

► TANGLEWOOD COURT

SE Corner San Felipe St @ Fountain View Dr in Houston, Texas 77057



VERY HIGH DEMOGRAPHICS FOR INCOME & GROWTH



VEHICLES PER DAY

San Felipe St east of Fountain View Dr	35,524
San Felipe St west of Fountain View Dr	33,559
Fountain View Dr north of San Felipe St	15,535
Fountain View St south of San Felipe St	11,302

AVERAGE INCOME

1 Mile	\$149,521
3 Miles	\$150,689
5 Miles	\$158,863

POPULATION

1 Mile	28,532
3 Miles	184,103
5 Miles	502,085



Matt Brock

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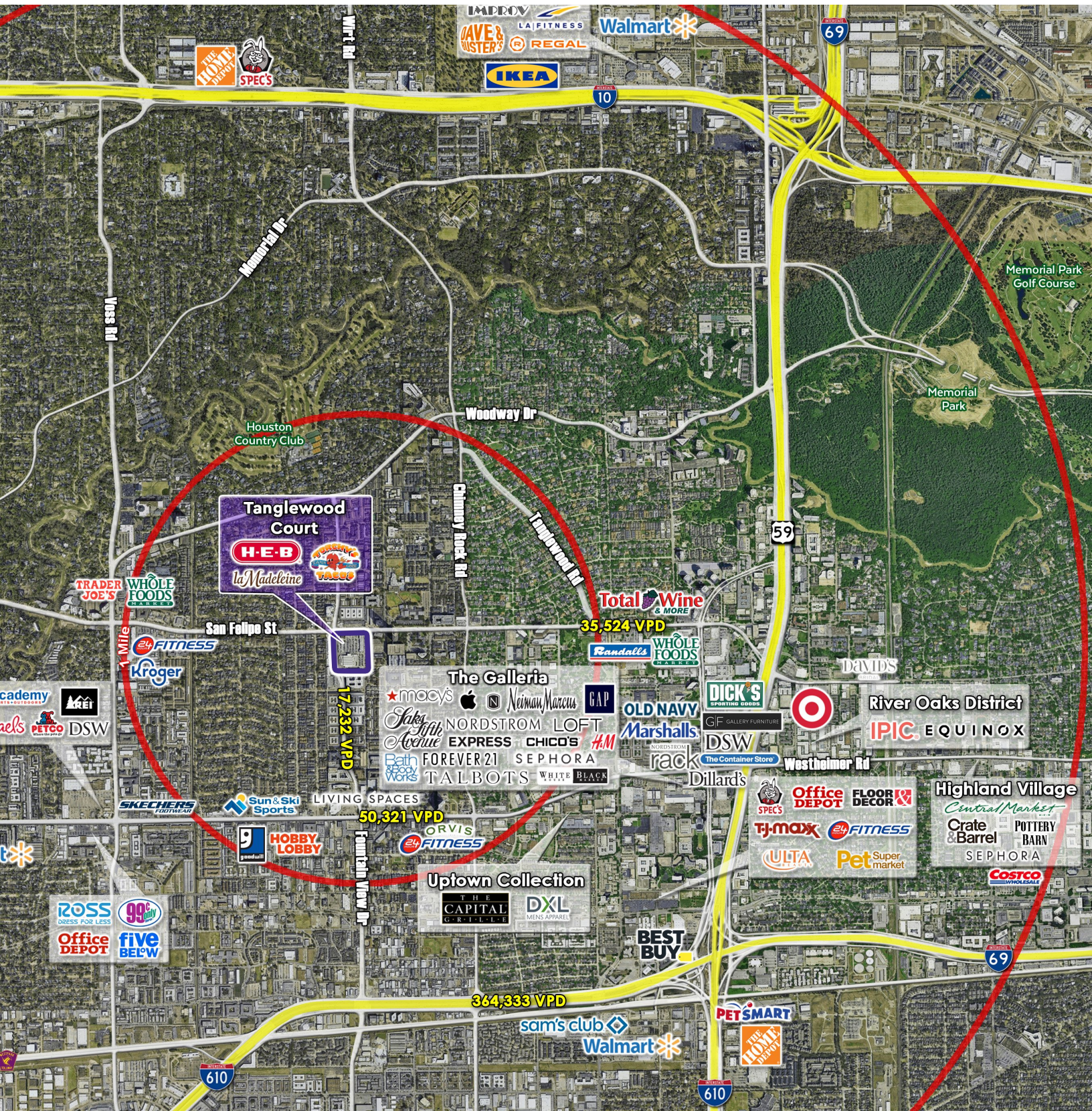
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EXTREMELY HIGH POPULATION WITHIN A 5 MILE RADIUS



