

Memorial Thicket Corner

NWC of Memorial Dr & Thicket Ln

14754 Memorial Drive, Houston, Texas 77079

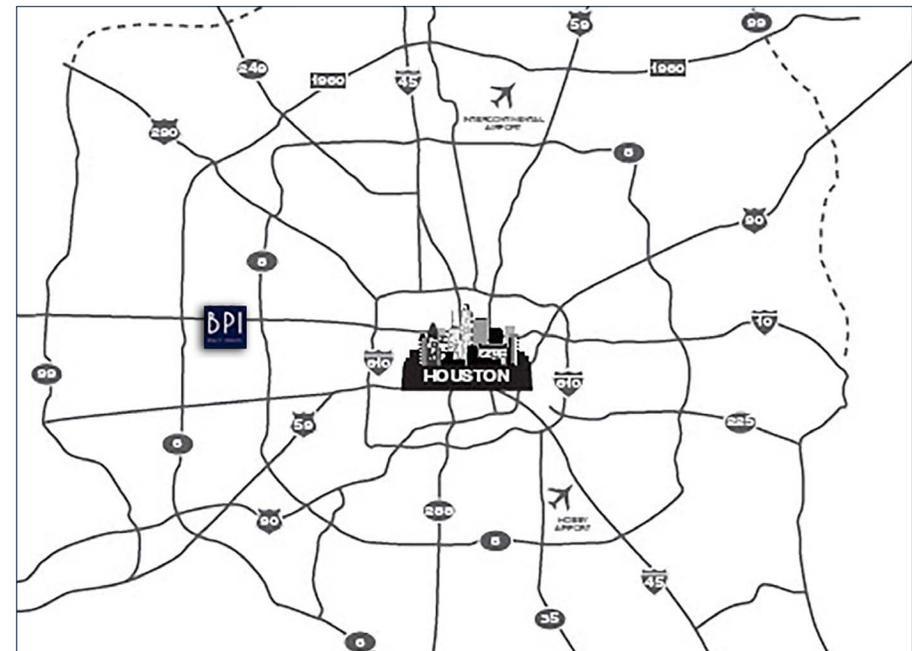


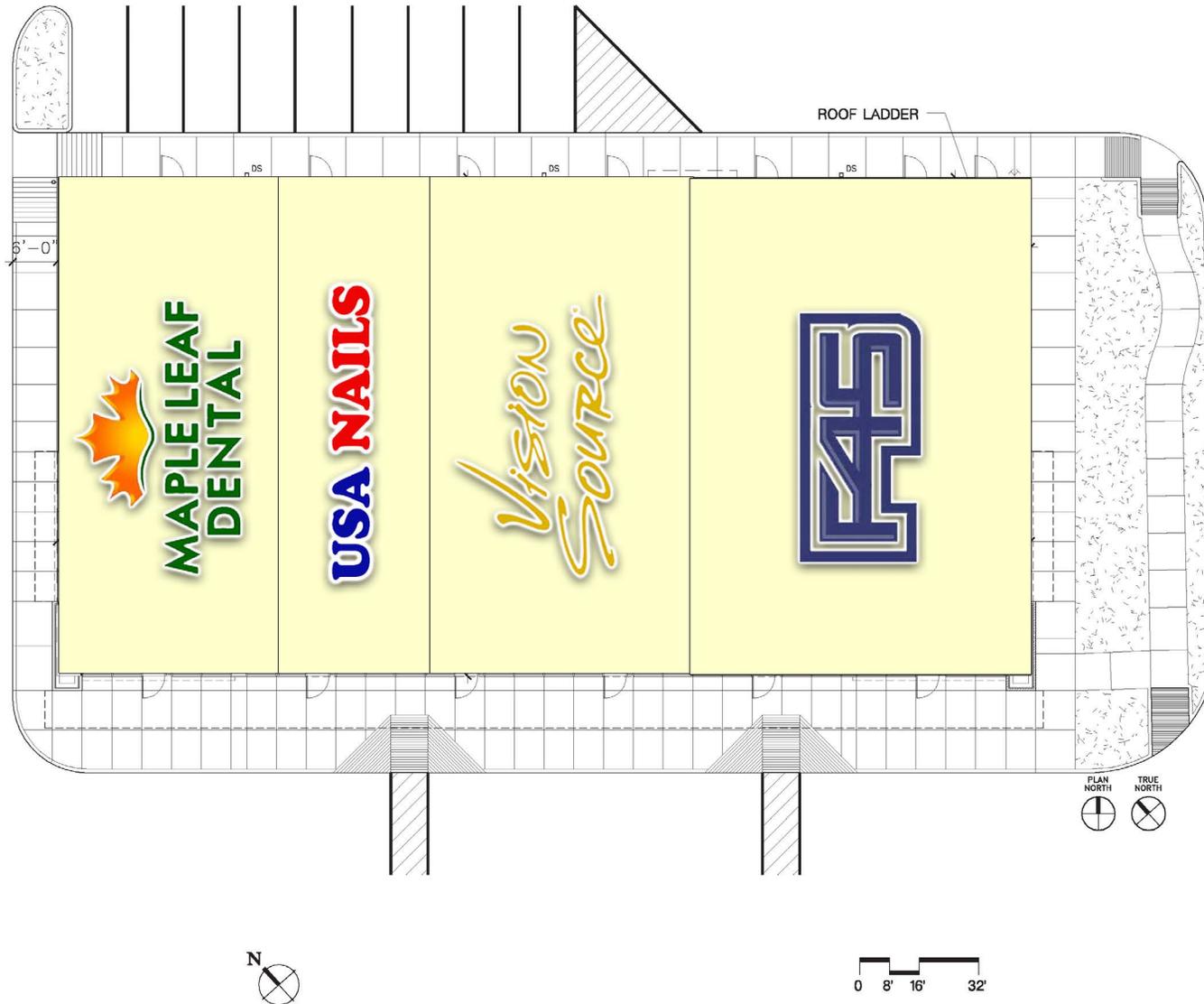
- Available:** 100% Leased!
- Lease Rate:** \$36.00 PSF
- Description:** Surrounded by upscale apartments
Convenient access in & out with ample parking
Easy access to I-10
Pylon Signage available
- Traffic Counts:** Memorial Dr: 23,366 VPD (TXDOT 2016)
Dairy Ashford Dr: 34,643 VPD (TXDOT 2017)
Interstate 10: 208,144 VPD (TXDOT 2017)

Demographics:	1 mile	3 mile	5 mile
2018 Population	20,706	128,845	296,466
Daytime Population	23,829	141,098	372,700
Average HH Income	\$124,370	\$115,057	\$102,755

For More Information:

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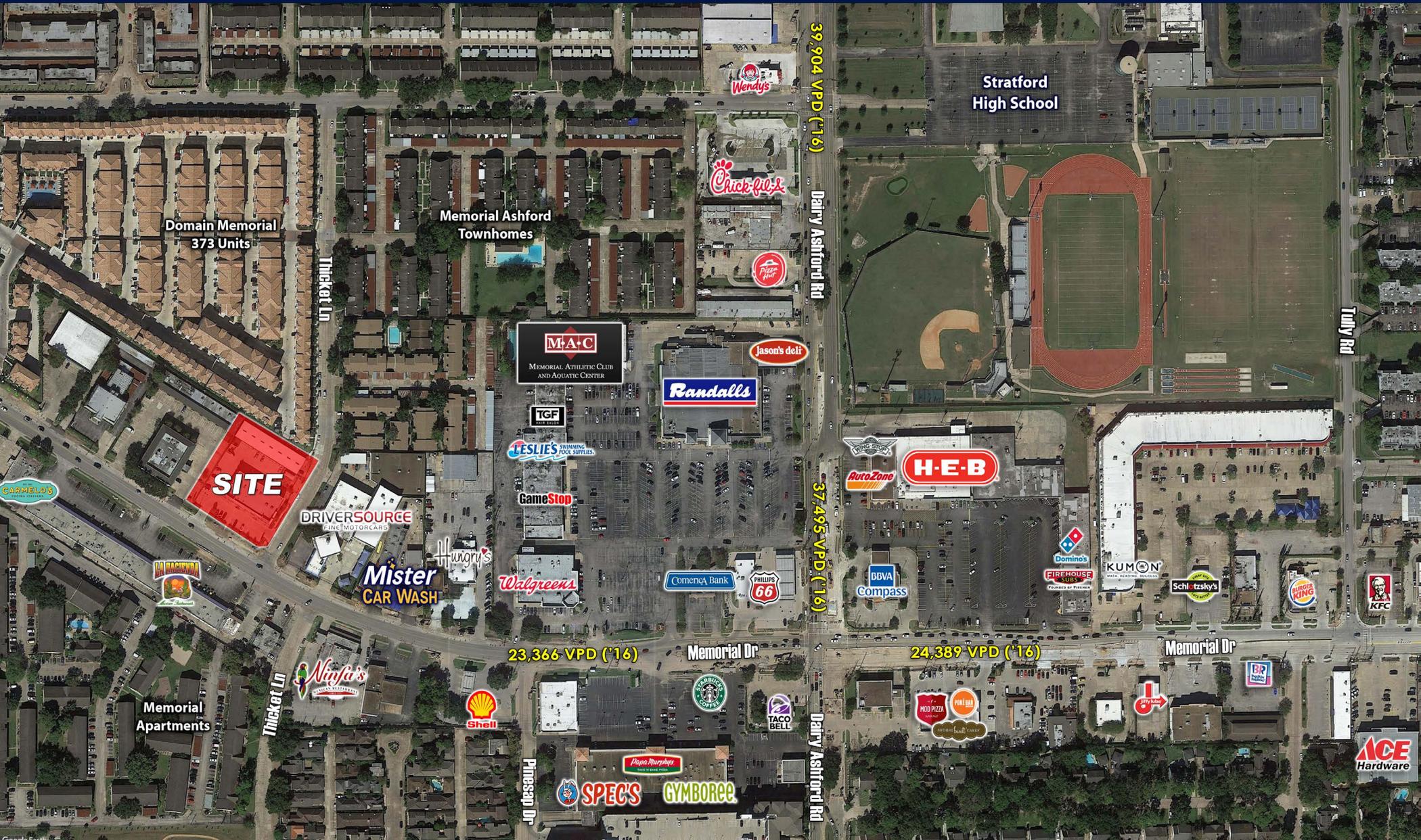




