

900 - 940 E. Tidwell Road, Houston, Texas 77022



Estimated Population



1-mile	3-miles	5-miles
17,983	140,420	352,302

Avg Household Income



1-mile	3-miles	5-miles
\$48,618	\$46,456	\$68,654

Traffic Counts



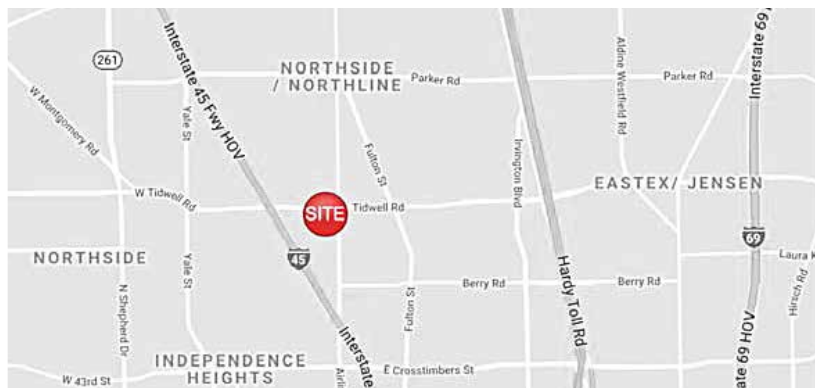
Tidwell Rd	21,238 VPD
Airline Dr	21,710 VPD ('21)
Year: 2022 Source: TxDOT	

Availabilities:

- 900 - 1,252 SF Inline Retail
- 1,750 SF Built-out dental clinic
- Pad Site Available for ground lease, build-to-suite, or purchase

Property Highlights:

- Anchored by Family Dollar with a strong mix of retail, restaurant, and service users
- Ideal for salons, specialty medical, and service-oriented businesses
- Convenient access to I-45, 610 Loop, and I-69
- High visibility along Tidwell Rd with 21,000+ VPD
- Signalized intersection providing excellent access



