

Freestanding Retail Building

1902 N. Main Street, Houston, Texas 77009



Estimated Population

1-mile	3-miles	5-miles
22,837	174,315	420,541



Avg Household Income

1-mile	3-miles	5-miles
\$99,880	\$124,226	\$122,375



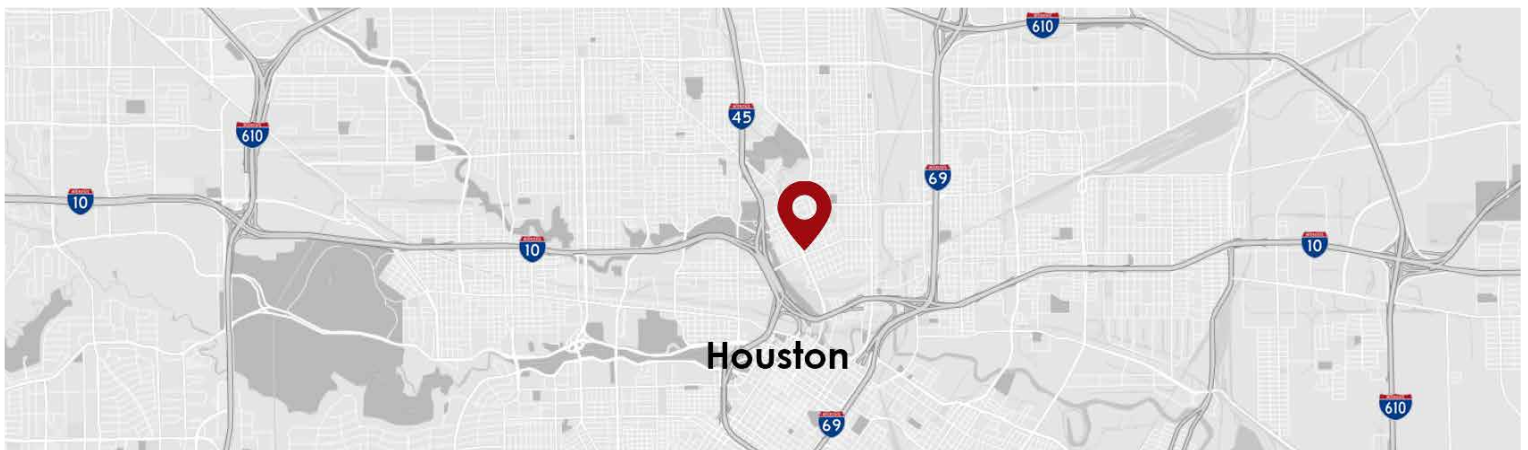
Traffic Counts

I-10	105,675 VPD
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Year: 2020 | Source: TxDOT

Property Features

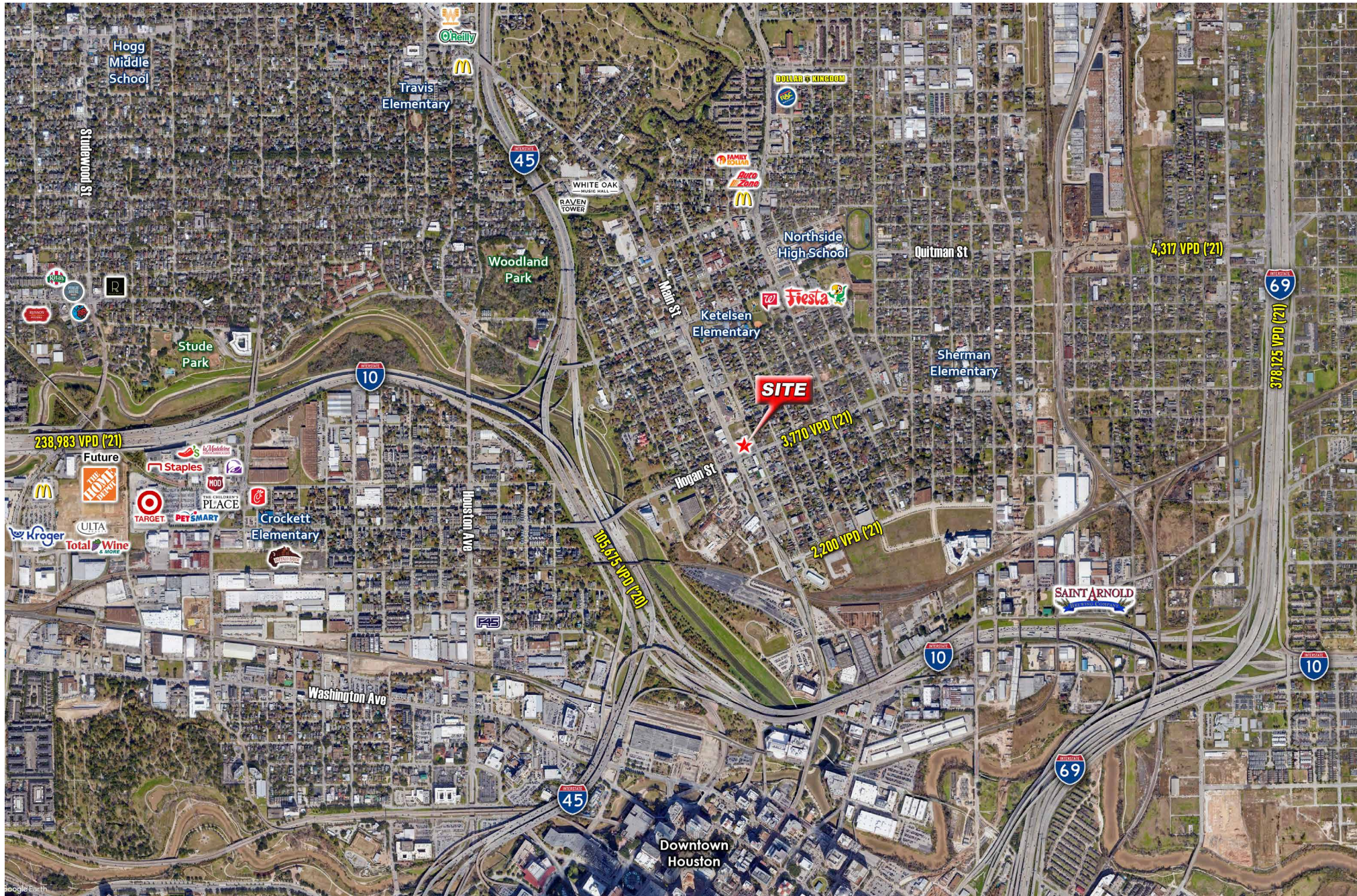
- 3,360 SF Available
- Located on the hard corner of N. Main Street and Hogan Street
- Good access to downtown Houston
- Close proximity to I-45 & I-10
- Dedicated signage



