

EaDo Loft Building

908 Live Oak St, Houston, TX 77003



Estimated Population



1-mile	3-miles	5-miles
19,882	181,180	451,267

Avg Household Income



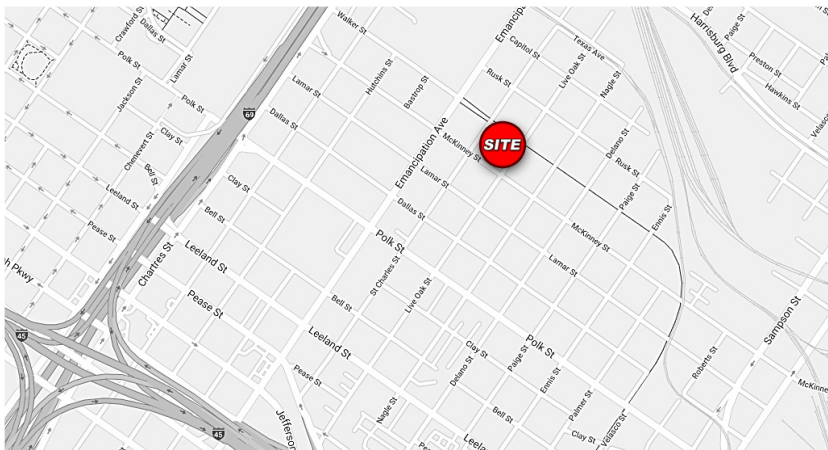
1-mile	3-miles	5-miles
\$107,523	\$93,209	\$99,802

