



FORMER TACO CABANA/ANTOINE TOWN CENTER

SEC HWY 249 AND ANTOINE DR
12518 TOMBALL PARKWAY HOUSTON, TX 77086



CHAD MOSS - BROKER
832.804.8526
CHADMOSS@PROPERTYCOMMERCE.COM

PROPERTY COMMERCE
8811 GAYLORD DR STE 200
HOUSTON, TX 77024



AVAILABLE - IMMEDIATE OCCUPANCY

3,588 SF PLUS PATIO AREA WITH DRIVE THRU

PROPERTY FACTS

LAND AREA: 0.73 ACRES APPROXIMATELY

PARKING SPACES: 36

TAXES (2019) : \$ 20,388

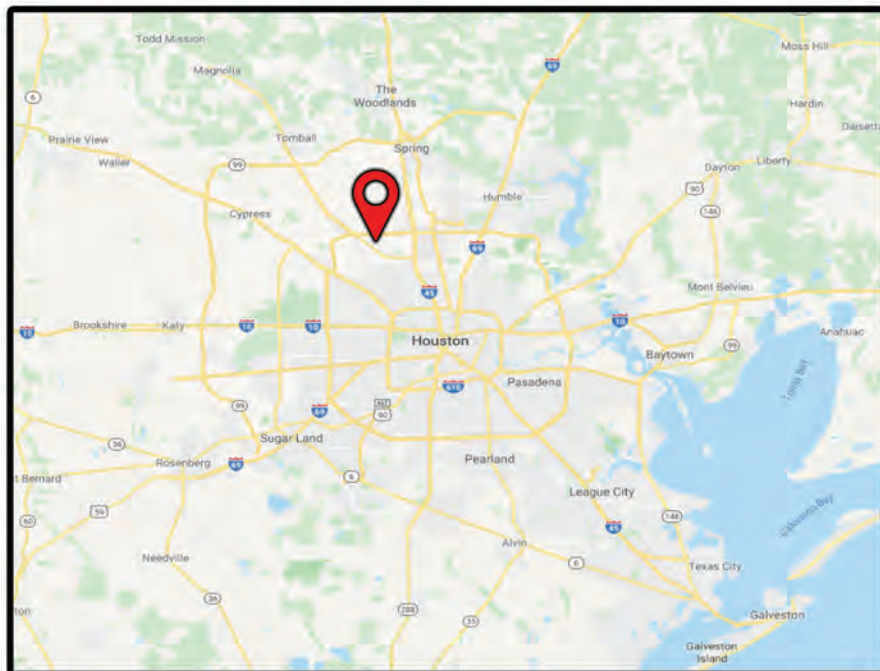
PYLON: YES - ANTOINE DR

LEASE EXPIRATION: 12-01-29

RATE: CALL FOR QUOTE

NEARBY TENANTS

KROGERS, WALMART, ALDI, WHATABURGER, BBVA BANK,
CHICK-FIL-A, PANDA EXPRESS, RAISING CANE'S, WENDY'S,
SONIC DRIVE IN, CVS, SUBWAY, WINGSTOP



POPULATION

1 MILE	3 MILE	5 MILE
9,070	128,123	310,761



DAYTIME POPULATION

1 MILE	3 MILE	5 MILE
9,172	108,561	324,778



NUMBER OF HH

1 MILE	3 MILE	5 MILE
2,409	35,691	95,740



AVG HH INCOME

1 MILE	3 MILE	5 MILE
\$51,581	\$60,561	\$62,375



TRAFFIC COUNTS

HWY 249:	48,890 CPD
ANTOINE DR:	23,210 CPD

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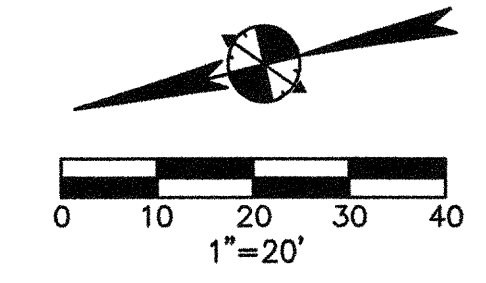


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CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	02°50'19"	2050.00'	101.56'	N11°11'41"E	101.55'

KEY NOTES:

- ① BOLLARD (SEE DETAIL 5.1)
- ② SIDEWALK (SEE DETAIL 5.2)
- ③ PAVEMENT (SEE DETAIL 5.3)
- ④ TRAFFIC FLOW ARROWS (SEE DETAIL 5.4)
- ⑤ CURB (SEE DETAIL 5.7)
- ⑥ HANDICAP PARKING (SEE DETAIL 5.5)
- ⑦ HANDICAP RAMP (SEE DETAIL 5.8)
- ⑧ HANDICAP SIGN (SEE DETAIL 5.9)
- ⑨ 4" WHITE STRIPING (SEE NOTE 4, THIS SHEET)
- ⑩ WHEEL STOP (SEE DETAIL 6.7)
- ⑪ TACO CABANA PYLON SIGN (NOT USED)
- ⑫ "DO NOT ENTER" SIGN (SEE DETAIL 6.1)
- ⑬ MENU BOARD (SEE DETAIL 6.11)
- ⑭ DUMPSTER ENCLOSURE (SEE STRUCTURAL)
- ⑮ LIGHT POST (SEE MEP AND NOTE 5)
- ⑯ GREASE TRAP (SEE MEP)
- ⑰ TRAFFIC CLEARANCE BAR (SEE DETAIL 6.8)
- ⑱ PAY PHONE MIN. 2.5x4.0 CLEARANCE (BY OTHERS)
- ⑲ TRENCH DRAIN (BY OTHERS)
- ⑳ ROOF ACCESS LADDER
- ㉑ CONCRETE U-CHANNEL (SEE DETAIL THIS SHEET)



LEGEND

EXISTING	PROPOSED	DESCRIPTION
●	○	1/2" IRON ROD FOUND
○	○	1/2" IRON ROD SET
○	○	IRON PIPE FOUND
○	○	NAIL FOUND
○	○	COMPUTED POINT
○	○	MONUMENT FOUND
○	○	POINT OF BEGINNING
○	○	BENCHMARK
○	○	RECORD INFORMATION
○	○	LIGHT POLE
○	○	POWER POLE
○	○	DOWN GUY
○	○	FIRE HYDRANT
○	○	WATER VALVE
○	○	GAS METER
○	○	MONITORING WELL
○	○	GAS VALVE
○	○	WOOD FENCE
○	○	CHAIN LINK FENCE
○	○	WIRE FENCE
○	○	ELECTRICAL MANHOLE
○	○	WASTEWATER MANHOLE
○	○	STORMSEWER MANHOLE
○	○	WATER MANHOLE
○	○	CLEAN OUT
○	○	DRAINAGE INLET
○	○	CURB INLET
○	○	CURB & GUTTER
○	○	FIRE LANE
○	○	HANDICAPPED PARKING SPACE
○	○	SIGN
○	○	VARIABLE HEIGHT
○	○	C.M.U. BUFFERING WALL
○	○	ELECTRIC PULL BOX
○	○	ELECTRIC METER
○	○	ELECTRIC TRANSFORMER
○	○	TELEPHONE SERVICE BOX
○	○	BOLLARD
○	○	OVER HEAD ELEC. LINE
○	○	OVER HEAD TELEPHONE
○	○	STORM SEWER LINE
○	○	WATER LINE
○	○	WASTEWATER LINE
○	○	FORCE MAIN
○	○	UNDERGROUND ELECTRIC
○	○	UNDERGROUND TELEPHONE
○	○	GAS LINE
○	○	PROPERTY LINE
○	○	LEASE LINE
○	○	CONTOUR
○	○	SPOT ELEVATION
○	○	TOP OF CURB ELEVATION
○	○	EDGE OF PAVEMENT ELEVATION
○	○	GUTTER ELEVATION
○	○	OUT/FILL SLOPES
○	○	FLOW DIRECTION
○	○	CONCRETE SURFACE
○	○	LEVEL AREA (MAX 2% SLOPE ANY DIRECTION)
○	○	NUMBER OF PARKING SPACES
○	○	LIMITS OF CONSTRUCTION

PARKING SUMMARY	
LEASE AREA:	0.732 ACRES
BUILDING AREA:	3,588 S.F.
PARKING REQUIRED:	36 SPACES
PARKING AVAILABLE:	36 SPACES
HANDICAP PARKING REQ'D:	2 SPACES
HANDICAP PARKING PROVIDED:	2 SPACES
PARKING RATIO:	100:1
(TOTAL BUILDING AREA/TOTAL SPACES)	
STALL SIZE:	19.0'x9.0'
AISLE WIDTH:	24.0'

