

FM 1464 and Beechnut PAD SITE

NE Corner of FM 1464 and Beechnut

PAD SITE AVAILABLE

- 27,600 SF (.63 Acres) Pad site located on the NE Corner of FM 1464 and Beechnut Rd. in Richmond, Tx.
- Next to a Shell Gas Station
- Owner will Sale or Ground Lease
- All Utilities to the property and no detention required

Traffic Counts:

FM 1464 (North): 22,000

FM 1464 (South): 9,600

Beechnut Rd. (East): 7,560

Beechnut Rd. (West): 6,550

*TxDot 2011 Traffic Counts



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The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.

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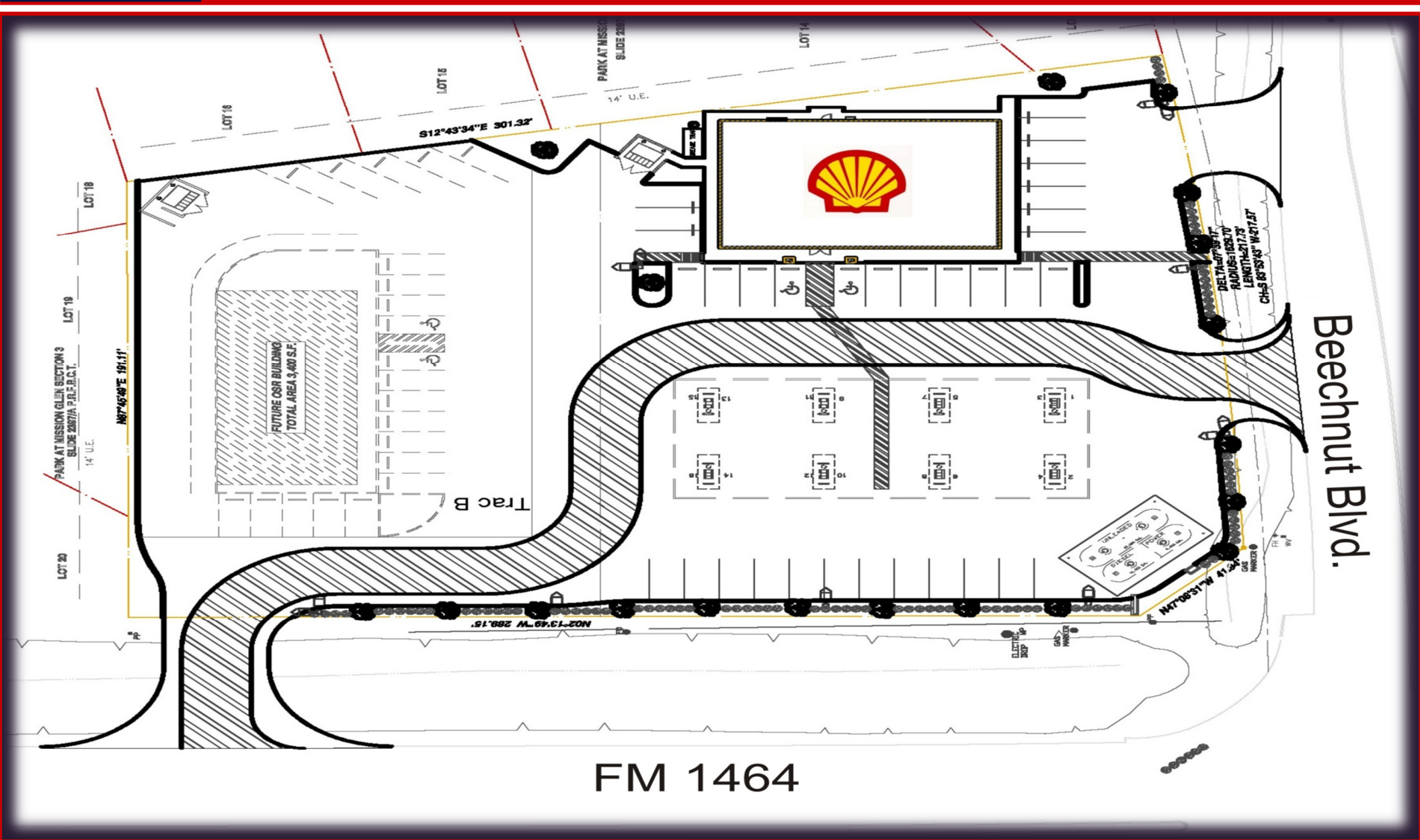
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FM 1464

Beechnut Blvd.

