



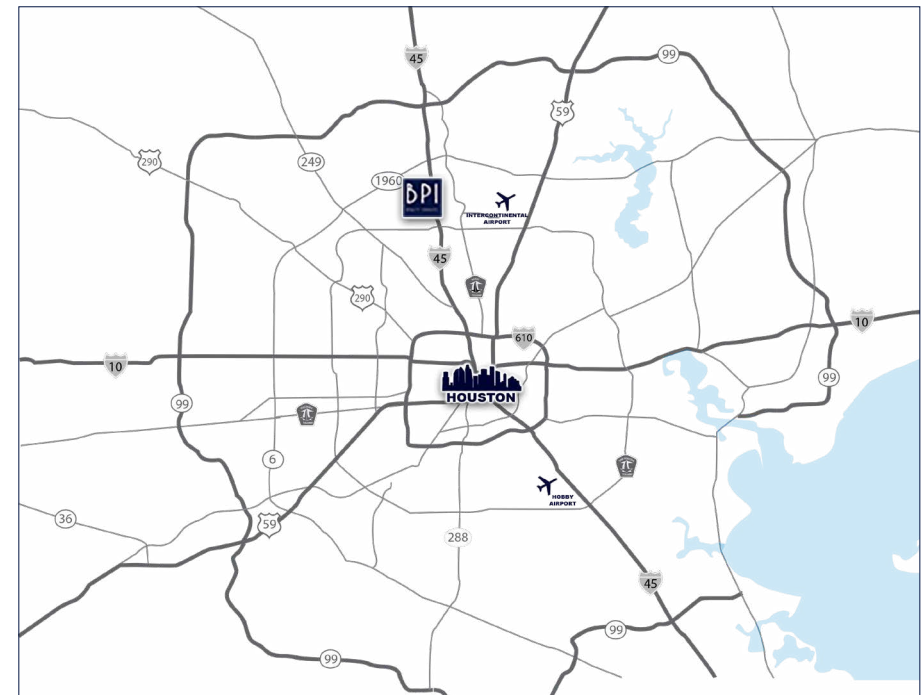
**Available:** 3,300 SF (divisible)

**Pricing:** Call for Pricing

- Description:**
- 24 Seven Gas Station and Y Shops Under Development
  - Close to the Greenspoint area
  - High area density & daytime population

**Traffic Counts:** Interstate 45: 276,397 VPD (TXDOT 2017)  
 W Airtex Blvd: 16,509 (TXDOT 2016)  
 Ella Blvd: 22,531 VPD (TXDOT 2016)