For more
information contact:

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	1 mile	3 miles	5 miles
Population			
2010 Population	24,256	149,944	366,920
2020 Population	22,596	167,889	406,582
2022 Population	22,837	174,315	420,541
2027 Population	24,180	183,017	437,676
2010-2020 Annual Rate	-0.71%	1.14%	1.03%
2020-2022 Annual Rate	0.47%	1.68%	1.51%
2022-2027 Annual Rate	1.15%	0.98%	0.80%
2022 Male Population	66.1%	54.2%	52.0%
2022 Female Population	33.9%	45.8%	48.0%
2022 Median Age	35.3	35.6	35.2

In the identified area, the current year population is 420,541. In 2020, the Census count in the area was 406,582. The rate of change since 2020 was 1.51% annually. The five-year projection for the population in the area is 437,676 representing a change of 0.80% annually from 2022 to 2027. Currently, the population is 52.0% male and 48.0% female.

Median Age

The median age in this area is 35.2, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	39.7%	45.5%	42.6%
2022 Black Alone	26.4%	17.9%	17.6%
2022 American Indian/Alaska Native Alone	0.8%	0.9%	0.9%
2022 Asian Alone	2.2%	5.4%	6.3%
2022 Pacific Islander Alone	0.0%	0.1%	0.1%
2022 Other Race	16.4%	13.8%	15.8%
2022 Two or More Races	14.6%	16.4%	16.6%
2022 Hispanic Origin (Any Race)	45.7%	36.6%	39.2%

Persons of Hispanic origin represent 39.2% of the population in the identified area compared to 19.0% 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 85.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	70	86	92
2010 Households	5,047	60,082	144,850
2020 Households	6,028	76,482	174,609
2022 Households	6,143	80,257	182,036
2027 Households	6,782	85,198	191,090
2010-2020 Annual Rate	1.79%	2.44%	1.89%
2020-2022 Annual Rate	0.84%	2.16%	1.87%
2022-2027 Annual Rate	2.00%	1.20%	0.98%
2022 Average Household Size	2.36	2.03	2.16

The household count in this area has changed from 174,609 in 2020 to 182,036 in the current year, a change of 1.87% annually. The five-year projection of households is 191,090, a change of 0.98% annually from the current year total. Average household size is currently 2.16, compared to 2.17 in the year 2020. The number of families in the current year is 83,772 in the specified area.

Average Household Income

2022 Average Household Income	\$99,880	\$124,226	\$122,375
2027 Average Household Income	\$114,019	\$140,837	\$139,205
2022-2027 Annual Rate	2.68%	2.54%	2.61%

2022 Population 25+ by Educational Attainment

Total	16,570	127,635	291,328
Less than 9th Grade	12.8%	7.4%	8.5%
9th - 12th Grade, No Diploma	13.8%	6.0%	6.8%
High School Graduate	19.6%	13.7%	14.9%
GED/Alternative Credential	10.8%	3.9%	3.1%
Some College, No Degree	14.9%	12.6%	12.1%
Associate Degree	5.6%	4.9%	4.8%
Bachelor's Degree	14.9%	30.5%	28.2%
Graduate/Professional Degree	7.6%	21.0%	21.5%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,093	12,775	26,748
Total Employees:	26,632	252,375	440,856
Total Residential Population:	22,837	174,315	420,541
Employee/Residential Population Ratio (per 100 Residents)	117	145	105



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.

11-2-2015



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.

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