

END CAP AVAILABLE

MOSELEY

COMMERCIAL
REAL ESTATE

5312 AIRLINE DRIVE, HOUSTON, TEXAS 77022



www.mcrehouston.com
(713) 522-4646

1,000 SF
FOR LEASE

PROPERTY INFORMATION

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COMMERCIAL
REAL ESTATE



LOCATION

5312 AIRLINE DRIVE
HOUSTON, TEXAS 77022

TRAFFIC COUNTS	CPD
AIRLINE DRIVE NORTH OF TIDWELL ROAD	24,052
AIRLINE DRIVE SOUTH OF TIDWELL ROAD	22,292
TIDWELL ROAD EAST OF AIRLINE DRIVE	22,913
TIDWELL ROAD WEST OF AIRLINE DRIVE	21,436

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	16,712	136,468	346,830
AVG. HH INCOME	\$45,824	\$73,592	\$86,173
DAYTIME POPULATION	6,213	45,698	125,390
HOUSEHOLD	5,379	44,630	122,213

PROPERTY NOTES

- 1,000 SF END CAP
- MOVE IN READY
- HEAVY FOOT TRAFFIC ON AIRLINE/TIDWELL
- EASY ACCESS TO I-45 (NORTH FWY)
- EXCELLENT VISIBILITY

NEIGHBORS



JEFFERSONTM
DENTAL CARE



AIRLINE DRIVE



1,000 SF

SUITE	TENANT	SF
A	AVAILABLE(END CAP)	1,000
B	PAQUETERIA	1,000
C	A-MAX AUTO INSURANCE	2,400

EMAIL US

KAYLA HOLLEY

KAYLA@MCREHOUSTON.COM

CALL US

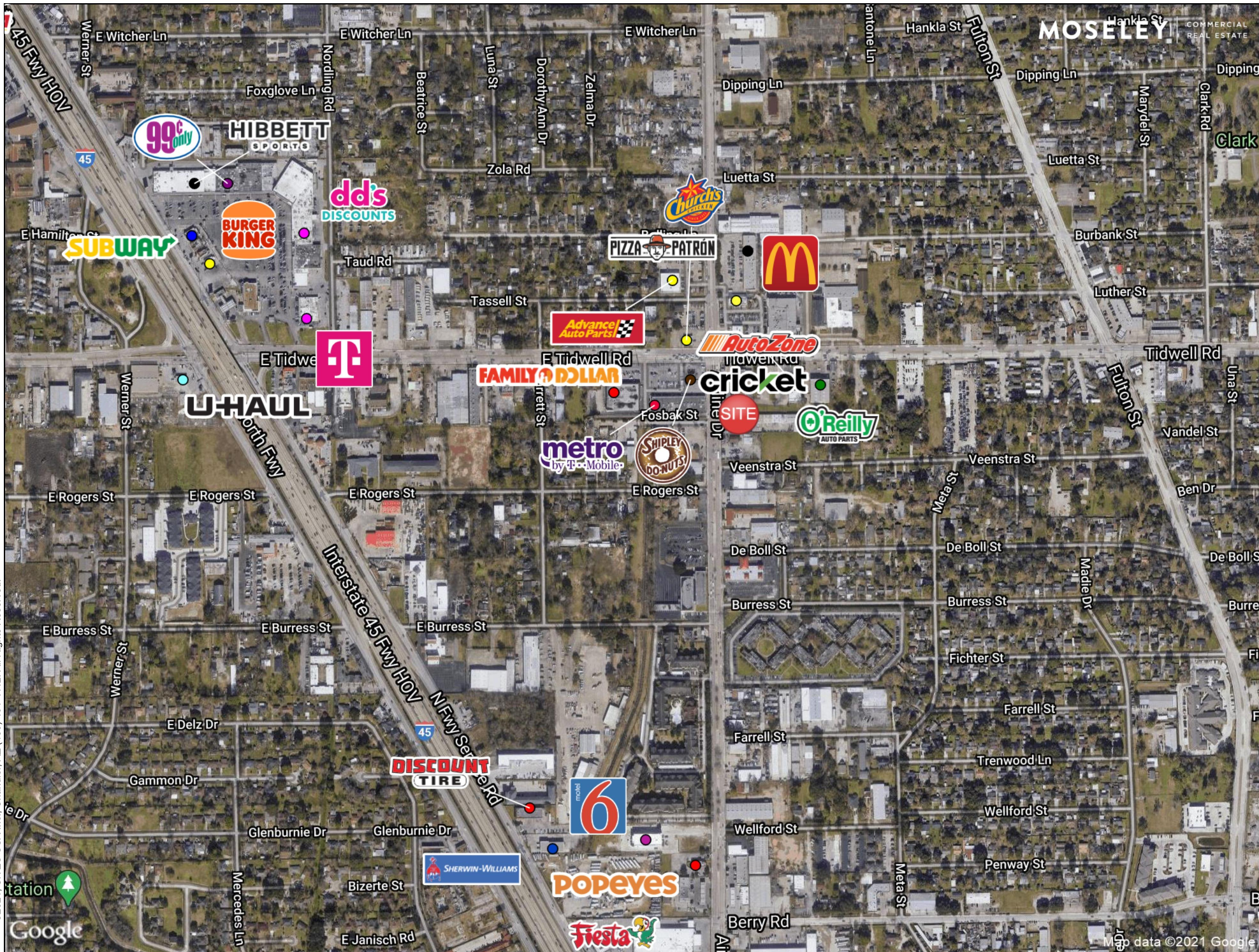
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VISIT US