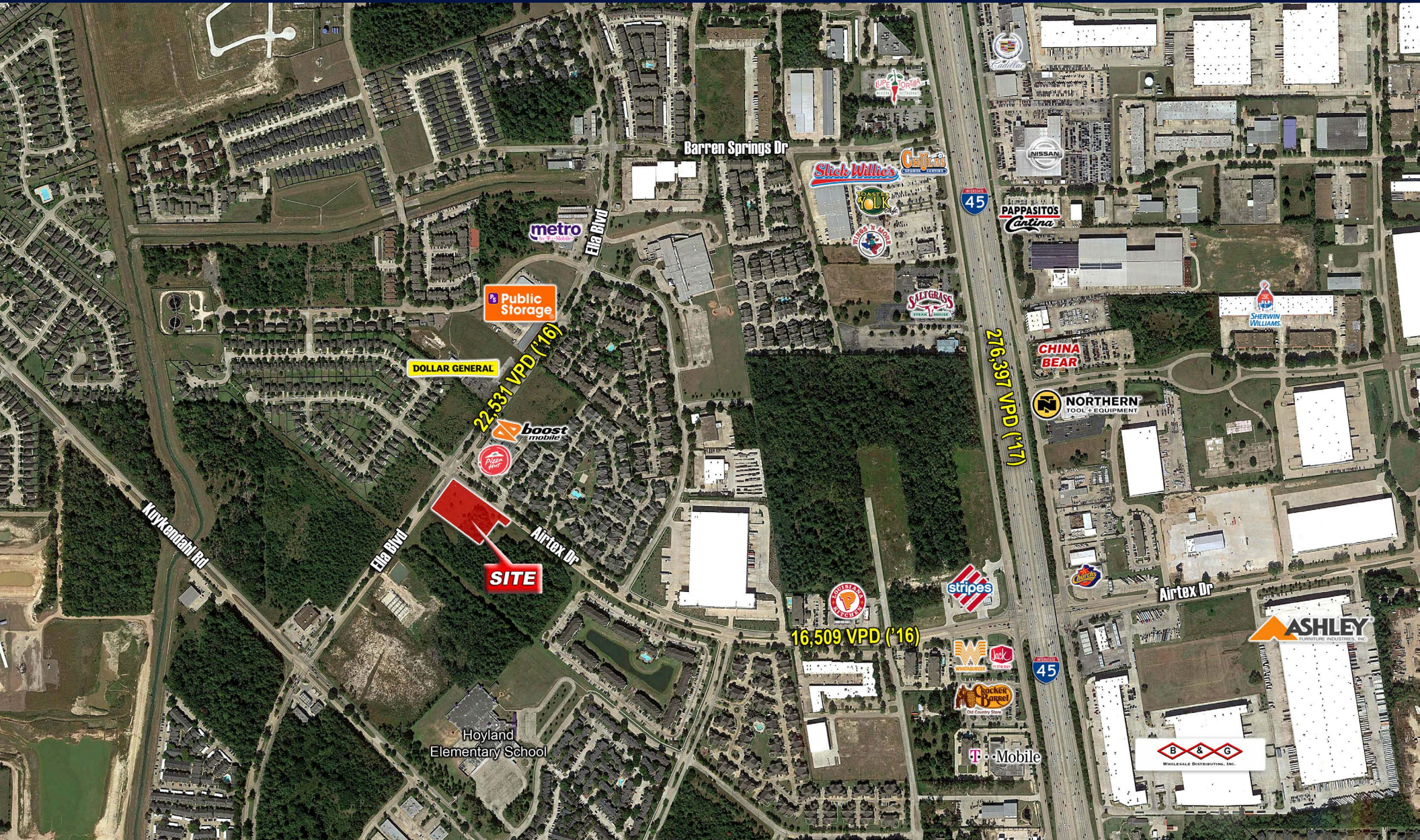
Demographics:	1 mile	3 mile	5 mile
2019 Population	17,233	123,485	298,903
Daytime Population	14,534	118,166	303,320
Average HH Income	\$49,035	\$59,424	\$66,471



For More Information:

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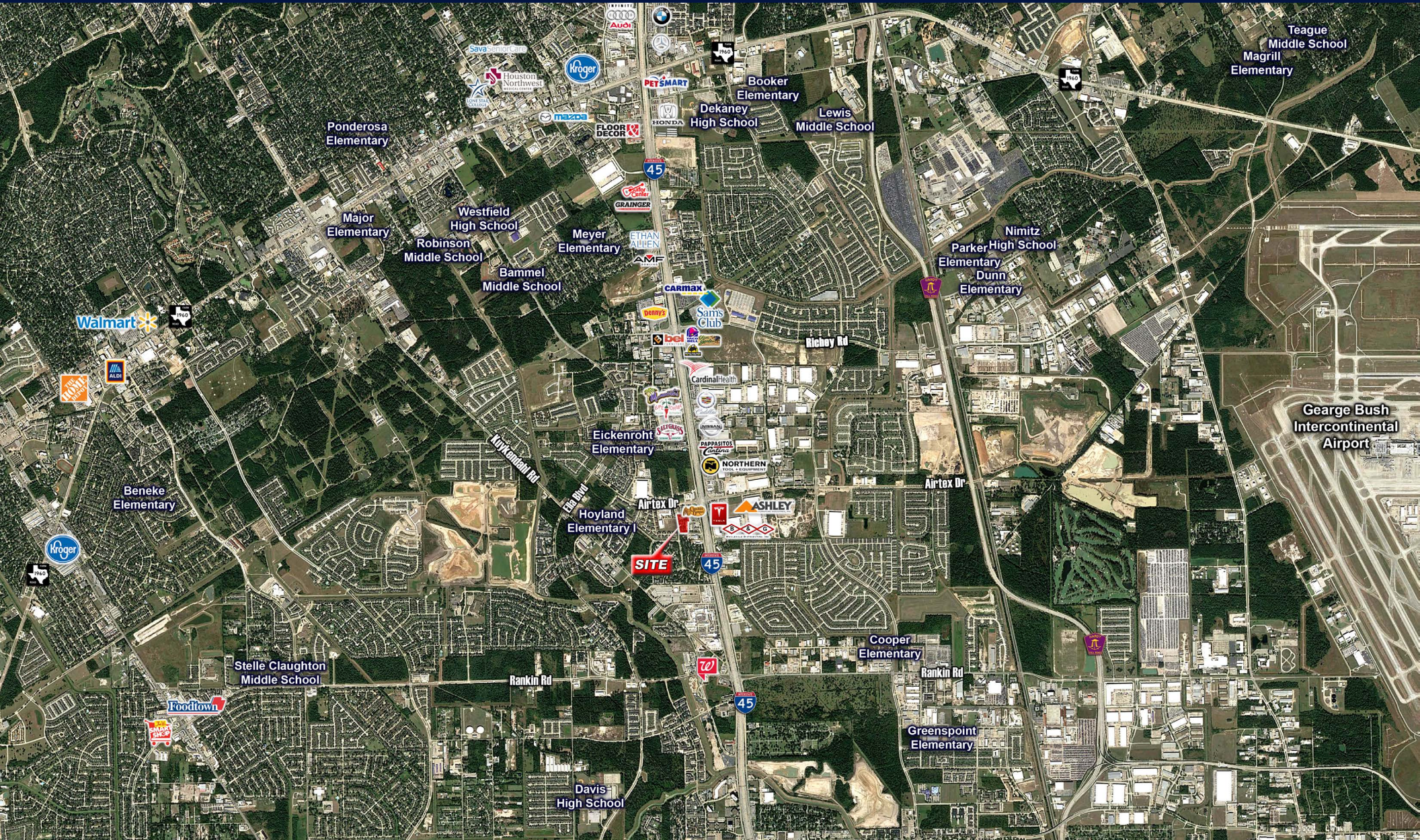




