

# Demographic Summary Report

## Sunset Ridge Retail

11411 N Sam Houston Pky E, Humble, TX 77396

Building Type: **General Retail**  
 Secondary: -  
 GLA: **16,650 SF**  
 Year Built: **2008**

Total Available: **3,170 SF**  
 % Leased: **80.96%**  
 Rent/SF/Yr: **\$21.26**



| Radius                                    | 1 Mile    |        | 3 Mile    |        | 5 Mile   |        |
|-------------------------------------------|-----------|--------|-----------|--------|----------|--------|
| <b>Population</b>                         |           |        |           |        |          |        |
| 2021 Projection                           | 5,843     |        | 57,232    |        | 130,027  |        |
| 2016 Estimate                             | 5,166     |        | 51,162    |        | 117,184  |        |
| 2010 Census                               | 3,582     |        | 38,771    |        | 94,369   |        |
| Growth 2016 - 2021                        | 13.10%    |        | 11.86%    |        | 10.96%   |        |
| Growth 2010 - 2016                        | 44.22%    |        | 31.96%    |        | 24.18%   |        |
| <b>2016 Population by Hispanic Origin</b> | 1,506     |        | 17,628    |        | 40,001   |        |
| <b>2016 Population</b>                    | 5,166     |        | 51,162    |        | 117,184  |        |
| White                                     | 3,298     | 63.84% | 32,997    | 64.50% | 78,320   | 66.84% |
| Black                                     | 1,438     | 27.84% | 14,677    | 28.69% | 31,063   | 26.51% |
| Am. Indian & Alaskan                      | 50        | 0.97%  | 428       | 0.84%  | 1,115    | 0.95%  |
| Asian                                     | 255       | 4.94%  | 1,967     | 3.84%  | 4,105    | 3.50%  |
| Hawaiian & Pacific Island                 | 18        | 0.35%  | 111       | 0.22%  | 369      | 0.31%  |
| Other                                     | 106       | 2.05%  | 983       | 1.92%  | 2,212    | 1.89%  |
| U.S. Armed Forces                         | 0         |        | 12        |        | 37       |        |
| <b>Households</b>                         |           |        |           |        |          |        |
| 2021 Projection                           | 1,899     |        | 17,550    |        | 41,146   |        |
| 2016 Estimate                             | 1,676     |        | 15,629    |        | 36,999   |        |
| 2010 Census                               | 1,148     |        | 11,523    |        | 29,365   |        |
| Growth 2016 - 2021                        | 13.31%    |        | 12.29%    |        | 11.21%   |        |
| Growth 2010 - 2016                        | 45.99%    |        | 35.63%    |        | 26.00%   |        |
| Owner Occupied                            | 1,382     | 82.46% | 12,386    | 79.25% | 27,921   | 75.46% |
| Renter Occupied                           | 294       | 17.54% | 3,242     | 20.74% | 9,078    | 24.54% |
| <b>2016 Households by HH Income</b>       | 1,678     |        | 15,629    |        | 36,999   |        |
| Income: <\$25,000                         | 101       | 6.02%  | 1,438     | 9.20%  | 4,012    | 10.84% |
| Income: \$25,000 - \$50,000               | 268       | 15.97% | 2,642     | 16.90% | 7,200    | 19.46% |
| Income: \$50,000 - \$75,000               | 398       | 23.72% | 3,104     | 19.86% | 7,421    | 20.06% |
| Income: \$75,000 - \$100,000              | 278       | 16.57% | 2,365     | 15.13% | 5,617    | 15.18% |
| Income: \$100,000 - \$125,000             | 215       | 12.81% | 2,132     | 13.64% | 4,352    | 11.76% |
| Income: \$125,000 - \$150,000             | 98        | 5.84%  | 1,103     | 7.06%  | 2,359    | 6.38%  |
| Income: \$150,000 - \$200,000             | 186       | 11.08% | 1,525     | 9.76%  | 3,339    | 9.02%  |
| Income: \$200,000+                        | 134       | 7.99%  | 1,320     | 8.45%  | 2,699    | 7.29%  |
| <b>2016 Avg Household Income</b>          | \$102,826 |        | \$101,922 |        | \$95,159 |        |
| <b>2016 Med Household Income</b>          | \$81,475  |        | \$81,665  |        | \$74,537 |        |

