5-UNIT CO-OP APARTMENT BUILDING
Near University of Houston

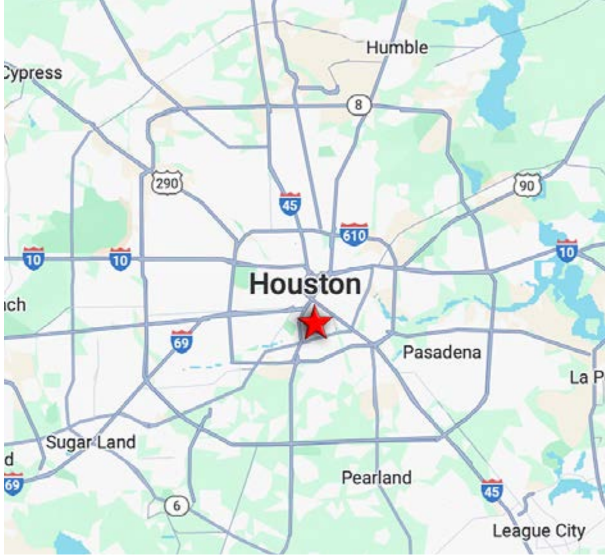
FOR SALE

3522 Sampson St. | Houston, Texas 77004

S&P INTERESTS

Nelson Senegal
832-797-5698
nelson@spinterests.com

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



Property Features:

- 3522 Sampson Street, Houston, TX 77004
- 5 Unit Multi-Family Apartment Building
- Building Size: 3,072 SF
- 100% Occupied
- Convenient Access to Major Freeways
- Walking Distance from University of Houston and Texas Southern University
- Onsite Laundry
- Secure Parking
- 10.00% Cap Rate
- Contact Agent for Pricing

Demographic Summary:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	28,549	188,933	484,528
Households	8,588	80,322	208,483
Average HH Income	$63,807	$93,128	$98,011

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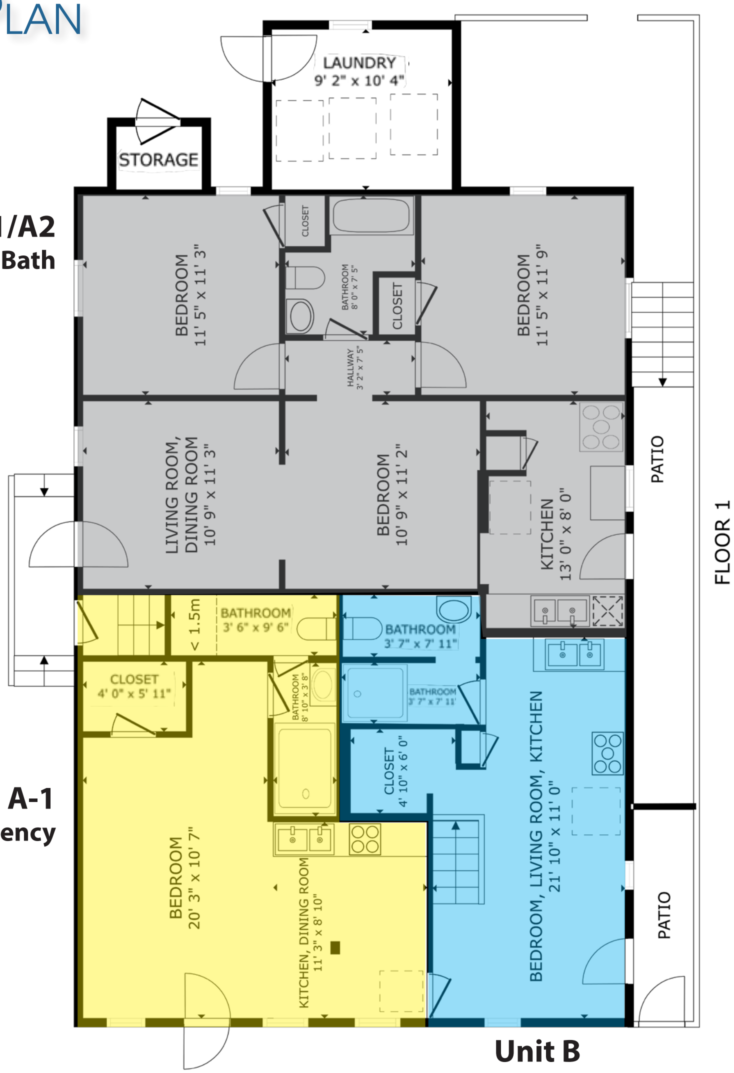
Floor Plan

