

## Fm 1960/Eldridge Retail Center

12620 W FM-1960, Houston, TX 77065

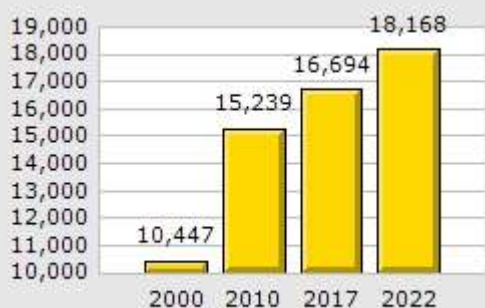


### Property Description

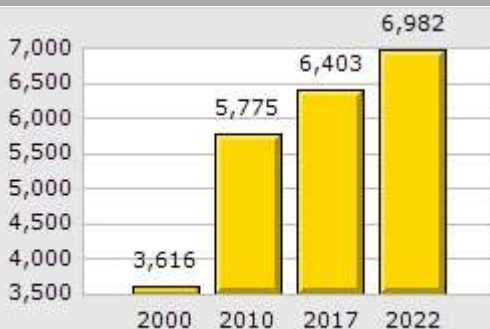
Total GLA: <b>18,894 SF</b>	Property Type: <b>Shopping Center</b>
Anchor GLA: -	Secondary Type: <b>Strip Center</b>
Number Of Stores: <b>3</b>	Market/Submarket: <b>Fairfield Ret</b>
Space Available: -	CBSA: <b>Houston-The Woodlands-Sugar Land, TX</b>
% Leased: <b>100%</b>	DMA: <b>Houston, TX</b>
Levels: <b>1</b>	County: <b>Harris</b>
Acres: <b>1.63 AC</b>	Anchor Tenants: -
Parking Spaces: <b>98</b>	Features: -
Bldg Status: <b>Existing, Built 2004</b>	

