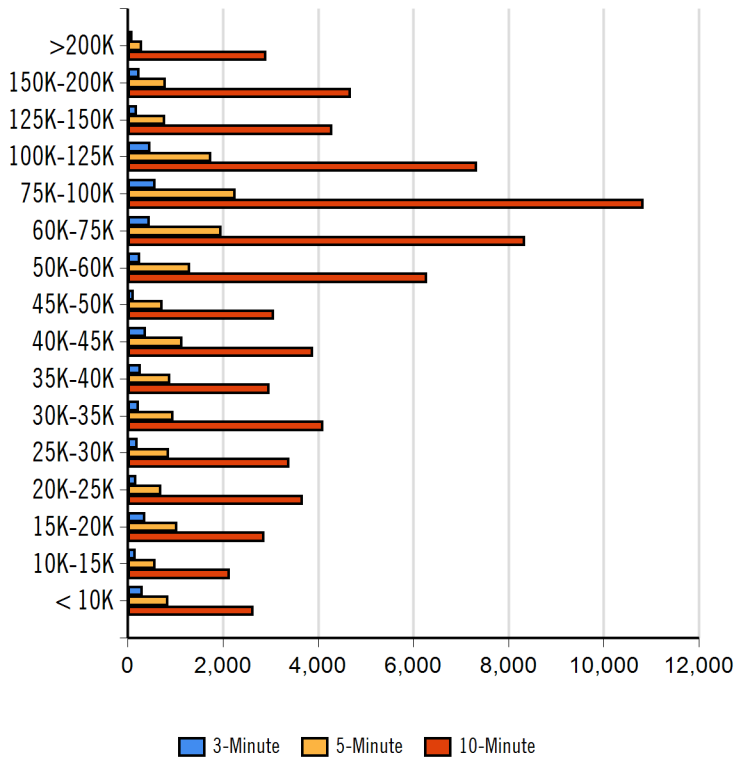
Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	6,440	181	1.09 %
5-Minute	23,026	668	1.29 %
10-Minute	99,343	2,987	2.13 %

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	4	141	665	684	302	842	481	114	719	1,124	507	178	348
5-Minute	27	648	1,809	2,752	1,080	2,829	1,425	525	2,848	4,254	1,664	465	1,363
10-Minute	185	3,345	7,132	12,893	5,112	11,756	6,250	1,791	11,773	18,114	6,743	2,563	6,445

Household Income



Radius	Median Household Income
3-Minute	\$61,429.80
5-Minute	\$68,006.13
10-Minute	\$76,721.40

Radius	Average Household Income
3-Minute	\$69,971.10
5-Minute	\$73,118.13
10-Minute	\$82,488.17

Radius	Aggregate Household Income
3-Minute	\$295,149,094.39
5-Minute	\$1,128,701,866.79
10-Minute	\$5,622,648,428.65

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	8,011	28,006	120,934
High School Grad	1,557	5,402	23,146
Some College	2,203	7,187	27,967
Associates	672	1,984	8,582
Bachelors	1,823	6,741	31,299
Masters	336	1,912	10,306
Prof. Degree	117	507	2,103
Doctorate	43	157	806

