

**30,056 SF
AVAILABLE FOR
GROUND LEASE**



12411 MURPHY RD

12411 Murphy Rd, Stafford, TX 77477



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Sam Chang | Vice President | 713-386-1088 | samchang@henrysmiller.com

9434 Katy Fwy | Suite 180 | Houston, TX | 713-626-2828 | henrysmiller.com

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PROPERTY HIGHLIGHTS

- Hard corner
- High-traffic intersection
- 1 block from The Grid

DETAILS

- 30,056 SF Available for Ground Lease

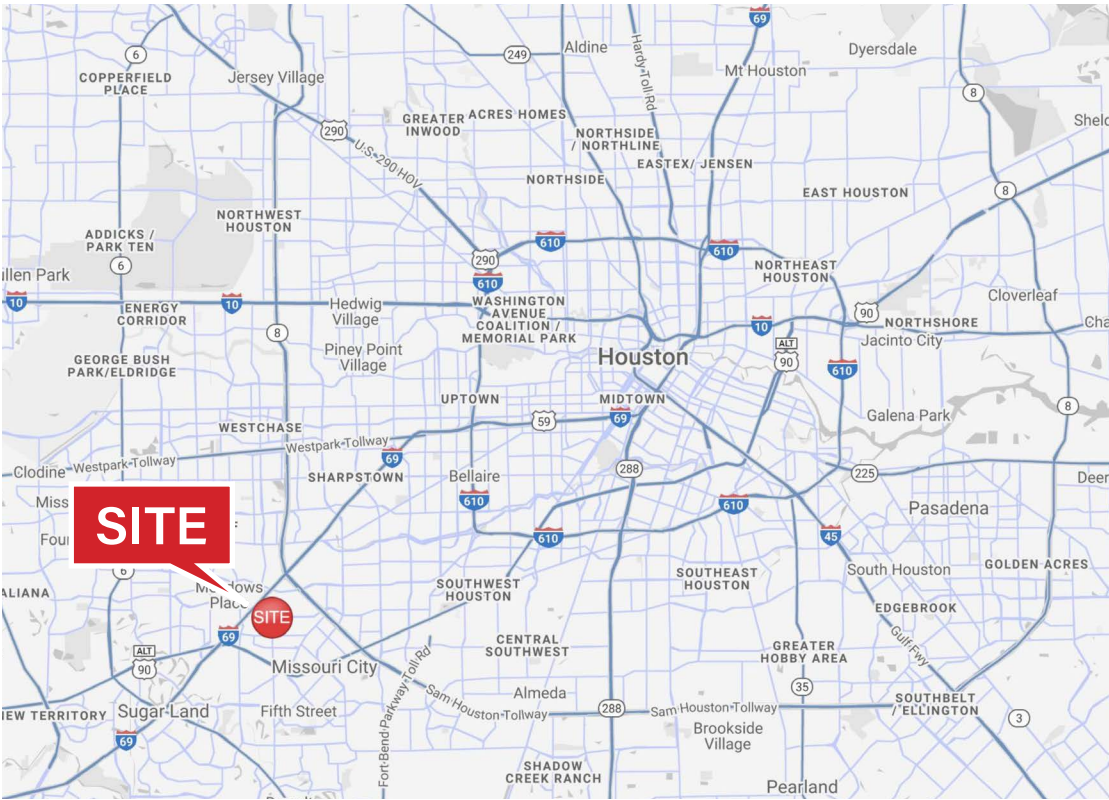
TRAFFIC COUNTS

- W. Airport Blvd 5,959 CPD
- Murphy Rd 14,769 CPD
- US-59 91,309 CPD
- W Sam Houston Pkwy S 57,360 CPD

AREA RETAILERS



Demographics	1 mile	3 miles	5 miles
Population	2,471	133,168	426,813
Average Household Income	\$73,451	\$68,862	\$74,349



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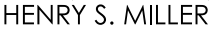