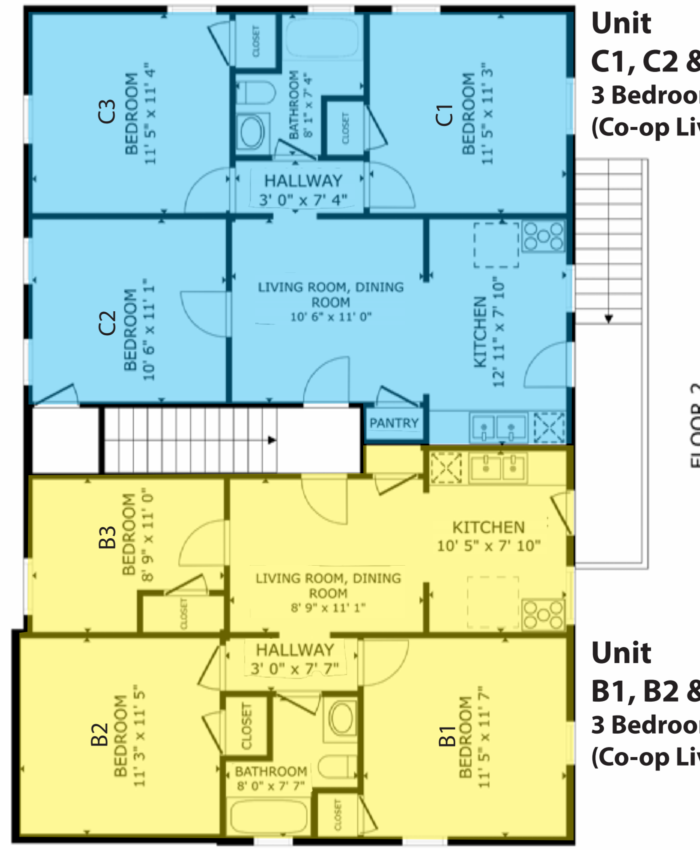
Unit A1/A2
3 Bedrooms/1 Bath

Unit A-1
Efficiency



Unit B
Efficiency

Unit
C1, C2 & C3
3 Bedrooms/1 Bath
(Co-op Living)



Unit
B1, B2 & B3
3 Bedrooms/1 Bath
(Co-op Living)

