

For Sale

1012 Freeport St, Houston TX 77015

- **Price: \$1,280,000**
- **\$27.71/SF**
- **Lot Size: +/- 1.06 AC**

- Utilities Available:
Water
Electricity
Sewage
- 700 Homes coming within 3 miles
- Frontage: +/- 210 Ft Freeport Rd,
+/- 202.40 Ft on Greensville St
and +/- 202.40 Ft on Bandera St
- Prime for: Medical building,
Retail Center, Fast Food, Car Wash
or small multi family, etc.
- Approx. .5 mile to I-10, Walmart and
Sam's Club, 2 miles from Beltway 8
- Schools Near by: approx. 1 mile to
Cloverleaf Elementary School,
6 mins to North Shore Middle and
North Shore High School



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www.dncommercial.net



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.

For Sale

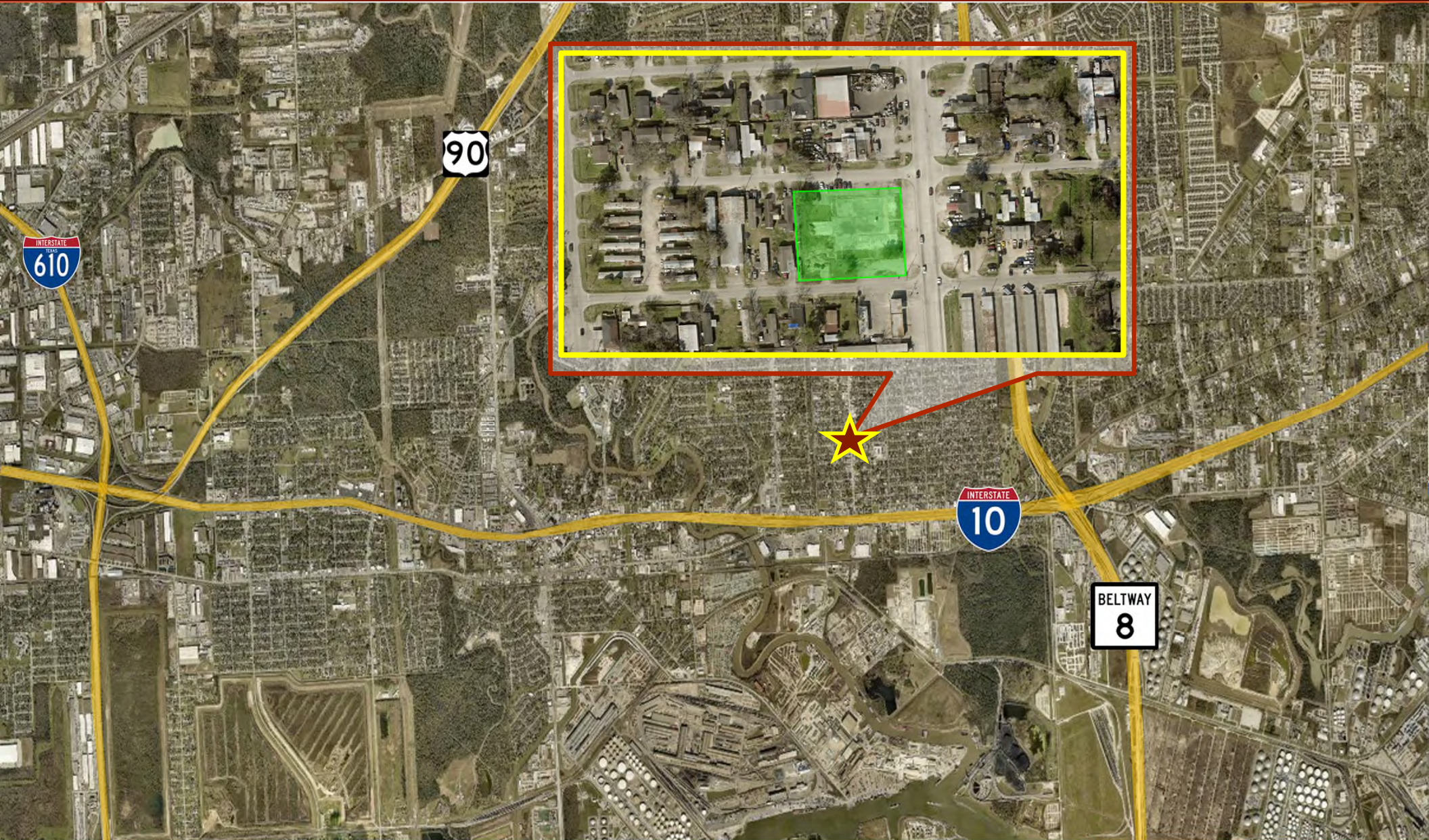
1012 Freeport St, Houston TX 77015



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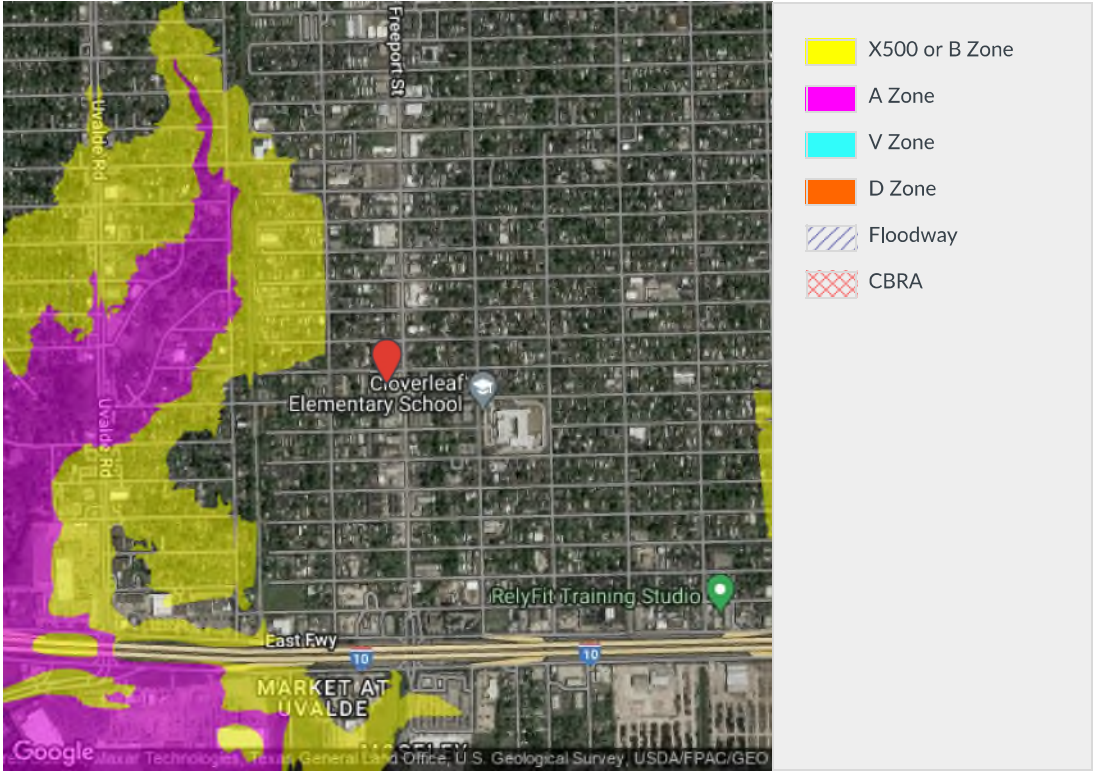
1012 FREEPORT ST HOUSTON, TX 77015-5121

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480287	PANEL	0720M
PANEL DATE	January 06, 2017	MAP NUMBER	48201C0720M





Executive Summary

1012 Freeport St, Houston, Texas, 77015
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.77731
Longitude: -95.17842