# Demographic Detail Report

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| Radius                        | 1 Mile       | 3 Mile        | 5 Mile         |
|-------------------------------|--------------|---------------|----------------|
| <b>Population</b>             |              |               |                |
| 2021 Projection               | 5,843        | 57,232        | 130,027        |
| 2016 Estimate                 | 5,166        | 51,162        | 117,184        |
| 2010 Census                   | 3,582        | 38,771        | 94,369         |
| Growth 2016 - 2021            | 13.10%       | 11.86%        | 10.96%         |
| Growth 2010 - 2016            | 44.22%       | 31.96%        | 24.18%         |
| <b>2016 Population by Age</b> |              |               |                |
|                               | <b>5,166</b> | <b>51,162</b> | <b>117,184</b> |
| Age 0 - 4                     | 430 8.32%    | 4,106 8.03%   | 9,322 7.96%    |
| Age 5 - 9                     | 469 9.08%    | 4,403 8.61%   | 9,918 8.46%    |
| Age 10 - 14                   | 452 8.75%    | 4,225 8.26%   | 9,705 8.28%    |
| Age 15 - 19                   | 386 7.47%    | 3,664 7.16%   | 8,689 7.41%    |
| Age 20 - 24                   | 328 6.35%    | 3,419 6.68%   | 8,108 6.92%    |
| Age 25 - 29                   | 326 6.31%    | 3,797 7.42%   | 8,487 7.24%    |
| Age 30 - 34                   | 390 7.55%    | 4,394 8.59%   | 9,366 7.99%    |
| Age 35 - 39                   | 440 8.52%    | 4,499 8.79%   | 9,588 8.18%    |
| Age 40 - 44                   | 441 8.54%    | 4,250 8.31%   | 9,266 7.91%    |
| Age 45 - 49                   | 381 7.38%    | 3,623 7.08%   | 8,143 6.95%    |
| Age 50 - 54                   | 321 6.21%    | 3,089 6.04%   | 7,149 6.10%    |
| Age 55 - 59                   | 268 5.19%    | 2,606 5.09%   | 6,193 5.28%    |
| Age 60 - 64                   | 207 4.01%    | 2,002 3.91%   | 4,919 4.20%    |
| Age 65 - 69                   | 143 2.77%    | 1,373 2.68%   | 3,501 2.99%    |
| Age 70 - 74                   | 87 1.68%     | 820 1.60%     | 2,206 1.88%    |
| Age 75 - 79                   | 49 0.95%     | 446 0.87%     | 1,277 1.09%    |
| Age 80 - 84                   | 27 0.52%     | 244 0.48%     | 725 0.62%      |
| Age 85+                       | 20 0.39%     | 202 0.39%     | 621 0.53%      |
| Age 65+                       | 326 6.31%    | 3,085 6.03%   | 8,330 7.11%    |
| <b>Median Age</b>             | <b>32.50</b> | <b>32.20</b>  | <b>32.30</b>   |
| <b>Average Age</b>            | <b>32.20</b> | <b>32.20</b>  | <b>32.70</b>   |