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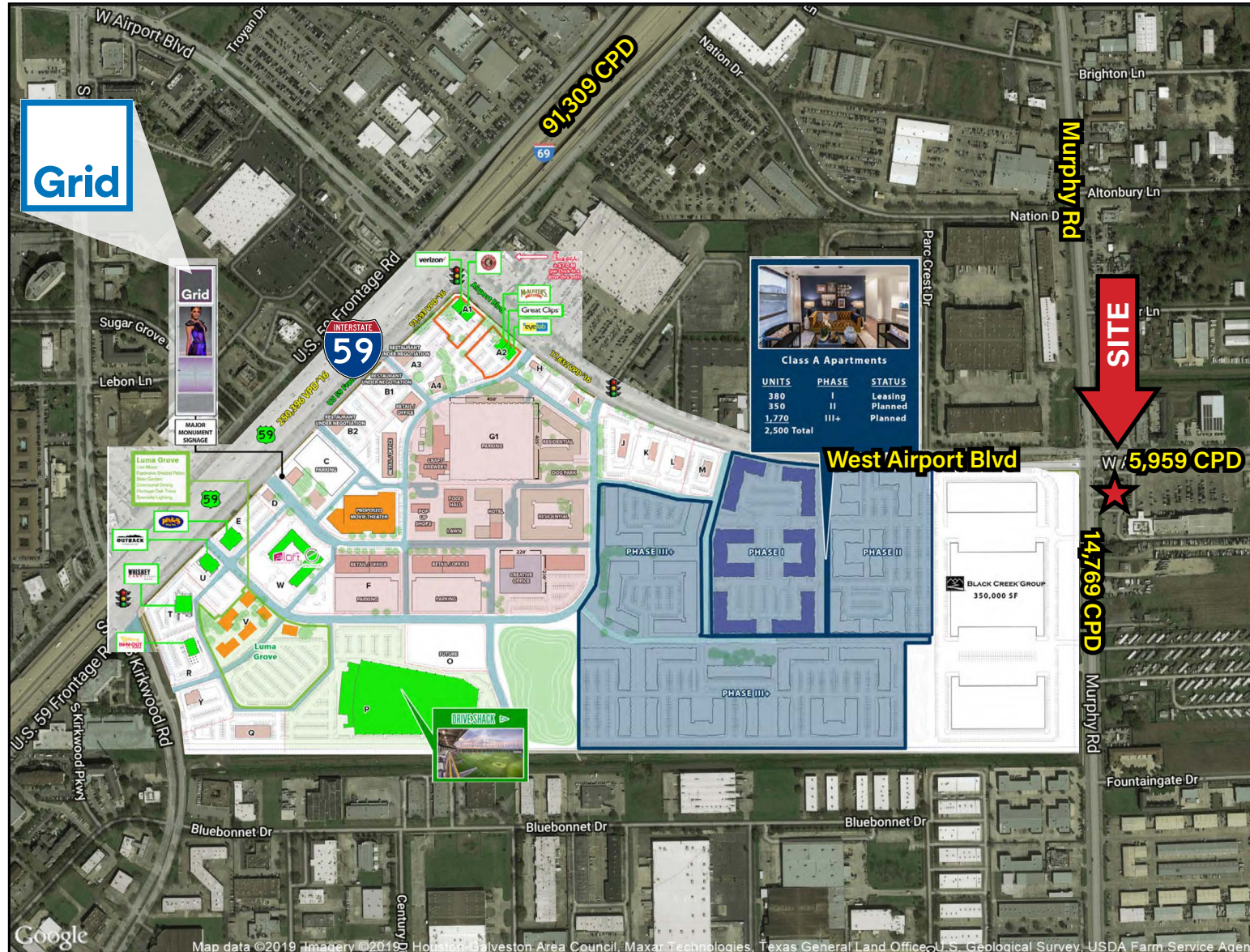
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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.6407/-95.5647

RFULL9

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1 mi radius

3 mi radius

5 mi radius

Population

Estimated Population (2019)	2,471		133,168		426,813	
Projected Population (2024)	2,690		143,352		460,085	
Census Population (2010)	2,361		123,867		396,892	
Census Population (2000)	1,941		113,379		374,367	
Projected Annual Growth (2019-2024)	219	1.8%	10,185	1.5%	33,272	1.6%
Historical Annual Growth (2010-2019)	110	0.5%	9,301	0.8%	29,921	0.8%
Historical Annual Growth (2000-2010)	420	2.2%	10,488	0.9%	22,525	0.6%
Estimated Population Density (2019)	787	psm	4,712	psm	5,437	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi

Households

Estimated Households (2019)	985		47,706		149,895	
Projected Households (2024)	1,102		52,512		165,271	
Census Households (2010)	909		42,755		134,463	
Census Households (2000)	710		39,991		127,962	
Projected Annual Growth (2019-2024)	117	2.4%	4,807	2.0%	15,377	2.1%
Historical Annual Change (2000-2019)	275	2.0%	7,714	1.0%	21,933	0.9%

Average Household Income

Estimated Average Household Income (2019)	\$73,451		\$68,862		\$74,349	
Projected Average Household Income (2024)	\$79,201		\$74,474		\$79,697	
Census Average Household Income (2010)	\$67,734		\$56,331		\$60,262	
Census Average Household Income (2000)	\$56,996		\$51,709		\$54,240	
Projected Annual Change (2019-2024)	\$5,751	1.6%	\$5,612	1.6%	\$5,347	1.4%
Historical Annual Change (2000-2019)	\$16,455	1.5%	\$17,153	1.7%	\$20,109	2.0%

Median Household Income

Estimated Median Household Income (2019)	\$56,112		\$56,349		\$61,140	
Projected Median Household Income (2024)	\$66,031		\$65,774		\$71,575	
Census Median Household Income (2010)	\$57,242		\$48,628		\$51,019	
Census Median Household Income (2000)	\$49,944		\$44,191		\$45,764	
Projected Annual Change (2019-2024)	\$9,919	3.5%	\$9,425	3.3%	\$10,435	3.4%
Historical Annual Change (2000-2019)	\$6,168	0.6%	\$12,158	1.4%	\$15,376	1.8%

