



Description:

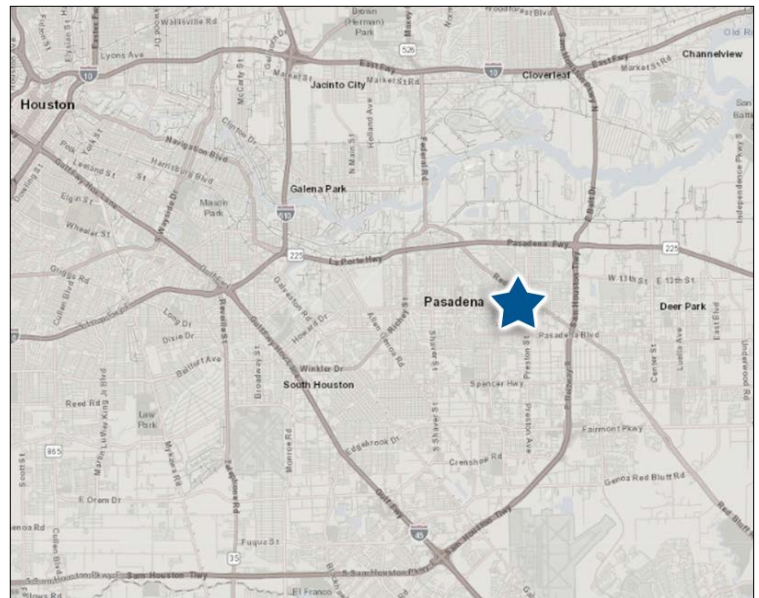
- Freestanding 2nd Generation restaurant available for occupancy on 5/1/2019
- 4,200 SF building on +/-26,557 SF of land
- Property is located at the signalized intersection of Southmore Ave. and South St.
- Easily accessible and 5 curb cuts along Southmore Ave., South St. and Heights St.
- Beltway 8 is just 1.2 miles to the east
- Large pylon sign on the hard corner providing tenant with added visibility
- 45 parking stalls for exclusive use of tenant

Traffic Counts:

Southmore Ave: 15,324 VPD (TXDOT 2016)

Demographics:

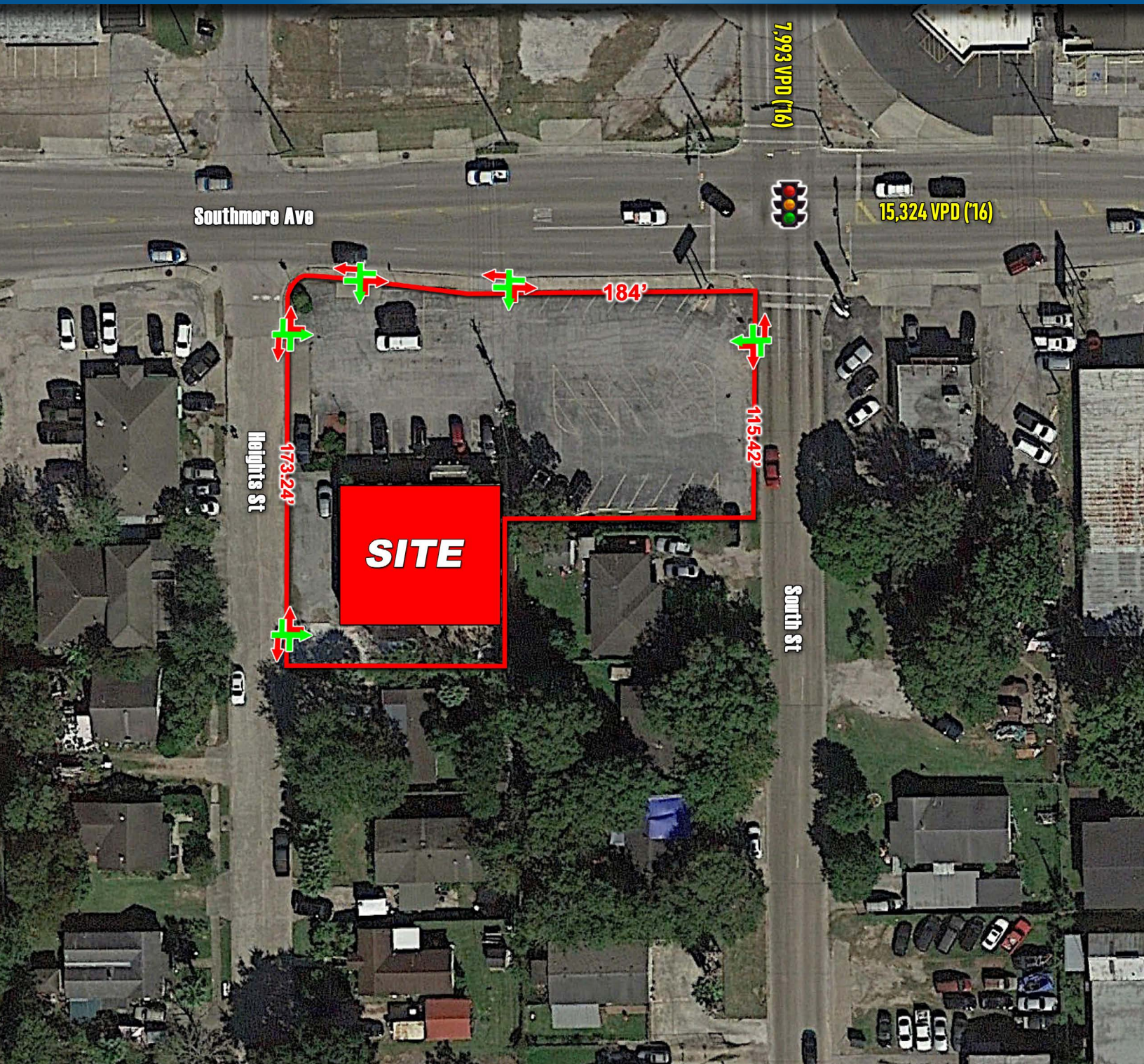
	1 mile	3 mile	5 mile
2018 Population:	26,222	120,990	245,837
Daytime Pop:	21,593	25,147	238,306
Avg HH Income:	\$51,840	\$59,579	\$68,850