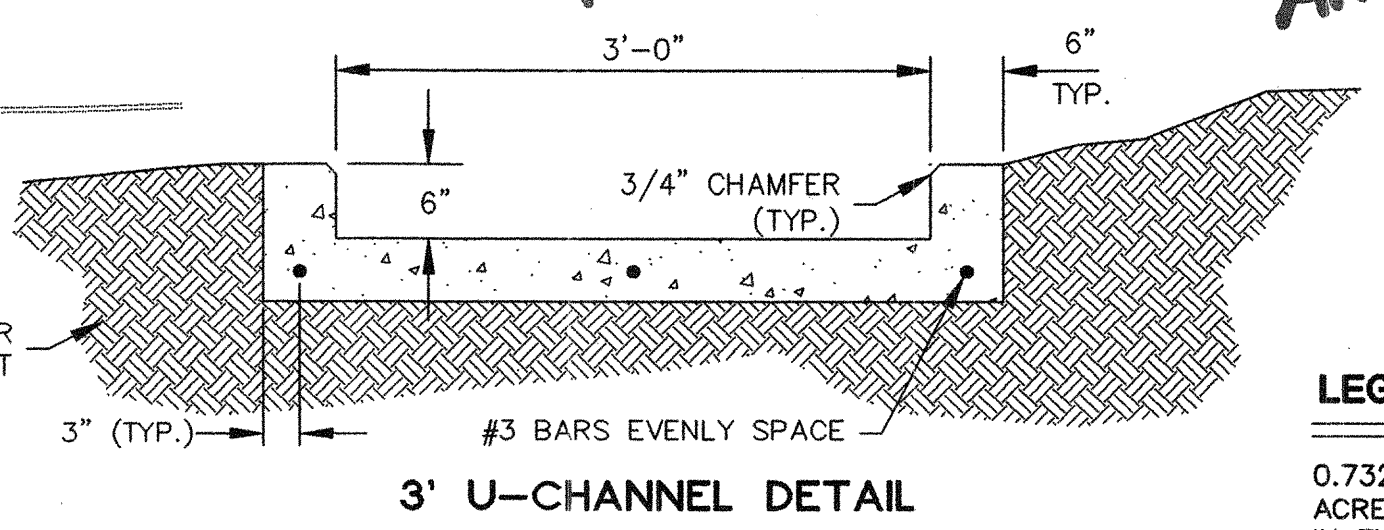
- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB.
 2. ALL RADII ARE 5.0' UNLESS OTHERWISE NOTED
 3. ALL PROPOSED PARKING SHALL BE 19.0'x9.0' UNLESS OTHERWISE NOTED.
 4. STRIPING SHALL BE SHERWIN WILLIAMS PRO-MAR TRAFFIC MARKING PAINT - WHITE.
 5. LIGHT POLE FOUNDATION, STAND AND FIXTURE TO MATCH EXISTING LIGHTING WITHIN SHOPPING CENTER.

All Light Str. Bases Painted white.

Paving lot All concrete

All Striping white.

Expansion Joints for concrete paving lot must be filled with Grey Silicon Sealant



LEGAL DESCRIPTION:

0.7321 ACRES (31,888 SQUARE FEET) OF LAND OUT OF THAT CERTAIN CALLED 17.0177 ACRE TRACT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. U153524, LOCATED IN THE SAMUEL S. REYNOLDS SURVEY, A-1684 HARRIS COUNTY, TEXAS.

BENCHMARK NOTE:

BM #1 = FEMA, RM 1139 - H.C.F.C. DISK ON DOWNSTREAM SIDE OF BRIDGE OVER VOGEL CREEK APPROXIMATELY 15.8 FEET SOUTH OF THE CENTERLINE OF RAMONA BLVD., STAMPED E121 BM RESET 1991).

ELEVATION=102.167 (1973 ADJUSTMENT, NGVD DATUM)

TBM #1 = TOP OF BB INLET LOCATED ON THE EAST SIDE OF ANTOINE DRIVE APPROXIMATELY 200' NORTH OF S.H. 249 AS SET BY CENTURY ENGINEERING, INC. ELEVATION=101.59

PLOTTING SCALE: 1" = 1'
 DATE ISSUED: 03/26/03
 FILE: G:\109\78\10978SPN01.DWG
 DRAWN BY: AVJ
 DESIGNED BY: DER
 REVIEWED BY: DER
 PROJECT NO.: 109-78.00