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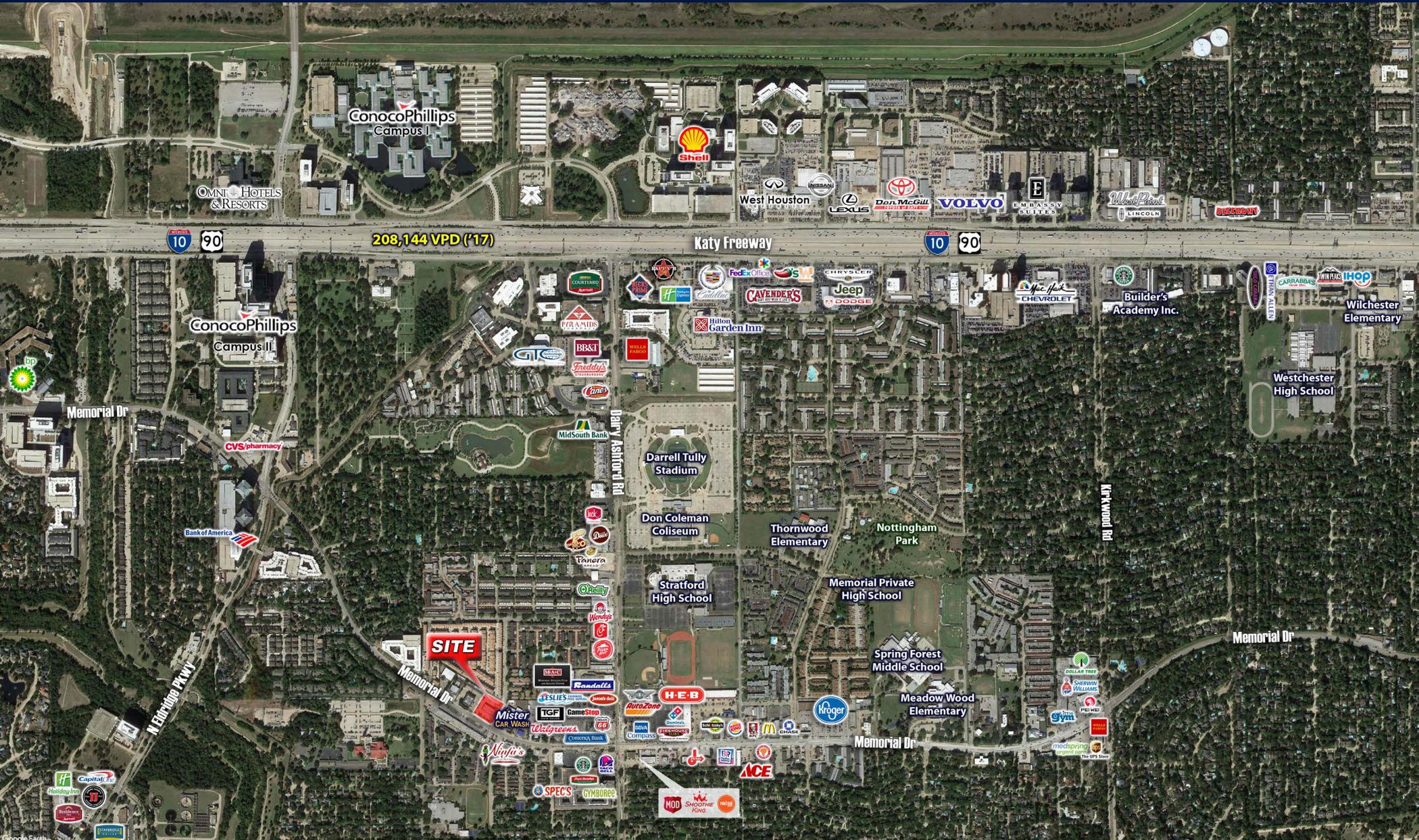
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2018 Population (3 mi Radius)

128,845

Households (3 mi Radius)

55,981

Daytime Population (3 mi Radius)

141,098

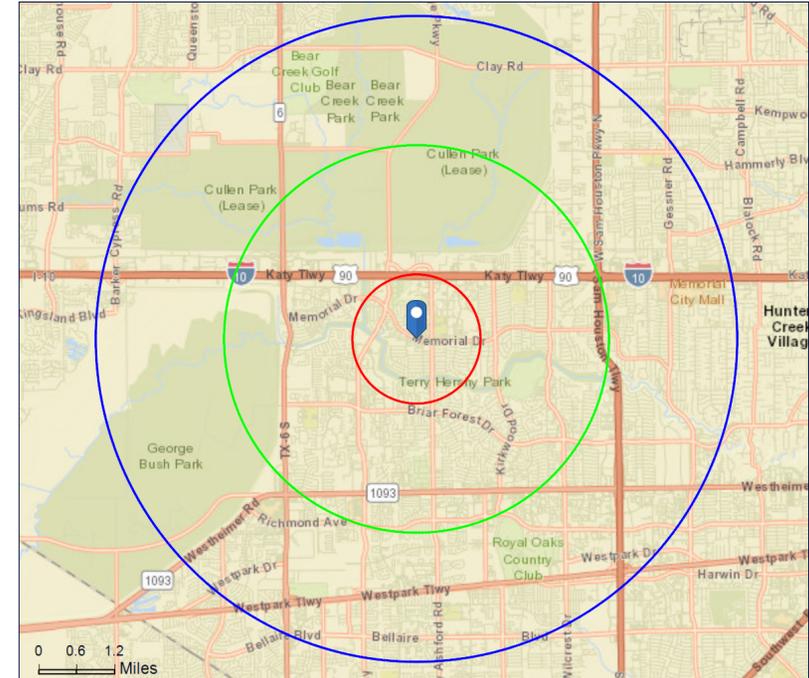
Average HH Income (3 mi Radius)

\$115,057

Median Home Value (3 mi Radius)