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2010 Population	24,276	87,001	165,446
2020 Population	26,466	93,209	183,046
2023 Population	26,192	93,805	185,024
2028 Population	26,134	93,791	187,859
2010-2020 Annual Rate	0.87%	0.69%	1.02%
2020-2023 Annual Rate	-0.32%	0.20%	0.33%
2023-2028 Annual Rate	-0.04%	0.00%	0.30%
2020 Male Population	50.4%	49.6%	50.0%
2020 Female Population	49.6%	50.4%	50.0%
2020 Median Age	29.9	32.1	32.8
2023 Male Population	51.4%	50.3%	49.9%
2023 Female Population	48.6%	49.7%	50.1%
2023 Median Age	28.9	31.6	32.9

In the identified area, the current year population is 185,024. In 2020, the Census count in the area was 183,046. The rate of change since 2020 was 0.33% annually. The five-year projection for the population in the area is 187,859 representing a change of 0.30% annually from 2023 to 2028. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 32.9, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	23.9%	24.6%	29.3%
2023 Black Alone	9.6%	20.3%	17.7%
2023 American Indian/Alaska Native Alone	1.8%	1.7%	1.4%
2023 Asian Alone	0.8%	1.9%	1.0%
2023 Pacific Islander Alone	0.0%	0.1%	0.0%
2023 Other Race	35.4%	29.1%	27.9%
2023 Two or More Races	28.4%	22.3%	22.7%
2023 Hispanic Origin (Any Race)	79.4%	67.3%	66.5%