Per Capita Income

Estimated Per Capita Income (2019)	\$29,277		\$24,714		\$26,150	
Projected Per Capita Income (2024)	\$32,456		\$27,323		\$28,665	
Census Per Capita Income (2010)	\$26,075		\$19,444		\$20,416	
Census Per Capita Income (2000)	\$20,371		\$18,181		\$18,515	
Projected Annual Change (2019-2024)	\$3,180	2.2%	\$2,609	2.1%	\$2,515	1.9%
Historical Annual Change (2000-2019)	\$8,905	2.3%	\$6,533	1.9%	\$7,635	2.2%
Estimated Average Household Net Worth (2019)	\$328,125		\$416,925		\$492,377	

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Race and Ethnicity

Total Population (2019)	2,471		133,168		426,813	
White (2019)	958	38.8%	42,206	31.7%	143,175	33.5%
Black or African American (2019)	734	29.7%	39,910	30.0%	121,625	28.5%
American Indian or Alaska Native (2019)	19	0.8%	691	0.5%	2,327	0.5%
Asian (2019)	350	14.2%	28,576	21.5%	89,181	20.9%
Hawaiian or Pacific Islander (2019)	2	-	61	-	241	-
Other Race (2019)	328	13.3%	17,353	13.0%	55,879	13.1%
Two or More Races (2019)	81	3.3%	4,370	3.3%	14,384	3.4%
Population < 18 (2019)	569	23.0%	33,845	25.4%	108,400	25.4%
White Not Hispanic	60	10.6%	2,753	8.1%	10,333	9.5%
Black or African American	192	33.7%	10,935	32.3%	32,403	29.9%
Asian	58	10.2%	5,568	16.5%	17,846	16.5%
Other Race Not Hispanic	18	3.1%	903	2.7%	2,904	2.7%
Hispanic	241	42.4%	13,685	40.4%	44,915	41.4%
Not Hispanic or Latino Population (2019)	1,581	64.0%	87,485	65.7%	279,429	65.5%
Not Hispanic White	492	31.1%	18,019	20.6%	66,439	23.8%
Not Hispanic Black or African American	701	44.4%	38,486	44.0%	117,250	42.0%
Not Hispanic American Indian or Alaska Native	6	0.4%	221	0.3%	657	0.2%
Not Hispanic Asian	340	21.5%	27,757	31.7%	86,596	31.0%
Not Hispanic Hawaiian or Pacific Islander	2	-	50	-	128	-
Not Hispanic Other Race	10	0.6%	1,141	1.3%	2,613	0.9%
Not Hispanic Two or More Races	31	1.9%	1,811	2.1%	5,746	2.1%
Hispanic or Latino Population (2019)	890	36.0%	45,683	34.3%	147,384	34.5%
Hispanic White	466	52.3%	24,187	52.9%	76,736	52.1%
Hispanic Black or African American	32	3.6%	1,425	3.1%	4,375	3.0%
Hispanic American Indian or Alaska Native	13	1.5%	469	1.0%	1,671	1.1%
Hispanic Asian	10	1.1%	819	1.8%	2,585	1.8%
Hispanic Hawaiian or Pacific Islander	-	-	11	-	113	-
Hispanic Other Race	318	35.8%	16,212	35.5%	53,266	36.1%
Hispanic Two or More Races	50	5.7%	2,559	5.6%	8,638	5.9%
Not Hispanic or Latino Population (2010)	1,465	62.0%	77,842	62.8%	253,544	63.9%
Hispanic or Latino Population (2010)	897	38.0%	46,025	37.2%	143,348	36.1%
Not Hispanic or Latino Population (2000)	1,370	70.6%	84,535	74.6%	277,403	74.1%
Hispanic or Latino Population (2000)	571	29.4%	28,844	25.4%	96,964	25.9%
Not Hispanic or Latino Population (2024)	1,757	65.3%	96,584	67.4%	309,609	67.3%
Hispanic or Latino Population (2024)	933	34.7%	46,769	32.6%	150,476	32.7%
Projected Annual Growth (2019-2024)	43	-	1,086	-	3,092	-
Historical Annual Growth (2000-2010)	326	5.7%	17,181	6.0%	46,384	4.8%

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RFULL9

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3 mi radius

5 mi radius

Total Age Distribution (2019)

Total Population	2,471		133,168		426,813	
Age Under 5 Years	159	6.4%	9,680	7.3%	30,336	7.1%
Age 5 to 9 Years	146	5.9%	9,286	7.0%	29,850	7.0%
Age 10 to 14 Years	166	6.7%	9,333	7.0%	30,201	7.1%
Age 15 to 19 Years	157	6.3%	8,929	6.7%	29,594	6.9%
Age 20 to 24 Years	184	7.5%	9,690	7.3%	30,131	7.1%
Age 25 to 29 Years	251	10.1%	11,368	8.5%	33,081	7.8%
Age 30 to 34 Years	198	8.0%	10,204	7.7%	30,665	7.2%
Age 35 to 39 Years	171	6.9%	9,673	7.3%	30,141	7.1%
Age 40 to 44 Years	161	6.5%	8,995	6.8%	28,321	6.6%
Age 45 to 49 Years	156	6.3%	9,109	6.8%	29,020	6.8%
Age 50 to 54 Years	148	6.0%	8,186	6.1%	26,488	6.2%
Age 55 to 59 Years	145	5.9%	7,855	5.9%	26,136	6.1%
Age 60 to 64 Years	143	5.8%	6,928	5.2%	23,220	5.4%
Age 65 to 69 Years	103	4.2%	5,306	4.0%	17,873	4.2%
Age 70 to 74 Years	92	3.7%	3,694	2.8%	13,017	3.0%
Age 75 to 79 Years	46	1.9%	2,311	1.7%	8,501	2.0%
Age 80 to 84 Years	24	1.0%	1,345	1.0%	5,132	1.2%
Age 85 Years or Over	21	0.9%	1,276	1.0%	5,108	1.2%
Median Age	34.0		33.8		34.7	
Age 19 Years or Less	627	25.4%	37,229	28.0%	119,980	28.1%
Age 20 to 64 Years	1,557	63.0%	82,008	61.6%	257,202	60.3%
Age 65 Years or Over	286	11.6%	13,931	10.5%	49,631	11.6%