WWW.MCREHOUSTON.COM

FOLLOW US





FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

MOSELEY

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Moseley Commercial Real Estate, Inc.

Lat/Lon: 29.8447/-95.384

RF1

5312 Airline Dr

Houston, TX 77022

1 mi radius 3 mi radius 5 mi radius

POPULATION	2020 Estimated Population	16,712	136,468	346,830
	2025 Projected Population	17,743	146,100	371,273
	2010 Census Population	16,744	132,036	329,251
	2000 Census Population	16,743	130,278	329,505
	Projected Annual Growth 2020 to 2025	1.2%	1.4%	1.4%
	Historical Annual Growth 2000 to 2020	-	0.2%	0.3%
HOUSEHOLDS	2020 Estimated Households	5,379	44,630	122,213
	2025 Projected Households	5,793	48,691	133,310
	2010 Census Households	5,227	41,556	111,435
	2000 Census Households	5,216	40,706	109,131
	Projected Annual Growth 2020 to 2025	1.5%	1.8%	1.8%
	Historical Annual Growth 2000 to 2020	0.2%	0.5%	0.6%
AGE	2020 Est. Population Under 10 Years	15.0%	15.3%	14.7%
	2020 Est. Population 10 to 19 Years	15.0%	14.8%	14.0%
	2020 Est. Population 20 to 29 Years	14.2%	14.4%	14.1%
	2020 Est. Population 30 to 44 Years	19.3%	20.5%	21.0%
	2020 Est. Population 45 to 59 Years	18.0%	18.0%	18.2%
	2020 Est. Population 60 to 74 Years	13.3%	12.2%	12.9%
	2020 Est. Population 75 Years or Over	5.1%	4.8%	5.0%
	2020 Est. Median Age	34.5	33.2	34.2
MARITAL STATUS & GENDER	2020 Est. Male Population	51.2%	50.6%	50.4%
	2020 Est. Female Population	48.8%	49.4%	49.6%
	2020 Est. Never Married	43.7%	43.6%	41.8%
	2020 Est. Now Married	31.8%	34.6%	36.2%
	2020 Est. Separated or Divorced	18.5%	16.2%	16.5%
	2020 Est. Widowed	6.0%	5.6%	5.5%
INCOME	2020 Est. HH Income \$200,000 or More	1.4%	5.7%	9.1%
	2020 Est. HH Income \$150,000 to \$199,999	1.6%	3.5%	4.9%
	2020 Est. HH Income \$100,000 to \$149,999	6.4%	10.0%	10.8%
	2020 Est. HH Income \$75,000 to \$99,999	9.0%	9.9%	10.5%
	2020 Est. HH Income \$50,000 to \$74,999	21.2%	18.0%	17.0%
	2020 Est. HH Income \$35,000 to \$49,999	14.5%	13.7%	13.2%
	2020 Est. HH Income \$25,000 to \$34,999	13.0%	12.2%	11.3%
	2020 Est. HH Income \$15,000 to \$24,999	14.1%	11.4%	9.7%
	2020 Est. HH Income Under \$15,000	18.8%	15.5%	13.4%
	2020 Est. Average Household Income	\$45,824	\$73,592	\$86,173
	2020 Est. Median Household Income	\$39,730	\$54,016	\$63,119
	2020 Est. Per Capita Income	\$14,786	\$24,159	\$30,438
	2020 Est. Total Businesses	807	5,384	14,570
	2020 Est. Total Employees	6,213	45,698	125,390

