

Y Shops at Rankin

NEC of Ella Blvd & Rankin Rd
650 W Rankin Rd, Houston, Texas 77014



Available: 2,900 SF End Cap (Divisible)

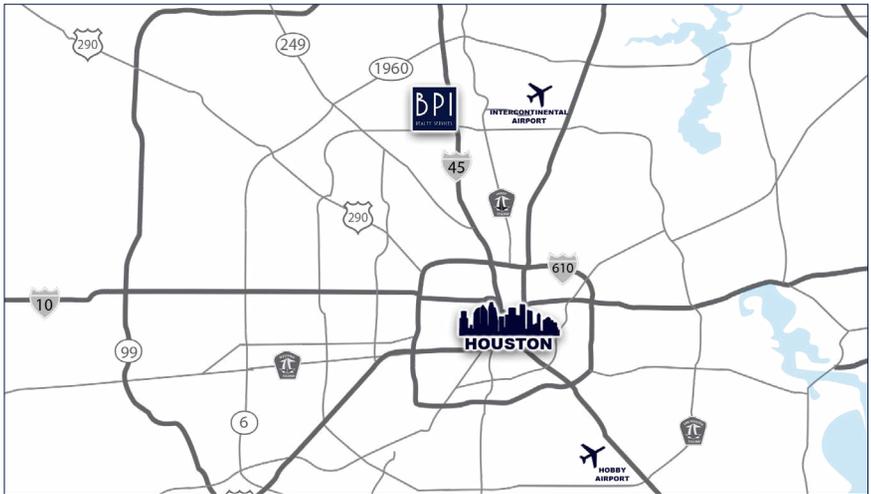
Pricing: Call for Pricing

Description:

- Immediate Availability
- Construction Complete
- Cold Dark Shell
- Adjacent Convenience Store Now Open

Traffic Counts: Rankin Rd: 26,427 VPD (Kalibrate 2020)
Ella Blvd: 13,437 VPD (Kalibrate 2020)

Demographics:	1 mile	3 mile	5 mile
2021 Population	17,635	118,211	288,696
2026 Proj. Population	18,449	124,976	305,144
Average HH Income	\$47,533	\$52,632	\$59,869

