

LAND FOR GROUND LEASE MOSELEY | COMMERCIAL REAL ESTATE

5910 LYONS AVENUE, HOUSTON, TX 77020



www.mcrehouston.com
(713) 522-4646

12,500 SF
FOR GROUND
LEASE

PROPERTY INFORMATION

MOSELEY

COMMERCIAL
REAL ESTATE

TRAFFIC COUNTS	CPD
LOCKWOOD NORTH OF I-10	15,898
LYONS AVENUE EAST OF LOCKWOOD	8,092
I-10 AT LOCKWOOD	162,701

LOCATION

5910 LYONS AVENUE
HOUSTON, TX 77020



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	18,813	90,583	285,559
AVG. HH INCOME	\$42,049	\$47,303	\$72,200
DAYTIME POPULATION	1,969	25,586	84,902

PROPERTY NOTES

- 12,500 SF/0.2869 AC
- FOR GROUND LEASE
- POLE SIGN ON CORNER
- SITE NEAR FIESTA MART
- 78% HISPANIC MARKET WITHIN 1 MILE
- EASY ACCESS TO I-10
- HEAVY FOOT TRAFFIC AREA

NEIGHBORS



FOLLOW US
in   **f**

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7764/-95.3108

5910 Lyons Ave Houston, TX 77020	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	17,786	102,290	313,349
2028 Projected Population	18,830	109,027	333,720
2020 Census Population	17,527	100,733	307,719
2010 Census Population	17,613	101,650	286,696
Projected Annual Growth 2023 to 2028	1.2%	1.3%	1.3%
Historical Annual Growth 2010 to 2023	-	-	0.7%
Households			
2023 Estimated Households	5,516	32,819	113,895
2028 Projected Households	5,842	35,355	122,008
2020 Census Households	5,392	31,897	110,602
2010 Census Households	5,245	30,120	95,756
Projected Annual Growth 2023 to 2028	1.2%	1.5%	1.4%
Historical Annual Growth 2010 to 2023	0.4%	0.7%	1.5%
Age			
2023 Est. Population Under 10 Years	14.7%	12.4%	11.8%
2023 Est. Population 10 to 19 Years	15.3%	13.7%	13.5%
2023 Est. Population 20 to 29 Years	13.2%	15.6%	17.5%
2023 Est. Population 30 to 44 Years	17.7%	20.4%	20.7%
2023 Est. Population 45 to 59 Years	18.7%	19.1%	18.4%
2023 Est. Population 60 to 74 Years	14.7%	13.2%	13.1%
2023 Est. Population 75 Years or Over	5.8%	5.6%	5.0%
2023 Est. Median Age	35.0	35.5	34.7
Marital Status & Gender			
2023 Est. Male Population	50.4%	54.5%	52.7%
2023 Est. Female Population	49.6%	45.5%	47.3%
2023 Est. Never Married	43.9%	46.0%	46.9%
2023 Est. Now Married	32.3%	27.3%	31.1%
2023 Est. Separated or Divorced	17.4%	20.6%	17.3%
2023 Est. Widowed	6.5%	6.1%	4.8%
Income			
2023 Est. HH Income \$200,000 or More	1.6%	4.6%	10.7%
2023 Est. HH Income \$150,000 to \$199,999	4.4%	4.0%	5.9%
2023 Est. HH Income \$100,000 to \$149,999	7.8%	9.9%	12.0%
2023 Est. HH Income \$75,000 to \$99,999	11.4%	9.0%	9.8%
2023 Est. HH Income \$50,000 to \$74,999	16.6%	15.4%	15.2%
2023 Est. HH Income \$35,000 to \$49,999	15.9%	13.8%	11.5%
2023 Est. HH Income \$25,000 to \$34,999	12.9%	12.3%	9.7%
2023 Est. HH Income \$15,000 to \$24,999	11.7%	12.7%	9.8%
2023 Est. HH Income Under \$15,000	17.6%	18.3%	15.3%
2023 Est. Average Household Income	\$61,880	\$64,593	\$92,407
2023 Est. Median Household Income	\$41,610	\$46,117	\$66,710
2023 Est. Per Capita Income	\$19,211	\$22,029	\$34,306
2023 Est. Total Businesses	459	4,271	19,143
2023 Est. Total Employees	4,183	49,859	241,618