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RACE	2020 Est. White	53.9%	52.5%	50.5%
	2020 Est. Black	11.0%	17.0%	21.4%
	2020 Est. Asian or Pacific Islander	0.5%	1.4%	1.8%
	2020 Est. American Indian or Alaska Native	0.8%	0.8%	0.8%
	2020 Est. Other Races	33.9%	28.3%	25.5%
HISPANIC	2020 Est. Hispanic Population	13,558	94,088	209,747
	2020 Est. Hispanic Population	81.1%	68.9%	60.5%
	2025 Proj. Hispanic Population	78.0%	66.7%	58.8%
	2010 Hispanic Population	80.0%	68.8%	59.3%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	10,505	85,831	223,976
	2020 Est. Elementary (Grade Level 0 to 8)	26.0%	20.7%	16.6%
	2020 Est. Some High School (Grade Level 9 to 11)	19.3%	15.2%	12.8%
	2020 Est. High School Graduate	32.7%	28.5%	26.8%
	2020 Est. Some College	11.9%	14.3%	15.0%
	2020 Est. Associate Degree Only	3.2%	4.0%	4.6%
	2020 Est. Bachelor Degree Only	4.4%	10.9%	15.1%
	2020 Est. Graduate Degree	2.4%	6.5%	9.1%
HOUSING	2020 Est. Total Housing Units	5,810	48,618	133,230
	2020 Est. Owner-Occupied	41.3%	48.3%	49.4%
	2020 Est. Renter-Occupied	51.3%	43.5%	42.3%
	2020 Est. Vacant Housing	7.4%	8.2%	8.3%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	3.6%	6.4%	7.9%
	2020 Homes Built 2000 to 2009	8.6%	8.0%	9.9%
	2020 Homes Built 1990 to 1999	8.2%	5.7%	6.6%
	2020 Homes Built 1980 to 1989	7.3%	7.4%	7.6%
	2020 Homes Built 1970 to 1979	10.5%	11.4%	12.8%
	2020 Homes Built 1960 to 1969	18.0%	14.9%	13.7%
	2020 Homes Built 1950 to 1959	27.0%	19.2%	15.9%
	2020 Homes Built Before 1949	9.4%	18.8%	17.3%
HOME VALUES	2020 Home Value \$1,000,000 or More	1.3%	1.9%	2.2%
	2020 Home Value \$500,000 to \$999,999	3.3%	9.3%	11.2%
	2020 Home Value \$400,000 to \$499,999	1.5%	6.3%	7.9%
	2020 Home Value \$300,000 to \$399,999	4.6%	8.6%	12.5%
	2020 Home Value \$200,000 to \$299,999	9.4%	15.3%	14.0%
	2020 Home Value \$150,000 to \$199,999	17.8%	12.1%	10.8%
	2020 Home Value \$100,000 to \$149,999	27.6%	18.1%	15.0%
	2020 Home Value \$50,000 to \$99,999	28.7%	19.7%	18.4%
	2020 Home Value \$25,000 to \$49,999	2.9%	4.8%	4.9%
	2020 Home Value Under \$25,000	2.8%	4.0%	3.2%
	2020 Median Home Value	\$124,277	\$189,274	\$210,634
	2020 Median Rent	\$773	\$816	\$860