### Demographics - 1 Mile Radius

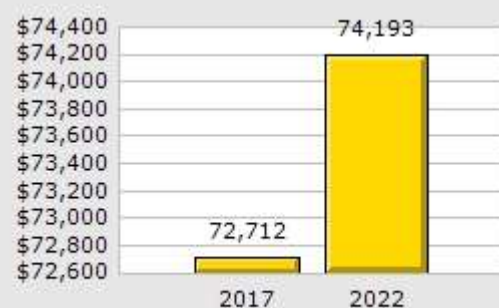
#### Residential Population



#### Households



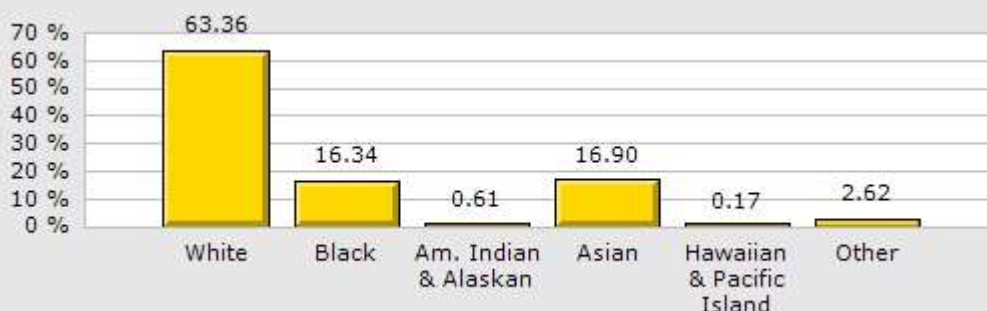
#### Median Household Income



#### Daytime Employment Population



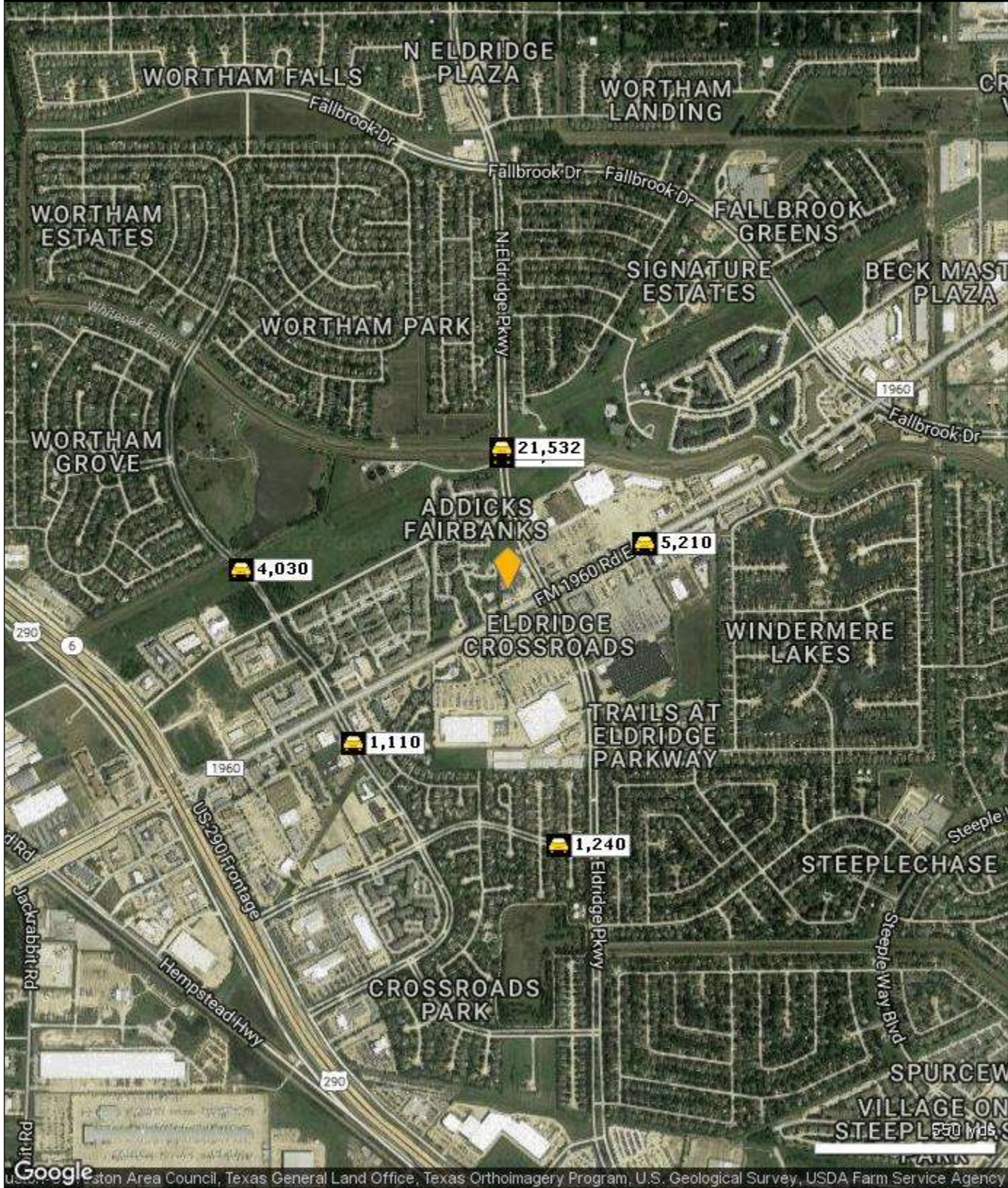
#### Population by Race



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Aerial - 1/2 Mile Proximity



Traffic Counts

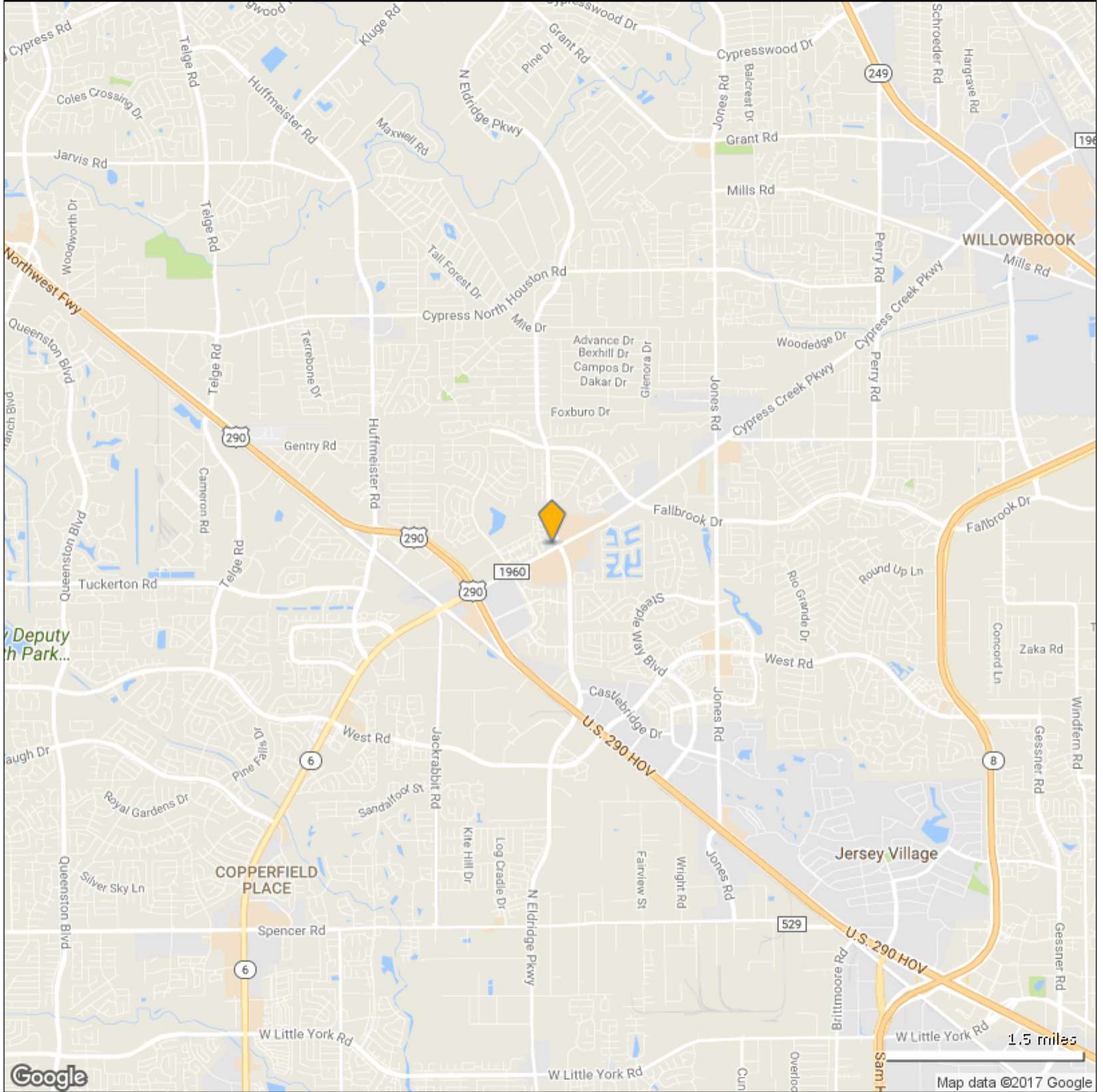


Aerial map displays up to the 10 closest Traffic Counts to the subject property

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## Map - 3 Mile Proximity







**Example Analytical Report - Broker Allen Jimenez**

**Fm 1960/Eldridge Retail Center**

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**Available Space**

**Tenants**

Tenants	Tenant Name	Anchor	Store Type	SF Occupied
	Alimentos Beneficio El Cerro	N	-	-
	All Tex Plumbing Svc LLC	N	-	-
	Allied Cash Advance	N	-	-
	AVIS	N	Auto Rental	750
	B Trouble Skate Shop	N	-	-
	Chu, My Dung	N	-	2,067
	Esiteful	N	-	-
	Final Farewells	N	-	-
	Goodwill	N	Dollar/Variety/Thrift	-
	Gravity Solutions Inc.	N	-	-
	Patti James Investigations	N	-	-
	Pretty Nails & Skin Care	N	-	-
	Superior Audio Solutions	N	-	-
	The UPS Store	N	Busin/Copy/PostServ	1,200
	Urgent Care	N	Other Office	3,000
	Zoom Wireless Of Cypress Inc	N	-	-