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Race			
2023 Est. White	26.4%	23.9%	30.1%
2023 Est. Black	20.0%	30.5%	22.5%
2023 Est. Asian or Pacific Islander	0.6%	1.4%	6.2%
2023 Est. American Indian or Alaska Native	1.3%	1.2%	1.1%
2023 Est. Other Races	51.6%	43.0%	40.0%
Hispanic			
2023 Est. Hispanic Population	13,217	60,617	170,590
2023 Est. Hispanic Population	74.3%	59.3%	54.4%
2028 Proj. Hispanic Population	73.8%	59.1%	54.4%
2020 Hispanic Population	75.2%	61.1%	59.5%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	11,273	67,822	206,205
2023 Est. Elementary (Grade Level 0 to 8)	22.6%	20.5%	16.8%
2023 Est. Some High School (Grade Level 9 to 11)	13.4%	12.5%	9.5%
2023 Est. High School Graduate	33.9%	30.1%	26.0%
2023 Est. Some College	12.4%	15.8%	14.6%
2023 Est. Associate Degree Only	5.7%	4.9%	4.5%
2023 Est. Bachelor Degree Only	8.4%	10.6%	17.1%
2023 Est. Graduate Degree	3.7%	5.7%	11.6%
Housing			
2023 Est. Total Housing Units	6,394	37,756	130,220
2023 Est. Owner-Occupied	41.2%	37.1%	38.1%
2023 Est. Renter-Occupied	45.1%	49.9%	49.4%
2023 Est. Vacant Housing	13.7%	13.1%	12.5%
Homes Built by Year			
2023 Homes Built 2010 or later	9.1%	12.0%	15.7%
2023 Homes Built 2000 to 2009	7.3%	7.6%	10.9%
2023 Homes Built 1990 to 1999	3.6%	3.8%	4.3%
2023 Homes Built 1980 to 1989	3.9%	4.5%	5.1%
2023 Homes Built 1970 to 1979	8.4%	7.9%	7.2%
2023 Homes Built 1960 to 1969	7.9%	9.7%	8.1%
2023 Homes Built 1950 to 1959	15.6%	12.7%	11.4%
2023 Homes Built Before 1949	30.4%	28.7%	24.7%
Home Values			
2023 Home Value \$1,000,000 or More	1.6%	1.7%	2.8%
2023 Home Value \$500,000 to \$999,999	5.3%	4.8%	10.7%
2023 Home Value \$400,000 to \$499,999	3.1%	5.2%	8.4%
2023 Home Value \$300,000 to \$399,999	10.2%	12.5%	14.4%
2023 Home Value \$200,000 to \$299,999	19.7%	22.0%	19.5%
2023 Home Value \$150,000 to \$199,999	12.6%	14.1%	13.0%
2023 Home Value \$100,000 to \$149,999	15.0%	13.4%	11.3%
2023 Home Value \$50,000 to \$99,999	23.1%	16.9%	12.5%
2023 Home Value \$25,000 to \$49,999	7.1%	6.9%	4.9%
2023 Home Value Under \$25,000	2.3%	2.4%	2.5%
2023 Median Home Value	\$153,371	\$186,190	\$252,600
2023 Median Rent	\$784	\$833	\$1,010

Full Profile

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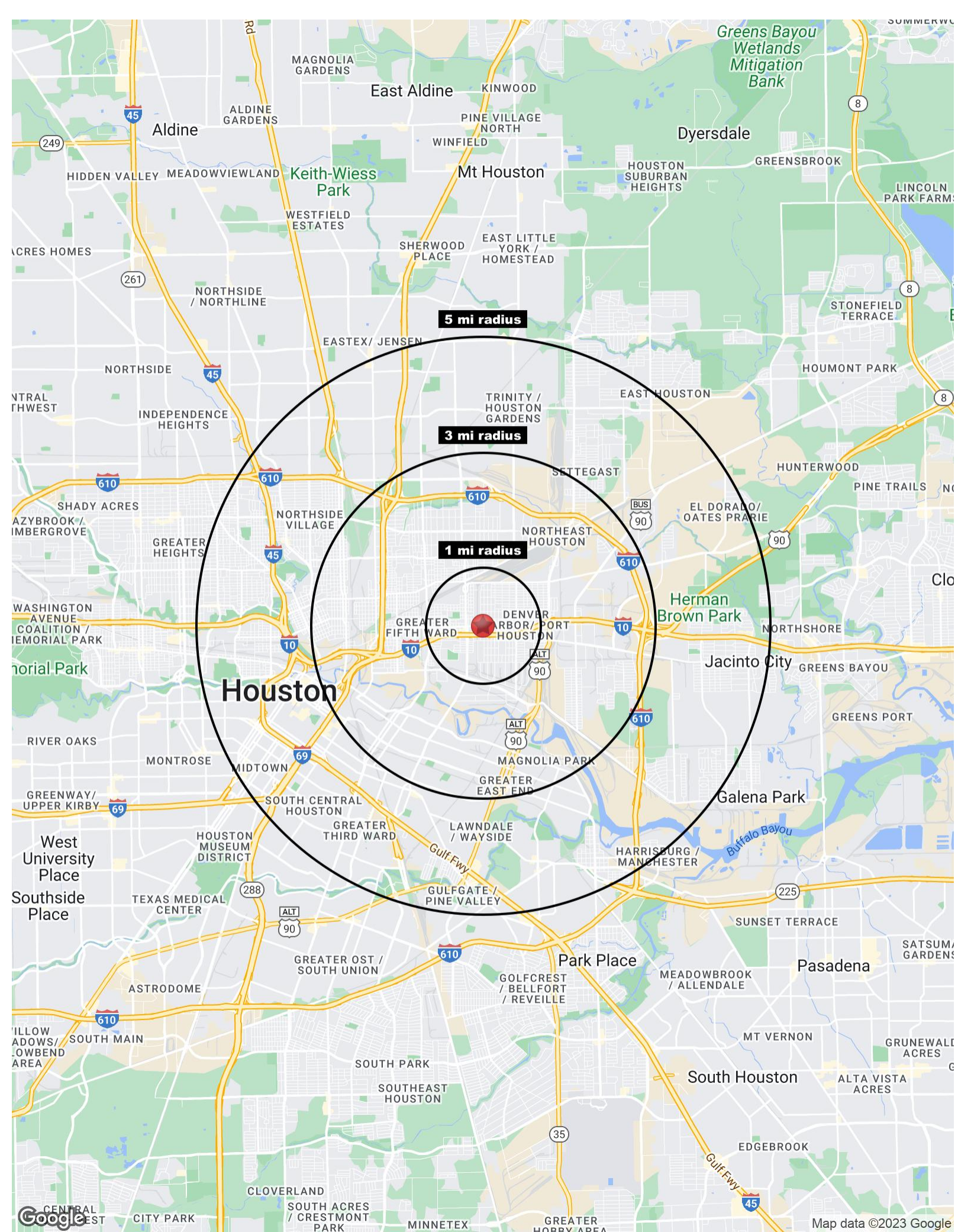