Persons of Hispanic origin represent 66.5% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 86.3 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	41	51	48
2010 Households	6,877	26,643	51,606
2020 Households	7,788	29,521	58,887
2023 Households	7,798	29,869	59,783
2028 Households	7,850	30,132	61,241
2010-2020 Annual Rate	1.25%	1.03%	1.33%
2020-2023 Annual Rate	0.04%	0.36%	0.47%
2023-2028 Annual Rate	0.13%	0.18%	0.48%
2023 Average Household Size	3.35	3.13	3.08

The household count in this area has changed from 58,887 in 2020 to 59,783 in the current year, a change of 0.47% annually. The five-year projection of households is 61,241, a change of 0.48% annually from the current year total. Average household size is currently 3.08, compared to 3.09 in the year 2020. The number of families in the current year is 43,915 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

November 10, 2023



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Mortgage Income			
2023 Percent of Income for Mortgage	17.6%	18.5%	18.8%
Median Household Income			
2023 Median Household Income	\$44,190	\$56,014	\$51,581
2028 Median Household Income	\$50,197	\$61,735	\$57,109
2023-2028 Annual Rate	2.58%	1.96%	2.06%
Average Household Income			
2023 Average Household Income	\$62,174	\$75,447	\$70,207
2028 Average Household Income	\$71,028	\$85,723	\$80,296
2023-2028 Annual Rate	2.70%	2.59%	2.72%
Per Capita Income			
2023 Per Capita Income	\$18,614	\$24,050	\$22,806
2028 Per Capita Income	\$21,450	\$27,575	\$26,311
2023-2028 Annual Rate	2.88%	2.77%	2.90%
GINI Index			
2023 Gini Index	41.4	39.8	42.5
Households by Income			

Current median household income is \$51,581 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$57,109 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$70,207 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$80,296 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$22,806 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$26,311 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	124	117	117
2010 Total Housing Units	7,982	29,548	58,494
2010 Owner Occupied Housing Units	3,741	15,531	31,526
2010 Renter Occupied Housing Units	3,136	11,116	20,074
2010 Vacant Housing Units	1,105	2,905	6,888
2020 Total Housing Units	8,644	32,410	64,222
2020 Owner Occupied Housing Units	3,817	16,135	35,111
2020 Renter Occupied Housing Units	3,971	13,386	23,776
2020 Vacant Housing Units	841	2,909	5,235
2023 Total Housing Units	8,720	32,814	65,321
2023 Owner Occupied Housing Units	4,116	16,859	35,419
2023 Renter Occupied Housing Units	3,682	13,010	24,364
2023 Vacant Housing Units	922	2,945	5,538
2028 Total Housing Units	8,793	33,197	66,957
2028 Owner Occupied Housing Units	4,211	17,305	36,834
2028 Renter Occupied Housing Units	3,639	12,827	24,408
2028 Vacant Housing Units	943	3,065	5,716
Socioeconomic Status Index			
2023 Socioeconomic Status Index	34.2	40.4	36.9

Currently, 54.2% of the 65,321 housing units in the area are owner occupied; 37.3%, renter occupied; and 8.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 64,222 housing units in the area and 8.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.52%. Median home value in the area is \$160,936, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 5.53% annually to \$210,598.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

November 10, 2023

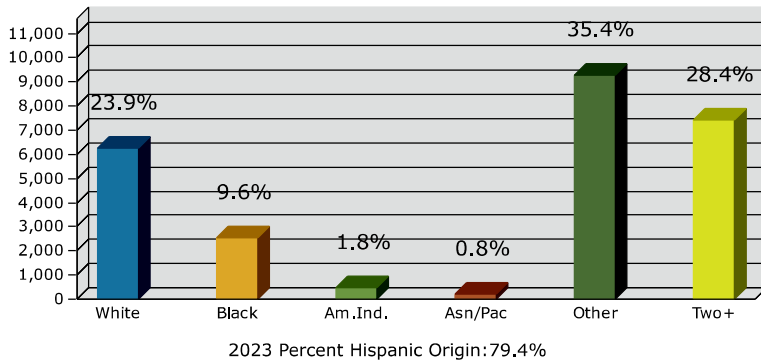


Graphic Profile

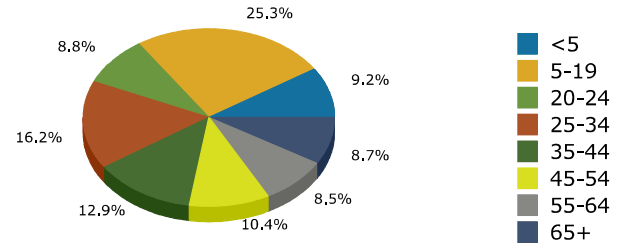
1012 Freeport St, Houston, Texas, 77015
Drive time band: 0 - 5 minute radius

