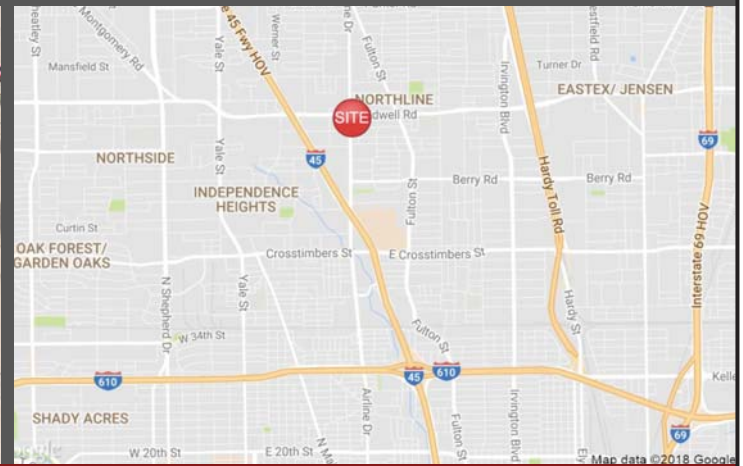


FOR LEASE

AIRLINE TIDWELL PLAZA

5316A - 5326 Airline Drive, Houston, Texas 77022



Property Features:

- Center is 4,575 SF
- Adjacent to BBVA Compass



Estimated Population

1-mile	3-miles	5-miles
17,112	138,465	352,269



Avg Household Income

1-mile	3-miles	5-miles
\$47,693	\$65,509	\$76,601

For more information contact:

Kristen Cavanaugh
 kcavanaugh@unitedequities.com
 (713) 772-6262



Traffic Counts

Airline Drive south of Tidwell Road	21,500 CPD
Tidwell Road east of Airline Drive	21,000 CPD
YEAR: 2011 SOURCE: TXDOT	

4545 Bissonnet, Ste 100 Bellaire, Texas 77401 www.unitedequities.com

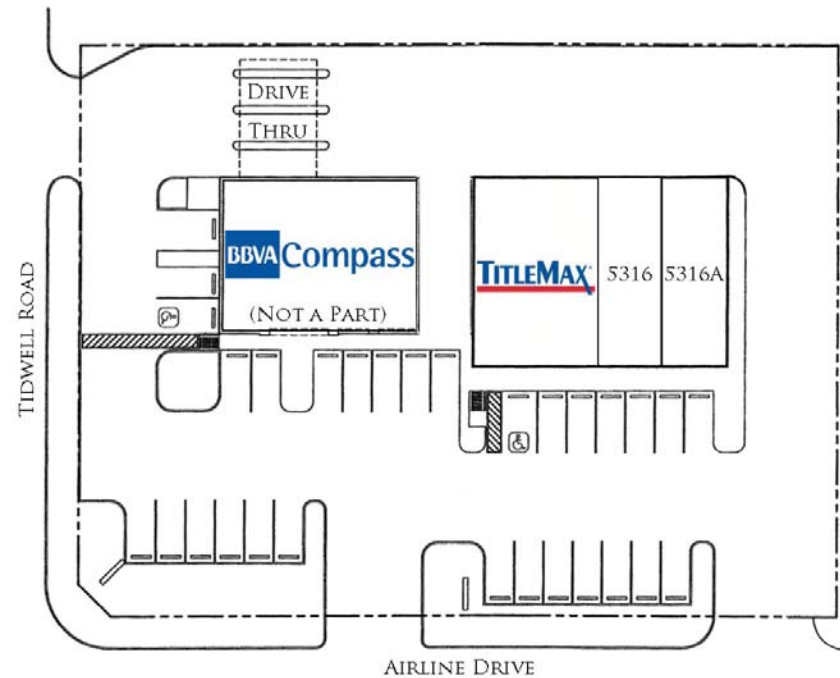
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UNITED EQUITIES
 REAL ESTATE
 DEVELOPMENT LEASING MANAGEMENT