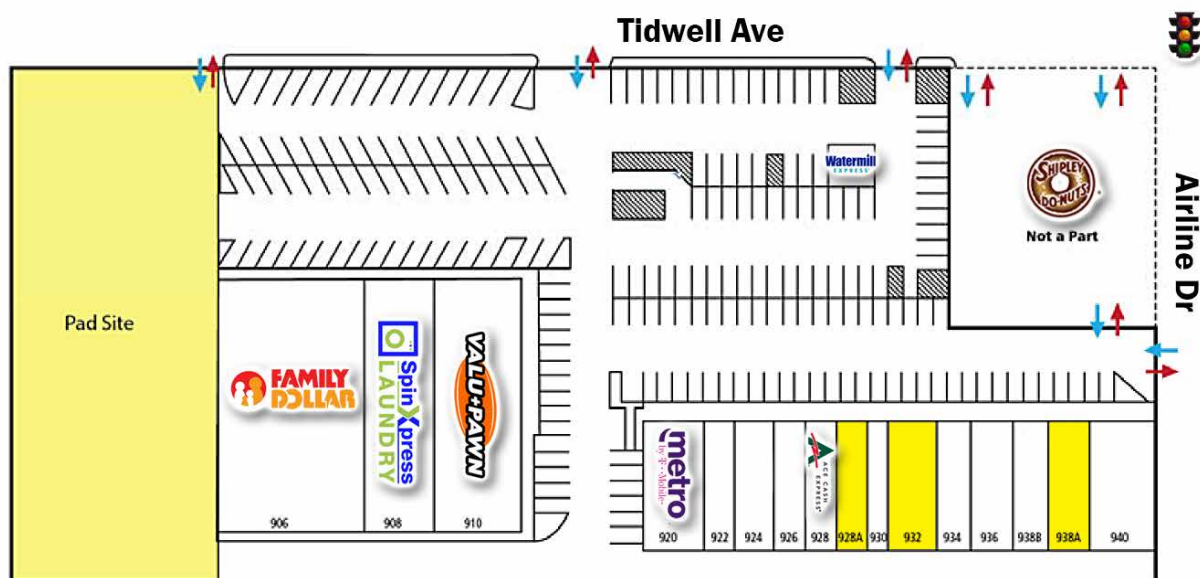
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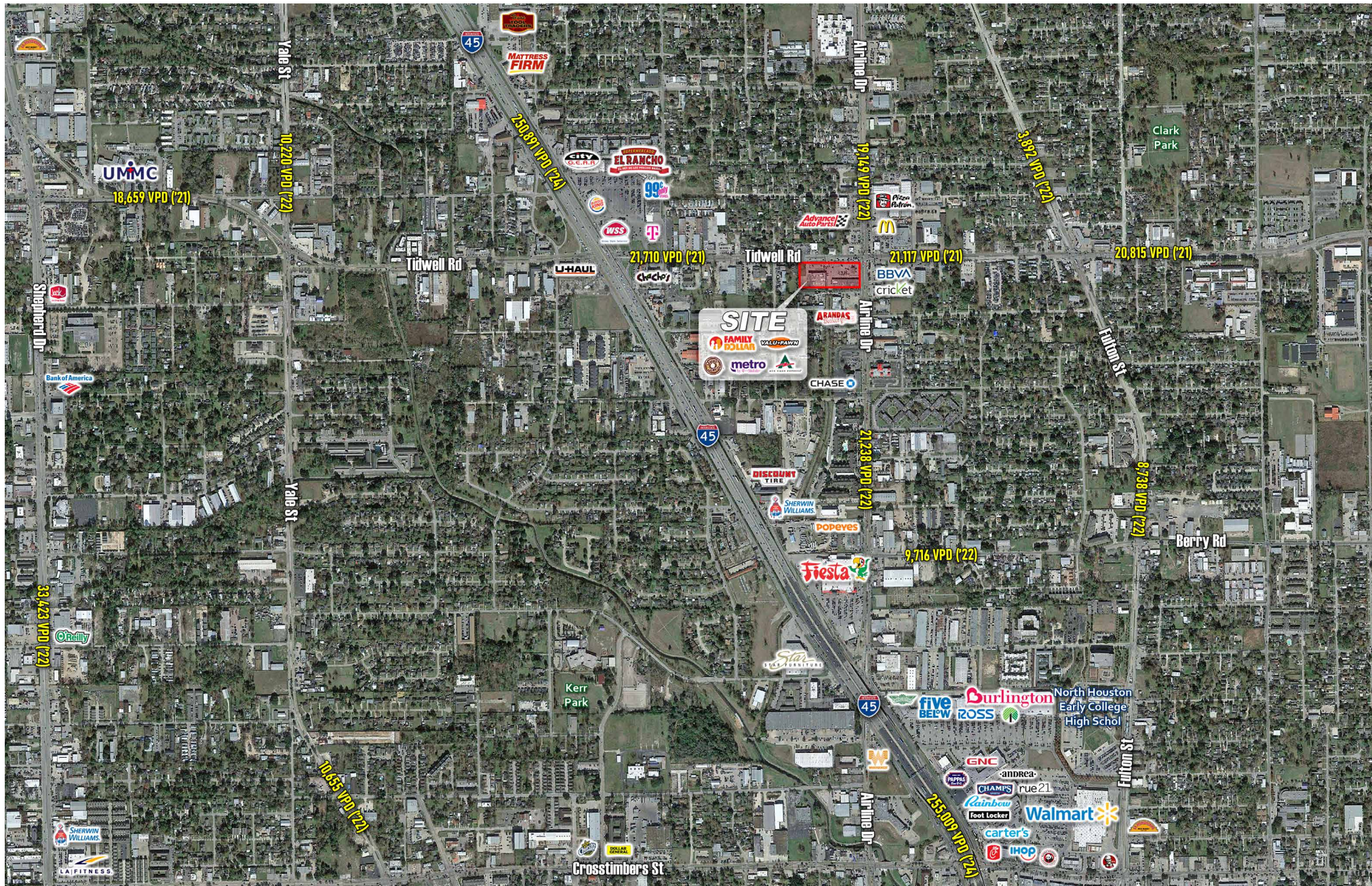
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Suite	Tenant	Sq. Ft
906	Family Dollar	10,345
908	SpinXpress	5,631
910	Valu+Pawn	6,906
920	Metro Pcs	2,186
922	Tortas Perronas	1,400
924	Jackson Hewitt	1,400
926	Tammy Nails	1,402
928	Ace Cash Express	1,200
928-A	Available	900
930	Gala Pharmacy	1,000
932	Available	1,750
934	Clinica Hispana	1,402
936	El Tunco Bar & Grill	1,747
938-B	Galaxy Insurance	1,251
938-A	Available	1,252
940	Kung Fu Rice Express	2,825
Pad	Watermill Express	225
Pad	Available (Expansion Option)	24,099
Total Sq Ft		42,822