Prepared by Esri
Latitude: 29.77731
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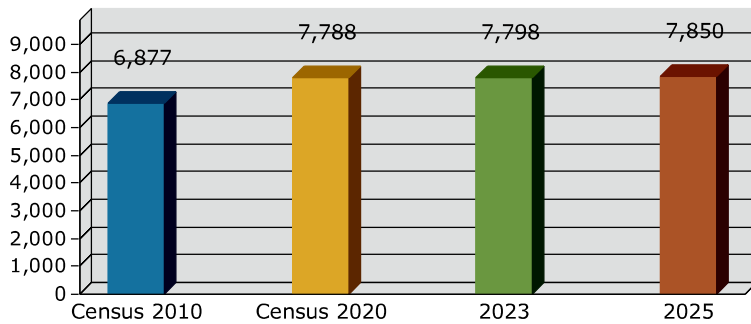
2023 Population by Race



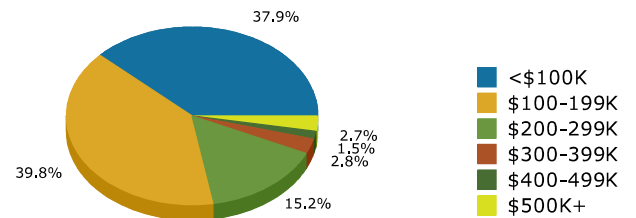
2023 Population by Age



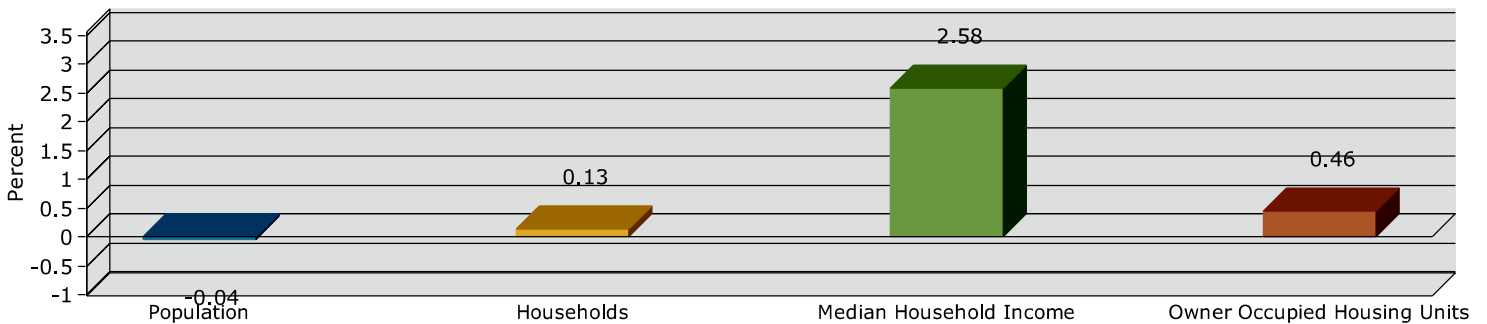
Households



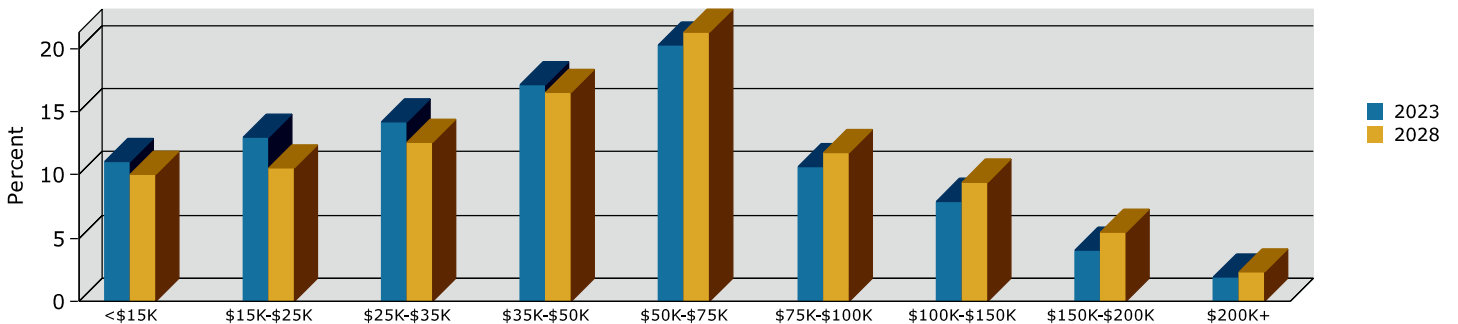
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