# Y Shops at Airtex

SEC of Airtex Dr & Ella Blvd

589 Airtex Drive, Houston, Texas 77090



**2019 Population**  
(3 mi Radius)  
**123,485**

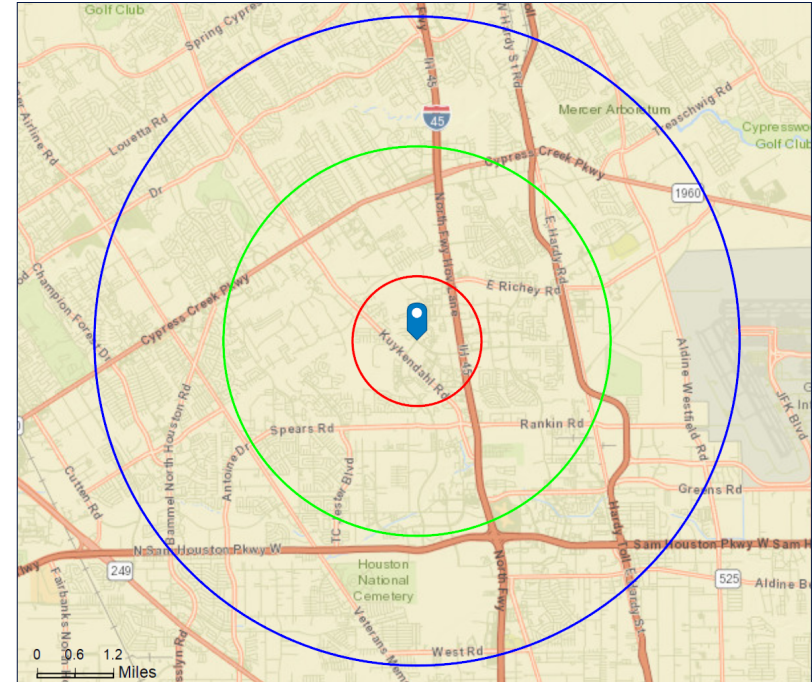
**Households**  
(3 mi Radius)  
**39,301**