## Demographic Detail Report

| <b>Sunset Ridge Retail</b>                          |               |        |               |        |                |        |
|-----------------------------------------------------|---------------|--------|---------------|--------|----------------|--------|
| 11411 N Sam Houston Pky E, Humble, TX 77396         |               |        |               |        |                |        |
| <b>Radius</b>                                       | <b>1 Mile</b> |        | <b>3 Mile</b> |        | <b>5 Mile</b>  |        |
| <b>2016 Population By Race</b>                      | <b>5,166</b>  |        | <b>51,162</b> |        | <b>117,184</b> |        |
| White                                               | 3,298         | 63.84% | 32,997        | 64.50% | 78,320         | 66.84% |
| Black                                               | 1,438         | 27.84% | 14,677        | 28.69% | 31,063         | 26.51% |
| Am. Indian & Alaskan                                | 50            | 0.97%  | 428           | 0.84%  | 1,115          | 0.95%  |
| Asian                                               | 255           | 4.94%  | 1,967         | 3.84%  | 4,105          | 3.50%  |
| Hawaiian & Pacific Island                           | 18            | 0.35%  | 111           | 0.22%  | 369            | 0.31%  |
| Other                                               | 106           | 2.05%  | 983           | 1.92%  | 2,212          | 1.89%  |
| <b>Population by Hispanic Origin</b>                | <b>5,166</b>  |        | <b>51,162</b> |        | <b>117,184</b> |        |
| Non-Hispanic Origin                                 | 3,661         | 70.87% | 33,534        | 65.54% | 77,183         | 65.86% |
| Hispanic Origin                                     | 1,505         | 29.13% | 17,628        | 34.46% | 40,001         | 34.14% |
| <b>2016 Median Age, Male</b>                        | <b>31.30</b>  |        | <b>31.80</b>  |        | <b>31.60</b>   |        |
| <b>2016 Average Age, Male</b>                       | <b>31.40</b>  |        | <b>31.80</b>  |        | <b>32.10</b>   |        |
| <b>2016 Median Age, Female</b>                      | <b>33.40</b>  |        | <b>32.70</b>  |        | <b>33.00</b>   |        |
| <b>2016 Average Age, Female</b>                     | <b>32.90</b>  |        | <b>32.60</b>  |        | <b>33.30</b>   |        |
| <b>2016 Population by Occupation Classification</b> | <b>3,737</b>  |        | <b>37,695</b> |        | <b>86,503</b>  |        |
| Civilian Employed                                   | 2,291         | 61.31% | 25,128        | 66.66% | 59,202         | 68.44% |
| Civilian Unemployed                                 | 138           | 3.69%  | 1,080         | 2.87%  | 2,452          | 2.83%  |
| Civilian Non-Labor Force                            | 1,308         | 35.00% | 11,476        | 30.44% | 24,816         | 28.69% |
| Armed Forces                                        | 0             | 0.00%  | 11            | 0.03%  | 33             | 0.04%  |
| <b>Households by Marital Status</b>                 |               |        |               |        |                |        |
| Married                                             | 1,103         |        | 9,742         |        | 22,082         |        |
| Married No Children                                 | 448           |        | 4,058         |        | 9,407          |        |
| Married w/Children                                  | 655           |        | 5,684         |        | 12,675         |        |
| <b>2016 Population by Education</b>                 | <b>3,258</b>  |        | <b>32,940</b> |        | <b>75,691</b>  |        |
| Some High School, No Diploma                        | 217           | 6.66%  | 3,973         | 12.06% | 9,468          | 12.51% |
| High School Grad (Incl Equivalency)                 | 592           | 18.17% | 7,034         | 21.35% | 16,822         | 22.22% |
| Some College, No Degree                             | 1,168         | 35.85% | 10,297        | 31.26% | 24,359         | 32.18% |
| Associate Degree                                    | 157           | 4.82%  | 1,594         | 4.84%  | 4,250          | 5.61%  |
| Bachelor Degree                                     | 896           | 27.50% | 6,556         | 19.90% | 13,884         | 18.34% |
| Advanced Degree                                     | 228           | 7.00%  | 3,486         | 10.58% | 6,908          | 9.13%  |