**Company Contacts**

Center Building Address: 12602 FM 1960 Rd W

Francois D. Le (713) 996-8888  
 Investment Broker 11757 Katy Fwy, Suite 1300 flee@le-commercial.com  
 LE Commercial Inc Houston, TX 77079

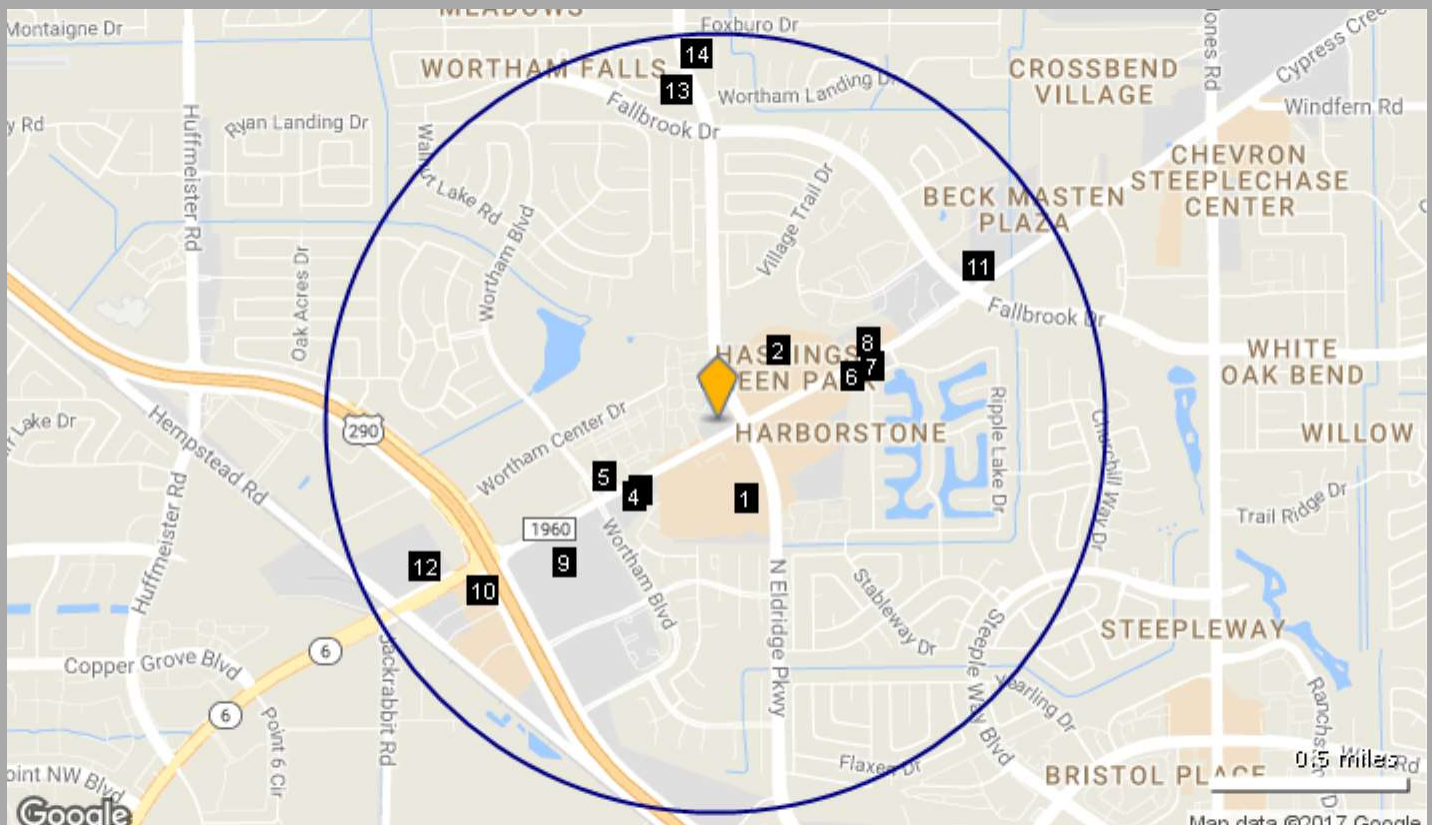
Mike Lee (713) 996-8888  
 Leasing Executive 11757 Katy Fwy, Suite 1300 mlee@le-commercial.com  
 LE Commercial Inc Houston, TX 77079

Huan Ngo (281) 564-3535  
 Hillcroft Family Medical Clinic 11861 S Sam Houston Pky, Suite A HuanNgo2015@gmail.com  
 Houston, TX 77031

### Fm 1960/Eldridge Retail Center

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#### 14 Shopping Centers within a 1 Mile Radius



Closest Centers	Address	Total GLA	Distance
1 Eldridge Crossing	12625-12701 FM 1960 Rd	325,194 SF	0.21
2 Elridge Town Center	12330 Fm 1960 Rd W	227,535 SF	0.25
3 Palm Springs Plaza II	12921 Fm-1960	4,090 SF	0.26
4 Palm Springs Plaza I	12925 Fm 1960 Rd W	7,538 SF	0.28
5 Wortham Village Shopping Center	12914 W FM-1960	16,006 SF	0.32
6 Eldridge Parkway Village	12353 FM 1960 Rd W	9,450 SF	0.37
7 Windermere Lakes Shopping Center	12149 FM 1960 Rd W	21,178 SF	0.43
8 Windemere Village	12020 W FM-1960	37,052 SF	0.44
9 Crossroads Plaza	19704-19820 Northwest Fwy	193,397 SF	0.53
10 290/6 Crossing Shopping Center	19841-19865 US 290 Hwy	12,515 SF	0.74
11 11560 Fm 1960 Rd W	11560 Fm 1960 Rd W	7,612 SF	0.79
12 Cubesmart Retail Center	13340 FM 1960 Rd W	24,260 SF	0.84
13 11131 N Eldridge Pky	11131 N Eldridge Pky	19,972 SF	0.87
14 11130 N Eldridge Pky	11130 N Eldridge Pky	7,268 SF	0.95

**Fm 1960/Eldridge Retail Center**  
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**1 Eldridge Crossing**

Address: **12625-12701 FM 1960 Rd**  
**Houston, TX 77065**

Distance: **0.21 Mi from Subject Property**  
 Total GLA: **325,194 SF**  
 Anchor GLA: **266,279 SF**  
 Space Available: **12,284 SF**  
 % Leased: **96.7%**  
 Secondary Type: **Community Center**  
 Number Of Stores: **-**  
 Bldg Status: **Existing, Built 1984**  
 Center Shape: **Other**  
 Levels: **1**  
 Parking: **1374 spaces**