SAMPSON STREET

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	29,800		196,220		502,516	
2024 Estimate	28,549		188,933		484,528	
2020 Census	24,594		169,786		442,417	
Growth 2024 - 2029	4.38%		3.86%		3.71%	
Growth 2020 - 2024	16.08%		11.28%		9.52%	
2024 Population by Age	**28,549**		**188,933**		**484,528**	
Age 0 - 4	2,048	7.17%	12,149	6.43%	32,056	6.62%
Age 5 - 9	1,232	4.32%	8,488	4.49%	26,363	5.44%
Age 10 - 14	895	3.13%	6,674	3.53%	22,930	4.73%
Age 15 - 19	2,375	8.32%	9,090	4.81%	24,406	5.04%
Age 20 - 24	5,649	19.79%	17,014	9.01%	35,423	7.31%
Age 25 - 29	4,575	16.03%	21,535	11.40%	47,769	9.86%
Age 30 - 34	2,512	8.80%	21,549	11.41%	50,787	10.48%
Age 35 - 39	1,521	5.33%	17,644	9.34%	43,150	8.91%
Age 40 - 44	1,221	4.28%	13,887	7.35%	35,400	7.31%
Age 45 - 49	1,008	3.53%	10,822	5.73%	28,725	5.93%
Age 50 - 54	941	3.30%	9,660	5.11%	26,214	5.41%
Age 55 - 59	942	3.30%	9,246	4.89%	24,939	5.15%
Age 60 - 64	973	3.41%	8,933	4.73%	23,918	4.94%
Age 65 - 69	982	3.44%	7,780	4.12%	21,057	4.35%
Age 70 - 74	728	2.55%	5,840	3.09%	16,308	3.37%
Age 75 - 79	453	1.59%	3,968	2.10%	11,531	2.38%
Age 80 - 84	254	0.89%	2,458	1.30%	7,241	1.49%
Age 85+	241	0.84%	2,196	1.16%	6,312	1.30%
Age 65+	2,658	9.31%	22,242	11.77%	62,449	12.89%
Median Age	**27.30**		**34.50**		**35.30**	
Average Age	**31.80**		**36.80**		**37.10**	
2024 Population By Race	**28,549**		**188,933**		**484,528**	
White	6,121	21.44%	65,434	34.63%	170,210	35.13%
Black	13,172	46.14%	54,982	29.10%	112,149	23.15%
Am. Indian & Alaskan	89	0.31%	1,738	0.92%	5,066	1.05%
Asian	4,507	15.79%	15,778	8.35%	38,633	7.97%
Hawaiian & Pacific Island	13	0.05%	216	0.11%	370	0.08%
Other	4,648	16.28%	50,786	26.88%	158,101	32.63%
Population by Hispanic Origin	**28,549**		**188,933**		**484,528**	
Non-Hispanic Origin	23,556	82.51%	130,408	69.02%	302,868	62.51%
Hispanic Origin	4,993	17.49%	58,524	30.98%	181,660	37.49%
2024 Median Age, Male	**28.20**		**35.40**		**35.70**	
2024 Average Age, Male	**32.20**		**37.00**		**37.00**	
2024 Median Age, Female	**26.40**		**33.50**		**34.80**	
2024 Average Age, Female	**31.40**		**36.50**		**37.30**	

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation Classification	**23,895**		**159,784**		**398,272**	
Civilian Employed	10,105	42.29%	94,291	59.01%	246,177	61.81%
Civilian Unemployed	953	3.99%	5,268	3.30%	12,170	3.06%
Civilian Non-Labor Force	12,837	53.72%	60,078	37.60%	139,680	35.07%
Armed Forces	0	0.00%	147	0.09%	245	0.06%
Households by Marital Status						
Married	1,294		19,608		61,090	
Married No Children	832		13,860		39,527	
Married w/Children	462		5,747		21,563	
2024 Population by Education	**17,956**		**144,084**		**363,057**	
Some High School, No Diploma	1,770	9.86%	17,097	11.87%	56,442	15.55%
High School Grad (Incl Equivalency)	4,003	22.29%	24,230	16.82%	62,110	17.11%
Some College, No Degree	4,288	23.88%	27,884	19.35%	63,549	17.50%
Associate Degree	1,607	8.95%	8,565	5.94%	19,707	5.43%
Bachelor Degree	3,510	19.55%	34,760	24.12%	82,945	22.85%
Advanced Degree	2,778	15.47%	31,548	21.90%	78,304	21.57%
2024 Population by Occupation	**19,569**		**178,792**		**463,390**	
Real Estate & Finance	699	3.57%	6,863	3.84%	18,666	4.03%
Professional & Management	4,966	25.38%	67,795	37.92%	168,840	36.44%
Public Administration	322	1.65%	2,610	1.46%	6,282	1.36%
Education & Health	3,072	15.70%	25,015	13.99%	61,332	13.24%
Services	2,441	12.47%	13,356	7.47%	34,400	7.42%
Information	229	1.17%	1,188	0.66%	2,863	0.62%
Sales	2,239	11.44%	16,190	9.06%	40,823	8.81%
Transportation	1,206	6.16%	4,539	2.54%	10,907	2.35%
Retail	1,233	6.30%	6,378	3.57%	16,942	3.66%
Wholesale	108	0.55%	2,682	1.50%	6,963	1.50%
Manufacturing	469	2.40%	6,736	3.77%	18,986	4.10%
Production	1,157	5.91%	7,620	4.26%	22,778	4.92%
Construction	364	1.86%	5,513	3.08%	20,077	4.33%
Utilities	427	2.18%	4,983	2.79%	12,616	2.72%
Agriculture & Mining	139	0.71%	3,366	1.88%	10,120	2.18%
Farming, Fishing, Forestry	0	0.00%	37	0.02%	237	0.05%
Other Services	498	2.54%	3,921	2.19%	10,558	2.28%
2024 Worker Travel Time to Job	**9,110**		**84,170**		**219,277**	
<30 Minutes	6,743	74.02%	56,228	66.80%	144,019	65.68%
30-60 Minutes	1,917	21.04%	23,584	28.02%	63,428	28.93%
60+ Minutes	450	4.94%	4,358	5.18%	11,830	5.40%