For More Information:

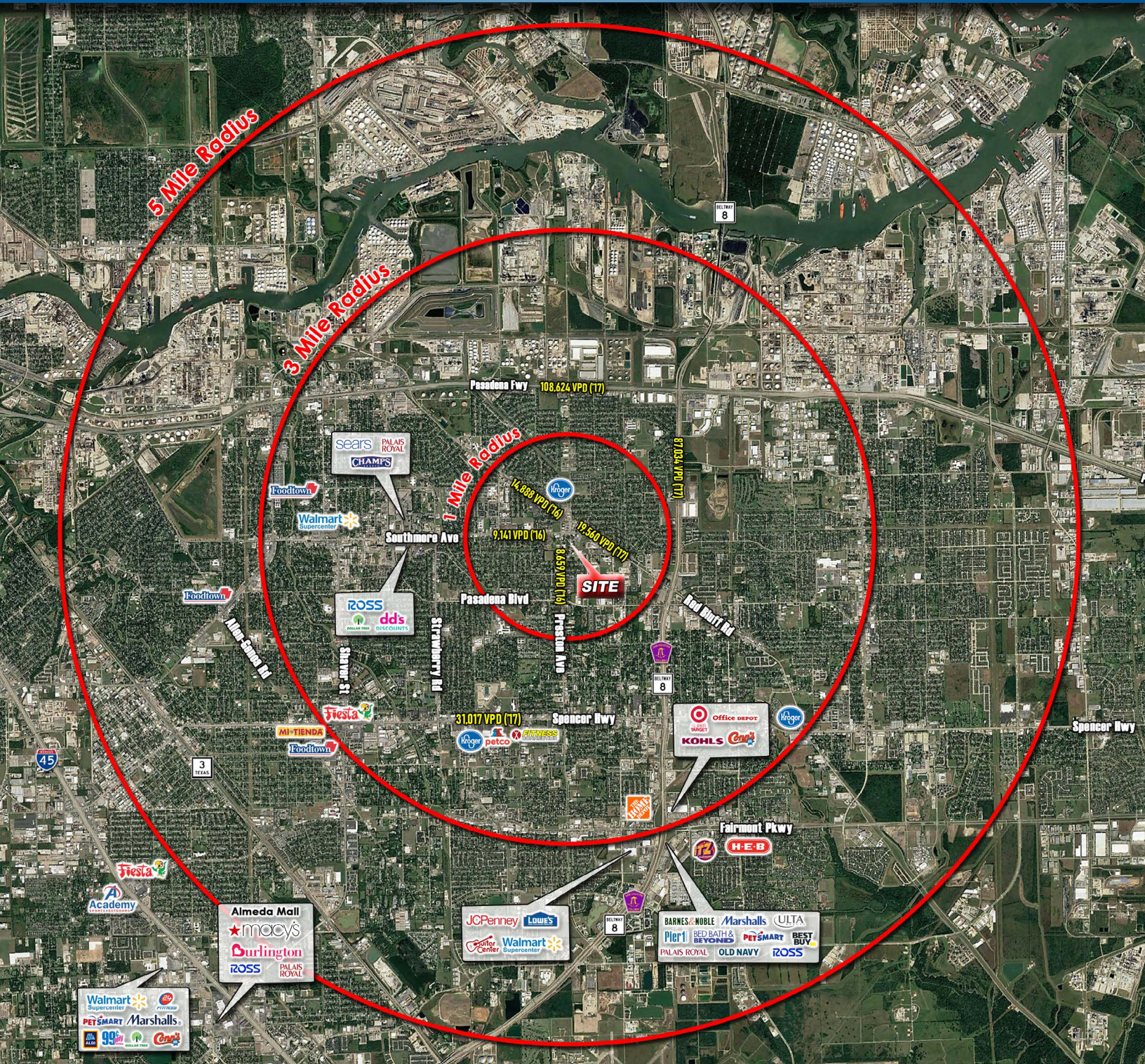
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2018 Population
(3 mi Radius)
120,990