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	19 %	30 %	59 %
Teen's	43 %	53 %	78 %
Expensive Homes	0 %	0 %	17 %
Mobile Homes	5 %	7 %	33 %
New Homes	46 %	135 %	208 %
New Households	59 %	84 %	106 %
Military Households	13 %	11 %	8 %
Households with 4+ Cars	28 %	31 %	66 %
Public Transportation Users	12 %	19 %	35 %
Young Wealthy Households	0 %	9 %	66 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	212,174,949		801,065,572		3,720,725,636	
Average annual household	49,281		50,014		53,293	
Food	6,426	13.04 %	6,496	12.99 %	6,871	12.89 %
Food at home	4,165		4,198		4,376	
Cereals and bakery products	591		596		622	
Cereals and cereal products	212		213		222	
Bakery products	379		382		400	
Meats poultry fish and eggs	830		834		868	
Beef	190		191		200	
Pork	150		151		155	
Poultry	156		157		164	
Fish and seafood	135		136		143	
Eggs	68		68		70	
Dairy products	421		424		446	
Fruits and vegetables	849		856		892	
Fresh fruits	125		126		131	
Processed vegetables	162		163		168	
Sugar and other sweets	152		154		160	
Fats and oils	132		133		138	
Miscellaneous foods	783		790		822	
Nonalcoholic beverages	354		356		367	
Food away from home	2,260		2,297		2,494	
Alcoholic beverages	354		363		395	
Housing	17,710	35.94 %	17,942	35.87 %	18,861	35.39 %
Shelter	10,704		10,857		11,443	
Owned dwellings	6,405		6,514		7,000	
Mortgage interest and charges	3,266		3,333		3,590	
Property taxes	2,134		2,173		2,358	
Maintenance repairs	1,005		1,008		1,052	
Rented dwellings	3,461		3,479		3,444	
Other lodging	838		863		998	
Utilities fuels	4,140		4,179		4,297	
Natural gas	389		393		410	
Electricity	1,646		1,658		1,691	
Fuel oil	156		157		166	
Telephone services	1,295		1,309		1,343	
Water and other public services	652		660		684	
Household operations	1,212	2.46 %	1,234	2.47 %	1,328	2.49 %
Personal services	358		368		401	
Other household expenses	854		866		926	
Housekeeping supplies	586		591		632	
Laundry and cleaning supplies	160		161		168	
Other household products	341		345		372	
Postage and stationery	84		84		92	
Household furnishings	1,066		1,079		1,160	
Household textiles	79		79		85	
Furniture	233		238		272	
Floor coverings	27		27		31	
Major appliances	142		143		141	
Small appliances	88		89		97	
Miscellaneous	495		500		532	
Apparel and services	1,340	2.72 %	1,355	2.71 %	1,452	2.72 %
Men and boys	260		261		288	
Men 16 and over	217		218		241	
Boys 2 to 15	42		42		47	
Women and girls	475		480		513	



Danny Nguyen, CCIM
 info@dncommercial.net
 713-270-5400

11011 Jones Rd



Danny Nguyen Commercial

9999 Bellaire Blvd, Ste 909 Houston, TX 77036 | 713-270-5400

Women 16 and over	399	404	439
Girls 2 to 15	76	75	74
Children under 2	89	91	95

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	212,174,949		801,065,572		3,720,725,636	
Average annual household	49,281		50,014		53,293	
Transportation	6,810	13.82 %	6,885	13.77 %	7,245	13.59 %
Vehicle purchases	1,614		1,624		1,744	
Cars and trucks new	822		830		905	
Cars and trucks used	751		752		794	
Gasoline and motor oil	2,142		2,170		2,229	
Other vehicle expenses	2,565		2,596		2,715	
Vehicle finance charges	173		179		187	
Maintenance and repairs	895		902		954	
Vehicle insurance	1,172		1,186		1,222	
Vehicle rental leases	324		326		351	
Public transportation	488		494		556	
Health care	3,757	7.62 %	3,805	7.61 %	3,975	7.46 %
Health insurance	2,456		2,484		2,585	
Medical services	792		808		854	
Drugs	385		388		403	
Medical supplies	123		124		132	
Entertainment	2,932	5.95 %	2,977	5.95 %	3,147	5.91 %
Fees and admissions	565		579		651	
Television radios	1,030		1,043		1,069	
Pets toys	1,069		1,080		1,146	
Personal care products	636		643		689	
Reading	53		53		58	
Education	1,258		1,290		1,516	
Tobacco products	393		395		393	
Miscellaneous	778	1.58 %	801	1.60 %	865	1.62 %
Cash contributions	1,285		1,317		1,388	
Personal insurance	5,544		5,687		6,429	
Life and other personal insurance	168		171		182	
Pensions and Social Security	5,376		5,516		6,247	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	4,717	3,734	98.36 %	1,035	3,413	2,782	1,936	324
5-Minute	2020	17,726	14,085	373.05 %	4,625	12,033	9,198	8,528	1,703
10-Minute	2020	76,885	63,157	1,365.98 %	20,171	52,236	43,215	33,670	10,466
3-Minute	2023	4,847	3,734	112.04 %	1,063	3,507	2,870	1,978	537
5-Minute	2023	18,136	14,085	417.33 %	4,726	12,317	9,425	8,711	2,526
10-Minute	2023	78,108	63,157	1,499.27 %	20,487	53,061	43,786	34,322	14,660