November 10, 2023

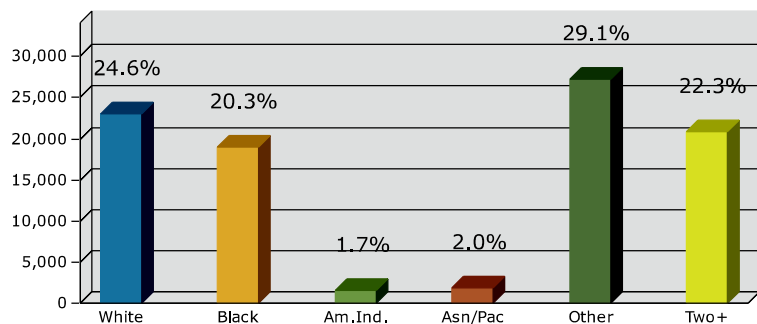


Graphic Profile

1012 Freeport St, Houston, Texas, 77015
Drive time band: 5 - 10 minute radius

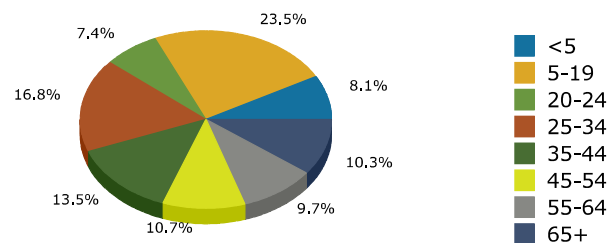
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2023 Population by Race