## Demographic Detail Report

### Sunset Ridge Retail

11411 N Sam Houston Pky E, Humble, TX 77396

| Radius                                | 1 Mile       |        | 3 Mile        |        | 5 Mile         |        |
|---------------------------------------|--------------|--------|---------------|--------|----------------|--------|
| <b>2016 Population by Occupation</b>  | <b>4,421</b> |        | <b>47,577</b> |        | <b>111,055</b> |        |
| Real Estate & Finance                 | 190          | 4.30%  | 1,506         | 3.17%  | 3,164          | 2.85%  |
| Professional & Management             | 1,239        | 28.03% | 12,863        | 27.04% | 27,770         | 25.01% |
| Public Administration                 | 106          | 2.40%  | 1,251         | 2.63%  | 3,230          | 2.91%  |
| Education & Health                    | 386          | 8.73%  | 5,309         | 11.16% | 12,589         | 11.34% |
| Services                              | 274          | 6.20%  | 3,501         | 7.36%  | 9,570          | 8.62%  |
| Information                           | 12           | 0.27%  | 251           | 0.53%  | 556            | 0.50%  |
| Sales                                 | 578          | 13.07% | 5,708         | 12.00% | 14,474         | 13.03% |
| Transportation                        | 115          | 2.60%  | 641           | 1.35%  | 1,150          | 1.04%  |
| Retail                                | 152          | 3.44%  | 1,519         | 3.19%  | 4,761          | 4.29%  |
| Wholesale                             | 114          | 2.58%  | 1,046         | 2.20%  | 2,158          | 1.94%  |
| Manufacturing                         | 303          | 6.85%  | 3,224         | 6.78%  | 6,623          | 5.96%  |
| Production                            | 300          | 6.79%  | 3,562         | 7.49%  | 7,734          | 6.96%  |
| Construction                          | 126          | 2.85%  | 1,923         | 4.04%  | 5,276          | 4.75%  |
| Utilities                             | 316          | 7.15%  | 3,336         | 7.01%  | 7,315          | 6.59%  |
| Agriculture & Mining                  | 61           | 1.38%  | 818           | 1.72%  | 1,918          | 1.73%  |
| Farming, Fishing, Forestry            | 0            | 0.00%  | 0             | 0.00%  | 24             | 0.02%  |
| Other Services                        | 149          | 3.37%  | 1,119         | 2.35%  | 2,743          | 2.47%  |
| <b>2016 Worker Travel Time to Job</b> | <b>2,224</b> |        | <b>24,691</b> |        | <b>57,970</b>  |        |
| <30 Minutes                           | 983          | 44.20% | 11,722        | 47.47% | 27,962         | 48.24% |
| 30-60 Minutes                         | 891          | 40.06% | 10,079        | 40.82% | 23,168         | 39.97% |
| 60+ Minutes                           | 350          | 15.74% | 2,890         | 11.70% | 6,840          | 11.80% |
| <b>2010 Households by HH Size</b>     | <b>1,146</b> |        | <b>11,522</b> |        | <b>29,365</b>  |        |
| 1-Person Households                   | 160          | 13.96% | 1,685         | 14.62% | 4,664          | 15.88% |
| 2-Person Households                   | 316          | 27.57% | 3,061         | 26.57% | 7,852          | 26.74% |
| 3-Person Households                   | 229          | 19.98% | 2,292         | 19.89% | 5,696          | 19.40% |
| 4-Person Households                   | 238          | 20.77% | 2,358         | 20.47% | 5,830          | 19.85% |
| 5-Person Households                   | 123          | 10.73% | 1,246         | 10.81% | 3,091          | 10.53% |
| 6-Person Households                   | 52           | 4.54%  | 516           | 4.48%  | 1,296          | 4.41%  |
| 7 or more Person Households           | 28           | 2.44%  | 364           | 3.16%  | 936            | 3.19%  |
| <b>2016 Average Household Size</b>    | <b>3.10</b>  |        | <b>3.10</b>   |        | <b>3.10</b>    |        |
| <b>Households</b>                     |              |        |               |        |                |        |
| 2021 Projection                       | 1,899        |        | 17,550        |        | 41,146         |        |
| 2016 Estimate                         | 1,676        |        | 15,629        |        | 36,999         |        |
| 2010 Census                           | 1,148        |        | 11,523        |        | 29,365         |        |
| Growth 2016 - 2021                    | 13.31%       |        | 12.29%        |        | 11.21%         |        |
| Growth 2010 - 2016                    | 45.99%       |        | 35.63%        |        | 26.00%         |        |

