

PROPERTY FEATURES:

- SPACE AVAILABLE: 1,400 - 5,447 SQ. FT.
- PAD SITES AVAILABLE
- LOCATED IN A SUPER-REGIONAL TRADE AREA CONSISTING OF MORE THAN 3.2 MILLION PEOPLE
- TENANT MIX BOASTS TOP PRODUCING RETAILERS AND RESTAURANTS IN THE AREA

2017 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
EST. POPULATION	3,054	82,455	191,764
AVG. HOUSEHOLD INCOME	\$48,660	\$86,836	\$106,639

YEAR: 2017 | SOURCE: APPLIED GEOGRAPHIC SOLUTIONS

TRAFFIC COUNTS:

GULF FREEWAY	136,000 CPD
WEST NASA PARKWAY	34,500 CPD

YEAR: 2015 | SOURCE: TXDOT

FOR MORE INFORMATION CONTACT:

DOUG FREEDMAN
DFREEDMAN@UNITEDEQUITIES.COM
(713) 772-6262

TENANTS INCLUDE:



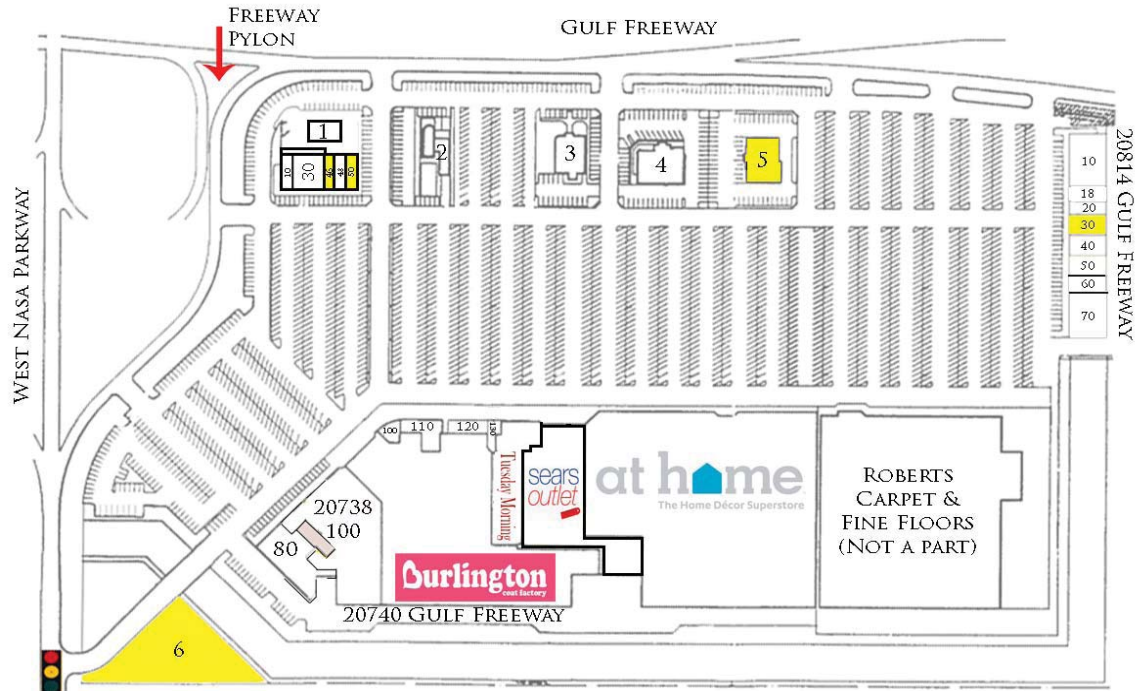
4545 BISSONNET, SUITE 100, BELLAIRE, TEXAS 77401