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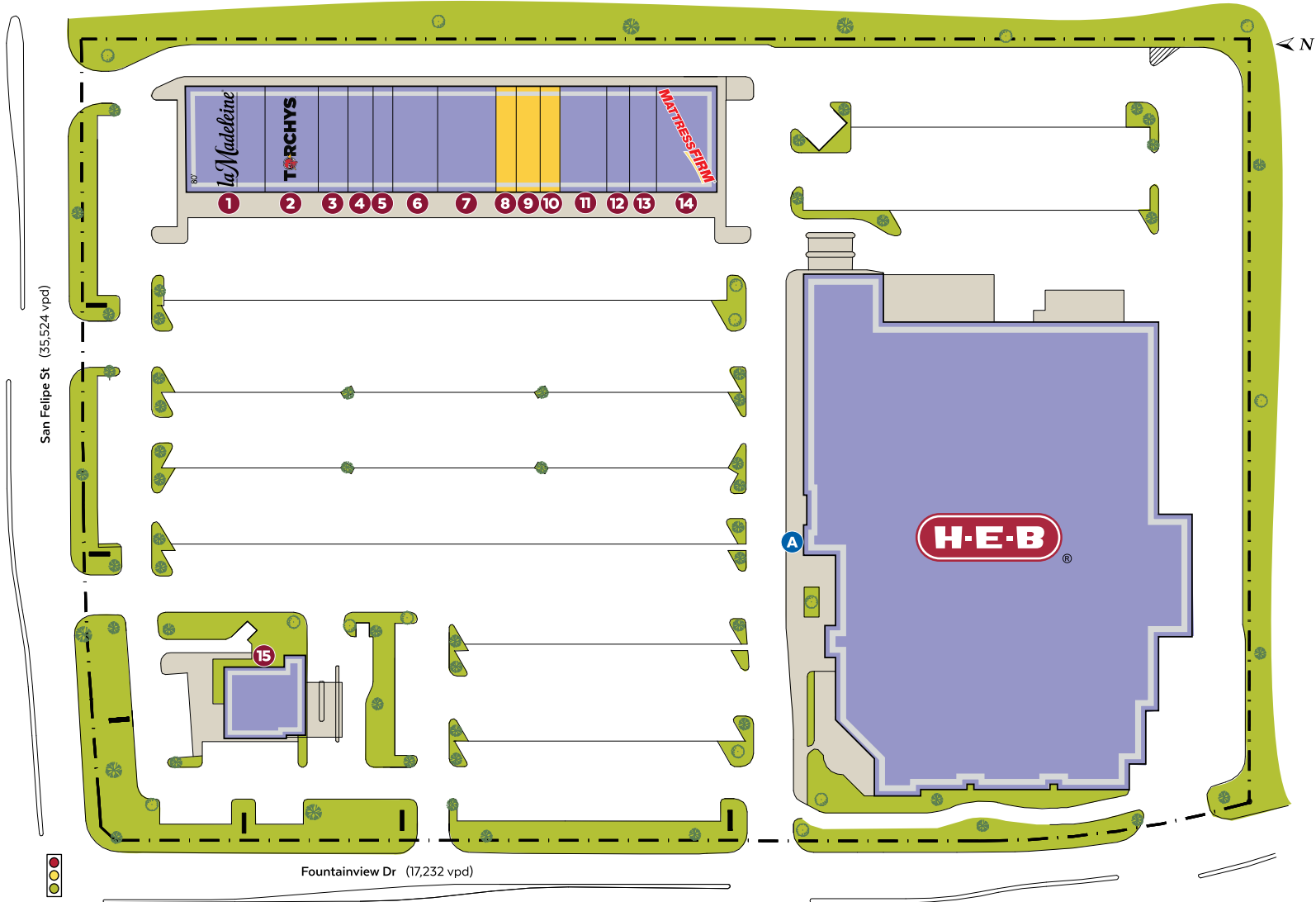
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1,200 SF • 1,200 SF (10/24) • 1,440 SF (02/25)