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Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	**7,043**		**71,341**		**188,850**	
1-Person Households	3,472	49.30%	32,483	45.53%	76,631	40.58%
2-Person Households	1,665	23.64%	21,839	30.61%	57,073	30.22%
3-Person Households	899	12.76%	7,797	10.93%	23,050	12.21%
4-Person Households	577	8.19%	5,035	7.06%	16,843	8.92%
5-Person Households	236	3.35%	2,291	3.21%	8,305	4.40%
6-Person Households	102	1.45%	1,110	1.56%	4,077	2.16%
7 or more Person Households	92	1.31%	786	1.10%	2,871	1.52%
2024 Average Household Size	**2.00**		**2.00**		**2.10**	
Households						
2029 Projection	9,072		83,812		216,846	
2024 Estimate	8,588		80,322		208,483	
2020 Census	7,042		71,340		188,849	
Growth 2024 - 2029	5.64%		4.35%		4.01%	
Growth 2020 - 2024	21.95%		12.59%		10.40%	
2024 Households by HH Income	**8,588**		**80,321**		**208,481**	
<$25,000	3,510	40.87%	19,486	24.26%	47,650	22.86%
$25,000 - $50,000	1,835	21.37%	14,325	17.83%	37,980	18.22%
$50,000 - $75,000	1,053	12.26%	12,301	15.31%	31,761	15.23%
$75,000 - $100,000	552	6.43%	8,345	10.39%	21,164	10.15%
$100,000 - $125,000	455	5.30%	6,415	7.99%	16,788	8.05%
$125,000 - $150,000	279	3.25%	4,365	5.43%	11,070	5.31%
$150,000 - $200,000	319	3.71%	5,772	7.19%	13,558	6.50%
$200,000+	585	6.81%	9,312	11.59%	28,510	13.68%
2024 Avg Household Income	**$63,807**		**$93,128**		**$98,011**	
2024 Med Household Income	**$37,286**		**$61,739**		**$63,685**	
2024 Occupied Housing	**8,587**		**80,322**		**208,483**	
Owner Occupied	2,166	25.22%	26,299	32.74%	77,975	37.40%
Renter Occupied	6,421	74.78%	54,023	67.26%	130,508	62.60%
2020 Housing Units	**9,882**		**92,397**		**238,195**	
1 Unit	5,940	60.11%	39,428	42.67%	113,831	47.79%
2 - 4 Units	1,609	16.28%	8,167	8.84%	18,711	7.86%
5 - 19 Units	1,395	14.12%	10,647	11.52%	27,687	11.62%
20+ Units	938	9.49%	34,155	36.97%	77,966	32.73%
2024 Housing Value	**2,167**		**26,298**		**77,975**	
<$100,000	100	4.61%	2,181	8.29%	12,538	16.08%
$100,000 - $200,000	328	15.14%	4,126	15.69%	13,109	16.81%
$200,000 - $300,000	511	23.58%	4,852	18.45%	10,208	13.09%
$300,000 - $400,000	761	35.12%	5,946	22.61%	10,994	14.10%
$400,000 - $500,000	270	12.46%	3,589	13.65%	7,719	9.90%
$500,000 - $1,000,000	167	7.71%	4,187	15.92%	15,249	19.56%
$1,000,000+	30	1.38%	1,417	5.39%	8,158	10.46%
2024 Median Home Value	**$318,988**		**$333,468**		**$328,493**	