Danny Nguyen, CCIM
 info@dncommercial.net
 713-270-5400

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 11011 Jones Rd, Houston, TX 77065

CITY, STATE

Houston, TX

POPULATION

194,859

AVG. HHSIZE

2.74

MEDIAN HH INCOME

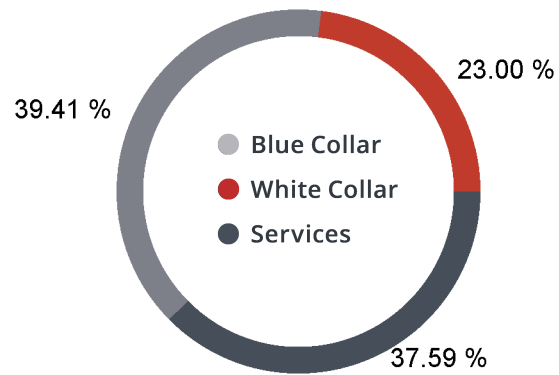
\$76,721

HOME OWNERSHIP

Renters: **32,040**

Owners: **41,318**

EMPLOYMENT



50.98 %

Employed

1.53 %

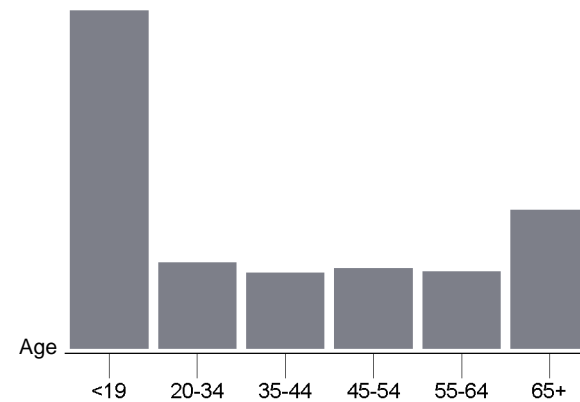
Unemployed

EDUCATION

High School Grad: **19.14 %**
 Some College: **23.13 %**
 Associates: **7.10 %**
 Bachelors: **43.59 %**