SITE PLAN

TACO CABANA #270

12518 TOMBALL PARKWAY
HOUSTON, TEXAS

SHEET

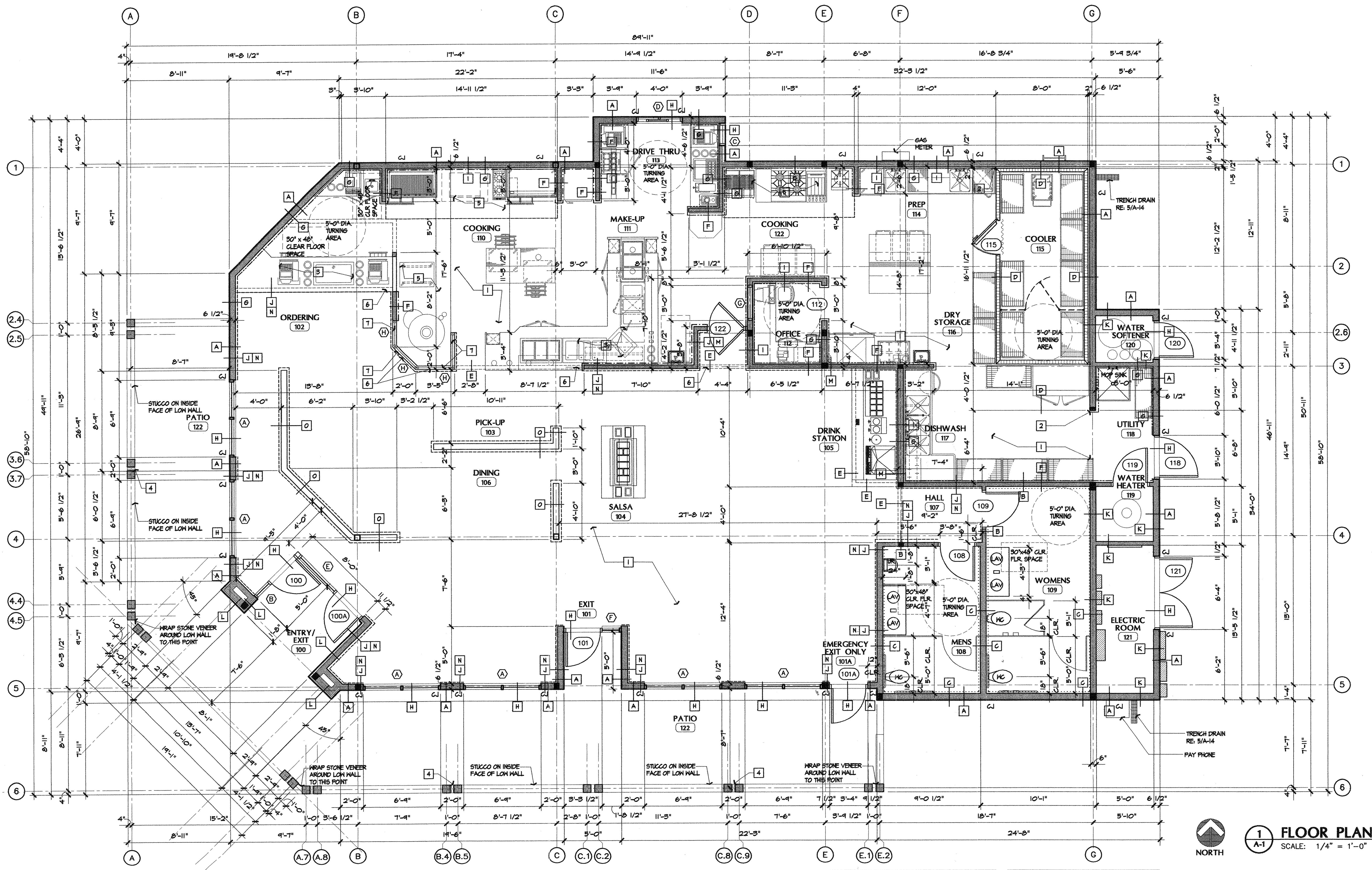
2

 OF 8

APPROVAL
 REVISION
 NO.
 DATE

Bury+Partners
 Consulting Engineers and Surveyors
 San Antonio, Texas Tel 210/262-9900 Fax 210/262-0829
 Copyright 2003 BuryPartners, Inc.

Date: Mar 27, 2003, 4:18pm User ID: tvicuna
File: G:\109\78\10978SPN01.dwg



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- ALL ANGLES IN DINING AREA SHALL BE NOT LESS THAN 44" WIDE.
- INSULATION IN BUILDING SHALL HAVE A FLAME SPREAD NOT MORE THAN 25 AND A SMOKE DEVELOPMENT RATINGS NOT MORE THAN 450.
- FOR PLAN AND WALL SECTION DETAIL TAGS RE: SHEET A-2
- FOR INTERIOR CRITICAL FINISH WALL TO FINISH WALL DIMENSIONS RE: SHEET K-7.
- REFER TO ELEVATIONS ON SHEETS A-7, A-8 AND A-4 FOR FURTHER CLARIFICATION OF WALL FINISHES.
- KITCHEN STAINLESS STEEL CORNER GUARDS REFERENCE KITCHEN EQUIPMENT DRAWINGS.