Female Age Distribution (2019)

Female Population	1,251	50.6%	67,829	50.9%	218,306	51.1%
Age Under 5 Years	84	6.7%	4,770	7.0%	14,770	6.8%
Age 5 to 9 Years	74	5.9%	4,549	6.7%	14,462	6.6%
Age 10 to 14 Years	74	5.9%	4,526	6.7%	14,646	6.7%
Age 15 to 19 Years	74	5.9%	4,384	6.5%	14,488	6.6%
Age 20 to 24 Years	85	6.8%	4,892	7.2%	14,957	6.9%
Age 25 to 29 Years	125	10.0%	5,680	8.4%	16,403	7.5%
Age 30 to 34 Years	98	7.8%	5,201	7.7%	15,691	7.2%
Age 35 to 39 Years	84	6.7%	4,869	7.2%	15,518	7.1%
Age 40 to 44 Years	76	6.1%	4,517	6.7%	14,552	6.7%
Age 45 to 49 Years	82	6.5%	4,710	6.9%	15,099	6.9%
Age 50 to 54 Years	80	6.4%	4,210	6.2%	13,883	6.4%
Age 55 to 59 Years	76	6.0%	4,143	6.1%	13,833	6.3%
Age 60 to 64 Years	77	6.2%	3,582	5.3%	12,167	5.6%
Age 65 to 69 Years	56	4.5%	2,846	4.2%	9,564	4.4%
Age 70 to 74 Years	49	3.9%	2,033	3.0%	7,127	3.3%
Age 75 to 79 Years	29	2.3%	1,289	1.9%	4,787	2.2%
Age 80 to 84 Years	14	1.1%	785	1.2%	3,018	1.4%
Age 85 Years or Over	14	1.2%	844	1.2%	3,343	1.5%
Female Median Age	35.4		34.7		35.9	
Age 19 Years or Less	306	24.5%	18,228	26.9%	58,366	26.7%
Age 20 to 64 Years	782	62.5%	41,804	61.6%	132,102	60.5%
Age 65 Years or Over	163	13.0%	7,797	11.5%	27,838	12.8%

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Male Age Distribution (2019)

Male Population	1,220	49.4%	65,339	49.1%	208,507	48.9%
Age Under 5 Years	75	6.2%	4,910	7.5%	15,566	7.5%
Age 5 to 9 Years	72	5.9%	4,737	7.2%	15,388	7.4%
Age 10 to 14 Years	91	7.5%	4,808	7.4%	15,555	7.5%
Age 15 to 19 Years	82	6.7%	4,546	7.0%	15,106	7.2%
Age 20 to 24 Years	100	8.2%	4,798	7.3%	15,174	7.3%
Age 25 to 29 Years	126	10.3%	5,688	8.7%	16,678	8.0%
Age 30 to 34 Years	100	8.2%	5,003	7.7%	14,974	7.2%
Age 35 to 39 Years	86	7.1%	4,804	7.4%	14,623	7.0%
Age 40 to 44 Years	85	6.9%	4,478	6.9%	13,768	6.6%
Age 45 to 49 Years	74	6.1%	4,399	6.7%	13,921	6.7%
Age 50 to 54 Years	69	5.6%	3,976	6.1%	12,605	6.0%
Age 55 to 59 Years	70	5.7%	3,712	5.7%	12,303	5.9%
Age 60 to 64 Years	66	5.4%	3,345	5.1%	11,053	5.3%
Age 65 to 69 Years	47	3.9%	2,461	3.8%	8,309	4.0%
Age 70 to 74 Years	43	3.5%	1,660	2.5%	5,890	2.8%
Age 75 to 79 Years	17	1.4%	1,022	1.6%	3,715	1.8%
Age 80 to 84 Years	10	0.8%	559	0.9%	2,114	1.0%
Age 85 Years or Over	7	0.6%	432	0.7%	1,765	0.8%
Male Median Age	32.5		32.8		33.4	
Age 19 Years or Less	321	26.3%	19,001	29.1%	61,614	29.6%
Age 20 to 64 Years	775	63.5%	40,203	61.5%	125,100	60.0%
Age 65 Years or Over	124	10.1%	6,134	9.4%	21,793	10.5%