WWW.UNITEDEQUITIES.COM ♦ PHONE: (713) 772-6262 ♦ FAX: (713) 981-4035



**20700 – 20814 GULF FREEWAY AND 1413 FM-528
AT WEST NESA PARKWAY · WEBSTER, TEXAS 77598**

<u>SUITE</u>	<u>TENANT</u>	<u>SQ. FT.</u>
20700 GULF FREEWAY		
	JAMES CONEY ISLAND (PAD 1)	3,944
20710 GULF FREEWAY		
10	SUBWAY RESTAURANT	1,400
30	LA FAMILIA MEXICAN RESTAURANT	4,000
46	AVAILABLE	1,405
48	WEBSTER CAMERA AND REPAIR	1,400
50	AVAILABLE	1,400
99	MAINTENANCE ROOM	147
20738 GULF FREEWAY		
100 – 100A	UTMB	28,804
20748 GULF FREEWAY		
80	UTMB	9,988
90	BURLINGTON COAT FACTORY	91,110
100	ALTERATIONS & SHOE REPAIR	914
110	UTMB	3,068
120	FRIENDLY COMPUTERS	1,733
130	NASA NAILS	818
200	UTMB (MEZZANINE)	20,452
20748	TUESDAY MORNING	12,132
20750	SEARS OUTLET	33,494
20780	AT HOME	150,757
20814 GULF FREEWAY		
10	MATTRESS FIRM	7,000
18	FAITH COMMUNITY HOSPICE	2,100
20	QUICK WEIGHT LOSS	1,728
30	AVAILABLE	2,800
40	UNICARE DENTAL	2,800
50	SYLVAN LEARNING	2,800
60	SPORT DIVERS	2,100
70	AAHHH COMFORT SPAS	5,950
TOTAL SQ. FT.		394,244
20760 GULF FREEWAY	FLOYD'S CAJUN SEAFOOD (PAD 2)	
20790 GULF FREEWAY	HOOTER'S (PAD 3)	
20794 GULF FREEWAY	PAPPAS BAR-B-Q (PAD 4)	
20798 GULF FREEWAY	AVAILABLE (PAD 5)	5,447
1413 FM 528	AVAILABLE (PAD 6)	



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FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.5238/-95.1279

RF1

20814 Gulf Fwy, Webster, TX 77598

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	3,054	82,455	191,764
	2022 Projected Population	3,380	91,017	211,587
	2010 Census Population	2,909	76,183	170,695
	2000 Census Population	2,394	59,298	133,132
	Projected Annual Growth 2017 to 2022	2.1%	2.1%	2.1%
	Historical Annual Growth 2000 to 2017	1.6%	2.3%	2.6%
HOUSEHOLDS	2017 Estimated Households	1,008	34,001	76,192
	2022 Projected Households	1,114	37,161	82,979
	2010 Census Households	941	30,447	66,079
	2000 Census Households	728	24,433	51,510
	Projected Annual Growth 2017 to 2022	2.1%	1.9%	1.8%
	Historical Annual Growth 2000 to 2017	2.3%	2.3%	2.8%
AGE	2017 Est. Population Under 10 Years	18.1%	13.9%	13.4%
	2017 Est. Population 10 to 19 Years	14.2%	13.1%	13.7%
	2017 Est. Population 20 to 29 Years	21.3%	16.2%	13.6%
	2017 Est. Population 30 to 44 Years	22.9%	22.8%	21.6%
	2017 Est. Population 45 to 59 Years	13.4%	18.3%	20.2%
	2017 Est. Population 60 to 74 Years	6.2%	11.6%	13.1%
	2017 Est. Population 75 Years or Over	4.0%	4.0%	4.3%
	2017 Est. Median Age	27.4	33.6	36.1
MARITAL STATUS & GENDER	2017 Est. Male Population	50.0%	49.5%	49.3%
	2017 Est. Female Population	50.0%	50.5%	50.7%
	2017 Est. Never Married	46.1%	34.1%	29.5%
	2017 Est. Now Married	18.5%	43.5%	50.4%
	2017 Est. Separated or Divorced	31.2%	17.9%	15.8%
	2017 Est. Widowed	4.1%	4.6%	4.4%
INCOME	2017 Est. HH Income \$200,000 or More	3.0%	7.6%	11.9%
	2017 Est. HH Income \$150,000 to \$199,999	0.2%	8.8%	11.4%
	2017 Est. HH Income \$100,000 to \$149,999	4.1%	15.4%	18.8%
	2017 Est. HH Income \$75,000 to \$99,999	11.2%	13.4%	13.1%
	2017 Est. HH Income \$50,000 to \$74,999	23.5%	18.7%	16.4%
	2017 Est. HH Income \$35,000 to \$49,999	16.1%	14.4%	11.1%
	2017 Est. HH Income \$25,000 to \$34,999	24.1%	8.1%	6.2%
	2017 Est. HH Income \$15,000 to \$24,999	10.8%	6.4%	5.7%
	2017 Est. HH Income Under \$15,000	7.0%	7.2%	5.4%
	2017 Est. Average Household Income	\$48,660	\$86,836	\$106,639
	2017 Est. Median Household Income	\$41,415	\$73,321	\$90,847
	2017 Est. Per Capita Income	\$16,316	\$35,854	\$42,403
	2017 Est. Total Businesses	376	4,867	8,519
2017 Est. Total Employees	4,543	48,448	95,149	