WALL CONSTRUCTION LEGEND

A 1/2" FIBER REINFORCED STUCCO FINISH ON SELF FURRING MTL. LATH ON VAPOR RETARDER FELT ON 5/8" O.S.B. ON 2 X 6 HOOD STUDS WITH INSULATION FULL HEIGHT. RE: WALL SECTIONS SHEET A-13 & A-14	H 2x HEADER ABOVE OPENING REFER TO STRUCTURAL DRAWINGS.
B 5/8" CEMENTITIOUS BACKER BOARD 12" A.F.F. WITH 5/8" GNB ABOVE FULL HT. ON 2X4 HD STUD WALL FRAMING, TO UNDERSIDE OF DECK. TYPICAL @ ALL TOILET ROOM WALLS.	I PROVIDE 5/8" O.S.B. WALL BLOCKING IN LIEU OF GNB AS NOTED ON KITCHEN EQUIPMENT DRAWING KS.
C 5/8" CEMENTITIOUS BACKER BOARD 12" A.F.F. WITH 5/8" GNB ABOVE FULL HT. ON 2X6 HD STUD WALL FRAMING. TYPICAL @ ALL TOILET ROOM WALLS.	J 5/8" GNB FULL HT. ON 2X4 OR 2X6 HD. STUD WALL FRMS. TYP. @ ALL DINING WALLS.
D PRE MANUFACTURED INSULATED COOLER WALL.	K 5/8" O.S.B. FULL HT. ON 2X6 OR 2X4 HD. STUDS
E HEAD WALL ABOVE 5/8" GNB ON 2X4 HD. STUDS HUNG FROM STRUCT. ABOVE. REFER RCP FOR ALL CLG. HEAD WALL ELEVATIONS.	L STONE VENEER ON WIRE LATH ON VAPOR RETARDER FELT ON 5/8" O.S.B. ON 2 X 6 WOOD STUDS WITH INSULATION FULL HT.
F 5/8" CEMENTITIOUS BACKER BOARD 12" A.F.F. WITH 5/8" GNB ABOVE FULL HT ON 2X4 HD STUD WALL FRAMING. TYP. @ ALL KITCHEN WALLS.	M WALL TILE ON 5/8" CEMENTITIOUS BACKER BOARD @ 5'-0 1/2" A.F.F.
G 5/8" CEMENTITIOUS BACKER BOARD 12" A.F.F. WITH 5/8" GNB ABOVE FULL HT ON 2X6 HD STUD WALL FRAMING. TYP. @ ALL KITCHEN WALLS.	N WALL TILE ON 5/8" CEMENTITIOUS BACKER BOARD TO ALIGN WITH TOP WINDOW MULLION.
	O WALL TILE ON 5/8" CEMENTITIOUS BACKER BOARD FULL HEIGHT OF LOW WALLS.

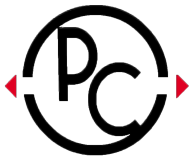
WALL FINISH LEGEND

---	5/8" GNB WITH CERAMIC WALL TILE (REFER TO ELEVATIONS SH. A-7 & A-8 FOR LOCATION)
----	SMOOTH FIBERGLASS REINFORCED PANELS (RESTROOMS) REFER TO ELEVATIONS SH. A-4
----	FULL HEIGHT STAINLESS STEEL (FLOOR TO CLG.) IN KITCHEN RE: KITCHEN EQUIPMENT DNSS.
----	TEXTURED FIBERGLASS REINFORCED PANEL

KEYNOTES

1	REFER TO EQUIPMENT PLAN SHEET KI FOR ALL EQUIPMENT AND FURNITURE LOCATIONS
2	METAL CLOSERS PROVIDED BY COOLER MANUFACTURER INSTALLED BY GC.
3	TOP OF COUNTER SURFACE @ 34" A.F.F.
4	2" DIA. 1/2 PVC DRAIN SLEVE RE: DETAIL 7/A-11 & 11/A-12
5	KITCHEN HOODS RE: SHEET H-1 & H-2
6	GENERAL CONTRACTOR SHALL PROVIDE AT ALL FURR-DOWNS REQUIRED BRACING, RE: STRUCT. DNSS.
7	GLASS WALL