FULL PROFILE

2000 - 2010 Census, 2014 Estimates with 2019 Projections
 Calculated using Proportional Block Groups

Lat/Lon: 29.68514/-95.68829

29.685140 -95.688290

		1 Mile	3 Miles	5 Miles
POPULATION	2014 Estimated Population	11,652	91,142	236,694
	2019 Projected Population	13,494	103,548	266,373
	2010 Census Population	10,588	83,592	218,225
	2000 Census Population	4,807	47,690	124,582
	Historical Annual Growth 2000 to 2014	10.2%	6.5%	6.4%
	Projected Annual Growth 2014 to 2019	3.2%	2.7%	2.5%
HOUSEHOLDS	2014 Est. Households	3,380	27,389	74,268
	2019 Proj. Households	3,959	31,389	84,297
	2010 Census Households	3,018	24,751	67,475
	2000 Census Households	1,380	14,320	39,354
	Historical Annual Growth 2000 to 2014	10.4%	6.5%	6.3%
	Projected Annual Growth 2014 to 2019	3.4%	2.9%	2.7%
AGE	2014 Est. Population 0 to 9 Years	16.4%	15.6%	15.2%
	2014 Est. Population 10 to 19 Years	17.8%	16.7%	16.2%
	2014 Est. Population 20 to 29 Years	13.6%	13.2%	13.1%
	2014 Est. Population 30 to 44 Years	23.3%	22.7%	22.5%
	2014 Est. Population 45 to 59 Years	19.6%	20.4%	20.7%
	2014 Est. Population 60 to 74 Years	7.6%	9.2%	9.8%
	2014 Est. Population 75 Years Plus	1.7%	2.2%	2.5%
	2014 Est. Median Age	30.6	32.4	33.3
MARITAL STATUS & SEX	2014 Est. Male Population	47.7%	48.5%	48.9%
	2014 Est. Female Population	52.3%	51.5%	51.1%
	2014 Est. Never Married	29.2%	31.5%	31.8%
	2014 Est. Now Married	52.2%	50.1%	49.7%
	2014 Est. Separated or Divorced	16.0%	15.6%	15.3%
	2014 Est. Widowed	2.6%	2.8%	3.3%
INCOME	2014 Est. HH Income \$200,000 or More	5.2%	5.1%	7.3%
	2014 Est. HH Income \$150,000 to \$199,999	9.2%	8.2%	8.3%
	2014 Est. HH Income \$100,000 to \$149,999	19.2%	19.1%	18.2%
	2014 Est. HH Income \$75,000 to \$99,999	16.1%	16.6%	14.5%
	2014 Est. HH Income \$50,000 to \$74,999	19.2%	19.5%	17.7%
	2014 Est. HH Income \$35,000 to \$49,999	16.3%	13.1%	12.7%
	2014 Est. HH Income \$25,000 to \$34,999	7.4%	8.6%	8.6%
	2014 Est. HH Income \$15,000 to \$24,999	4.2%	5.5%	6.4%
	2014 Est. HH Income \$0 to \$14,999	3.2%	4.3%	6.3%
	2014 Est. Average Household Income	\$83,047	\$81,458	\$86,352
	2014 Est. Median HH Income	\$75,359	\$76,057	\$77,221
	2014 Est. Per Capita Income	\$24,096	\$24,496	\$27,199
	2014 Est. Number of Businesses	89	1,559	4,276
2014 Est. Total Number of Employees	577	10,805	35,311	

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RACE	2014 Est. White Population	33.6%	37.0%	40.5%
	2014 Est. Black Population	34.5%	28.4%	24.3%
	2014 Est. Asian & Pacific Islander	16.7%	19.1%	21.8%
	2014 Est. American Indian & Alaska Native	0.4%	0.5%	0.5%
	2014 Est. Other Races Population	14.9%	15.0%	12.9%
HISPANIC	2014 Est. Hispanic Population	3,986	30,654	67,450
	2014 Est. Hispanic Population Percent	34.2%	33.6%	28.5%
	2019 Proj. Hispanic Population Percent	35.2%	34.4%	29.1%
	2010 Hispanic Population Percent	33.5%	33.0%	27.9%
EDUCATION (Adults 25 or Older)	2014 Est. Adult Population (25 Years or Older)	6,804	55,243	144,754
	2014 Est. Elementary (0 to 8)	9.8%	8.7%	7.7%
	2014 Est. Some High School (9 to 11)	7.9%	8.0%	7.3%
	2014 Est. High School Graduate (12)	20.9%	22.7%	21.1%
	2014 Est. Some College (13 to 16)	25.8%	25.0%	24.7%
	2014 Est. Associate Degree Only	6.7%	6.5%	6.2%
	2014 Est. Bachelor Degree Only	20.8%	21.1%	23.2%
	2014 Est. Graduate Degree	8.2%	8.1%	9.8%
HOUSING	2014 Est. Total Housing Units	3,452	27,995	77,426
	2014 Est. Owner Occupied Percent	84.3%	80.9%	70.9%
	2014 Est. Renter Occupied Percent	13.6%	17.0%	25.0%
	2014 Est. Vacant Housing Percent	2.1%	2.2%	4.1%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	23.3%	19.2%	17.4%
	2010 Homes Built 2000 to 2004	22.5%	19.7%	20.1%
	2010 Homes Built 1990 to 1999	16.4%	15.3%	16.6%
	2010 Homes Built 1980 to 1989	22.0%	25.3%	22.5%
	2010 Homes Built 1970 to 1979	8.0%	12.3%	14.5%
	2010 Homes Built 1960 to 1969	2.9%	3.1%	3.5%
	2010 Homes Built 1950 to 1959	2.7%	2.7%	2.8%
	2010 Homes Built Before 1949	2.2%	2.5%	2.6%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.2%	0.3%	0.4%
	2010 Home Value \$500,000 to \$999,999	0.6%	0.8%	1.8%
	2010 Home Value \$400,000 to \$499,999	0.3%	0.5%	1.3%
	2010 Home Value \$300,000 to \$399,999	1.8%	2.1%	4.9%
	2010 Home Value \$200,000 to \$299,999	10.9%	11.1%	14.6%
	2010 Home Value \$150,000 to \$199,999	32.5%	28.4%	26.8%
	2010 Home Value \$100,000 to \$149,999	30.3%	38.2%	32.4%
	2010 Home Value \$50,000 to \$99,999	19.8%	14.6%	14.3%
	2010 Home Value \$25,000 to \$49,999	2.1%	1.6%	1.5%
	2010 Home Value \$0 to \$24,999	1.5%	2.3%	1.9%
	2010 Median Home Value	\$141,336	\$142,981	\$157,741
	2010 Median Rent	\$1,019	\$913	\$822