GENDER & AGE

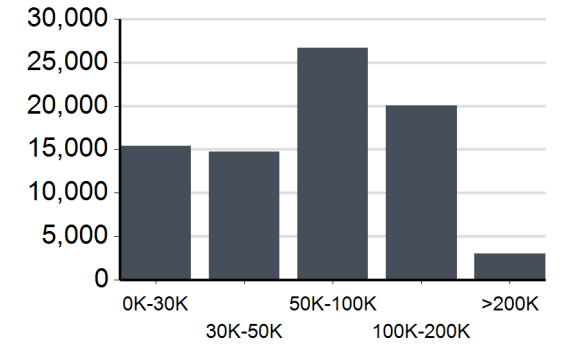
49.71 %   **50.29 %**



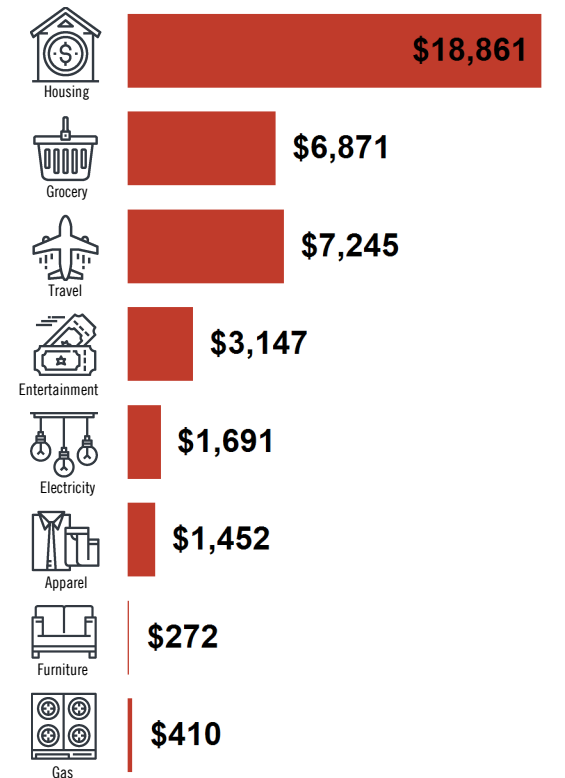
RACE & ETHNICITY

White: **39.61 %**
 Asian: **8.11 %**
 Native American: **0.17 %**
 Pacific Islanders: **0.00 %**
 African-American: **12.29 %**
 Hispanic: **27.47 %**
 Two or More Races: **12.35 %**