Property Commerce Demographics

12518 TX-249, Houston, Texas, 77086
Ring: 1 mile radius

Prepared by: Property Commerce
Latitude: 29.91114
Longitude: -95.47977

Population

2019 Total Population (Esri)	9,070
2024 Total Population (Esri)	9,672
2018-2023 Population: Annual Growth Rate (Esri)	1.29%
2019 Median Age (Esri)	28.6
2024 Median Age (Esri)	29.4
2019 White Population Age 0-4 (Esri)	412
2019 White Population Age 5-9 (Esri)	374
2019 White Population Age 10-14 (Esri)	317
2019 White Population Age 15-19 (Esri)	289
2019 White Population Age 20-24 (Esri)	278
2019 Black/African American Population Age 0-4 (Esri)	110
2019 Black/African American Population Age 5-9 (Esri)	125
2019 Black/African American Population Age 10-14 (Esri)	148
2019 Black/African American Population Age 15-19 (Esri)	147
2019 Black/African American Population Age 20-24 (Esri)	152
2019 Asian Population Age 0-4 (Esri)	60
2019 Asian Population Age 5-9 (Esri)	52
2019 Asian Population Age 10-14 (Esri)	47
2019 Asian Population Age 15-19 (Esri)	54
2019 Asian Population Age 20-24 (Esri)	74
2019 Other Race Population Age 0-4 (Esri)	234
2019 Other Race Population Age 5-9 (Esri)	220
2019 Other Race Population Age 10-14 (Esri)	189
2019 Other Race Population Age 15-19 (Esri)	181
2019 Other Race Population Age 20-24 (Esri)	211
2019 Hispanic Population Age 0-4 (Esri)	707
2019 Hispanic Population Age 5-9 (Esri)	647
2019 Hispanic Population Age 10-14 (Esri)	563
2019 Hispanic Population Age 15-19 (Esri)	508
2019 Hispanic Population Age 20-24 (Esri)	499

Population by Race

2019 Hispanic Population (Esri)	5,890
2019 Hispanic Population (Esri) (%)	65%
2019 Black/African American Population (Esri)	1,701
2019 Black/African American Population (Esri) (%)	19%
2019 White Population (Esri)	3,944
2019 White Population (Esri) (%)	43%
2019 Asian Population (Esri)	845
2019 Asian Population (Esri) (%)	9%
2019 Other Race Population (Esri)	2,023
2019 Other Race Population (Esri) (%)	22%

Households

2019 Total Households (Esri)	2,409
2024 Total Households (Esri)	2,554
2018-2023 Households: Annual Growth Rate (Esri)	1.18%

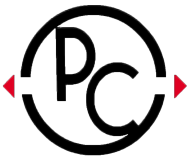
Family Households

2019 Total Family Households (Esri)	1,927
2024 Total Family Households (Esri)	2,037
2018-2023 Families: Annual Growth Rate (Esri)	1.12%

Daytime Population

2019 Total Daytime Population	9,172
2019 Daytime Population: Workers	3,959
2019 Daytime Population: Residents	5,213
2019 Daytime Population Density (Pop per Square Mile) (Esri)	2,921.9

Source: Esri



Property Commerce Demographics

12518 TX-249, Houston, Texas, 77086
Ring: 1 mile radius

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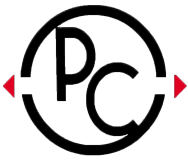
2019 Household Income

2019 Median Household Income (Esri)	\$39,445
2019 Average Household Income (Esri)	\$51,581
2019 Average Household Income and Householder Age 15-24 (Esri)	\$35,727
2019 Average Household Income and Householder Age 25-34 (Esri)	\$46,308
2019 Average Household Income and Householder Age 35-44 (Esri)	\$54,196
2019 Average Household Income and Householder Age 45-54 (Esri)	\$60,834
2019 Average Household Income and Householder Age 55-64 (Esri)	\$54,947
2019 Average Household Income and Householder Age 65-74 (Esri)	\$46,081
2019 Average Household Income and Householder Age 75+ (Esri)	\$32,486

2024 Household Income

2024 Median Household Income (Esri)	\$44,222
2024 Average Household Income (Esri)	\$58,732
2024 Average Household Income and Householder Age 15-24 (Esri)	\$40,126
2024 Average Household Income and Householder Age 25-34 (Esri)	\$52,283
2024 Average Household Income and Householder Age 35-44 (Esri)	\$61,549
2024 Average Household Income and Householder Age 45-54 (Esri)	\$69,782
2024 Average Household Income and Householder Age 55-64 (Esri)	\$64,723
2024 Average Household Income and Householder Age 65-74 (Esri)	\$53,712
2024 Average Household Income and Householder Age 75+ (Esri)	\$36,167