Males per 100 Females (2019)

Overall Comparison						
Age Under 5 Years	90	47.3%	103	50.7%	105	51.3%
Age 5 to 9 Years	97	49.3%	104	51.0%	106	51.6%
Age 10 to 14 Years	123	55.2%	106	51.5%	106	51.5%
Age 15 to 19 Years	111	52.6%	104	50.9%	104	51.0%
Age 20 to 24 Years	118	54.1%	98	49.5%	101	50.4%
Age 25 to 29 Years	101	50.2%	100	50.0%	102	50.4%
Age 30 to 34 Years	103	50.7%	96	49.0%	95	48.8%
Age 35 to 39 Years	103	50.6%	99	49.7%	94	48.5%
Age 40 to 44 Years	111	52.6%	99	49.8%	95	48.6%
Age 45 to 49 Years	90	47.5%	93	48.3%	92	48.0%
Age 50 to 54 Years	86	46.3%	94	48.6%	91	47.6%
Age 55 to 59 Years	92	48.0%	90	47.3%	89	47.1%
Age 60 to 64 Years	85	46.0%	93	48.3%	91	47.6%
Age 65 to 69 Years	84	45.8%	86	46.4%	87	46.5%
Age 70 to 74 Years	87	46.5%	82	45.0%	83	45.2%
Age 75 to 79 Years	59	36.9%	79	44.2%	78	43.7%
Age 80 to 84 Years	71	41.4%	71	41.6%	70	41.2%
Age 85 Years or Over	48	32.3%	51	33.9%	53	34.6%
Age 19 Years or Less	105	51.2%	104	51.0%	106	51.4%
Age 20 to 39 Years	105	51.3%	98	49.6%	98	49.5%
Age 40 to 64 Years	93	48.2%	94	48.5%	92	47.8%
Age 65 Years or Over	76	43.2%	79	44.0%	78	43.9%

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Household Type (2019)

Total Households	985		47,706		149,895	
Households with Children	337	34.2%	18,878	39.6%	59,926	40.0%
Average Household Size	2.5		2.8		2.8	
Household Density per Square Mile	314		1,688		1,909	
Population Family	1,988	80.5%	113,611	85.3%	369,581	86.6%
Population Non-Family	480	19.4%	18,907	14.2%	54,680	12.8%
Population Group Quarters	3	0.1%	650	0.5%	2,552	0.6%
Family Households	610	62.0%	32,575	68.3%	105,927	70.7%
Married Couple Households	380	62.2%	20,737	63.7%	68,963	65.1%
Other Family Households with Children	230	37.8%	11,838	36.3%	36,964	34.9%
Family Households with Children	333	54.5%	18,744	57.5%	59,518	56.2%
Married Couple with Children	182	54.8%	10,983	58.6%	35,748	60.1%
Other Family Households with Children	150	45.2%	7,761	41.4%	23,771	39.9%
Family Households No Children	277	45.5%	13,831	42.5%	46,409	43.8%
Married Couple No Children	197	71.2%	9,754	70.5%	33,215	71.6%
Other Family Households No Children	80	28.8%	4,077	29.5%	13,193	28.4%
Non-Family Households	375	38.0%	15,131	31.7%	43,968	29.3%
Non-Family Households with Children	4	1.1%	134	0.9%	408	0.9%
Non-Family Households No Children	370	98.9%	14,996	99.1%	43,560	99.1%
Average Family Household Size	3.3		3.5		3.5	
Average Family Income	\$89,937		\$76,781		\$84,244	
Median Family Income	\$61,330		\$64,274		\$70,563	
Average Non-Family Household Size	1.3		1.2		1.2	

Marital Status (2019)

Population Age 15 Years or Over	2,000		104,869		336,426	
Never Married	741	37.0%	42,091	40.1%	127,082	37.8%
Currently Married	788	39.4%	40,881	39.0%	140,715	41.8%
Previously Married	472	23.6%	21,897	20.9%	68,630	20.4%
Separated	91	19.3%	7,141	32.6%	23,263	33.9%
Widowed	121	25.6%	4,703	21.5%	15,098	22.0%
Divorced	260	55.1%	10,053	45.9%	30,269	44.1%

Educational Attainment (2019)

Adult Population Age 25 Years or Over	1,659		86,250		276,702	
Elementary (Grade Level 0 to 8)	146	8.8%	10,663	12.4%	35,902	13.0%
Some High School (Grade Level 9 to 11)	175	10.5%	7,621	8.8%	23,580	8.5%
High School Graduate	381	23.0%	21,000	24.3%	64,912	23.5%
Some College	350	21.1%	16,376	19.0%	52,146	18.8%
Associate Degree Only	101	6.1%	5,425	6.3%	17,277	6.2%
Bachelor Degree Only	333	20.1%	17,247	20.0%	55,177	19.9%
Graduate Degree	174	10.5%	7,917	9.2%	27,708	10.0%
Any College (Some College or Higher)	958	57.7%	46,965	54.5%	152,308	55.0%
College Degree + (Bachelor Degree or Higher)	507	30.6%	25,164	29.2%	82,885	30.0%