**Daytime Population**  
(3 mi Radius)  
**118,166**

**Average HH Income**  
(3 mi Radius)  
**\$59,424**

**Median Home Value**  
(3 mi Radius)  
**\$138,592**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	10,321	64,706	201,400
2010 Total Population	13,852	104,831	261,174
2019 Total Population	17,233	123,485	298,903
2019 Group Quarters	0	104	362
2024 Total Population	18,660	133,980	320,548
2019-2024 Annual Rate	1.60%	1.64%	1.41%
2019 Total Daytime Population	14,534	118,166	303,320
Workers	5,857	54,329	148,948
Residents	8,677	63,837	154,372
<b>Household Summary</b>			
2000 Households	5,055	24,902	72,104
2000 Average Household Size	2.04	2.58	2.78
2010 Households	5,388	34,590	87,501
2010 Average Household Size	2.57	3.03	2.98
2019 Households	6,165	39,301	97,972
2019 Average Household Size	2.80	3.14	3.05
2024 Households	6,567	42,260	104,450
2024 Average Household Size	2.84	3.17	3.07
2019-2024 Annual Rate	1.27%	1.46%	1.29%
2010 Families	3,424	24,474	62,754
2010 Average Family Size	3.22	3.61	3.52
2019 Families	3,968	27,761	70,219
2019 Average Family Size	3.49	3.75	3.60
2024 Families	4,251	29,852	74,837
2024 Average Family Size	3.53	3.78	3.63
2019-2024 Annual Rate	1.39%	1.46%	1.28%
<b>Housing Unit Summary</b>			
2000 Housing Units	5,491	27,157	78,469
Owner Occupied Housing Units	10.7%	32.7%	43.2%
Renter Occupied Housing Units	81.4%	59.0%	48.7%
Vacant Housing Units	7.9%	8.3%	8.1%
2010 Housing Units	7,122	40,781	100,511
Owner Occupied Housing Units	16.8%	37.8%	42.7%
Renter Occupied Housing Units	58.9%	47.0%	44.3%
Vacant Housing Units	24.3%	15.2%	12.9%
2019 Housing Units	7,808	45,245	110,226
Owner Occupied Housing Units	22.1%	38.4%	42.5%
Renter Occupied Housing Units	56.9%	48.5%	46.4%
Vacant Housing Units	21.0%	13.1%	11.1%
2024 Housing Units	8,298	48,469	117,046
Owner Occupied Housing Units	23.2%	39.0%	43.1%
Renter Occupied Housing Units	56.0%	48.2%	46.1%
Vacant Housing Units	20.9%	12.8%	10.8%
<b>Median Household Income</b>			
2019	\$35,199	\$46,978	\$50,009
2024	\$42,370	\$52,841	\$54,890
<b>Median Home Value</b>			
2019	\$154,393	\$138,592	\$153,454
2024	\$162,931	\$146,521	\$168,369
<b>Per Capita Income</b>			
2019	\$17,175	\$18,927	\$21,743
2024	\$19,880	\$21,552	\$24,672
<b>Median Age</b>			
2010	26.7	27.7	29.3
2019	27.5	29.0	30.8
2024	27.4	29.4	31.5



	1 mile	3 miles	5 miles
<b>2019 Households by Income</b>			
Household Income Base	6,165	39,301	97,972
<\$15,000	13.8%	11.5%	11.6%
\$15,000 - \$24,999	15.3%	12.3%	11.9%
\$25,000 - \$34,999	20.6%	13.9%	12.6%
\$35,000 - \$49,999	13.2%	14.6%	13.9%
\$50,000 - \$74,999	19.7%	21.5%	19.9%
\$75,000 - \$99,999	8.4%	11.9%	11.7%
\$100,000 - \$149,999	6.5%	10.2%	11.5%
\$150,000 - \$199,999	1.4%	2.5%	3.7%
\$200,000+	1.0%	1.6%	3.2%
Average Household Income	\$49,035	\$59,424	\$66,471
<b>2019 Population 25+ by Educational Attainment</b>			
Total	9,579	71,907	182,298
Less than 9th Grade		10.9%	11.2%
9th - 12th Grade, No Diploma	10.2%	10.2%	10.1%
High School Graduate		24.0%	22.6%
GED/Alternative Credential	4.2%	4.3%	3.9%
Some College, No Degree		26.6%	24.5%
Associate Degree	11.1%	8.4%	7.7%
Bachelor's Degree		10.5%	14.1%
Graduate/Professional Degree	4.7%	5.0%	5.9%



# 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.



## 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.

_____	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)