Population

2000 Population	15,646	130,471	326,548
2010 Population	17,189	132,270	322,928
2020 Population	17,983	140,420	352,302
2025 Population	18,557	146,669	375,040
2000-2010 Annual Rate	0.94%	0.14%	-0.11%
2010-2020 Annual Rate	0.44%	0.59%	0.85%
2020-2025 Annual Rate	0.63%	0.87%	1.26%
2020 Male Population	50.4%	51.0%	50.4%
2020 Female Population	49.6%	49.0%	49.6%
2020 Median Age	28.4	30.7	33.7

In the identified area, the current year population is 352,302. In 2010, the Census count in the area was 322,928. The rate of change since 2010 was 0.85% annually. The five-year projection for the population in the area is 375,040 representing a change of 1.26% annually from 2020 to 2025. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 28.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	53.3%	49.5%	48.7%
2020 Black Alone	9.3%	16.6%	22.5%
2020 American Indian/Alaska Native Alone	0.7%	0.8%	0.7%
2020 Asian Alone	0.3%	0.4%	1.0%
2020 Pacific Islander Alone	0.1%	0.0%	0.0%
2020 Other Race	32.6%	29.1%	23.5%
2020 Two or More Races	3.7%	3.6%	3.5%
2020 Hispanic Origin (Any Race)	86.1%	77.5%	62.8%

Persons of Hispanic origin represent 62.8% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.7 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	34	33	63
2000 Households	4,243	38,542	105,093
2010 Households	4,562	38,834	105,841
2020 Total Households	4,725	40,898	115,814
2025 Total Households	4,847	42,546	123,414
2000-2010 Annual Rate	0.73%	0.08%	0.07%
2010-2020 Annual Rate	0.34%	0.51%	0.88%
2020-2025 Annual Rate	0.51%	0.79%	1.28%
2020 Average Household Size	3.81	3.40	3.02

The household count in this area has changed from 105,841 in 2010 to 115,814 in the current year, a change of 0.88% annually. The five-year projection of households is 123,414, a change of 1.28% annually from the current year total. Average household size is currently 3.02, compared to 3.03 in the year 2010. The number of families in the current year is 77,647 in the specified area.

Average Household Income

2020 Average Household Income	\$48,618	\$46,456	\$68,654
2025 Average Household Income	\$51,760	\$49,595	\$75,254
2020-2025 Annual Rate	1.26%	1.32%	1.85%

2020 Population 25+ by Educational Attainment

Total	10,045	83,224	222,805
Less than 9th Grade	31.0%	26.1%	18.8%
9th - 12th Grade, No Diploma	21.0%	18.2%	14.3%
High School Graduate	23.4%	25.6%	23.5%
GED/Alternative Credential	4.8%	4.8%	4.0%
Some College, No Degree	11.9%	14.0%	14.6%
Associate Degree	3.0%	3.4%	3.9%
Bachelor's Degree	4.0%	5.5%	12.8%
Graduate/Professional Degree	1.0%	2.3%	8.1%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	302	4,266	12,010
Total Employees:	3,734	36,054	100,564
Total Residential Population:	17,983	140,420	352,302
Employee/Residential Population Ratio (per 100 Residents)	21	26	29



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Kristen Cavanaugh	484917	kcavanaugh@unitedequities.com	(713) 772-6262
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date