## Demographic Detail Report

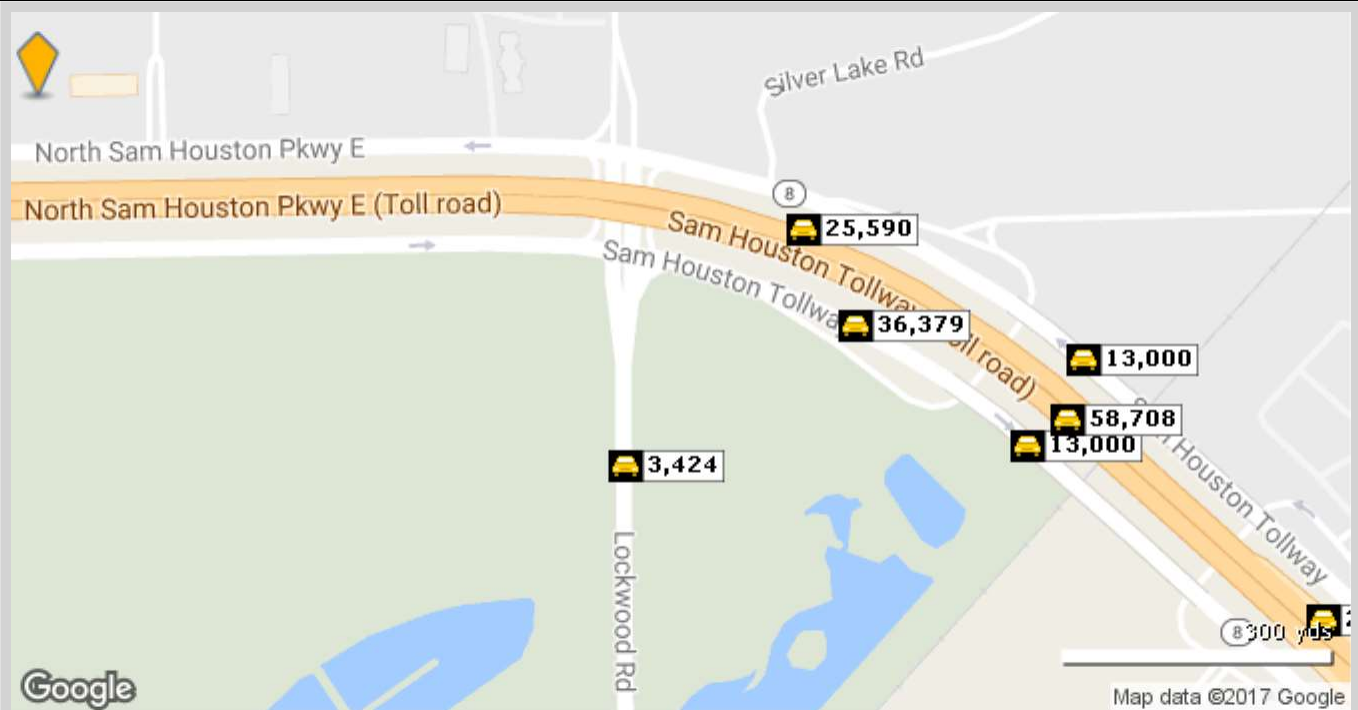
| <b>Sunset Ridge Retail</b>                  |                  |        |                  |        |                  |        |
|---------------------------------------------|------------------|--------|------------------|--------|------------------|--------|
| 11411 N Sam Houston Pky E, Humble, TX 77396 |                  |        |                  |        |                  |        |
| <b>Radius</b>                               | <b>1 Mile</b>    |        | <b>3 Mile</b>    |        | <b>5 Mile</b>    |        |
| <b>2016 Households by HH Income</b>         | <b>1,678</b>     |        | <b>15,629</b>    |        | <b>36,999</b>    |        |
| <\$25,000                                   | 101              | 6.02%  | 1,438            | 9.20%  | 4,012            | 10.84% |
| \$25,000 - \$50,000                         | 268              | 15.97% | 2,642            | 16.90% | 7,200            | 19.46% |
| \$50,000 - \$75,000                         | 398              | 23.72% | 3,104            | 19.86% | 7,421            | 20.06% |
| \$75,000 - \$100,000                        | 278              | 16.57% | 2,365            | 15.13% | 5,617            | 15.18% |
| \$100,000 - \$125,000                       | 215              | 12.81% | 2,132            | 13.64% | 4,352            | 11.76% |
| \$125,000 - \$150,000                       | 98               | 5.84%  | 1,103            | 7.06%  | 2,359            | 6.38%  |
| \$150,000 - \$200,000                       | 186              | 11.08% | 1,525            | 9.76%  | 3,339            | 9.02%  |
| \$200,000+                                  | 134              | 7.99%  | 1,320            | 8.45%  | 2,699            | 7.29%  |
| <b>2016 Avg Household Income</b>            | <b>\$102,826</b> |        | <b>\$101,922</b> |        | <b>\$95,159</b>  |        |
| <b>2016 Med Household Income</b>            | <b>\$81,475</b>  |        | <b>\$81,665</b>  |        | <b>\$74,537</b>  |        |
| <b>2016 Occupied Housing</b>                | <b>1,676</b>     |        | <b>15,628</b>    |        | <b>36,999</b>    |        |
| Owner Occupied                              | 1,382            | 82.46% | 12,386           | 79.26% | 27,921           | 75.46% |
| Renter Occupied                             | 294              | 17.54% | 3,242            | 20.74% | 9,078            | 24.54% |
| <b>2010 Housing Units</b>                   | <b>1,710</b>     |        | <b>14,872</b>    |        | <b>35,975</b>    |        |
| 1 Unit                                      | 1,369            | 80.06% | 12,795           | 86.03% | 29,932           | 83.20% |
| 2 - 4 Units                                 | 7                | 0.41%  | 16               | 0.11%  | 768              | 2.13%  |
| 5 - 19 Units                                | 220              | 12.87% | 1,404            | 9.44%  | 3,595            | 9.99%  |
| 20+ Units                                   | 114              | 6.67%  | 657              | 4.42%  | 1,680            | 4.67%  |
| <b>2016 Housing Value</b>                   | <b>1,382</b>     |        | <b>12,387</b>    |        | <b>27,921</b>    |        |
| <\$100,000                                  | 378              | 27.35% | 2,907            | 23.47% | 6,685            | 23.94% |
| \$100,000 - \$200,000                       | 531              | 38.42% | 4,712            | 38.04% | 12,577           | 45.04% |
| \$200,000 - \$300,000                       | 364              | 26.34% | 2,754            | 22.23% | 5,083            | 18.20% |
| \$300,000 - \$400,000                       | 93               | 6.73%  | 1,219            | 9.84%  | 2,133            | 7.64%  |
| \$400,000 - \$500,000                       | 8                | 0.58%  | 425              | 3.43%  | 773              | 2.77%  |
| \$500,000 - \$1,000,000                     | 8                | 0.58%  | 214              | 1.73%  | 322              | 1.15%  |
| \$1,000,000+                                | 0                | 0.00%  | 156              | 1.26%  | 348              | 1.25%  |
| <b>2016 Median Home Value</b>               | <b>\$158,945</b> |        | <b>\$169,747</b> |        | <b>\$157,847</b> |        |
| <b>2016 Housing Units by Yr Built</b>       | <b>1,711</b>     |        | <b>16,044</b>    |        | <b>38,177</b>    |        |
| Built 2010+                                 | 492              | 28.76% | 3,655            | 22.78% | 6,627            | 17.36% |
| Built 2000 - 2010                           | 970              | 56.69% | 8,651            | 53.92% | 17,285           | 45.28% |
| Built 1990 - 1999                           | 116              | 6.78%  | 1,708            | 10.65% | 4,797            | 12.57% |
| Built 1980 - 1989                           | 89               | 5.20%  | 1,027            | 6.40%  | 3,970            | 10.40% |
| Built 1970 - 1979                           | 40               | 2.34%  | 764              | 4.76%  | 3,434            | 8.99%  |
| Built 1960 - 1969                           | 0                | 0.00%  | 143              | 0.89%  | 1,115            | 2.92%  |
| Built 1950 - 1959                           | 0                | 0.00%  | 58               | 0.36%  | 540              | 1.41%  |
| Built <1949                                 | 4                | 0.23%  | 38               | 0.24%  | 409              | 1.07%  |
| <b>2016 Median Year Built</b>               | <b>2006</b>      |        | <b>2004</b>      |        | <b>2002</b>      |        |