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RACE	2017 Est. White	41.4%	67.4%	72.7%
	2017 Est. Black	20.5%	10.5%	8.5%
	2017 Est. Asian or Pacific Islander	6.3%	9.8%	9.4%
	2017 Est. American Indian or Alaska Native	0.5%	0.5%	0.5%
	2017 Est. Other Races	31.3%	11.8%	8.9%
HISPANIC	2017 Est. Hispanic Population	1,488	21,661	40,337
	2017 Est. Hispanic Population	48.7%	26.3%	21.0%
	2022 Proj. Hispanic Population	50.0%	27.7%	22.4%
	2010 Hispanic Population	49.0%	23.3%	18.2%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	1,753	53,984	127,473
	2017 Est. Elementary (Grade Level 0 to 8)	12.3%	3.9%	2.8%
	2017 Est. Some High School (Grade Level 9 to 11)	7.3%	5.0%	3.8%
	2017 Est. High School Graduate	31.3%	20.0%	17.7%
	2017 Est. Some College	27.0%	24.2%	22.3%
	2017 Est. Associate Degree Only	7.1%	10.5%	9.8%
	2017 Est. Bachelor Degree Only	9.0%	24.7%	28.4%
	2017 Est. Graduate Degree	6.0%	11.7%	15.2%
HOUSING	2017 Est. Total Housing Units	1,075	35,508	79,370
	2017 Est. Owner-Occupied	13.2%	48.8%	60.8%
	2017 Est. Renter-Occupied	80.5%	47.0%	35.2%
	2017 Est. Vacant Housing	6.3%	4.2%	4.0%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	1.6%	1.5%	1.7%
	2010 Homes Built 2000 to 2004	29.9%	24.4%	26.7%
	2010 Homes Built 1990 to 1999	5.8%	16.2%	19.8%
	2010 Homes Built 1980 to 1989	19.7%	22.6%	23.6%
	2010 Homes Built 1970 to 1979	20.5%	25.4%	21.9%
	2010 Homes Built 1960 to 1969	15.8%	12.3%	10.7%
	2010 Homes Built 1950 to 1959	7.3%	3.5%	3.0%
	2010 Homes Built Before 1949	1.6%	2.3%	2.2%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.9%	0.8%	0.8%
	2010 Home Value \$500,000 to \$999,999	3.4%	3.3%	4.8%
	2010 Home Value \$400,000 to \$499,999	2.5%	2.6%	4.5%
	2010 Home Value \$300,000 to \$399,999	2.8%	8.0%	13.3%
	2010 Home Value \$200,000 to \$299,999	15.8%	24.6%	29.9%
	2010 Home Value \$150,000 to \$199,999	21.5%	25.0%	26.7%
	2010 Home Value \$100,000 to \$149,999	25.3%	32.7%	23.2%
	2010 Home Value \$50,000 to \$99,999	6.3%	10.6%	7.6%
	2010 Home Value \$25,000 to \$49,999	1.4%	2.1%	1.4%
	2010 Home Value Under \$25,000	14.3%	1.7%	1.4%
	2010 Median Home Value	\$153,338	\$172,823	\$201,236
	2010 Median Rent	\$787	\$896	\$919