INCOME BY HOUSEHOLD



HH SPENDING



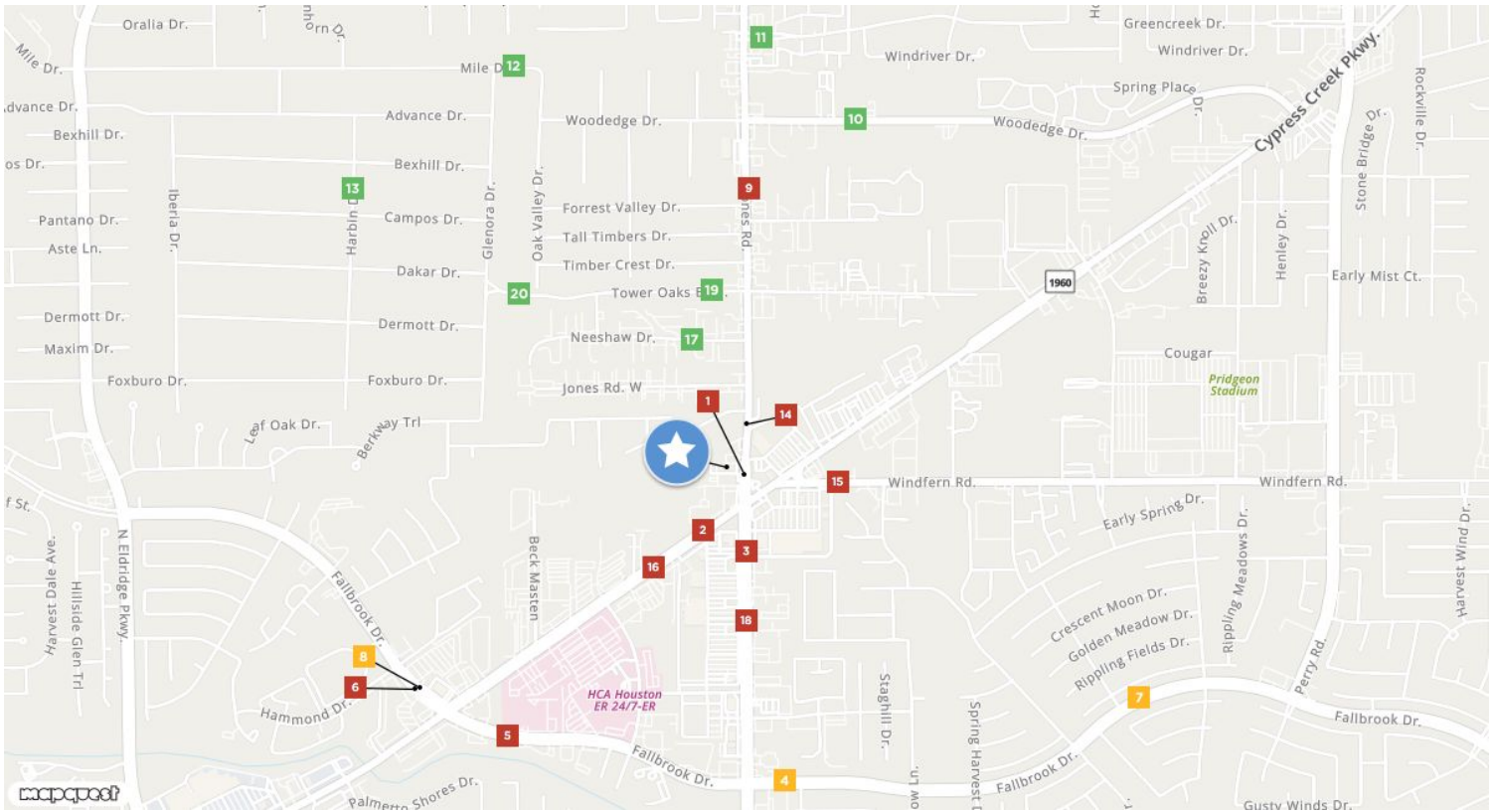
11011 Jones Rd



Danny Nguyen Commercial

9999 Bellaire Blvd, Ste 909 Houston, TX 77036 | 713-270-5400

Traffic Counts



Jones Road 1	Farm to Market 1960 2	Jones Road 3	Fallbrook Drive 4	Fallbrook Drive 5
FM 1960 Rd W	Jones Rd	Jones Rd	Foxrow Ln	FM 1960 Rd W
Year: 2019 29,464	Year: 2019 41,986	Year: 2019 25,919	Year: 2019 8,730	Year: 2019 11,896
Fallbrook Drive 6	Fallbrook Drive 7	Fallbrook Dr 8	Jones Rd 9	Woodedge Dr 10
Fallbrook Dr	Skybird Dr	Glenora Dr	Forrest Valley Dr	Jones Rd
Year: 2019 10,044	Year: 2019 7,707	Year: 2014 9,487	Year: 2013 33,347	Year: 2011 3,510
		Year: 2009 6,490	Year: 2009 34,305	Year: 2001 3,500
		Year: 2007 6,947	Year: 2007 34,500	Year: 1996 3,680
Greencreek Dr 11	Mile Dr 12	Harbin Dr 13	Jones Rd 14	Windfern Rd 15
Windlake Dr	Glenora Dr	Campos Dr	Jones Rd W	Bammel Rd
Year: 2011 1,700	Year: 2011 270	Year: 2011 10	Year: 2006 35,990	Year: 2006 10,250
Year: 2006 2,450	Year: 2001 1,420	Year: 2006 80	Year: 2001 33,190	Year: 2001 7,550
Year: 2001 2,660	Year: 1996 1,440		Year: 1998 34,000	Year: 1996 6,820
Bammel Rd 16	Neeshaw Dr 17	Jones Rd 18	Tower Oaks Blvd 19	Tower Oaks Blvd 20
Steepletop Dr	Jones Rd	Bridgedown Dr	Jones Rd	Glenora Dr
Year: 2006 51,040	Year: 2006 1,030	Year: 2006 36,820	Year: 2006 1,710	Year: 2006 1,770
Year: 2001 48,470	Year: 2001 420	Year: 2002 36,742	Year: 2001 1,840	Year: 2001 1,520
Year: 1999 53,656	Year: 1996 120	Year: 2001 30,900	Year: 1996 1,930	Year: 1996 1,390