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Stafford, TX 77477

1 mi radius

3 mi radius

5 mi radius

Housing

Total Housing Units (2019)	1,016		49,295		155,050	
Total Housing Units (2010)	992		47,950		149,530	
Historical Annual Growth (2010-2019)	24	0.3%	1,345	0.3%	5,519	0.4%
Housing Units Occupied (2019)	985	96.9%	47,706	96.8%	149,895	96.7%
Housing Units Owner-Occupied	407	41.3%	20,790	43.6%	75,427	50.3%
Housing Units Renter-Occupied	578	58.7%	26,916	56.4%	74,468	49.7%
Housing Units Vacant (2019)	31	3.2%	1,589	3.3%	5,155	3.4%

Household Size (2019)

Total Households	985		47,706		149,895	
1 Person Households	301	30.6%	12,345	25.9%	36,221	24.2%
2 Person Households	295	30.0%	12,772	26.8%	41,004	27.4%
3 Person Households	163	16.5%	8,269	17.3%	26,069	17.4%
4 Person Households	114	11.6%	6,869	14.4%	22,164	14.8%
5 Person Households	62	6.3%	4,048	8.5%	13,145	8.8%
6 Person Households	28	2.9%	1,894	4.0%	6,322	4.2%
7 or More Person Households	22	2.2%	1,508	3.2%	4,969	3.3%

Household Income Distribution (2019)

HH Income \$200,000 or More	21	2.1%	1,717	3.6%	7,471	5.0%
HH Income \$150,000 to \$199,999	33	3.3%	2,414	5.1%	9,121	6.1%
HH Income \$125,000 to \$149,999	34	3.4%	2,284	4.8%	7,742	5.2%
HH Income \$100,000 to \$124,999	45	4.6%	3,016	6.3%	10,323	6.9%
HH Income \$75,000 to \$99,999	132	13.4%	5,888	12.3%	18,942	12.6%
HH Income \$50,000 to \$74,999	317	32.2%	9,358	19.6%	28,071	18.7%
HH Income \$35,000 to \$49,999	127	12.9%	7,142	15.0%	20,915	14.0%
HH Income \$25,000 to \$34,999	101	10.3%	4,912	10.3%	15,179	10.1%
HH Income \$15,000 to \$24,999	89	9.1%	5,338	11.2%	15,896	10.6%
HH Income \$10,000 to \$14,999	43	4.4%	1,859	3.9%	5,765	3.8%
HH Income Under \$10,000	43	4.3%	3,777	7.9%	10,470	7.0%

Household Vehicles (2019)

Households 0 Vehicles Available	41	4.1%	3,335	7.0%	10,818	7.2%
Households 1 Vehicle Available	391	39.7%	18,182	38.1%	52,856	35.3%
Households 2 Vehicles Available	393	40.0%	17,146	35.9%	56,109	37.4%
Households 3 or More Vehicles Available	160	16.2%	9,042	19.0%	30,111	20.1%
Total Vehicles Available	1,799		83,354		267,849	
Average Vehicles per Household	1.8		1.7		1.8	
Owner-Occupied Household Vehicles	942	52.4%	46,348	55.6%	164,133	61.3%
Average Vehicles per Owner-Occupied Household	2.3		2.2		2.2	
Renter-Occupied Household Vehicles	857	47.6%	37,006	44.4%	103,716	38.7%
Average Vehicles per Renter-Occupied Household	1.5		1.4		1.4	

Travel Time (2019)

Worker Base Age 16 years or Over	1,211		66,363		212,731	
Travel to Work in 14 Minutes or Less	315	26.0%	11,775	17.7%	32,556	15.3%
Travel to Work in 15 to 29 Minutes	486	40.2%	24,791	37.4%	74,515	35.0%
Travel to Work in 30 to 59 Minutes	345	28.5%	23,679	35.7%	82,014	38.6%
Travel to Work in 60 Minutes or More	93	7.7%	4,889	7.4%	16,667	7.8%
Work at Home	35	2.9%	3,172	4.8%	9,880	4.6%
Average Minutes Travel to Work	22.3		25.8		27.1	

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Transportation To Work (2019)

Worker Base Age 16 years or Over	1,211		66,363		212,731	
Drive to Work Alone	949	78.4%	50,767	76.5%	162,053	76.2%
Drive to Work in Carpool	182	15.0%	8,534	12.9%	27,302	12.8%
Travel to Work by Public Transportation	21	1.8%	2,389	3.6%	8,122	3.8%
Drive to Work on Motorcycle	2	0.2%	30	-	40	-
Bicycle to Work	8	0.7%	94	0.1%	303	0.1%
Walk to Work	5	0.4%	662	1.0%	2,385	1.1%
Other Means	8	0.7%	715	1.1%	2,647	1.2%
Work at Home	35	2.9%	3,172	4.8%	9,880	4.6%

Daytime Demographics (2019)

Total Businesses	1,270		7,784		18,816	
Total Employees	12,729		77,506		164,445	
Company Headquarter Businesses	11	0.9%	64	0.8%	97	0.5%
Company Headquarter Employees	495	3.9%	10,457	13.5%	18,459	11.2%
Employee Population per Business	10.0	to 1	10.0	to 1	8.7	to 1
Residential Population per Business	1.9	to 1	17.1	to 1	22.7	to 1
Adj. Daytime Demographics Age 16 Years or Over	13,424		112,299		279,383	