\$279,130

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	16,011	96,653	223,323
2010 Total Population	17,382	108,071	254,985
2018 Total Population	20,706	128,845	296,466
2018 Group Quarters	4	213	624
2023 Total Population	23,462	142,363	322,528
2018-2023 Annual Rate	2.53%	2.02%	1.70%
2018 Total Daytime Population	23,829	141,098	372,700
Workers	13,232	77,215	221,678
Residents	10,597	63,883	151,022
Household Summary			
2000 Households	6,687	42,249	92,824
2000 Average Household Size	2.39	2.28	2.40
2010 Households	7,371	47,533	104,708
2010 Average Household Size	2.36	2.27	2.43
2018 Households	8,693	55,981	120,294
2018 Average Household Size	2.38	2.30	2.46
2023 Households	9,830	61,611	130,652
2023 Average Household Size	2.39	2.31	2.46
2018-2023 Annual Rate	2.49%	1.94%	1.67%
2010 Families	4,566	28,044	63,679
2010 Average Family Size	3.03	2.96	3.13
2018 Families	5,319	32,903	72,740
2018 Average Family Size	3.10	3.03	3.20
2023 Families	6,004	36,130	78,677
2023 Average Family Size	3.11	3.05	3.22
2018-2023 Annual Rate	2.45%	1.89%	1.58%
Housing Unit Summary			
2000 Housing Units	7,391	46,299	101,075
Owner Occupied Housing Units	46.8%	44.0%	41.7%
Renter Occupied Housing Units	43.6%	47.2%	50.2%
Vacant Housing Units	9.5%	8.7%	8.2%
2010 Housing Units	8,211	53,595	118,132
Owner Occupied Housing Units	41.4%	40.5%	39.4%
Renter Occupied Housing Units	48.4%	48.2%	49.3%
Vacant Housing Units	10.2%	11.3%	11.4%
2018 Housing Units	9,297	60,885	131,419
Owner Occupied Housing Units	36.0%	36.5%	35.6%
Renter Occupied Housing Units	57.5%	55.4%	55.9%
Vacant Housing Units	6.5%	8.1%	8.5%
2023 Housing Units	10,594	66,493	141,658
Owner Occupied Housing Units	36.4%	37.5%	36.5%
Renter Occupied Housing Units	56.4%	55.2%	55.7%
Vacant Housing Units	7.2%	7.3%	7.8%
Median Household Income			
2018	\$79,660	\$72,615	\$61,934
2023	\$86,162	\$81,170	\$69,090
Median Home Value			
2018	\$306,005	\$279,130	\$247,348
2023	\$317,791	\$307,030	\$278,929
Per Capita Income			
2018	\$52,199	\$49,950	\$41,687
2023	\$55,958	\$54,724	\$46,074
Median Age			
2010	36.1	36.0	34.3
2018	37.0	37.3	35.6
2023	37.4	37.6	36.0



	1 mile	3 miles	5 miles
2018 Households by Income			
Household Income Base	8,693	55,981	120,294
<\$15,000	5.3%	6.9%	8.4%
\$15,000 - \$24,999	6.5%	7.3%	8.3%
\$25,000 - \$34,999	6.2%	7.8%	9.1%
\$35,000 - \$49,999	11.7%	11.5%	13.5%
\$50,000 - \$74,999	17.6%	17.7%	18.6%
\$75,000 - \$99,999	11.7%	10.4%	10.2%
\$100,000 - \$149,999	15.8%	15.2%	13.0%
\$150,000 - \$199,999	9.1%	8.5%	6.7%
\$200,000+	16.0%	14.7%	12.1%
Average Household Income	\$124,370	\$115,057	\$102,755
2018 Population 25+ by Educational Attainment			
Total	14,283	89,083	199,067
Less than 9th Grade		3.8%	6.8%
9th - 12th Grade, No Diploma	3.3%	3.3%	5.4%
High School Graduate		11.8%	15.1%
GED/Alternative Credential	2.1%	1.7%	2.0%
Some College, No Degree		16.8%	17.4%
Associate Degree	5.3%	6.5%	6.5%
Bachelor's Degree		33.8%	28.8%
Graduate/Professional Degree	21.5%	22.4%	18.0%



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