

Harwin Industrial Plaza

9901 - 9927 Harwin Drive, Houston, Texas 77036



Estimated Population



1-mile	3-miles	5-miles
38,306	255,446	580,476

Avg Household Income



1-mile	3-miles	5-miles
\$45,916	\$60,828	\$88,681

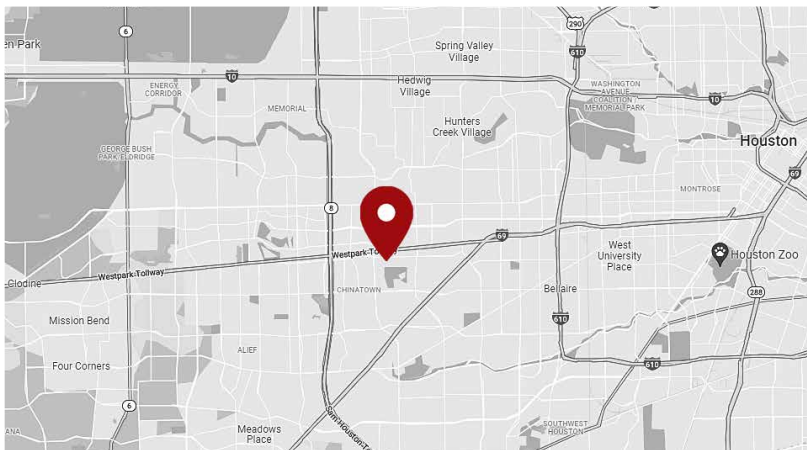
Traffic Counts



Harwin Dr	21,697 VPD
Gessner Rd	33,790 VPD
Year: 2016 Source: ESRI	

Property Features

- Fenced/paved outside storage
- Grade level loading
- Located between Fondren Road and South Gessner Road
- Excellent access to Southwest Freeway and the Sam Houston Tollway

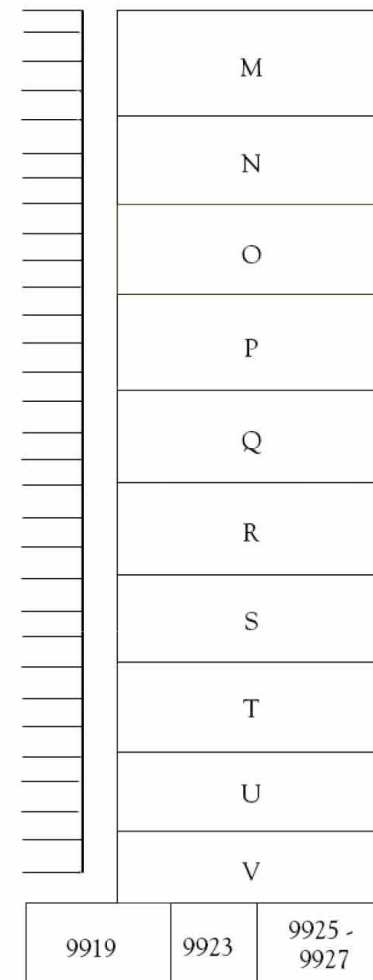
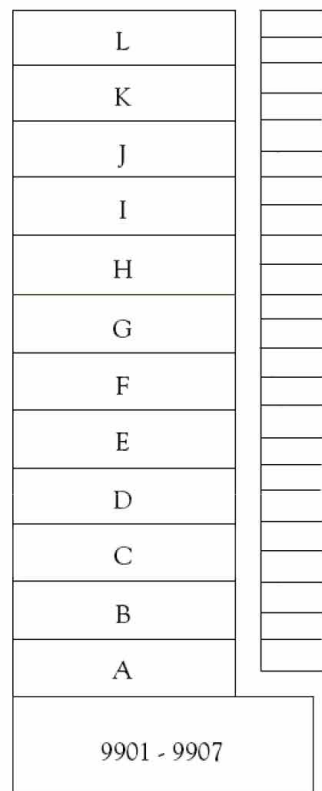


For more
information contact:

Greg Egan
gegan@houstonwarehousespace.com
(713) 721-0564

9901 - 9927 Harwin Drive, Houston, Texas 77036

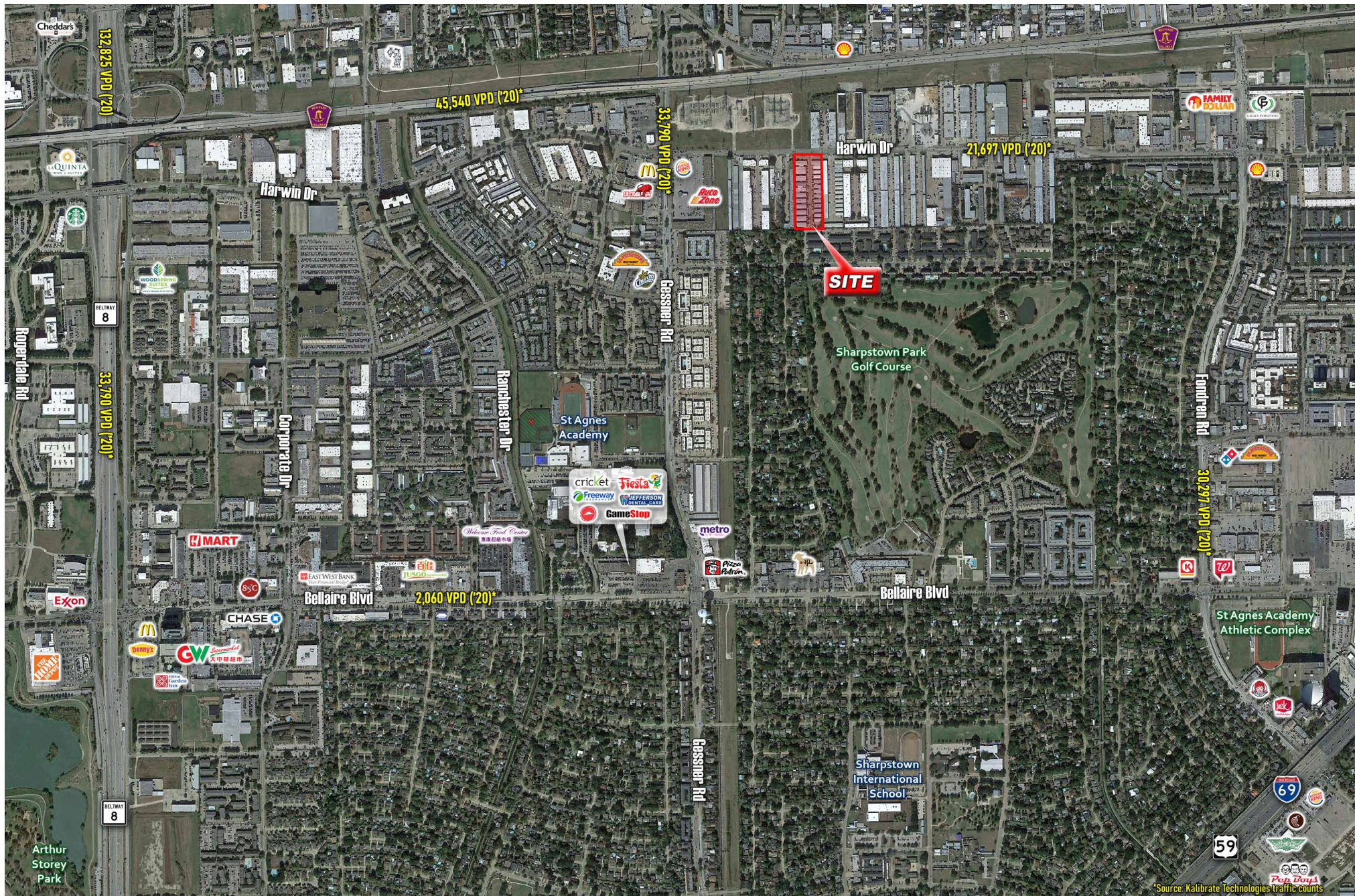
Suite	Tenant	SF
9901-9907 Harwin Dr		
	The Linen Warehouse	3,800
9909 Harwin Dr		
A	Aslan	2,500
B	Magic Shots	2,500
C	Lonestar Tank & Supply	2,500
D	Morphosis Productions	2,500
E	Mark's Floor Design	2,500
F	P And B Painting	2,500
G	Litho Productions	2,500
H	Vishw Repair Shop	2,500
I	Vishw Repair Shop	2,500
J	Footwear Couture Inc.	2,500
K	C-Three Electrical Contractors	2,500
L	Green Links	2,500
M	Houston Boat Service	4,725
N	Green Links	4,725
O	Houston Slot Games	4,725
P	Fashion Kids	4,200
Q	Valet Forces Inc.	4,200
R	Bling! 120	4,200
S	Gem Distributors	3,675
T	Gem Distributors	3,675
U	Vishw Repair Shop	5,250
V	The Linen Warehouse	7,875
9919-9921 Harwin Dr		
	Hi On Nature	1,800
9923 Harwin Dr		
	Hi On Nature	1,000
9925-9927 Harwin Dr		
	Mark's Floor Design	2,000
Total Sq Ft		85,850