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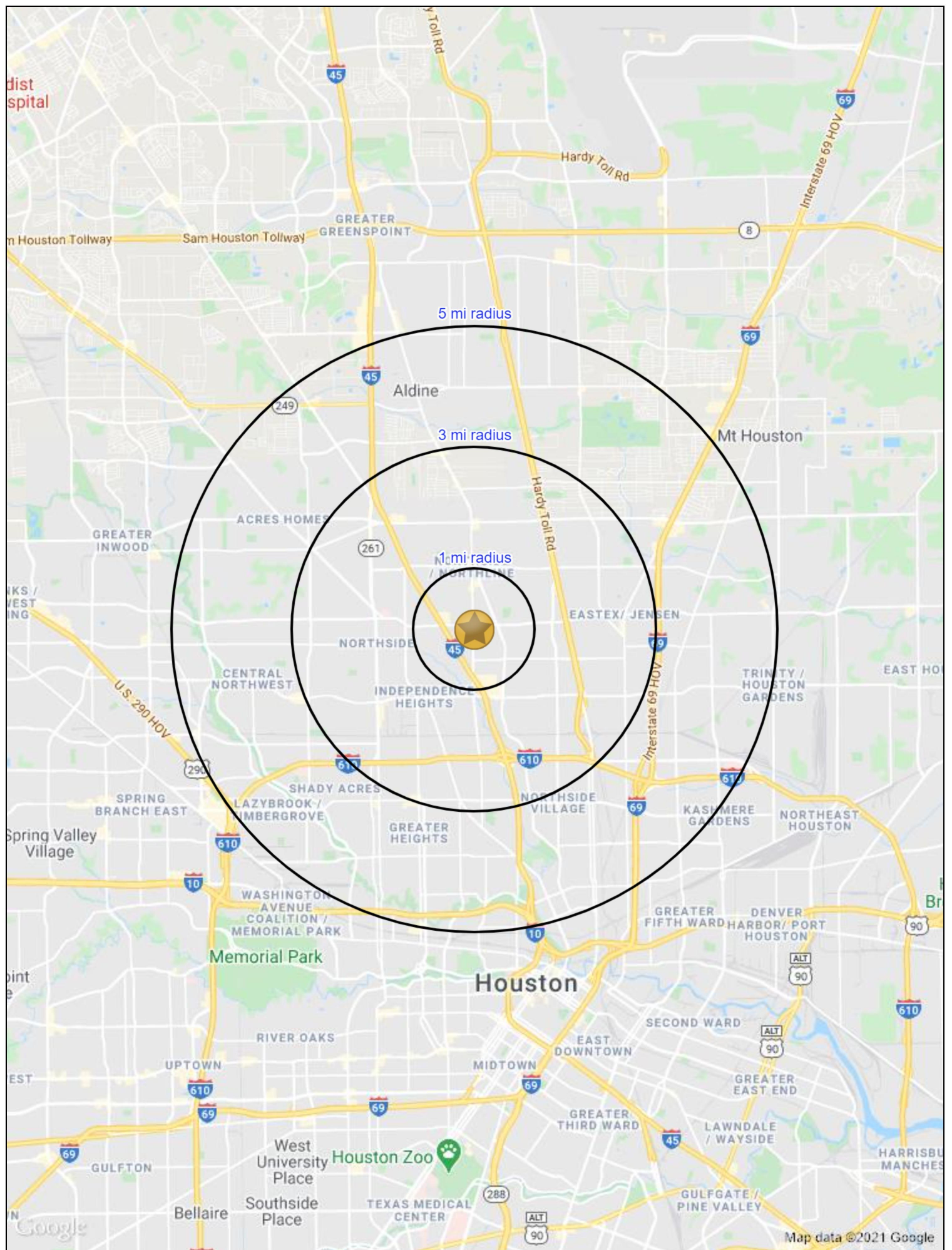
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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	12,747	103,533	266,439
	2020 Est. Civilian Employed	51.5%	56.3%	58.3%
	2020 Est. Civilian Unemployed	6.8%	6.8%	6.8%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	41.8%	37.0%	34.9%
	2020 Labor Force Males	51.2%	50.4%	50.1%
	2020 Labor Force Females	48.8%	49.6%	49.9%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	6,562	58,240	155,400
	2020 Mgmt, Business, & Financial Operations	3.9%	9.0%	12.6%
	2020 Professional, Related	8.6%	13.6%	17.7%
	2020 Service	22.7%	20.6%	18.3%
	2020 Sales, Office	16.0%	18.8%	19.0%
	2020 Farming, Fishing, Forestry	0.5%	0.1%	0.2%
	2020 Construction, Extraction, Maintenance	31.4%	22.5%	17.8%
	2020 Production, Transport, Material Moving	17.0%	15.5%	14.4%
	2020 White Collar Workers	28.5%	41.4%	49.3%
	2020 Blue Collar Workers	71.5%	58.6%	50.7%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	74.9%	80.0%	79.9%
	2020 Drive to Work in Carpool	9.3%	7.8%	8.4%
	2020 Travel to Work by Public Transportation	3.3%	2.8%	3.1%
	2020 Drive to Work on Motorcycle	-	-	-
	2020 Walk or Bicycle to Work	1.2%	1.0%	1.2%
	2020 Other Means	4.0%	3.7%	2.7%