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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	13,550	81,607	253,860
2023 Est. Civilian Employed	54.3%	52.4%	59.2%
2023 Est. Civilian Unemployed	3.1%	3.7%	3.3%
2023 Est. in Armed Forces	0.1%	-	-
2023 Est. not in Labor Force	42.5%	43.9%	37.4%
2023 Labor Force Males	50.5%	55.4%	53.2%
2023 Labor Force Females	49.5%	44.6%	46.8%
Occupation			
2023 Occupation: Population Age 16 Years or Over	7,359	42,770	150,303
2023 Mgmt, Business, & Financial Operations	8.4%	10.7%	14.7%
2023 Professional, Related	9.0%	15.1%	21.7%
2023 Service	21.0%	20.8%	17.4%
2023 Sales, Office	19.5%	18.6%	18.3%
2023 Farming, Fishing, Forestry	0.5%	0.2%	0.2%
2023 Construction, Extraction, Maintenance	21.1%	16.6%	13.1%
2023 Production, Transport, Material Moving	20.4%	18.1%	14.7%
2023 White Collar Workers	36.9%	44.3%	54.7%
2023 Blue Collar Workers	63.1%	55.7%	45.3%
Transportation to Work			
2023 Drive to Work Alone	69.6%	68.8%	67.2%
2023 Drive to Work in Carpool	11.4%	10.8%	9.6%
2023 Travel to Work by Public Transportation	2.4%	2.9%	2.4%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	1.7%	2.4%	2.4%
2023 Other Means	2.1%	2.1%	2.3%
2023 Work at Home	12.7%	12.8%	16.0%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	16.2%	18.2%	20.7%
2023 Travel to Work in 15 to 29 Minutes	42.7%	40.1%	39.5%
2023 Travel to Work in 30 to 59 Minutes	37.6%	35.7%	34.4%
2023 Travel to Work in 60 Minutes or More	3.6%	6.1%	5.4%
2023 Average Travel Time to Work	24.2	24.7	23.9
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$277.46 M	\$1.69 B	\$7.48 B
2023 Est. Apparel	\$9.76 M	\$59.7 M	\$267.4 M
2023 Est. Contributions, Gifts	\$14.62 M	\$92.86 M	\$443.06 M
2023 Est. Education, Reading	\$8.37 M	\$53.46 M	\$259.91 M
2023 Est. Entertainment	\$15.19 M	\$93.28 M	\$422.53 M
2023 Est. Food, Beverages, Tobacco	\$43.65 M	\$264.11 M	\$1.14 B
2023 Est. Furnishings, Equipment	\$9.44 M	\$57.88 M	\$261.31 M
2023 Est. Health Care, Insurance	\$25.56 M	\$154.54 M	\$666.78 M
2023 Est. Household Operations, Shelter, Utilities	\$91.71 M	\$558.73 M	\$2.44 B
2023 Est. Miscellaneous Expenses	\$5.17 M	\$31.75 M	\$141.6 M
2023 Est. Personal Care	\$3.71 M	\$22.68 M	\$100.11 M
2023 Est. Transportation	\$50.29 M	\$304.09 M	\$1.34 B

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Moseley Commercial Real Estate, Inc.	0534557	bea@mcrehouston.com	713-522-4646
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Beatrice Naranjo	445237	bea@mcrehouston.com	713-522-4646
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