    Anchors: **Target, Home Depot, ,**

    Features: **Pylon Sign**




**2 Elridge Town Center**

Address: **12330 Fm 1960 Rd W**  
**Houston, TX 77065**

Distance: **0.25 Mi from Subject Property**  
 Total GLA: **227,535 SF**  
 Anchor GLA: **169,101 SF**  
 Space Available: **3,880 SF**  
 % Leased: **98.3%**  
 Secondary Type: **Power Center**  
 Number Of Stores: **-**  
 Bldg Status: **Existing, Built 2000**  
 Center Shape: **-**  
 Levels: **1**  
 Parking: **870 spaces**

    Anchors: **Kroger, Kohl's, PETCO, , ,**

    Features: **Signalized Intersection**




**3 Palm Springs Plaza II**

Address: **12921 Fm-1960**  
**Houston, TX 77065**

Distance: **0.26 Mi from Subject Property**  
 Total GLA: **4,090 SF**  
 Anchor GLA: **-**  
 Space Available: **-**  
 % Leased: **100%**  
 Secondary Type: **Strip Center**  
 Number Of Stores: **-**  
 Bldg Status: **Existing, Built 2001**  
 Center Shape: **-**  
 Levels: **1**  
 Parking: **-**

    Anchors:

    Features:





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**7 Windermere Lakes Shopping Center**

Address: **12149 FM 1960 Rd W**  
**Houston, TX 77065**

Distance: **0.43 Mi from Subject Property**  
Total GLA: **21,178 SF**  
Anchor GLA: **-**  
Space Available: **1,625 SF**  
% Leased: **92.3%**  
Secondary Type: **Strip Center**  
Number Of Stores: **-**  
Bldg Status: **Existing, Built 2005**  
Center Shape:  
Levels: **1**  
Parking: **65 spaces**

Features: **Pylon Sign**




**8 Windemere Village**

Address: **12020 W FM-1960**  
**Houston, TX 77065**

Distance: **0.44 Mi from Subject Property**  
Total GLA: **37,052 SF**  
Anchor GLA: **-**  
Space Available: **3,000 SF**  
% Leased: **91.9%**  
Secondary Type: **Neighborhood Center**  
Number Of Stores: **-**  
Bldg Status: **Existing, Built 2004**  
Center Shape:  
Levels: **1**  
Parking: **-**

Features:




**9 Crossroads Plaza**

Address: **19704-19820 Northwest Fwy**  
**Houston, TX 77065**

Distance: **0.53 Mi from Subject Property**  
Total GLA: **193,397 SF**  
Anchor GLA: **20,095 SF**  
Space Available: **-**  
% Leased: **100%**  
Secondary Type: **Community Center**  
Number Of Stores: **-**  
Bldg Status: **Existing, Built 1991**  
Center Shape:  
Levels: **1 - 2**  
Parking: **588 spaces**

Features: **Out Parcel**





**Fm 1960/Eldridge Retail Center**

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**10 290/6 Crossing Shopping Center**

Address: **19841-19865 US 290 Hwy  
Houston, TX 77065**

Distance: **0.74 Mi from Subject Property**

Total GLA: **12,515 SF**

Anchor GLA: **-**

Space Available: **8,890 SF**

% Leased: **82.2%**

Secondary Type: **Strip Center**

Number Of Stores: **-**

Bldg Status: **Existing, Built 2002**

Center Shape:

Levels: **1**

Parking: **140 spaces**

Anchors:

Features: **Dedicated Turn Lane, Freeway Visibility, Pylon Sign**



**11 11560 Fm 1960 Rd W**

Address: **11560 Fm 1960 Rd W  
Houston, TX 77065**

Distance: **0.79 Mi from Subject Property**

Total GLA: **7,612 SF**

Anchor GLA: **-**

Space Available: **-**

% Leased: **100%**

Secondary Type: **Strip Center**

Number Of Stores: **-**

Bldg Status: **Existing, Built 2013**

Center Shape:

Levels: **1**

Parking: **50 spaces**

Anchors:

Features:



**12 Cubesmart Retail Center**

Address: **13340 FM 1960 Rd W  
Houston, TX 77065**

Distance: **0.84 Mi from Subject Property**

Total GLA: **24,260 SF**

Anchor GLA: **-**

Space Available: **-**

% Leased: **100%**

Secondary Type: **Strip Center**

Number Of Stores: **-**

Bldg Status: **Existing, Built 1998**

Center Shape:

Levels: **1**

Parking: **64 spaces**

Anchors:

Features:



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**13 11131 N Eldridge Pky**

Address: **11131 N Eldridge Pky  
Houston, TX 77065**

Distance: **0.87 Mi from Subject Property**

Total GLA: **19,972 SF**

Anchor GLA: **-**

Space Available: **-**

% Leased: **100%**

Secondary Type: **Strip Center**

Number Of Stores: **-**

Bldg Status: **Existing, Built 2004**

Center Shape: **Rectangular Shaped**

Levels: **1**

Parking: **70 spaces**

Anchors:

Features: **Pylon Sign**



**14 11130 N Eldridge Pky**

Address: **11130 N Eldridge Pky  
Houston, TX 77065**

Distance: **0.95 Mi from Subject Property**

Total GLA: **7,268 SF**

Anchor GLA: **-**

Space Available: **-**

% Leased: **100%**

Secondary Type: **Strip Center**

Number Of Stores: **-**

Bldg Status: **Existing, Built 2006**

Center Shape: **Rectangular Shaped**

Levels: **1**

Parking: **25 spaces**

Anchors:

Features:



**Example Analytical Report - Broker Allen Jimenez**

**Fm 1960/Eldridge Retail Center**

12620 W FM-1960, Houston, TX 77065

Building Type: **Shopping Center**      Total Available: **0 SF**  
 Center Type: **Strip Center**              % Leased: **100%**  
 Center GLA: **18,894 SF**                      Rent/SF/Yr: **-**  
 Year Built: **2004**