SITE PLAN: AIRLINE TIDWELL PLAZA

5316A - 5326 AIRLINE DRIVE • HOUSTON, TEXAS 77022

<u>SUITE</u>	<u>TENANT</u>	<u>SQ. FT.</u>
5316A	Oportun	1,138
5316	AI UNITED	1,137
5326	TITLEMAX	2,300
TOTAL SQ. FT.		4,575
5342	BBVA COMPASS	3,744



UNITED EQUITIES

REAL ESTATE
DEVELOPMENT LEASING MANAGEMENT

4545 Bissonnet, Suite 100, Bellaire, Texas 77401

www.unitedequities.com ♦ Phone: (713) 772-6262 ♦ Fax: (713) 981-4035



UNITED EQUITIES

REAL ESTATE
DEVELOPMENT LEASING MANAGEMENT

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FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.8450/-95.3841

RF1

5316A-5326 Airline Drive

Houston, Texas 77022

1 mi radius 3 mi radius 5 mi radius

POPULATION	2018 Estimated Population	17,112	138,465	352,269
	2023 Projected Population	17,775	144,639	368,660
	2010 Census Population	16,849	131,864	328,753
	2000 Census Population	16,841	129,940	328,765
	Projected Annual Growth 2018 to 2023	0.8%	0.9%	0.9%
	Historical Annual Growth 2000 to 2018	0.1%	0.4%	0.4%
HOUSEHOLDS	2018 Estimated Households	5,548	45,436	124,675
	2023 Projected Households	5,948	49,203	135,303
	2010 Census Households	5,254	41,386	111,127
	2000 Census Households	5,241	40,543	108,897
	Projected Annual Growth 2018 to 2023	1.4%	1.7%	1.7%
	Historical Annual Growth 2000 to 2018	0.3%	0.7%	0.8%
AGE	2018 Est. Population Under 10 Years	15.5%	16.0%	15.3%
	2018 Est. Population 10 to 19 Years	14.9%	14.8%	14.0%
	2018 Est. Population 20 to 29 Years	14.1%	14.5%	14.2%
	2018 Est. Population 30 to 44 Years	19.3%	20.4%	21.0%
	2018 Est. Population 45 to 59 Years	18.1%	18.1%	18.5%
	2018 Est. Population 60 to 74 Years	13.0%	11.5%	12.3%
	2018 Est. Population 75 Years or Over	5.1%	4.7%	4.8%
	2018 Est. Median Age	34.2	32.7	33.7
MARITAL STATUS & GENDER	2018 Est. Male Population	51.2%	50.8%	50.5%
	2018 Est. Female Population	48.8%	49.2%	49.5%
	2018 Est. Never Married	40.8%	41.0%	40.0%
	2018 Est. Now Married	33.0%	36.2%	36.8%
	2018 Est. Separated or Divorced	19.9%	17.4%	17.4%
	2018 Est. Widowed	6.3%	5.4%	5.8%
INCOME	2018 Est. HH Income \$200,000 or More	1.7%	5.1%	7.5%
	2018 Est. HH Income \$150,000 to \$199,999	1.9%	3.2%	4.6%
	2018 Est. HH Income \$100,000 to \$149,999	7.2%	9.4%	10.1%
	2018 Est. HH Income \$75,000 to \$99,999	8.5%	8.5%	9.6%
	2018 Est. HH Income \$50,000 to \$74,999	16.9%	15.7%	15.8%
	2018 Est. HH Income \$35,000 to \$49,999	14.1%	14.3%	13.4%
	2018 Est. HH Income \$25,000 to \$34,999	12.6%	12.0%	11.1%
	2018 Est. HH Income \$15,000 to \$24,999	15.7%	13.7%	12.3%
	2018 Est. HH Income Under \$15,000	21.4%	18.2%	15.4%
	2018 Est. Average Household Income	\$47,693	\$65,509	\$76,601
	2018 Est. Median Household Income	\$36,247	\$47,394	\$56,238
	2018 Est. Per Capita Income	\$15,498	\$21,583	\$27,177
	2018 Est. Total Businesses	855	5,001	12,355
	2018 Est. Total Employees	7,170	49,325	114,650

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

2-10-2025



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.

United Equities, Inc.	314335		(713) 772-6262
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kristen Cavanaugh	484917	kcavanaugh@unitedequities.com	(713) 772-6262
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date