Danny Nguyen, CCIM
 info@dncommercial.net
 713-270-5400

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



EPA Facility Report

The following nearby properties are being monitored by the EPA as reported by ECHO (Enforcement and Compliance History Online). Facility inspection, enforcement, and compliance data are tracked under the following environmental laws:

- Clean Air Act
- Clean Water Act
- Resource Conservation and Recovery Act
- Safe Drinking Water Act

Use the Registry IDs below to reference details at: <https://www.epa.gov/enviro/frs-query-page>

GULF OIL CORP 11006 FM 1960 RD W HOUSTON, TX 77065 Tracked since 4/2/2008 Registry ID #110034009695	1	MOBIL OIL CORPORATION 10942 FM 1960 W HOUSTON, TX 77070 11/26/2007 #110008162932	2	GATEWAY LAND DEVELOPMENT CROSSBEND ON W SIDE OF JONES RD 0.2M N OF INTX FM 1960 HOUSTON, TX 77065 4/2/2008 #110033951169	3
CROSSBEND VILLAGE 11134 CHELSEA OAK ST HOUSTON, TX 77065 Tracked since 4/17/2008 Registry ID #110034358870	4	SATSUMA CO 11239 JONES RD HOUSTON, TX 77070 4/17/2008 #110034748628	5	CUSTOM POOLS OF HOUSTON 11215 JONES RD W STE F HOUSTON, TX 77065 8/26/1997 #110010782634	6
AUTOZONE 1553 11255 JONES RD HOUSTON, TX 77070 Tracked since 3/12/2008 Registry ID #110033471712	7	SIERRA CLEANERS 10823 JONES RD HOUSTON, TX 77065 11/26/2007 #110005146751	8	ENTERPRISE RENT-A-CAR 11037 FM 1960 RD W STE A8 HOUSTON, TX 77065 4/17/2008 #110034676820	9
SIERRA CLEANERS 10805 JONES RD HOUSTON, TX 77065 Tracked since 10/22/2007 Registry ID #110031383189	10	FINCH GYMNASTICS 10903 TOWER OAKS BLVD HOUSTON, TX 77070 4/2/2008 #110034010399	11	BECK MASTEN PONTIAC-GMC INC 11300 W FM 1960 RD W HOUSTON, TX 77065 11/26/2007 #110005093344	12
EQUIPMENT BROKERS INC 10835 TOWER OAKS BLVD UNIT C HOUSTON, TX 77070 Tracked since 5/18/2004 Registry ID #110017775139	13	TEXAS ELECTRIC RECYCLERS LTD CO 10835 TOWER OAKS BLVD UNIT A HOUSTON, TX 77070 8/15/2003 #110015587051	14	THOMPSON HAYWARD CHEMICAL 11311 JONES RD W STE A HOUSTON, TX 77065 11/26/2007 #110005080811	15
DOUG RUSSELL CHEVROLET INC 10555 FM 1960 W CYPRESS, TX 77429 Tracked since 11/26/2007 Registry ID #110005088948	16	11351 JONES RD W 11351 JONES RD W HOUSTON, TX 77065 3/12/2008 #110033434193	17	COMPRESSOR STATION 5 FM 1960, 0.25 MILES EAST OF JONES RD. 13686 HOUSTON, TX 77064 4/17/2008 #110034694374	18

11011 Jones Rd



Danny Nguyen Commercial

9999 Bellaire Blvd, Ste 909 Houston, TX 77036 | 713-270-5400

TUNEUP MASTERS INC

10525 FM 1960 RD W
HOUSTON, TX 77070

Tracked since 11/26/2007

19

Registry ID #110005102575

TIME OUT GROCERY

13003 WINDFERN RD
HOUSTON, TX 77064

4/18/2008

20

#110034968747



Danny Nguyen, CCIM
info@dncommercial.net
713-270-5400



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:
 - 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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501

IABS 1-0 Date

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036
Doan Nguyen

Phone: 7132705400 Fax: 7135838985

Independence Blvd

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com