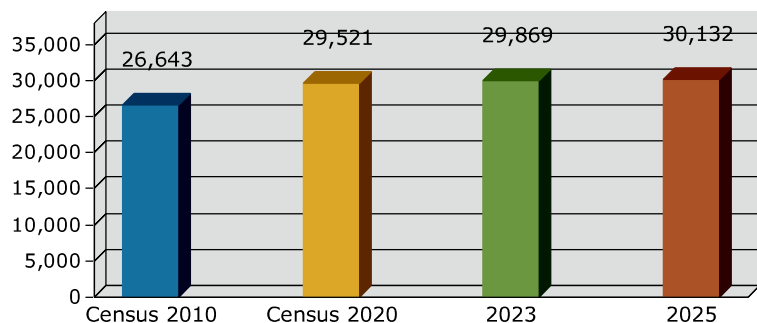


2023 Percent Hispanic Origin: 67.3%

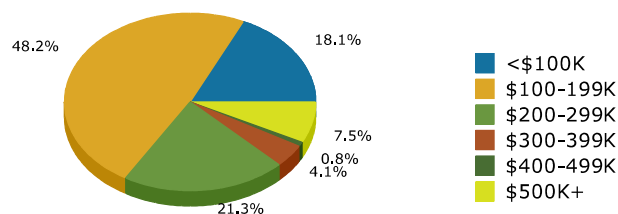
2023 Population by Age



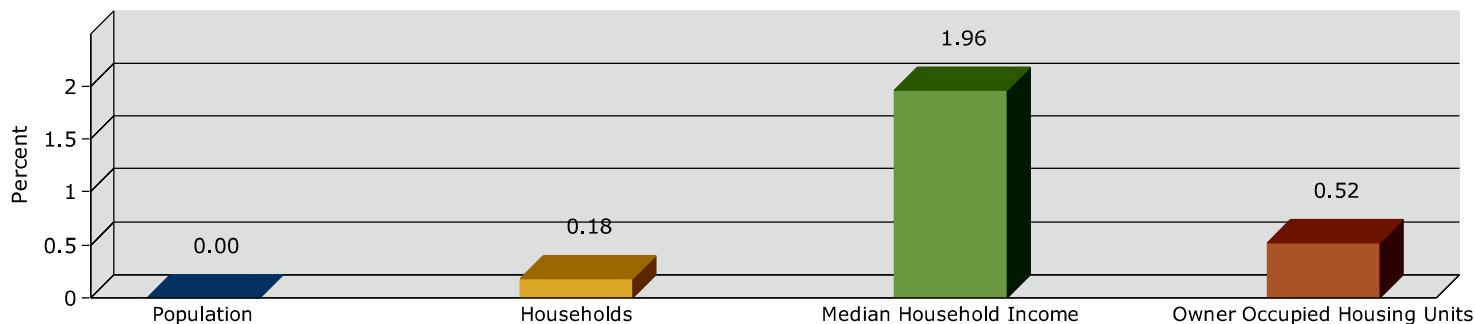
Households



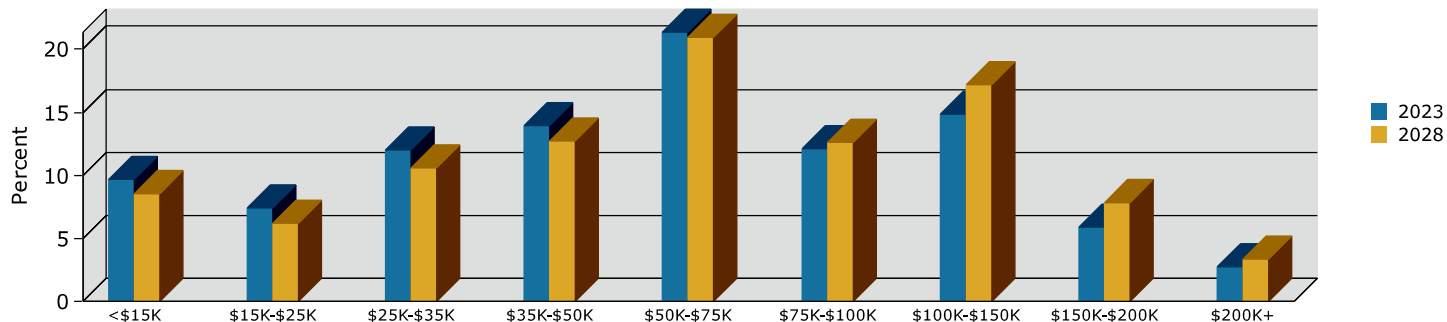
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



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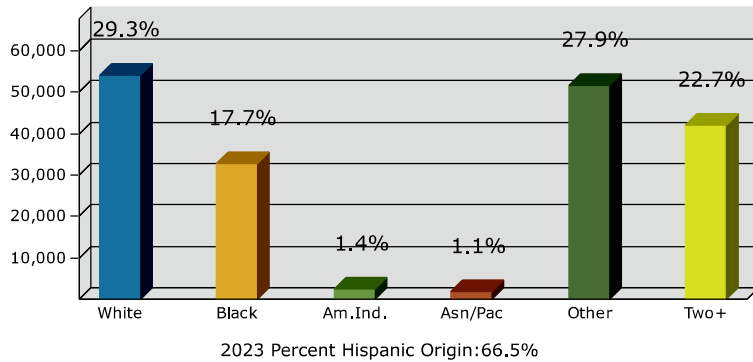


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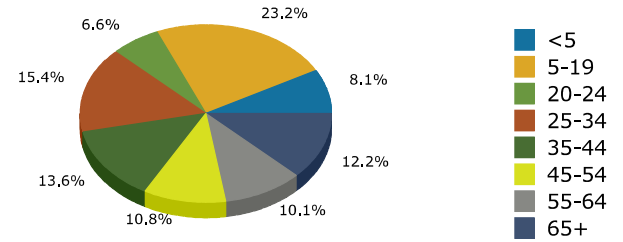
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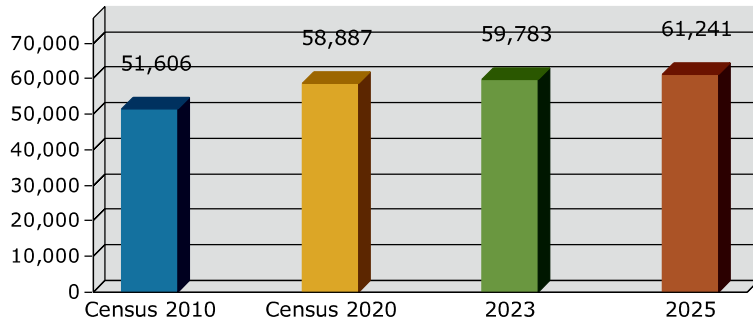
2023 Population by Race