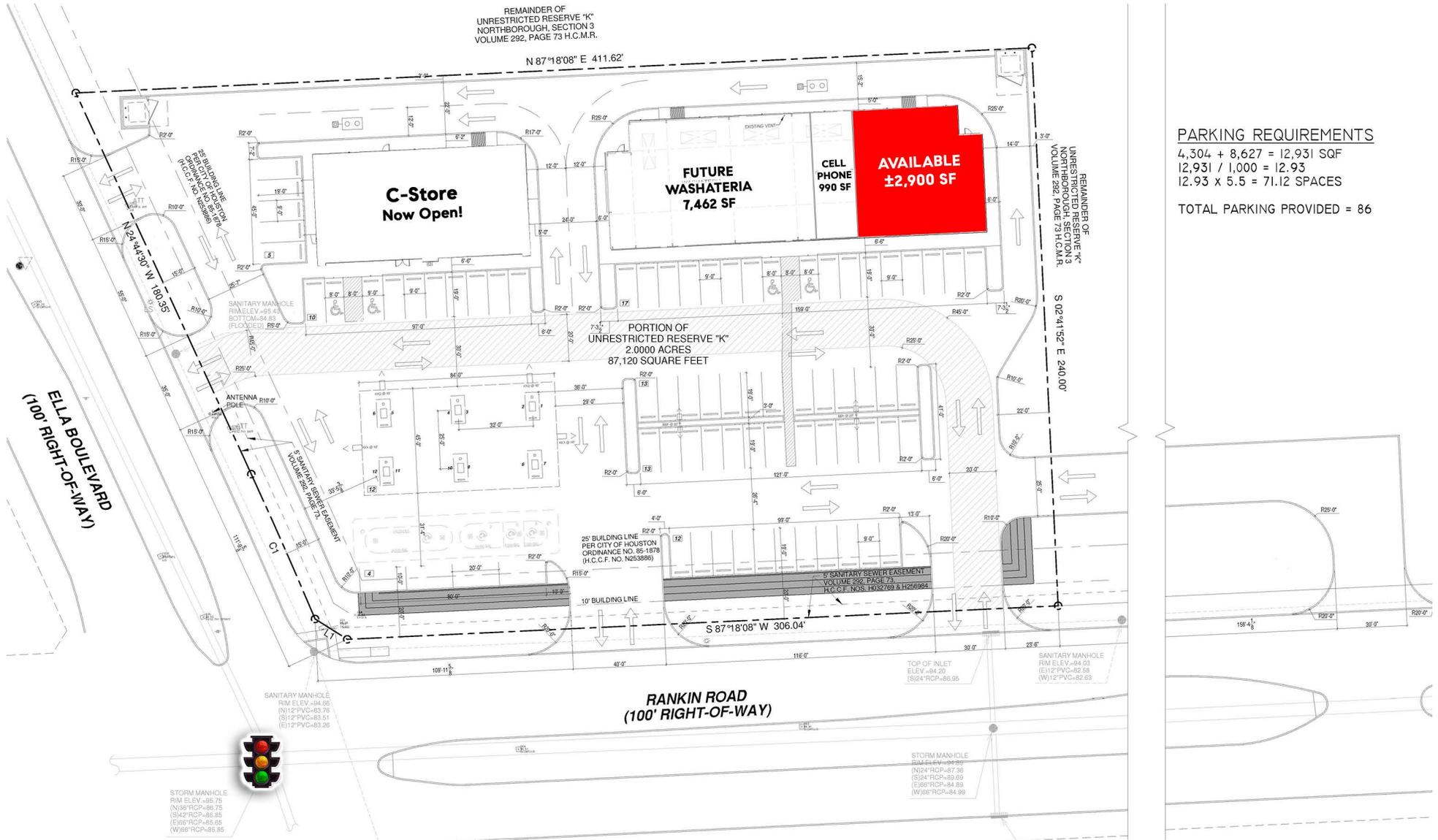


For More Information:

Mark J Lapeyrouse II | BPI Realty Services
mark@bpirealty.com | Direct: 713.350.2771 | Cell: 281.744.6281