Labor Force

Labor Population Age 16 Years or Over (2019)	1,973		103,110		330,610	
Labor Force Total Males (2019)	965	48.9%	49,983	48.5%	159,074	48.1%
Male Civilian Employed	687	71.2%	36,773	73.6%	114,946	72.3%
Male Civilian Unemployed	44	4.5%	1,552	3.1%	4,595	2.9%
Males in Armed Forces	-	-	5	-	28	-
Males Not in Labor Force	234	24.2%	11,653	23.3%	39,505	24.8%
Labor Force Total Females (2019)	1,008	51.1%	53,127	51.5%	171,536	51.9%
Female Civilian Employed	590	58.5%	31,540	59.4%	100,688	58.7%
Female Civilian Unemployed	27	2.7%	1,401	2.6%	4,126	2.4%
Females in Armed Forces	-	-	-	-	10	-
Females Not in Labor Force	391	38.8%	20,186	38.0%	66,712	38.9%
Unemployment Rate	71	3.6%	2,953	2.9%	8,721	2.6%

Occupation (2019)

Occupation Population Age 16 Years or Over	1,277		68,313		215,634	
Occupation Total Males	687	53.8%	36,773	53.8%	114,946	53.3%
Occupation Total Females	590	46.2%	31,540	46.2%	100,688	46.7%
Management, Business, Financial Operations	157	-	8,250	12.1%	26,013	12.1%
Professional, Related	214	16.8%	12,717	18.6%	41,561	19.3%
Service	266	20.9%	15,009	22.0%	48,027	22.3%
Sales, Office	369	28.9%	16,375	24.0%	50,071	23.2%
Farming, Fishing, Forestry	-	-	20	-	192	-
Construction, Extraction, Maintenance	96	7.5%	8,066	11.8%	25,200	11.7%
Production, Transport, Material Moving	175	13.7%	7,875	11.5%	24,571	11.4%
White Collar Workers	740	57.9%	37,342	54.7%	117,645	54.6%
Blue Collar Workers	537	42.1%	30,971	45.3%	97,989	45.4%

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Units In Structure (2019)

Total Units	909		42,755		134,463	
1 Detached Unit	510	56.1%	23,540	55.1%	83,992	62.5%
1 Attached Unit	27	3.0%	1,738	4.1%	6,823	5.1%
2 Units	13	1.4%	321	0.8%	1,125	0.8%
3 to 4 Units	28	3.1%	1,273	3.0%	5,176	3.8%
5 to 9 Units	56	6.2%	4,020	9.4%	10,776	8.0%
10 to 19 Units	129	14.2%	9,731	22.8%	23,012	17.1%
20 to 49 Units	85	9.4%	2,499	5.8%	6,512	4.8%
50 or More Units	83	9.1%	3,576	8.4%	9,966	7.4%
Mobile Home or Trailer	38	4.2%	961	2.2%	2,385	1.8%
Other Structure	15	1.7%	47	0.1%	128	-

Homes Built By Year (2019)

Homes Built 2014 or later	27	2.7%	1,477	3.0%	5,231	3.4%
Homes Built 2010 to 2013	70	6.9%	1,426	2.9%	3,695	2.4%
Homes Built 2000 to 2009	104	10.3%	6,089	12.4%	17,027	11.0%
Homes Built 1990 to 1999	192	18.9%	7,382	15.0%	20,160	13.0%
Homes Built 1980 to 1989	118	11.6%	11,114	22.5%	36,313	23.4%
Homes Built 1970 to 1979	357	35.1%	15,480	31.4%	44,046	28.4%
Homes Built 1960 to 1969	64	6.3%	2,868	5.8%	15,496	10.0%
Homes Built 1950 to 1959	26	2.6%	937	1.9%	4,835	3.1%
Homes Built 1940 to 1949	16	1.6%	494	1.0%	1,676	1.1%
Homes Built Before 1939	9	0.9%	439	0.9%	1,416	0.9%
Median Age of Homes	32.3	yrs	31.1	yrs	32.5	yrs

Home Values (2019)