Average HH Income
(3 mi Radius)
\$59,579

2018 Households
(3 mi Radius)
38,376

2023 Population
(3 mi Radius)
256,077

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	7,620	65,630	109,627
2010 Total Population	7,663	65,599	111,721
2018 Total Population	7,654	67,262	115,043
2018 Group Quarters	50	1,060	2,861
2023 Total Population	7,667	68,378	117,328
2018-2023 Annual Rate	0.03%	0.33%	0.39%
2018 Total Daytime Population	15,183	98,672	144,331
Workers	10,918	59,099	77,462
Residents	4,265	39,573	66,869
Household Summary			
2000 Households	3,229	26,391	42,870
2000 Average Household Size	2.34	2.44	2.51
2010 Households	3,103	26,452	43,840
2010 Average Household Size	2.45	2.44	2.48
2018 Households	3,079	27,115	45,310
2018 Average Household Size	2.47	2.44	2.48
2023 Households	3,081	27,563	46,280
2023 Average Household Size	2.47	2.44	2.47
2018-2023 Annual Rate	0.01%	0.33%	0.42%
2010 Families	2,037	16,484	27,832
2010 Average Family Size	3.04	3.11	3.12
2018 Families	2,008	16,810	28,568
2018 Average Family Size	3.09	3.14	3.14
2023 Families	2,003	17,049	29,096
2023 Average Family Size	3.11	3.15	3.15
2018-2023 Annual Rate	-0.05%	0.28%	0.37%
Housing Unit Summary			
2000 Housing Units	3,455	28,963	47,163
Owner Occupied Housing Units	61.7%	53.4%	54.6%
Renter Occupied Housing Units	31.8%	37.7%	36.3%
Vacant Housing Units	6.5%	8.9%	9.1%
2010 Housing Units	3,417	29,306	48,730
Owner Occupied Housing Units	58.3%	51.2%	51.1%
Renter Occupied Housing Units	32.5%	39.1%	38.8%
Vacant Housing Units	9.2%	9.7%	10.0%
2018 Housing Units	3,437	30,228	50,413
Owner Occupied Housing Units	54.6%	47.8%	47.9%
Renter Occupied Housing Units	35.0%	41.9%	41.9%
Vacant Housing Units	10.4%	10.3%	10.1%
2023 Housing Units	3,452	30,782	51,367
Owner Occupied Housing Units	55.7%	48.8%	49.3%
Renter Occupied Housing Units	33.6%	40.7%	40.8%
Vacant Housing Units	10.7%	10.5%	9.9%
Median Household Income			
2018	\$54,290	\$45,130	\$44,824
2023	\$58,146	\$50,402	\$50,293
Median Home Value			
2018	\$166,942	\$157,057	\$136,409
2023	\$200,671	\$186,898	\$168,033