Source: Esri



Property Commerce Demographics

12518 TX-249, Houston, Texas, 77086
Ring: 3 mile radius

Prepared by: Property Commerce
Latitude: 29.91114
Longitude: -95.47977

Population

2019 Total Population (Esri)	128,123
2024 Total Population (Esri)	135,016
2018-2023 Population: Annual Growth Rate (Esri)	1.05%
2019 Median Age (Esri)	30.6
2024 Median Age (Esri)	31.6
2019 White Population Age 0-4 (Esri)	4,149
2019 White Population Age 5-9 (Esri)	4,117
2019 White Population Age 10-14 (Esri)	3,680
2019 White Population Age 15-19 (Esri)	3,317
2019 White Population Age 20-24 (Esri)	3,575
2019 Black/African American Population Age 0-4 (Esri)	2,549
2019 Black/African American Population Age 5-9 (Esri)	2,674
2019 Black/African American Population Age 10-14 (Esri)	3,001
2019 Black/African American Population Age 15-19 (Esri)	3,006
2019 Black/African American Population Age 20-24 (Esri)	2,635
2019 Asian Population Age 0-4 (Esri)	556
2019 Asian Population Age 5-9 (Esri)	519
2019 Asian Population Age 10-14 (Esri)	539
2019 Asian Population Age 15-19 (Esri)	586
2019 Asian Population Age 20-24 (Esri)	758
2019 Other Race Population Age 0-4 (Esri)	2,809
2019 Other Race Population Age 5-9 (Esri)	2,645
2019 Other Race Population Age 10-14 (Esri)	2,589
2019 Other Race Population Age 15-19 (Esri)	2,483
2019 Other Race Population Age 20-24 (Esri)	2,640
2019 Hispanic Population Age 0-4 (Esri)	7,445
2019 Hispanic Population Age 5-9 (Esri)	7,187
2019 Hispanic Population Age 10-14 (Esri)	6,694
2019 Hispanic Population Age 15-19 (Esri)	6,118
2019 Hispanic Population Age 20-24 (Esri)	6,307

Population by Race

2019 Hispanic Population (Esri)	73,237
2019 Hispanic Population (Esri) (%)	57%
2019 Black/African American Population (Esri)	35,486
2019 Black/African American Population (Esri) (%)	28%
2019 White Population (Esri)	48,989
2019 White Population (Esri) (%)	38%
2019 Asian Population (Esri)	10,144
2019 Asian Population (Esri) (%)	8%
2019 Other Race Population (Esri)	27,786
2019 Other Race Population (Esri) (%)	22%

Households

2019 Total Households (Esri)	35,691
2024 Total Households (Esri)	37,384
2018-2023 Households: Annual Growth Rate (Esri)	0.93%

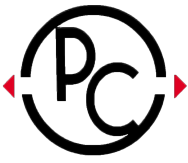
Family Households

2019 Total Family Households (Esri)	29,062
2024 Total Family Households (Esri)	30,450
2018-2023 Families: Annual Growth Rate (Esri)	0.94%

Daytime Population

2019 Total Daytime Population	108,561
2019 Daytime Population: Workers	37,763
2019 Daytime Population: Residents	70,798
2019 Daytime Population Density (Pop per Square Mile) (Esri)	3,840.4

Source: Esri



Property Commerce Demographics

12518 TX-249, Houston, Texas, 77086
Ring: 3 mile radius

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Longitude: -95.47977

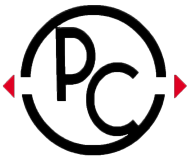
2019 Household Income

2019 Median Household Income (Esri)	\$49,747
2019 Average Household Income (Esri)	\$60,561
2019 Average Household Income and Householder Age 15-24 (Esri)	\$38,633
2019 Average Household Income and Householder Age 25-34 (Esri)	\$56,868
2019 Average Household Income and Householder Age 35-44 (Esri)	\$65,198
2019 Average Household Income and Householder Age 45-54 (Esri)	\$69,805
2019 Average Household Income and Householder Age 55-64 (Esri)	\$62,261
2019 Average Household Income and Householder Age 65-74 (Esri)	\$52,411
2019 Average Household Income and Householder Age 75+ (Esri)	\$35,828

2024 Household Income

2024 Median Household Income (Esri)	\$55,344
2024 Average Household Income (Esri)	\$69,873
2024 Average Household Income and Householder Age 15-24 (Esri)	\$43,681
2024 Average Household Income and Householder Age 25-34 (Esri)	\$66,015
2024 Average Household Income and Householder Age 35-44 (Esri)	\$76,036
2024 Average Household Income and Householder Age 45-54 (Esri)	\$80,901
2024 Average Household Income and Householder Age 55-64 (Esri)	\$72,568
2024 Average Household Income and Householder Age 65-74 (Esri)	\$61,061
2024 Average Household Income and Householder Age 75+ (Esri)	\$40,828