	2020 Work at Home	7.4%	4.5%	4.6%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	9.8%	11.9%	13.6%
	2020 Travel to Work in 15 to 29 Minutes	23.4%	30.4%	35.0%
	2020 Travel to Work in 30 to 59 Minutes	44.5%	42.2%	39.8%
	2020 Travel to Work in 60 Minutes or More	5.6%	6.7%	7.1%
	2020 Average Travel Time to Work	30.3	28.7	27.6
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$221.55 M	\$2.47 B	\$7.57 B
	2020 Est. Apparel	\$7.76 M	\$87.54 M	\$269.42 M
	2020 Est. Contributions, Gifts	\$11.48 M	\$138.56 M	\$440.36 M
	2020 Est. Education, Reading	\$6.45 M	\$79.39 M	\$253.55 M
	2020 Est. Entertainment	\$12.02 M	\$137.8 M	\$426.82 M
	2020 Est. Food, Beverages, Tobacco	\$35.08 M	\$382.61 M	\$1.16 B
	2020 Est. Furnishings, Equipment	\$7.45 M	\$85.32 M	\$264.09 M
	2020 Est. Health Care, Insurance	\$20.45 M	\$224.22 M	\$682.34 M
	2020 Est. Household Operations, Shelter, Utilities	\$73.63 M	\$807.91 M	\$2.46 B
	2020 Est. Miscellaneous Expenses	\$4.11 M	\$46.27 M	\$142.68 M
	2020 Est. Personal Care	\$2.95 M	\$32.99 M	\$101.19 M
	2020 Est. Transportation	\$40.17 M	\$447.1 M	\$1.37 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.

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:
 - 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 RE, Inc.	0534557	bea@mcrehouston.com	713-522-4646
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