Traffic Counts



McKinney St	1,063 VPD
Live Oak St	1,790 VPD

Year: 2020 | Source: Kalibrate

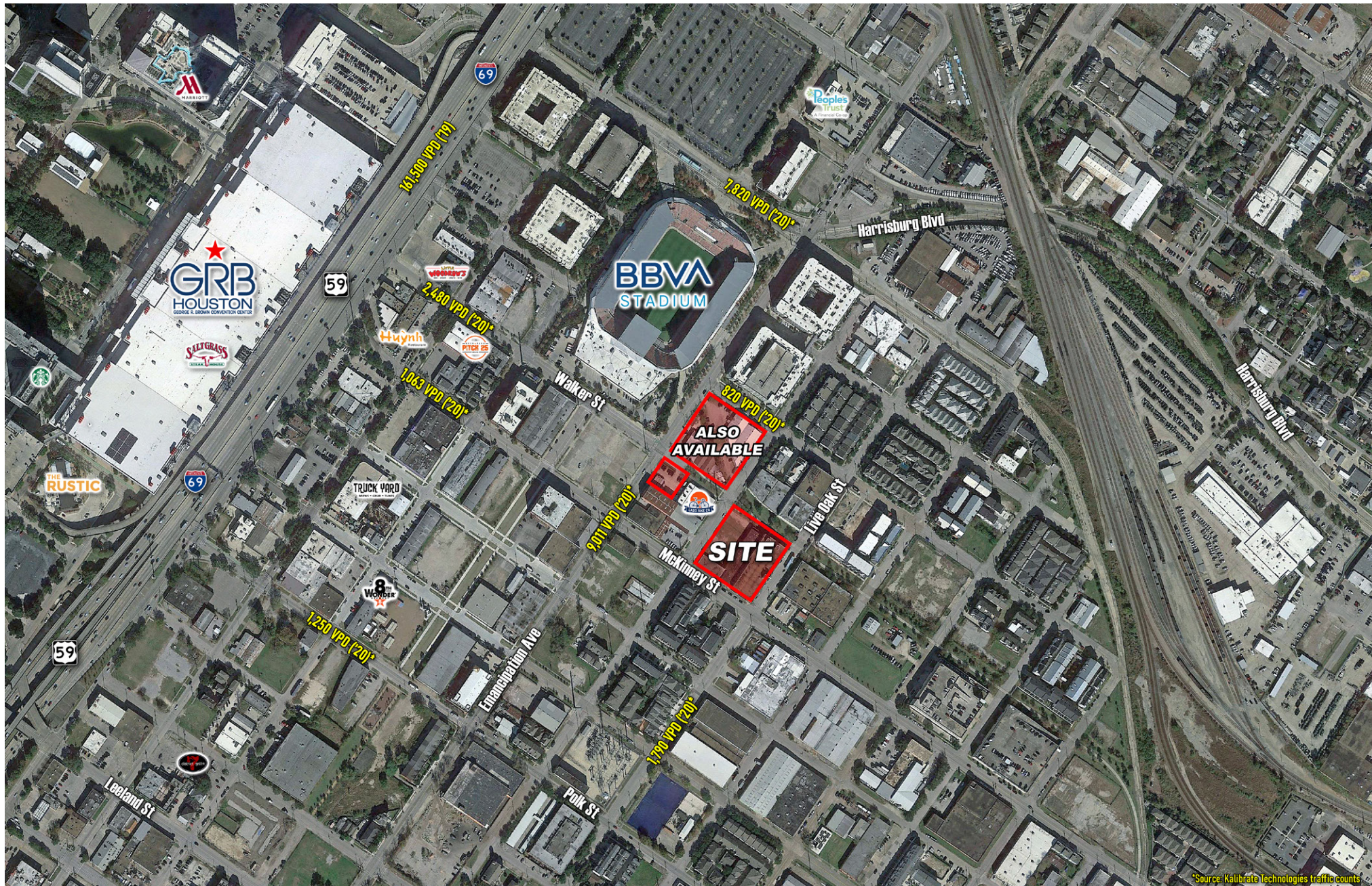


Property Features

- Approximately 98,000 sq ft.
- At the confluence of all of Houston's major freeways: I-10, I-45 & I-69 (aka US 59).
- On the major Columbia Tap Bike Path which connects the building to:
 - Downtown
 - The Heights
 - TSU & UH
 - Texas Medical Center
- Only three (3) walkable blocks from Metro Rail Green Line.
- Project Branding through iconic rooftop signage.
- EaDo DID NOT FLOOD DURING HARVEY
- **Call for Pricing**

For more
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Population

2000 Population	14,864	146,458	383,800
2010 Population	13,810	151,115	387,954
2020 Population	19,882	181,180	451,267
2025 Population	24,002	200,791	497,056
2000-2010 Annual Rate	-0.73%	0.31%	0.11%
2010-2020 Annual Rate	3.62%	1.79%	1.49%
2020-2025 Annual Rate	3.84%	2.08%	1.95%
2020 Male Population	57.6%	54.9%	52.1%
2020 Female Population	42.4%	45.1%	47.9%
2020 Median Age	36.0	33.9	34.5

In the identified area, the current year population is 451,267. In 2010, the Census count in the area was 387,954. The rate of change since 2010 was 1.49% annually. The five-year projection for the population in the area is 497,056 representing a change of 1.95% annually from 2020 to 2025. Currently, the population is 52.1% male and 47.9% female.

Median Age

The median age in this area is 36.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	43.4%	49.1%	53.0%
2020 Black Alone	31.2%	28.1%	22.1%
2020 American Indian/Alaska Native Alone	0.4%	0.5%	0.5%
2020 Asian Alone	3.8%	4.5%	5.5%
2020 Pacific Islander Alone	0.0%	0.1%	0.0%
2020 Other Race	18.0%	14.5%	15.6%
2020 Two or More Races	3.2%	3.3%	3.3%
2020 Hispanic Origin (Any Race)	41.6%	42.3%	45.7%

Persons of Hispanic origin represent 45.7% of the population in the identified area compared to 18.8% 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 83.3 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	77	71	87
2000 Households	3,254	50,243	138,686
2010 Households	4,839	57,761	152,119
2020 Total Households	8,251	73,654	183,434
2025 Total Households	10,288	83,982	205,767
2000-2010 Annual Rate	4.05%	1.40%	0.93%
2010-2020 Annual Rate	5.34%	2.40%	1.84%
2020-2025 Annual Rate	4.51%	2.66%	2.32%
2020 Average Household Size	1.97	2.13	2.30

The household count in this area has changed from 152,119 in 2010 to 183,434 in the current year, a change of 1.84% annually. The five-year projection of households is 205,767, a change of 2.32% annually from the current year total. Average household size is currently 2.30, compared to 2.37 in the year 2010. The number of families in the current year is 88,842 in the specified area.

Average Household Income

2020 Average Household Income	\$107,523	\$93,209	\$99,802
2025 Average Household Income	\$111,585	\$102,727	\$110,223
2020-2025 Annual Rate	0.74%	1.96%	2.01%

2020 Population 25+ by Educational Attainment

Total	14,905	125,331	311,280
Less than 9th Grade	7.0%	9.9%	10.5%
9th - 12th Grade, No Diploma	5.6%	8.4%	7.9%
High School Graduate	12.9%	13.9%	14.2%
GED/Alternative Credential	5.3%	4.0%	3.3%
Some College, No Degree	14.1%	15.6%	14.5%
Associate Degree	6.6%	4.4%	4.2%
Bachelor's Degree	27.0%	24.2%	24.5%
Graduate/Professional Degree	21.5%	19.7%	21.0%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	2,352	12,386	25,953
Total Employees:	55,135	263,869	525,432
Total Residential Population:	19,882	181,180	451,267
Employee/Residential Population Ratio (per 100 Residents)	277	146	116



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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Buyer/Tenant/Seller/Landlord Initials

Date