Source: Esri



Property Commerce Demographics

12518 TX-249, Houston, Texas, 77086
Ring: 5 mile radius

Prepared by: Property Commerce
Latitude: 29.91114
Longitude: -95.47977

Population

2019 Total Population (Esri)	310,761
2024 Total Population (Esri)	327,374
2018-2023 Population: Annual Growth Rate (Esri)	1.05%
2019 Median Age (Esri)	31.4
2024 Median Age (Esri)	32.2
2019 White Population Age 0-4 (Esri)	9,537
2019 White Population Age 5-9 (Esri)	9,037
2019 White Population Age 10-14 (Esri)	8,069
2019 White Population Age 15-19 (Esri)	7,257
2019 White Population Age 20-24 (Esri)	8,188
2019 Black/African American Population Age 0-4 (Esri)	6,681
2019 Black/African American Population Age 5-9 (Esri)	6,979
2019 Black/African American Population Age 10-14 (Esri)	7,654
2019 Black/African American Population Age 15-19 (Esri)	7,373
2019 Black/African American Population Age 20-24 (Esri)	6,724
2019 Asian Population Age 0-4 (Esri)	1,372
2019 Asian Population Age 5-9 (Esri)	1,417
2019 Asian Population Age 10-14 (Esri)	1,400
2019 Asian Population Age 15-19 (Esri)	1,326
2019 Asian Population Age 20-24 (Esri)	1,705
2019 Other Race Population Age 0-4 (Esri)	6,589
2019 Other Race Population Age 5-9 (Esri)	5,956
2019 Other Race Population Age 10-14 (Esri)	5,618
2019 Other Race Population Age 15-19 (Esri)	5,389
2019 Other Race Population Age 20-24 (Esri)	5,994
2019 Hispanic Population Age 0-4 (Esri)	16,875
2019 Hispanic Population Age 5-9 (Esri)	15,549
2019 Hispanic Population Age 10-14 (Esri)	14,213
2019 Hispanic Population Age 15-19 (Esri)	12,822
2019 Hispanic Population Age 20-24 (Esri)	13,803

Population by Race

2019 Hispanic Population (Esri)	159,830
2019 Hispanic Population (Esri) (%)	51%
2019 Black/African American Population (Esri)	92,882
2019 Black/African American Population (Esri) (%)	30%
2019 White Population (Esri)	116,771
2019 White Population (Esri) (%)	38%
2019 Asian Population (Esri)	24,563
2019 Asian Population (Esri) (%)	8%
2019 Other Race Population (Esri)	62,678
2019 Other Race Population (Esri) (%)	20%

Households

2019 Total Households (Esri)	95,740
2024 Total Households (Esri)	100,302
2018-2023 Households: Annual Growth Rate (Esri)	0.94%

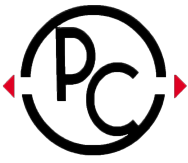
Family Households

2019 Total Family Households (Esri)	71,732
2024 Total Family Households (Esri)	75,093
2018-2023 Families: Annual Growth Rate (Esri)	0.92%

Daytime Population

2019 Total Daytime Population	324,778
2019 Daytime Population: Workers	157,843
2019 Daytime Population: Residents	166,935
2019 Daytime Population Density (Pop per Square Mile) (Esri)	4,135.8

Source: Esri



Property Commerce Demographics

12518 TX-249, Houston, Texas, 77086
Ring: 5 mile radius

Prepared by: Property Commerce
Latitude: 29.91114
Longitude: -95.47977

2019 Household Income

2019 Median Household Income (Esri)	\$47,831
2019 Average Household Income (Esri)	\$62,375
2019 Average Household Income and Householder Age 15-24 (Esri)	\$38,999
2019 Average Household Income and Householder Age 25-34 (Esri)	\$56,939
2019 Average Household Income and Householder Age 35-44 (Esri)	\$66,192
2019 Average Household Income and Householder Age 45-54 (Esri)	\$72,665
2019 Average Household Income and Householder Age 55-64 (Esri)	\$67,688
2019 Average Household Income and Householder Age 65-74 (Esri)	\$57,441
2019 Average Household Income and Householder Age 75+ (Esri)	\$38,659

2024 Household Income

2024 Median Household Income (Esri)	\$53,568
2024 Average Household Income (Esri)	\$71,373
2024 Average Household Income and Householder Age 15-24 (Esri)	\$44,529
2024 Average Household Income and Householder Age 25-34 (Esri)	\$66,230
2024 Average Household Income and Householder Age 35-44 (Esri)	\$76,978
2024 Average Household Income and Householder Age 45-54 (Esri)	\$83,144
2024 Average Household Income and Householder Age 55-64 (Esri)	\$77,509
2024 Average Household Income and Householder Age 65-74 (Esri)	\$65,962
2024 Average Household Income and Householder Age 75+ (Esri)	\$44,391

Source: Esri



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Property Commerce Leasing, Inc.	579840		832-804-8500
_____ 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