Tenant List

Tenant	Address	SF/Acres
A H-E-B	5895 San Felipe St	
1 la Madeleine	5885 San Felipe St #100	
2 Torchy's Tacos	5885 San Felipe St #150	
3 Gyro Hut	5885 San Felipe St #200	
4 Woof Gang Bakery	5885 San Felipe St #250	
5 The Joint	5885 San Felipe St #275	
6 GoHealth Urgent Care	5885 San Felipe St #300	
7 Banfield Pet Hospital	5885 San Felipe St #375	

Tenant List (continued)

Tenant	Address	SF/Acres
8 AVAILABLE	5885 San Felipe St #400	1,200
9 AVAILABLE	5885 San Felipe St #425	1,440
10 AVAILABLE	5885 San Felipe St #450	1,200
11 Massage Envy	5885 San Felipe St #475	
12 Supreme Dentistry	5885 San Felipe St #525	
13 Pro-Optix Eye Care	5885 San Felipe St #550	
14 Mattress Firm	5885 San Felipe St #600	
15 Amerant Bank	5897 San Felipe St	



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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/tanglewood-court

Lat/Lon: 29.7498/-95.486

Tanglewood Court Houston, TX 77057	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	28,532	184,103	502,085
2028 Projected Population	29,462	191,718	528,695
2020 Census Population	28,287	183,421	498,751
2010 Census Population	26,225	165,717	455,485
Projected Annual Growth 2023 to 2028	0.7%	0.8%	1.1%
Historical Annual Growth 2010 to 2023	0.7%	0.9%	0.8%
2023 Median Age	39.3	36.3	36.2
Households			
2023 Estimated Households	16,805	89,768	224,308
2028 Projected Households	17,397	93,544	236,332
2020 Census Households	16,494	88,486	220,348
2010 Census Households	14,849	77,090	193,791
Projected Annual Growth 2023 to 2028	0.7%	0.8%	1.1%
Historical Annual Growth 2010 to 2023	1.0%	1.3%	1.2%
Race and Ethnicity			
2023 Estimated White	59.6%	45.1%	45.4%
2023 Estimated Black or African American	11.6%	14.7%	12.3%
2023 Estimated Asian or Pacific Islander	10.4%	10.4%	11.2%
2023 Estimated American Indian or Native Alaskan	0.5%	1.2%	1.1%
2023 Estimated Other Races	17.8%	28.7%	30.0%
2023 Estimated Hispanic	21.4%	35.3%	37.4%
Income			
2023 Estimated Average Household Income	\$149,521	\$150,689	\$158,863
2023 Estimated Median Household Income	\$101,034	\$93,316	\$103,290
2023 Estimated Per Capita Income	\$88,078	\$73,530	\$71,029
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.2%	11.2%	11.6%
2023 Estimated Some High School (Grade Level 9 to 11)	1.5%	3.7%	4.2%
2023 Estimated High School Graduate	10.6%	13.6%	14.1%
2023 Estimated Some College	13.8%	12.8%	12.2%
2023 Estimated Associates Degree Only	4.2%	4.7%	4.6%
2023 Estimated Bachelors Degree Only	39.5%	31.1%	29.5%
2023 Estimated Graduate Degree	28.1%	23.0%	23.8%
Business			
2023 Estimated Total Businesses	4,883	25,972	58,849
2023 Estimated Total Employees	42,829	228,619	537,431
2023 Estimated Employee Population per Business	8.8	8.8	9.1
2023 Estimated Residential Population per Business	5.8	7.1	8.5



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INFORMATION ABOUT BROKERAGE SERVICES

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.

IABS 1-0



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