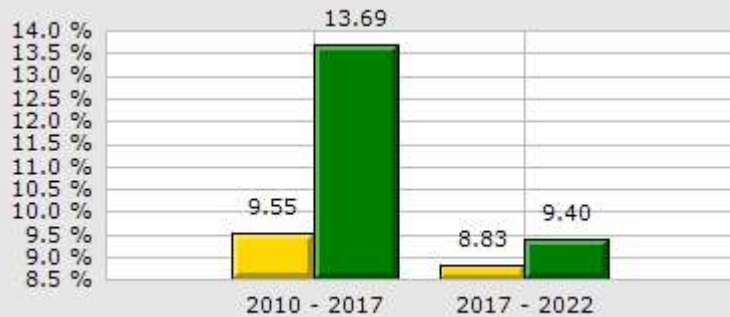
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>Population</b>						
2022 Projection	18,168		138,908		329,613	
2017 Estimate	16,694		126,913		301,339	
2010 Census	15,239		111,429		265,672	
Growth 2017 - 2022	8.83%		9.45%		9.38%	
Growth 2010 - 2017	9.55%		13.90%		13.43%	
<b>2017 Population by Hispanic Origin</b>	4,316		38,295		87,575	
<b>2017 Population</b>	16,694		126,913		301,339	
White	10,577	63.36%	87,156	68.67%	212,085	70.38%
Black	2,728	16.34%	19,689	15.51%	40,349	13.39%
Am. Indian & Alaskan	101	0.61%	1,111	0.88%	2,657	0.88%
Asian	2,821	16.90%	15,872	12.51%	39,361	13.06%
Hawaiian & Pacific Island	29	0.17%	140	0.11%	289	0.10%
Other	438	2.62%	2,944	2.32%	6,597	2.19%
U.S. Armed Forces	24		90		126	
<b>Households</b>						
2022 Projection	6,982		52,389		119,812	
2017 Estimate	6,403		47,780		109,310	
2010 Census	5,775		41,525		95,257	
Growth 2017 - 2022	9.04%		9.65%		9.61%	
Growth 2010 - 2017	10.87%		15.06%		14.75%	
Owner Occupied	3,542	55.32%	27,194	56.92%	70,545	64.54%
Renter Occupied	2,861	44.68%	20,586	43.08%	38,764	35.46%
<b>2017 Households by HH Income</b>	6,401		47,780		109,310	
Income: <\$25,000	742	11.59%	6,091	12.75%	12,382	11.33%
Income: \$25,000 - \$50,000	1,418	22.15%	11,552	24.18%	21,719	19.87%
Income: \$50,000 - \$75,000	1,159	18.11%	8,948	18.73%	19,632	17.96%
Income: \$75,000 - \$100,000	801	12.51%	6,595	13.80%	15,309	14.01%
Income: \$100,000 - \$125,000	846	13.22%	5,097	10.67%	12,516	11.45%
Income: \$125,000 - \$150,000	538	8.40%	3,281	6.87%	8,949	8.19%
Income: \$150,000 - \$200,000	540	8.44%	3,437	7.19%	9,776	8.94%
Income: \$200,000+	357	5.58%	2,779	5.82%	9,027	8.26%
<b>2017 Avg Household Income</b>	\$90,432		\$86,776		\$97,925	
<b>2017 Med Household Income</b>	\$72,712		\$66,926		\$76,506	

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Type: **Shopping Center/Strip Center**  
County: **Harris**