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	**9,957**		**92,858**		**239,580**	
Built 2010+	2,101	21.10%	27,879	30.02%	63,105	26.34%
Built 2000 - 2010	541	5.43%	13,052	14.06%	31,465	13.13%
Built 1990 - 1999	277	2.78%	6,318	6.80%	21,212	8.85%
Built 1980 - 1989	294	2.95%	4,187	4.51%	17,074	7.13%
Built 1970 - 1979	710	7.13%	4,928	5.31%	17,237	7.19%
Built 1960 - 1969	812	8.16%	6,730	7.25%	18,017	7.52%
Built 1950 - 1959	1,490	14.96%	8,805	9.48%	23,672	9.88%
Built <1949	3,732	37.48%	20,959	22.57%	47,798	19.95%
2024 Median Year Built	**1957**		**1990**		**1987**	

Demographic Trend Report

Description	2020		2024		2029	
Population	**24,594**		**28,549**		**29,800**	
Age 0 - 4	791	3.22%	2,048	7.17%	2,811	9.43%
Age 5 - 9	782	3.18%	1,232	4.32%	2,037	6.84%
Age 10 - 14	667	2.71%	895	3.13%	1,379	4.63%
Age 15 - 19	3,860	15.69%	2,375	8.32%	1,459	4.90%
Age 20 - 24	7,945	32.30%	5,649	19.79%	2,833	9.51%
Age 25 - 29	2,076	8.44%	4,575	16.03%	3,961	13.29%
Age 30 - 34	1,418	5.77%	2,512	8.80%	3,663	12.29%
Age 35 - 39	990	4.03%	1,521	5.33%	2,603	8.73%
Age 40 - 44	909	3.70%	1,221	4.28%	1,747	5.86%
Age 45 - 49	756	3.07%	1,008	3.53%	1,284	4.31%
Age 50 - 54	752	3.06%	941	3.30%	1,054	3.54%
Age 55 - 59	834	3.39%	942	3.30%	954	3.20%
Age 60 - 64	855	3.48%	973	3.41%	925	3.10%
Age 65 - 69	869	3.53%	982	3.44%	916	3.07%
Age 70 - 74	445	1.81%	728	2.55%	825	2.77%
Age 75 - 79	278	1.13%	453	1.59%	618	2.07%
Age 80 - 84	149	0.61%	254	0.89%	386	1.30%
Age 85+	220	0.89%	241	0.84%	345	1.16%
Age 15+	**22,356**	90.90%	**24,375**	85.38%	**23,573**	79.10%
Age 20+	**18,496**	75.21%	**22,000**	77.06%	**22,114**	74.21%
Age 65+	**1,961**	7.97%	**2,658**	9.31%	**3,090**	10.37%
Median Age	**24**		**27**		**31**	
Average Age	**30.50**		**31.80**		**32.80**	
Population By Race	**24,594**		**28,549**		**29,800**	
White	5,957	24.22%	6,121	21.44%	6,312	21.18%
Black	10,858	44.15%	13,172	46.14%	13,889	46.61%
Am. Indian & Alaskan	72	0.29%	89	0.31%	91	0.31%
Asian	4,250	17.28%	4,507	15.79%	4,626	15.52%
Hawaiian & Pacific Islander	10	0.04%	13	0.05%	15	0.05%
Other	3,440	13.99%	4,648	16.28%	4,868	16.34%

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EQUAL HOUSING OPPORTUNITY

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
Nelson Senegal	632457	nelson@spinterests.com	832.797.5698
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date