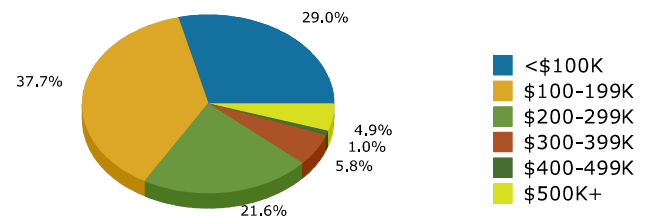
2023 Population by Age



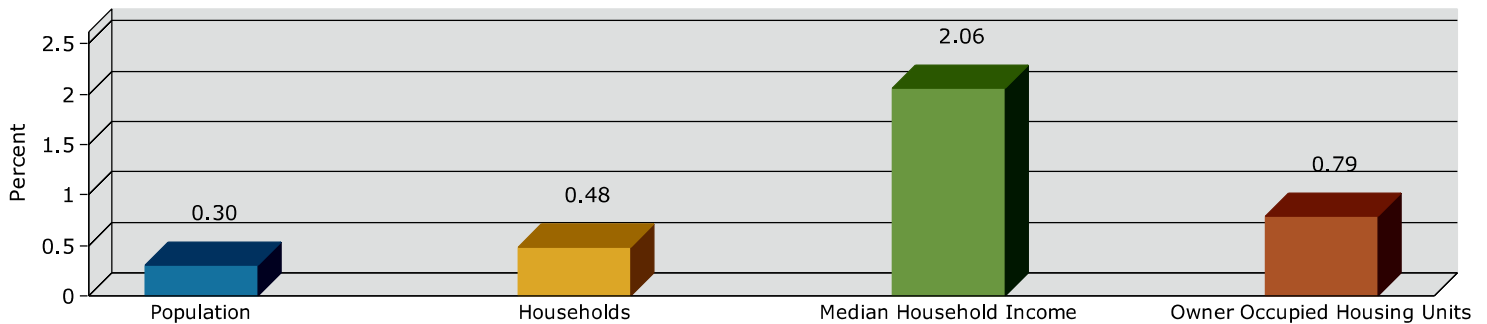
Households



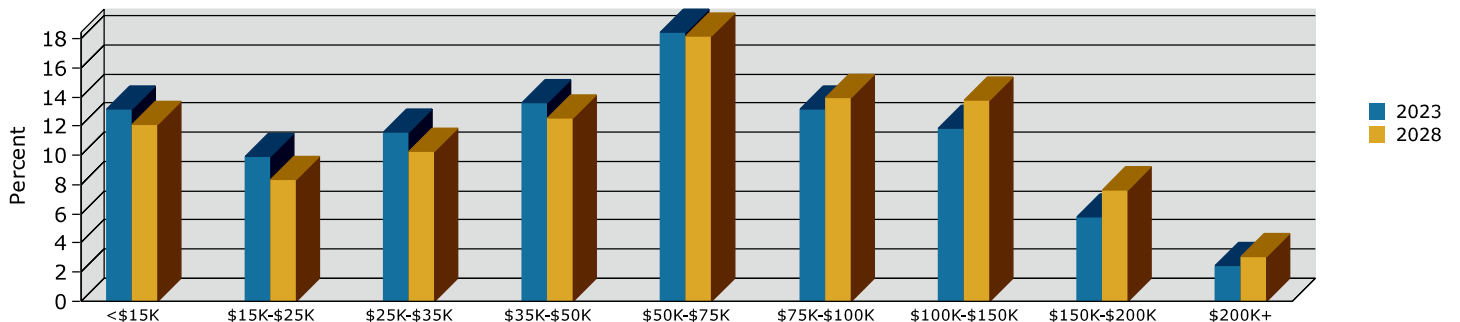
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