**1 Mile**  
**County**

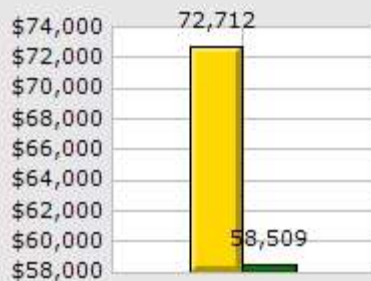
**Population Growth**



**Household Growth**



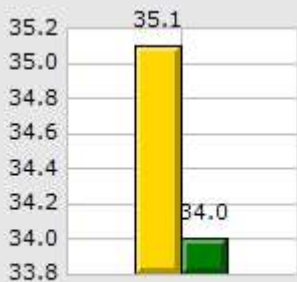
**2017 Med Household Inc**



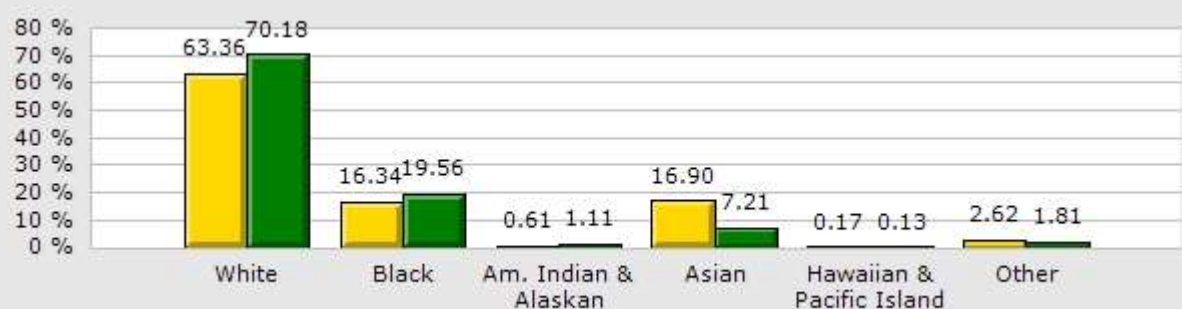
**2017 Households by Household Income**



**2017 Median Age**



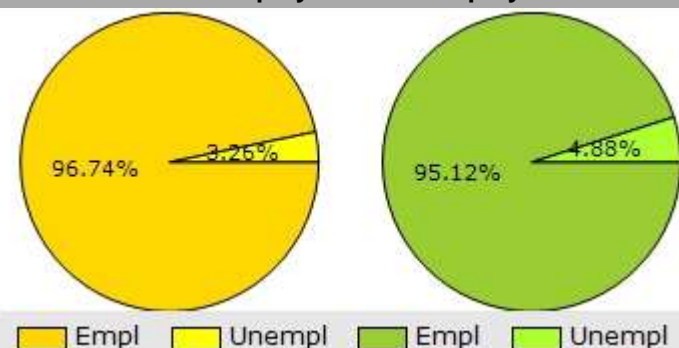
**2017 Population by Race**



**2017 Renter vs. Owner**



**2017 Employed vs. Unemployed**



**Demographic Market Comparison Report**

**1 mile radius**

**Fm 1960/Eldridge Retail Center**

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Type: **Shopping Center/Strip Center**  
 County: **Harris**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2017	9.55%		13.69%	
Growth 2017 - 2022	8.83%		9.40%	
Empl	8,998	96.74%	2,303,543	95.12%
Unempl	303	3.26%	118,075	4.88%
<b>2017 Population by Race</b>				
	<b>16,694</b>		<b>4,652,603</b>	
White	10,577	63.36%	3,265,166	70.18%
Black	2,728	16.34%	910,024	19.56%
Am. Indian & Alaskan	101	0.61%	51,675	1.11%
Asian	2,821	16.90%	335,303	7.21%
Hawaiian & Pacific Island	29	0.17%	6,031	0.13%
Other	438	2.62%	84,404	1.81%
<b>Household Growth</b>				
Growth 2010 - 2017	10.87%		13.70%	
Growth 2017 - 2022	9.04%		9.46%	
Renter Occupied	2,861	44.68%	704,859	43.20%
Owner Occupied	3,542	55.32%	926,845	56.80%
<b>2017 Households by Household Income</b>				
	<b>6,401</b>		<b>1,631,704</b>	
Income <\$25K	742	11.59%	340,135	20.85%
Income \$25K - \$50K	1,418	22.15%	371,529	22.77%
Income \$50K - \$75K	1,159	18.11%	280,652	17.20%
Income \$75K - \$100K	801	12.51%	192,643	11.81%
Income \$100K - \$125K	846	13.22%	140,544	8.61%
Income \$125K - \$150K	538	8.40%	85,809	5.26%
Income \$150K - \$200K	540	8.44%	96,523	5.92%
Income \$200K+	357	5.58%	123,869	7.59%
2017 Med Household Inc	\$72,712		\$58,509	
2017 Median Age	35.10		34.00	

**Example Analytical Report - Broker Allen Jimenez**

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Building Type: **Shopping Center**      Total Available: **0 SF**  
 Center Type: **Strip Center**              % Leased: **100%**  
 Center GLA: **18,894 SF**                      Rent/SF/Yr: **-**  
 Year Built: **2004**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2022 Projection	18,168		138,908		329,613	
2017 Estimate	16,694		126,913		301,339	
2010 Census	15,239		111,429		265,672	
Growth 2017 - 2022	8.83%		9.45%		9.38%	
Growth 2010 - 2017	9.55%		13.90%		13.43%	
<b>2017 Population by Age</b>						
	<b>16,694</b>		<b>126,913</b>		<b>301,339</b>	
Age 0 - 4	1,187	7.11%	9,414	7.42%	21,744	7.22%
Age 5 - 9	1,175	7.04%	9,121	7.19%	21,936	7.28%
Age 10 - 14	1,166	6.98%	8,838	6.96%	21,882	7.26%
Age 15 - 19	1,133	6.79%	8,431	6.64%	20,793	6.90%
Age 20 - 24	1,178	7.06%	8,895	7.01%	20,824	6.91%
Age 25 - 29	1,261	7.55%	9,992	7.87%	22,032	7.31%
Age 30 - 34	1,230	7.37%	9,980	7.86%	21,864	7.26%
Age 35 - 39	1,144	6.85%	9,175	7.23%	21,146	7.02%
Age 40 - 44	1,140	6.83%	8,779	6.92%	21,395	7.10%
Age 45 - 49	1,137	6.81%	8,465	6.67%	21,014	6.97%
Age 50 - 54	1,149	6.88%	8,476	6.68%	20,876	6.93%
Age 55 - 59	1,120	6.71%	8,270	6.52%	20,059	6.66%
Age 60 - 64	922	5.52%	6,898	5.44%	16,569	5.50%
Age 65 - 69	666	3.99%	4,974	3.92%	11,952	3.97%
Age 70 - 74	427	2.56%	3,108	2.45%	7,490	2.49%
Age 75 - 79	265	1.59%	1,851	1.46%	4,446	1.48%
Age 80 - 84	175	1.05%	1,139	0.90%	2,714	0.90%
Age 85+	218	1.31%	1,108	0.87%	2,601	0.86%
Age 65+	1,751	10.49%	12,180	9.60%	29,203	9.69%
<b>Median Age</b>	<b>35.10</b>		<b>34.40</b>		<b>34.90</b>	
<b>Average Age</b>	<b>35.80</b>		<b>35.20</b>		<b>35.30</b>	

**Example Analytical Report - Broker Allen Jimenez**

**Fm 1960/Eldridge Retail Center**

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<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2017 Population By Race</b>	<b>16,694</b>		<b>126,913</b>		<b>301,339</b>	
White	10,577	63.36%	87,156	68.67%	212,085	70.38%
Black	2,728	16.34%	19,689	15.51%	40,349	13.39%
Am. Indian & Alaskan	101	0.61%	1,111	0.88%	2,657	0.88%
Asian	2,821	16.90%	15,872	12.51%	39,361	13.06%
Hawaiian & Pacific Island	29	0.17%	140	0.11%	289	0.10%
Other	438	2.62%	2,944	2.32%	6,597	2.19%
<b>Population by Hispanic Origin</b>	<b>16,694</b>		<b>126,913</b>		<b>301,339</b>	
Non-Hispanic Origin	12,378	74.15%	88,618	69.83%	213,763	70.94%
Hispanic Origin	4,317	25.86%	38,295	30.17%	87,576	29.06%
<b>2017 Median Age, Male</b>	<b>33.80</b>		<b>33.40</b>		<b>33.90</b>	
<b>2017 Average Age, Male</b>	<b>34.70</b>		<b>34.30</b>		<b>34.60</b>	
<b>2017 Median Age, Female</b>	<b>36.40</b>		<b>35.30</b>		<b>35.90</b>	
<b>2017 Average Age, Female</b>	<b>36.80</b>		<b>35.90</b>		<b>36.10</b>	
<b>2017 Population by Occupation Classification</b>	<b>12,938</b>		<b>97,854</b>		<b>231,616</b>	
Civilian Employed	8,998	69.55%	68,578	70.08%	162,277	70.06%
Civilian Unemployed	303	2.34%	2,328	2.38%	5,105	2.20%
Civilian Non-Labor Force	3,616	27.95%	26,866	27.46%	64,120	27.68%
Armed Forces	21	0.16%	82	0.08%	114	0.05%
<b>Households by Marital Status</b>						
Married	3,089		23,502		59,840	
Married No Children	1,490		11,744		28,904	
Married w/Children	1,599		11,758		30,936	
<b>2017 Population by Education</b>	<b>11,370</b>		<b>86,835</b>		<b>205,552</b>	
Some High School, No Diploma	1,140	10.03%	9,860	11.35%	20,992	10.21%
High School Grad (Incl Equivalency)	2,533	22.28%	19,845	22.85%	41,936	20.40%
Some College, No Degree	3,861	33.96%	26,769	30.83%	61,188	29.77%
Associate Degree	514	4.52%	4,620	5.32%	11,393	5.54%
Bachelor Degree	2,359	20.75%	18,502	21.31%	49,231	23.95%
Advanced Degree	963	8.47%	7,239	8.34%	20,812	10.12%