Owner Specified Housing Units	391		19,591		70,351	
Home Values \$1,000,000 or More	2	0.4%	82	0.4%	432	0.6%
Home Values \$750,000 to \$999,999	2	0.6%	131	0.7%	739	1.1%
Home Values \$500,000 to \$749,999	6	1.6%	457	2.3%	1,799	2.6%
Home Values \$400,000 to \$499,999	7	1.8%	568	2.9%	2,687	3.8%
Home Values \$300,000 to \$399,999	10	2.5%	1,826	9.3%	7,503	10.7%
Home Values \$250,000 to \$299,999	10	2.6%	1,772	9.0%	8,038	11.4%
Home Values \$200,000 to \$249,999	50	12.8%	2,340	11.9%	8,956	12.7%
Home Values \$175,000 to \$199,999	10	2.6%	1,636	8.4%	5,638	8.0%
Home Values \$150,000 to \$174,999	66	17.0%	2,358	12.0%	7,428	10.6%
Home Values \$125,000 to \$149,999	87	22.2%	2,769	14.1%	8,897	12.6%
Home Values \$100,000 to \$124,999	54	13.7%	2,872	14.7%	9,809	13.9%
Home Values \$90,000 to \$99,999	24	6.2%	1,089	5.6%	3,229	4.6%
Home Values \$80,000 to \$89,999	21	5.4%	640	3.3%	2,794	4.0%
Home Values \$70,000 to \$79,999	13	3.2%	405	2.1%	1,637	2.3%
Home Values \$60,000 to \$69,999	8	2.2%	400	2.0%	1,448	2.1%
Home Values \$50,000 to \$59,999	6	1.5%	207	1.1%	767	1.1%
Home Values \$35,000 to \$49,999	1	0.3%	210	1.1%	906	1.3%
Home Values \$25,000 to \$34,999	1	0.3%	261	1.3%	758	1.1%
Home Values \$10,000 to \$24,999	24	6.1%	572	2.9%	1,276	1.8%
Home Values Under \$10,000	3	0.7%	124	0.6%	455	0.6%
Owner-Occupied Median Home Value	\$136,588		\$167,736		\$179,059	
Renter-Occupied Median Rent	\$967		\$863		\$871	

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Total Annual Consumer Expenditure (2019)

Total Household Expenditure	\$56.01 M	\$2.57 B	\$8.5 B
Total Non-Retail Expenditure	\$29.5 M	\$1.36 B	\$4.49 B
Total Retail Expenditure	\$26.51 M	\$1.21 B	\$4.02 B
Apparel	\$1.95 M	\$90.8 M	\$301.02 M
Contributions	\$1.7 M	\$80.14 M	\$269.63 M
Education	\$1.49 M	\$74.13 M	\$250.91 M
Entertainment	\$3.07 M	\$142.83 M	\$476.03 M
Food and Beverages	\$8.38 M	\$383.3 M	\$1.26 B
Furnishings and Equipment	\$1.91 M	\$88.72 M	\$295.39 M
Gifts	\$1.3 M	\$60.45 M	\$202.7 M
Health Care	\$4.82 M	\$217.17 M	\$716.05 M
Household Operations	\$2.14 M	\$99.43 M	\$330.74 M
Miscellaneous Expenses	\$1.05 M	\$48.16 M	\$159.59 M
Personal Care	\$746.73 K	\$34.4 M	\$113.82 M
Personal Insurance	\$360.57 K	\$17.22 M	\$58.24 M
Reading	\$119.72 K	\$5.49 M	\$18.25 M
Shelter	\$11.96 M	\$548.13 M	\$1.8 B
Tobacco	\$386.68 K	\$16.86 M	\$53.95 M
Transportation	\$10.3 M	\$469.71 M	\$1.55 B
Utilities	\$4.34 M	\$194.95 M	\$637.26 M

Monthly Household Consumer Expenditure (2019)

Total Household Expenditure	\$4,740		\$4,493		\$4,726	
Total Non-Retail Expenditure	\$2,497	52.7%	\$2,370	52.8%	\$2,494	52.8%
Total Retail Expenditures	\$2,244	47.3%	\$2,122	47.2%	\$2,232	47.2%
Apparel	\$165	3.5%	\$159	3.5%	\$167	3.5%
Contributions	\$144	3.0%	\$140	3.1%	\$150	3.2%
Education	\$126	2.7%	\$129	2.9%	\$139	3.0%
Entertainment	\$260	5.5%	\$250	5.6%	\$265	5.6%
Food and Beverages	\$709	15.0%	\$670	14.9%	\$702	14.8%
Furnishings and Equipment	\$162	3.4%	\$155	3.4%	\$164	3.5%
Gifts	\$110	2.3%	\$106	2.4%	\$113	2.4%
Health Care	\$408	8.6%	\$379	8.4%	\$398	8.4%
Household Operations	\$181	3.8%	\$174	3.9%	\$184	3.9%
Miscellaneous Expenses	\$89	1.9%	\$84	1.9%	\$89	1.9%
Personal Care	\$63	1.3%	\$60	1.3%	\$63	1.3%
Personal Insurance	\$31	0.6%	\$30	0.7%	\$32	0.7%
Reading	\$10	0.2%	\$10	0.2%	\$10	0.2%
Shelter	\$1,012	21.3%	\$957	21.3%	\$1,003	21.2%
Tobacco	\$33	0.7%	\$29	0.7%	\$30	0.6%
Transportation	\$872	18.4%	\$820	18.3%	\$862	18.2%
Utilities	\$367	7.7%	\$341	7.6%	\$354	7.5%

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

AFC REALTY LLC	9003354	shawnackerman@henrysmiller.com	(713)626-2828
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
SHAWN ACKERMAN	462530	shawnackerman@henrysmiller.com	(713)386-1088
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
SAM CHANG	645529	samchang@henrysmiller.com	(713)386-1070
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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TAR-2501

Henry S Miller, 9434 Katy Freeway #180 Houston, TX 77055
Sam Chang

Information available at www.trec.texas.gov

IABS 1-0 Date

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