# Traffic Count Report

## Sunset Ridge Retail

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Building Type: **General Retail**  
 Secondary: -  
 GLA: **16,650 SF**  
 Year Built: **2008**  
 Total Available: **3,170 SF**  
 % Leased: **80.96%**  
 Rent/SF/Yr: **\$21.26**



| Street            | Cross Street    | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|-------------------|-----------------|----------------|------------|------------------|-------------|-------------------------|
| 1 Lockwood Rd     | Beltway 8       | 0.14 N         | 2015       | 2,760            | MPSI        | .45                     |
| 2 Lockwood Rd     | Sam Houston Pky | 0.14 N         | 2010       | 3,424            | MPSI        | .45                     |
| 3 Beltway 8       | Lockwood Rd     | 0.11 W         | 2011       | 25,590           | ADT         | .50                     |
| 4 Sam Houston Pky | Lockwood Rd     | 0.15 W         | 2010       | 44,451           | MPSI        | .55                     |
| 5 Beltway 8       | Lockwood Rd     | 0.15 W         | 2014       | 36,379           | MPSI        | .55                     |
| 6 Beltway 8       | Lockwood Rd     | 0.28 NW        | 2011       | 13,000           | AADT        | .68                     |
| 7 Beltway 8       | Lockwood Rd     | 0.29 W         | 2011       | 13,000           | AADT        | .69                     |
| 8 Beltway 8       | Lockwood Rd     | 0.30 NW        | 2015       | 58,708           | MPSI        | .69                     |
| 9 State Loop 8    |                 | 0.00           | 2011       | 25,590           | ADT         | .89                     |