Y Shops at Rankin

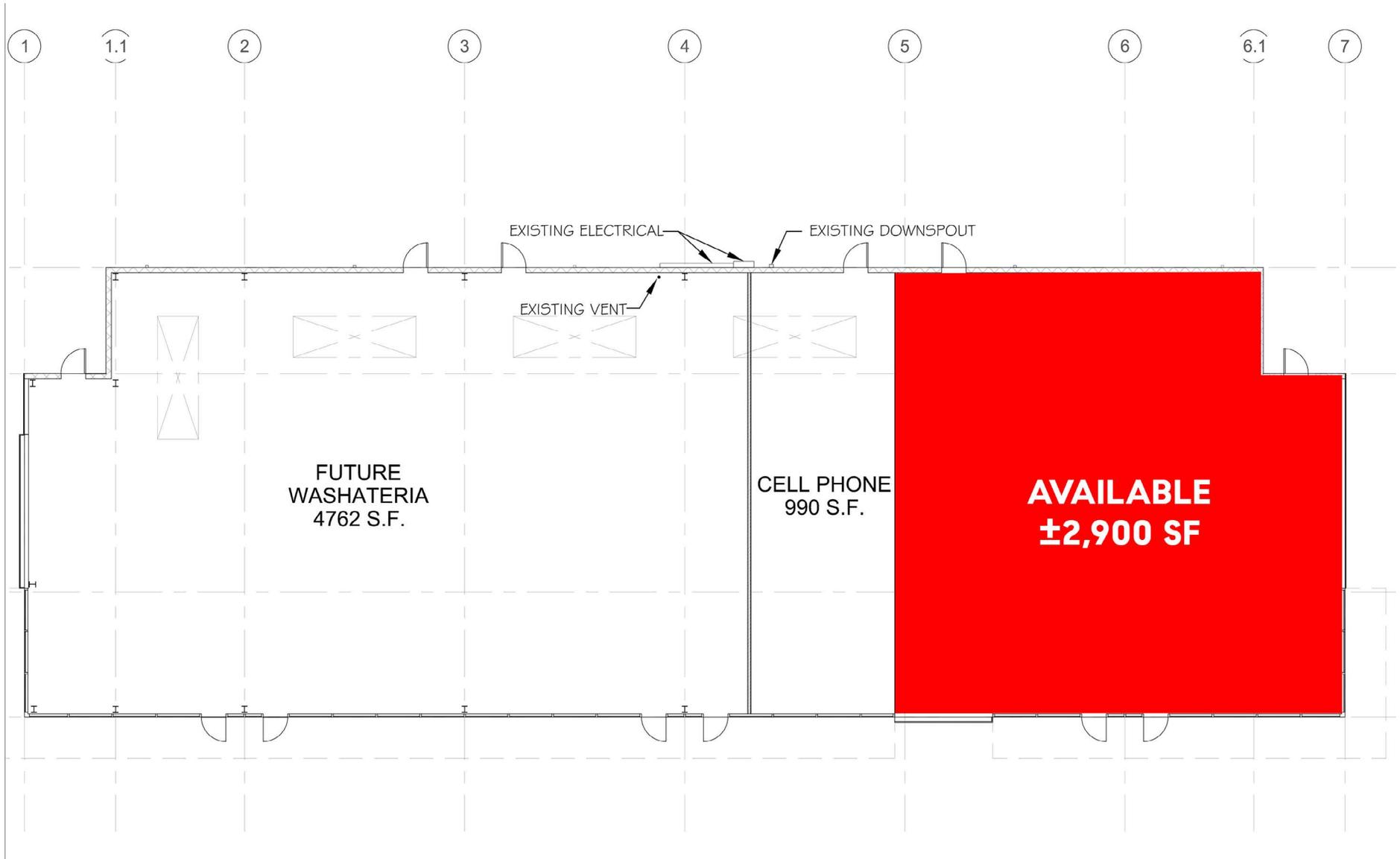
NEC of Ella Blvd & Rankin Rd
650 W Rankin Rd, Houston, Texas 77014