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LABOR FORCE	2014 Est. Labor: Population Age 16+	8,506	67,608	175,324
	2014 Est. Civilian Employed	67.3%	67.5%	67.0%
	2014 Est. Civilian Unemployed	3.9%	3.6%	3.3%
	2014 Est. in Armed Forces	0.1%	-	-
	2014 Est. not in Labor Force	28.8%	28.8%	29.6%
	2014 Labor Force: Males	47.0%	47.8%	47.7%
	2014 Labor Force: Females	53.0%	52.2%	52.3%
OCCUPATION	2010 Occupation: Population Age 16+	4,989	40,312	102,859
	2010 Mgmt, Business, & Financial Operations	13.0%	14.1%	15.3%
	2010 Professional & Related	23.1%	21.3%	22.6%
	2010 Service	22.6%	18.7%	17.4%
	2010 Sales and Office	24.4%	27.0%	26.3%
	2010 Farming, Fishing, and Forestry	0.1%	0.1%	0.1%
	2010 Construction, Extraction, & Maintenance	7.2%	8.1%	8.2%
	2010 Production, Transport, & Material Moving	9.6%	10.6%	10.1%
	2010 Percent White Collar Workers	60.5%	62.4%	64.2%
	2010 Percent Blue Collar Workers	39.5%	37.6%	35.8%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	85.5%	81.8%	82.1%
	2010 Drive to Work in Carpool	10.3%	11.8%	10.9%
	2010 Travel to Work by Public Transportation	0.9%	1.6%	1.9%
	2010 Drive to Work on Motorcycle	-	0.1%	0.1%
	2010 Walk or Bicycle to Work	0.2%	0.4%	0.8%
	2010 Other Means	0.5%	0.8%	0.8%
	2010 Work at Home	2.5%	3.5%	3.5%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	10.7%	9.8%	11.5%
	2010 Travel to Work in 15 to 29 Minutes	29.8%	32.6%	32.5%
	2010 Travel to Work in 30 to 59 Minutes	47.0%	46.5%	46.0%
	2010 Travel to Work in 60 Minutes or More	12.5%	11.1%	9.9%
	2010 Average Travel Time to Work	30.7	30.4	29.9
CONSUMER EXPENDITURE	2014 Est. Total Household Expenditure	\$210 M	\$1.68 B	\$4.70 B
	2014 Est. Apparel	\$10.2 M	\$81.4 M	\$228 M
	2014 Est. Contributions & Gifts	\$14.1 M	\$112 M	\$324 M
	2014 Est. Education & Reading	\$6.09 M	\$48.5 M	\$140 M
	2014 Est. Entertainment	\$11.9 M	\$94.8 M	\$266 M
	2014 Est. Food, Beverages & Tobacco	\$32.9 M	\$263 M	\$731 M
	2014 Est. Furnishings & Equipment	\$9.47 M	\$75.5 M	\$212 M
	2014 Est. Health Care & Insurance	\$14.4 M	\$115 M	\$322 M
	2014 Est. Household Operations & Shelter & Utilities	\$63.0 M	\$502 M	\$1.41 B
	2014 Est. Miscellaneous Expenses	\$3.38 M	\$27.1 M	\$75.7 M
	2014 Est. Personal Care	\$3.02 M	\$24.1 M	\$67.5 M
	2014 Est. Transportation	\$42.0 M	\$335 M	\$926 M

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