**Example Analytical Report - Broker Allen Jimenez**

**Fm 1960/Eldridge Retail Center**

12620 W FM-1960, Houston, TX 77065

<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2017 Population by Occupation</b>	<b>17,272</b>		<b>129,733</b>		<b>305,474</b>	
Real Estate & Finance	767	4.44%	4,536	3.50%	10,924	3.58%
Professional & Management	4,678	27.08%	34,597	26.67%	90,940	29.77%
Public Administration	283	1.64%	1,675	1.29%	3,706	1.21%
Education & Health	1,649	9.55%	12,858	9.91%	30,676	10.04%
Services	1,196	6.92%	9,142	7.05%	20,969	6.86%
Information	143	0.83%	1,016	0.78%	2,360	0.77%
Sales	2,599	15.05%	18,887	14.56%	41,857	13.70%
Transportation	192	1.11%	1,126	0.87%	2,490	0.82%
Retail	1,239	7.17%	8,266	6.37%	18,117	5.93%
Wholesale	290	1.68%	3,607	2.78%	8,069	2.64%
Manufacturing	1,004	5.81%	8,688	6.70%	20,211	6.62%
Production	908	5.26%	7,782	6.00%	16,728	5.48%
Construction	778	4.50%	6,059	4.67%	12,584	4.12%
Utilities	597	3.46%	3,609	2.78%	8,715	2.85%
Agriculture & Mining	285	1.65%	3,091	2.38%	7,087	2.32%
Farming, Fishing, Forestry	0	0.00%	75	0.06%	108	0.04%
Other Services	664	3.84%	4,719	3.64%	9,933	3.25%
<b>2017 Worker Travel Time to Job</b>	<b>8,578</b>		<b>65,798</b>		<b>155,252</b>	
<30 Minutes	4,543	52.96%	34,155	51.91%	77,210	49.73%
30-60 Minutes	3,273	38.16%	25,753	39.14%	61,332	39.50%
60+ Minutes	762	8.88%	5,890	8.95%	16,710	10.76%
<b>2010 Households by HH Size</b>	<b>5,775</b>		<b>41,525</b>		<b>95,256</b>	
1-Person Households	1,552	26.87%	10,514	25.32%	21,237	22.29%
2-Person Households	1,610	27.88%	12,221	29.43%	27,859	29.25%
3-Person Households	1,041	18.03%	7,432	17.90%	17,487	18.36%
4-Person Households	904	15.65%	6,306	15.19%	16,106	16.91%
5-Person Households	416	7.20%	3,042	7.33%	7,652	8.03%
6-Person Households	172	2.98%	1,225	2.95%	3,005	3.15%
7 or more Person Households	80	1.39%	785	1.89%	1,910	2.01%
<b>2017 Average Household Size</b>	<b>2.60</b>		<b>2.70</b>		<b>2.80</b>	
<b>Households</b>						
2022 Projection	6,982		52,389		119,812	
2017 Estimate	6,403		47,780		109,310	
2010 Census	5,775		41,525		95,257	
Growth 2017 - 2022	9.04%		9.65%		9.61%	
Growth 2010 - 2017	10.87%		15.06%		14.75%	