PARKING REQUIREMENTS
 $4,304 + 8,627 = 12,931$ SQF
 $12,931 / 1,000 = 12.93$
 $12.93 \times 5.5 = 71.12$ SPACES
TOTAL PARKING PROVIDED = 86

Y Shops at Rankin

NEC of Ella Blvd & Rankin Rd
650 W Rankin Rd, Houston, Texas 77014



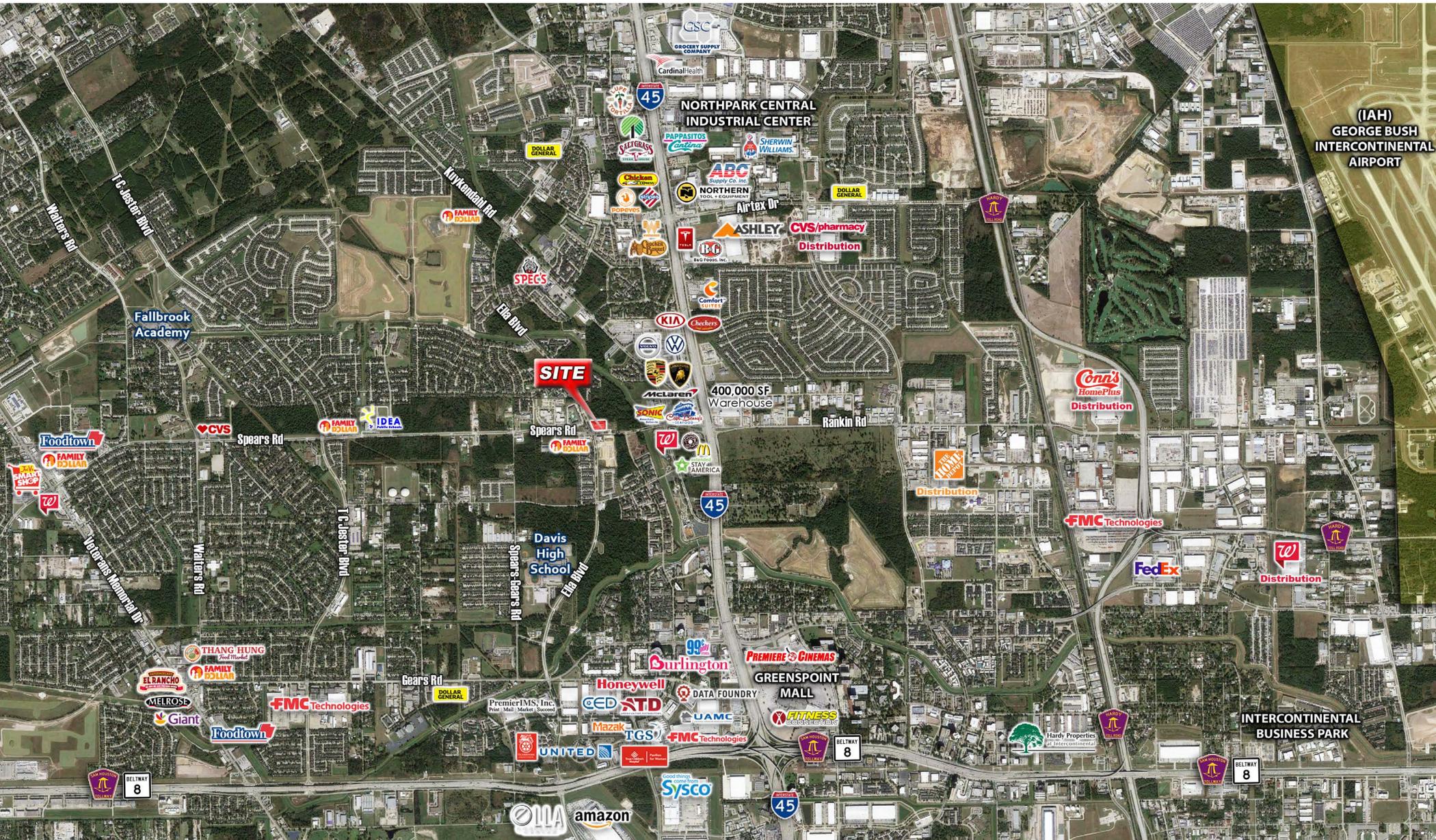
Y Shops at Rankin

NEC of Ella Blvd & Rankin Rd
650 W Rankin Rd, Houston, Texas 77014



Y Shops at Rankin

NEC of Ella Blvd & Rankin Rd
650 W Rankin Rd, Houston, Texas 77014



Y Shops at Rankin

NEC of Ella Blvd & Rankin Rd
650 W Rankin Rd, Houston, Texas 77014

2021 Population (3 mi Radius)

118,211

Households (3 mi Radius)

37,124

Daytime Population (3 mi Radius)

110,419

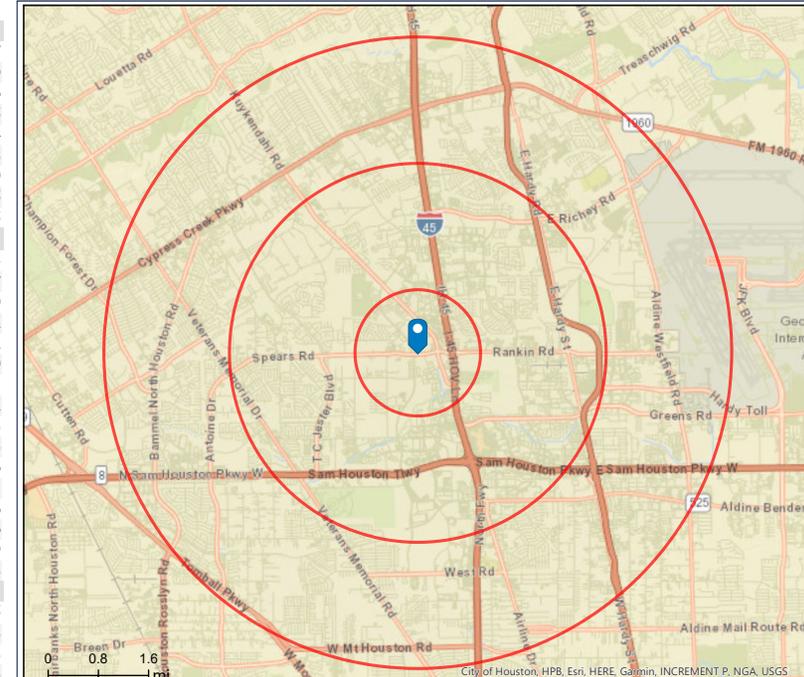
Average HH Income (3 mi Radius)

\$52,632

Median Home Value (3 mi Radius)