Harwin Drive



*Source: Kalibrate Technologies traffic counts



	1 mile	3 miles	5 miles
Population			
2000 Population	37,316	231,038	518,566
2010 Population	36,036	237,241	537,925
2021 Population	38,306	255,446	580,476
2026 Population	39,792	266,351	605,237
2000-2010 Annual Rate	-0.35%	0.27%	0.37%
2010-2021 Annual Rate	0.54%	0.66%	0.68%
2021-2026 Annual Rate	0.76%	0.84%	0.84%
2021 Male Population	53.2%	51.8%	50.3%
2021 Female Population	46.8%	48.2%	49.7%
2021 Median Age	31.1	32.1	34.1

In the identified area, the current year population is 580,476. In 2010, the Census count in the area was 537,925. The rate of change since 2010 was 0.68% annually. The five-year projection for the population in the area is 605,237 representing a change of 0.84% annually from 2021 to 2026. Currently, the population is 50.3% male and 49.7% female.

Median Age

The median age in this area is 31.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	37.6%	44.3%	47.4%
2021 Black Alone	16.7%	17.7%	19.1%
2021 American Indian/Alaska Native Alone	1.2%	1.1%	0.8%
2021 Asian Alone	13.3%	10.8%	12.1%
2021 Pacific Islander Alone	0.2%	0.1%	0.1%
2021 Other Race	25.8%	20.8%	16.1%
2021 Two or More Races	5.2%	5.2%	4.5%
2021 Hispanic Origin (Any Race)	61.4%	55.8%	43.7%

Persons of Hispanic origin represent 43.7% of the population in the identified area compared to 18.9% 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 86.0 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	30	51	93
2000 Households	14,756	93,847	209,813
2010 Households	13,323	91,940	211,016
2021 Total Households	13,820	96,978	225,139
2026 Total Households	14,271	100,633	234,119
2000-2010 Annual Rate	-1.02%	-0.21%	0.06%
2010-2021 Annual Rate	0.33%	0.48%	0.58%
2021-2026 Annual Rate	0.64%	0.74%	0.79%
2021 Average Household Size	2.76	2.61	2.56

Average Household Income

2021 Average Household Income	\$45,916	\$60,828	\$88,681
2026 Average Household Income	\$50,717	\$67,079	\$96,707
2021-2026 Annual Rate	2.01%	1.98%	1.75%

2021 Population 25+ by Educational Attainment

Total	23,715	161,998	381,143
Less than 9th Grade	20.2%	16.7%	12.1%
9th - 12th Grade, No Diploma	7.3%	7.7%	6.3%
High School Graduate	26.6%	21.9%	18.4%
GED/Alternative Credential	2.4%	2.0%	2.1%
Some College, No Degree	17.4%	16.8%	16.4%
Associate Degree	3.7%	5.4%	5.3%
Bachelor's Degree	14.5%	19.8%	24.3%
Graduate/Professional Degree	7.9%	9.8%	15.2%

Data for all businesses in area

	1 mile	3 miles	5 miles
Total Businesses:	2,159	15,850	35,261
Total Employees:	12,599	141,283	345,264
Total Residential Population:	38,306	255,446	580,476
Employee/Residential Population Ratio (per 100 Residents)	33	55	59



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.

<u>United Equities, Inc.</u>	<u>314335</u>	<u>(713) 772-6262</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email
<u>Edwin Freedman</u>	<u>153678</u>	<u>bfreedman@unitedequities.com</u>
Designated Broker of Firm	License No.	Email
<u>Kristen Cavanaugh</u>	<u>484917</u>	<u>kcavanaugh@unitedequities.com</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email
Sales Agent/Associate's Name	License No.	Email
		Phone

Buyer/Tenant/Seller/Landlord Initials

Date