**Example Analytical Report - Broker Allen Jimenez**

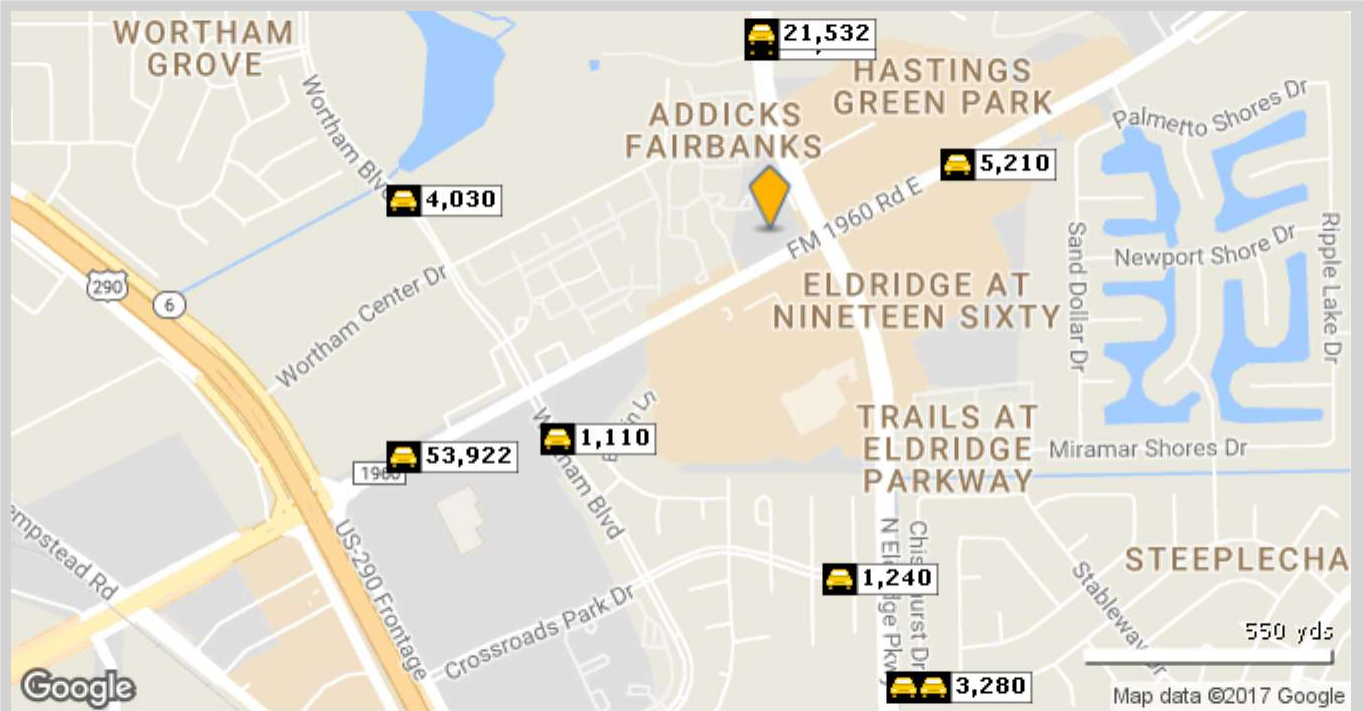
<b>Fm 1960/Eldridge Retail Center</b>			
<b>12620 W FM-1960, Houston, TX 77065</b>			
<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>2017 Households by HH Income</b>	<b>6,401</b>	<b>47,780</b>	<b>109,310</b>
<\$25,000	742 11.59%	6,091 12.75%	12,382 11.33%
\$25,000 - \$50,000	1,418 22.15%	11,552 24.18%	21,719 19.87%
\$50,000 - \$75,000	1,159 18.11%	8,948 18.73%	19,632 17.96%
\$75,000 - \$100,000	801 12.51%	6,595 13.80%	15,309 14.01%
\$100,000 - \$125,000	846 13.22%	5,097 10.67%	12,516 11.45%
\$125,000 - \$150,000	538 8.40%	3,281 6.87%	8,949 8.19%
\$150,000 - \$200,000	540 8.44%	3,437 7.19%	9,776 8.94%
\$200,000+	357 5.58%	2,779 5.82%	9,027 8.26%
<b>2017 Avg Household Income</b>	<b>\$90,432</b>	<b>\$86,776</b>	<b>\$97,925</b>
<b>2017 Med Household Income</b>	<b>\$72,712</b>	<b>\$66,926</b>	<b>\$76,506</b>
<b>2017 Occupied Housing</b>	<b>6,403</b>	<b>47,780</b>	<b>109,309</b>
Owner Occupied	3,542 55.32%	27,194 56.92%	70,545 64.54%
Renter Occupied	2,861 44.68%	20,586 43.08%	38,764 35.46%
<b>2010 Housing Units</b>	<b>6,715</b>	<b>48,984</b>	<b>111,366</b>
1 Unit	4,123 61.40%	30,965 63.21%	78,410 70.41%
2 - 4 Units	44 0.66%	1,665 3.40%	2,608 2.34%
5 - 19 Units	1,427 21.25%	10,174 20.77%	19,056 17.11%
20+ Units	1,121 16.69%	6,180 12.62%	11,292 10.14%
<b>2017 Housing Value</b>	<b>3,542</b>	<b>27,194</b>	<b>70,545</b>
<\$100,000	195 5.51%	3,055 11.23%	6,175 8.75%
\$100,000 - \$200,000	1,980 55.90%	17,406 64.01%	37,571 53.26%
\$200,000 - \$300,000	746 21.06%	4,652 17.11%	16,328 23.15%
\$300,000 - \$400,000	150 4.23%	1,023 3.76%	5,468 7.75%
\$400,000 - \$500,000	173 4.88%	353 1.30%	2,489 3.53%
\$500,000 - \$1,000,000	179 5.05%	458 1.68%	1,864 2.64%
\$1,000,000+	119 3.36%	247 0.91%	650 0.92%
<b>2017 Median Home Value</b>	<b>\$179,595</b>	<b>\$160,565</b>	<b>\$177,446</b>
<b>2017 Housing Units by Yr Built</b>	<b>6,720</b>	<b>49,373</b>	<b>113,279</b>
Built 2010+	537 7.99%	5,085 10.30%	11,853 10.46%
Built 2000 - 2010	2,327 34.63%	11,527 23.35%	35,281 31.15%
Built 1990 - 1999	2,083 31.00%	12,251 24.81%	25,035 22.10%
Built 1980 - 1989	1,543 22.96%	13,061 26.45%	25,325 22.36%
Built 1970 - 1979	183 2.72%	6,190 12.54%	13,260 11.71%
Built 1960 - 1969	35 0.52%	835 1.69%	1,612 1.42%
Built 1950 - 1959	11 0.16%	336 0.68%	687 0.61%
Built <1949	1 0.01%	88 0.18%	226 0.20%
<b>2017 Median Year Built</b>	<b>1997</b>	<b>1992</b>	<b>1995</b>

Example Analytical Report - Broker Allen Jimenez

**Fm 1960/Eldridge Retail Center**

12620 W FM-1960, Houston, TX 77065

Building Type: **Shopping Center**  
 Center Type: **Strip Center**  
 Center GLA: **18,894 SF**  
 Year Built: **2004**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N Eldridge Pky	Village Trail Dr	0.11 N	2010	23,267	MPSI	.25
2 N Eldridge Pkwy	Village Trail Dr	0.09 N	2016	21,532	MPSI	.26
3 FM 1960 Rd W	N Eldridge Pky	0.20 SW	2010	6,308	MPSI	.26
4 FM 1960 Rd W	N Eldridge Pkwy	0.20 SW	2016	5,210	MPSI	.26
5 Wortham Blvd	FM 1960 Rd W	0.07 NW	2016	1,110	MPSI	.38
6 Crossroads Park Dr	Haven Crossing Ct	0.02 E	2016	1,240	MPSI	.45
7 Wortham Blvd	Wortham Center Dr	0.11 SE	2016	4,030	MPSI	.47
8 1960 Rd	FM 1960 Rd W	0.11 NE	2016	53,922	MPSI	.55
9 Paddock Way	N Eldridge Pkwy	0.02 W	2011	1,170	ADT	.61
10 Paddock Way	Chiselhurst Dr	0.01 W	2016	3,280	MPSI	.62