\$159,867

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	11,671	71,405	193,517
2010 Total Population	15,587	105,308	257,629
2021 Total Population	17,635	118,211	288,696
2021 Group Quarters	0	21	365
2026 Total Population	18,449	124,976	305,144
2021-2026 Annual Rate	0.91%	1.12%	1.11%
2021 Total Daytime Population	13,150	110,419	280,010
Workers	3,994	46,658	124,535
Residents	9,156	63,761	155,475
Household Summary			
2000 Households	5,087	26,052	67,133
2000 Average Household Size	2.29	2.73	2.87
2010 Households	5,968	34,194	82,530
2010 Average Household Size	2.61	3.08	3.12
2021 Households	6,441	37,124	90,122
2021 Average Household Size	2.74	3.18	3.20
2026 Households	6,675	38,899	94,611
2026 Average Household Size	2.76	3.21	3.22
2021-2026 Annual Rate	0.72%	0.94%	0.98%
2010 Families	3,788	24,411	60,033
2010 Average Family Size	3.27	3.64	3.66
2021 Families	4,080	26,446	65,151
2021 Average Family Size	3.43	3.76	3.76
2026 Families	4,241	27,770	68,416
2026 Average Family Size	3.45	3.79	3.79
2021-2026 Annual Rate	0.78%	0.98%	0.98%
Housing Unit Summary			
2000 Housing Units	5,772	29,627	73,485
Owner Occupied Housing Units	14.6%	24.8%	40.6%
Renter Occupied Housing Units	73.5%	63.1%	50.8%
Vacant Housing Units	11.9%	12.1%	8.6%
2010 Housing Units	7,730	40,685	95,170
Owner Occupied Housing Units	15.8%	31.1%	40.6%
Renter Occupied Housing Units	61.4%	52.9%	46.1%
Vacant Housing Units	22.8%	16.0%	13.3%
2021 Housing Units	8,108	43,508	102,451
Owner Occupied Housing Units	17.6%	32.7%	41.1%
Renter Occupied Housing Units	61.8%	52.6%	46.8%
Vacant Housing Units	20.6%	14.7%	12.0%
2026 Housing Units	8,407	45,500	107,324
Owner Occupied Housing Units	18.6%	34.0%	42.2%
Renter Occupied Housing Units	60.8%	51.5%	45.9%
Vacant Housing Units	20.6%	14.5%	11.8%
Median Household Income			
2021	\$36,941	\$40,256	\$45,356
2026	\$39,646	\$43,523	\$50,041
Median Home Value			
2021	\$149,606	\$159,867	\$165,989
2026	\$192,454	\$197,964	\$225,698
Per Capita Income			
2021	\$16,848	\$16,552	\$18,698
2026	\$18,447	\$18,246	\$20,664
Median Age			
2010	26.0	26.6	28.3
2021	27.5	28.5	30.0
2026	27.5	28.8	30.6



	1 mile	3 miles	5 miles
2021 Households by Income			
Household Income Base	6,441	37,124	90,122
<\$15,000	13.2%	12.6%	11.1%
\$15,000 - \$24,999	18.9%	15.4%	13.3%
\$25,000 - \$34,999	15.0%	14.9%	13.4%
\$35,000 - \$49,999	16.1%	16.5%	16.2%
\$50,000 - \$74,999	19.3%	19.5%	20.0%
\$75,000 - \$99,999	9.0%	9.8%	11.2%
\$100,000 - \$149,999	6.7%	8.1%	9.7%
\$150,000 - \$199,999	1.2%	2.2%	3.1%
\$200,000+	0.5%	1.0%	2.1%
Average Household Income	\$47,533	\$52,632	\$59,869
2021 Population 25+ by Educational Attainment			
Total	9,811	67,594	172,283
Less than 9th Grade	7.6%	12.6%	13.6%
9th - 12th Grade, No Diploma	9.7%	12.2%	11.9%
High School Graduate	26.1%	26.2%	25.1%
GED/Alternative Credential	4.9%	4.3%	4.3%
Some College, No Degree	30.2%	23.6%	22.0%
Associate Degree	8.1%	7.9%	7.6%
Bachelor's Degree	9.4%	9.5%	11.0%
Graduate/Professional Degree	4.1%	3.6%	4.5%



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