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	2,236	64,321	149,604
	2017 Est. Civilian Employed	70.4%	69.6%	67.7%
	2017 Est. Civilian Unemployed	3.2%	3.1%	2.8%
	2017 Est. in Armed Forces	-	0.4%	0.3%
	2017 Est. not in Labor Force	26.5%	26.9%	29.2%
	2017 Labor Force Males	49.2%	49.1%	48.9%
	2017 Labor Force Females	50.8%	50.9%	51.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	1,558	45,497	100,673
	2010 Mgmt, Business, & Financial Operations	9.9%	16.0%	19.3%
	2010 Professional, Related	11.5%	25.6%	28.7%
	2010 Service	38.6%	18.7%	14.9%
	2010 Sales, Office	14.4%	22.9%	22.1%
	2010 Farming, Fishing, Forestry	-	-	-
	2010 Construction, Extraction, Maintenance	16.0%	7.2%	6.4%
	2010 Production, Transport, Material Moving	9.6%	9.6%	8.6%
	2010 White Collar Workers	35.7%	64.5%	70.1%
	2010 Blue Collar Workers	64.3%	35.5%	29.9%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	68.7%	81.3%	81.8%
	2010 Drive to Work in Carpool	23.5%	10.6%	9.5%
	2010 Travel to Work by Public Transportation	2.3%	1.3%	1.1%
	2010 Drive to Work on Motorcycle	-	0.2%	0.3%
	2010 Walk or Bicycle to Work	3.2%	3.2%	2.3%
	2010 Other Means	0.1%	1.1%	1.1%
	2010 Work at Home	2.1%	2.4%	3.9%
	TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	19.5%	29.5%
2010 Travel to Work in 15 to 29 Minutes		36.5%	32.9%	34.1%
2010 Travel to Work in 30 to 59 Minutes		35.7%	36.8%	36.3%
2010 Travel to Work in 60 Minutes or More		15.1%	12.9%	13.1%
2010 Average Travel Time to Work		25.4	23.7	24.8
CONSUMER EXPENDITURE		2017 Est. Total Household Expenditure	\$43.3 M	\$2.17 B
	2017 Est. Apparel	\$1.53 M	\$76.3 M	\$199 M
	2017 Est. Contributions, Gifts	\$2.55 M	\$156 M	\$433 M
	2017 Est. Education, Reading	\$1.47 M	\$90.1 M	\$249 M
	2017 Est. Entertainment	\$2.40 M	\$122 M	\$319 M
	2017 Est. Food, Beverages, Tobacco	\$6.93 M	\$326 M	\$828 M
	2017 Est. Furnishings, Equipment	\$1.41 M	\$75.9 M	\$200 M
	2017 Est. Health Care, Insurance	\$3.91 M	\$185 M	\$469 M
	2017 Est. Household Operations, Shelter, Utilities	\$13.4 M	\$670 M	\$1.74 B
	2017 Est. Miscellaneous Expenses	\$647 K	\$31.5 M	\$80.0 M
	2017 Est. Personal Care	\$568 K	\$28.1 M	\$72.4 M
2017 Est. Transportation	\$8.48 M	\$406 M	\$1.03 B	

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Information About Brokerage Services

11-2-2015

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.

<u>United Equities, Inc.</u>	<u>314335</u>	<u></u>	<u>(713) 772-6262</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Edwin Freedman</u>	<u>153678</u>	<u>bfreedman@unitedequities.com</u>	<u>(713) 772-6262</u>
Designated Broker of Firm	License No.	Email	Phone

<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Doug Freedman</u>	<u>571265</u>	<u>dfreedman@unitedequities.com</u>	<u>(713) 772-6262</u>
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