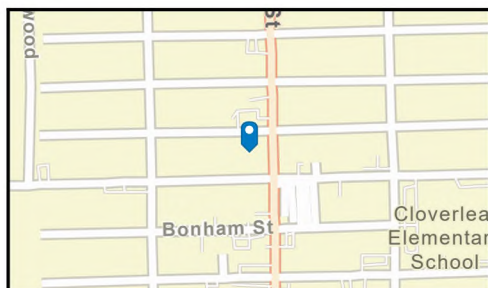
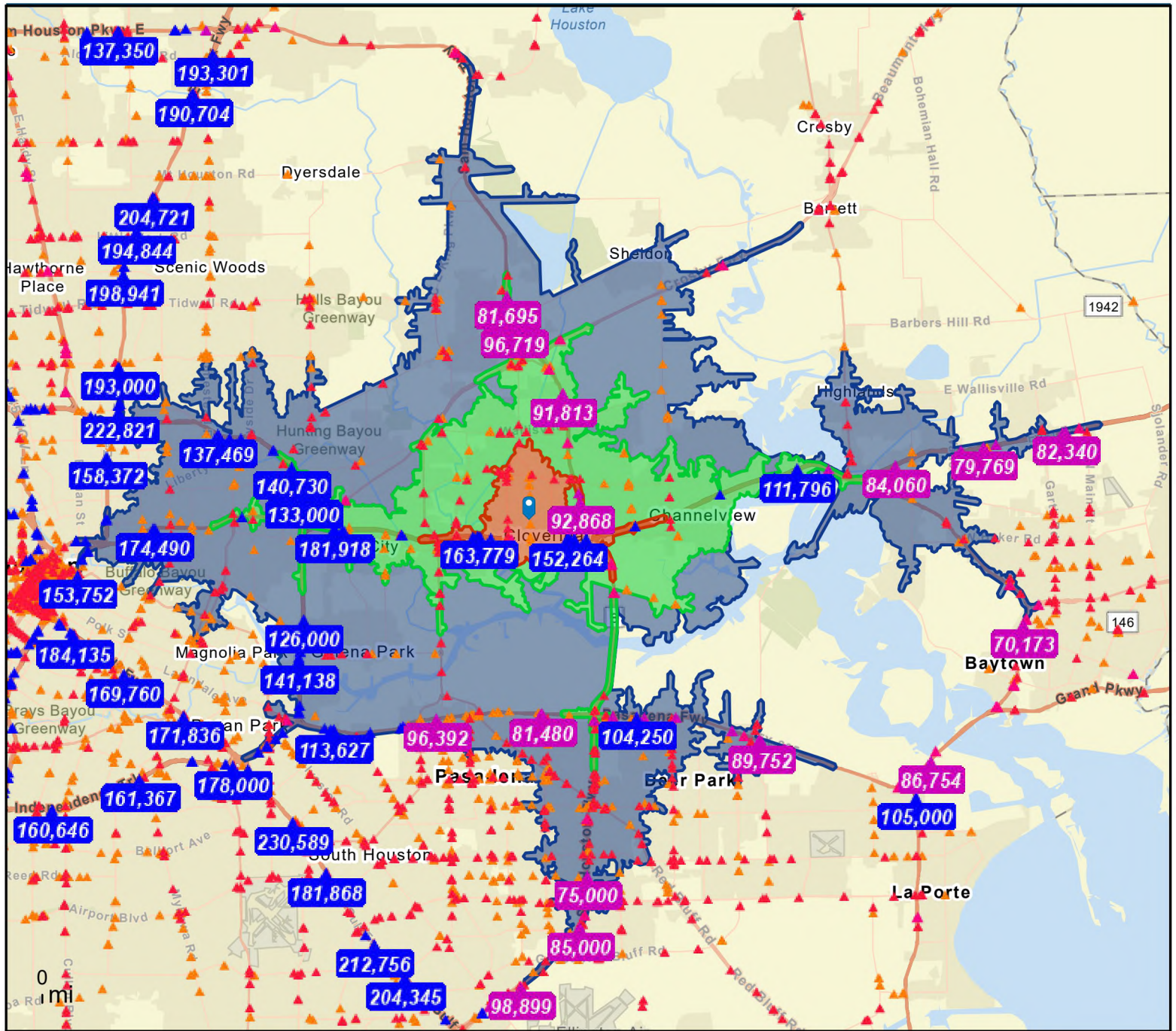
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

November 10, 2023

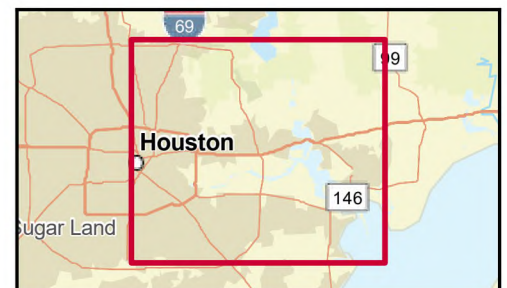
Traffic Count Map

1012 Freeport St, Houston, Texas, 77015
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 29.77731
 Longitude: -95.17842



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

November 10, 2023



Traffic Count Map - Close Up

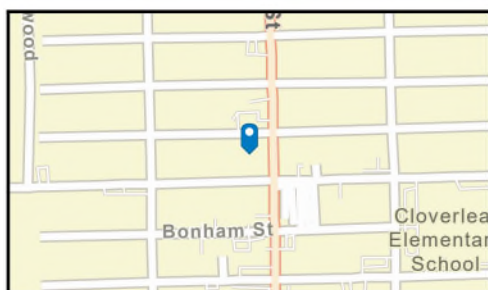
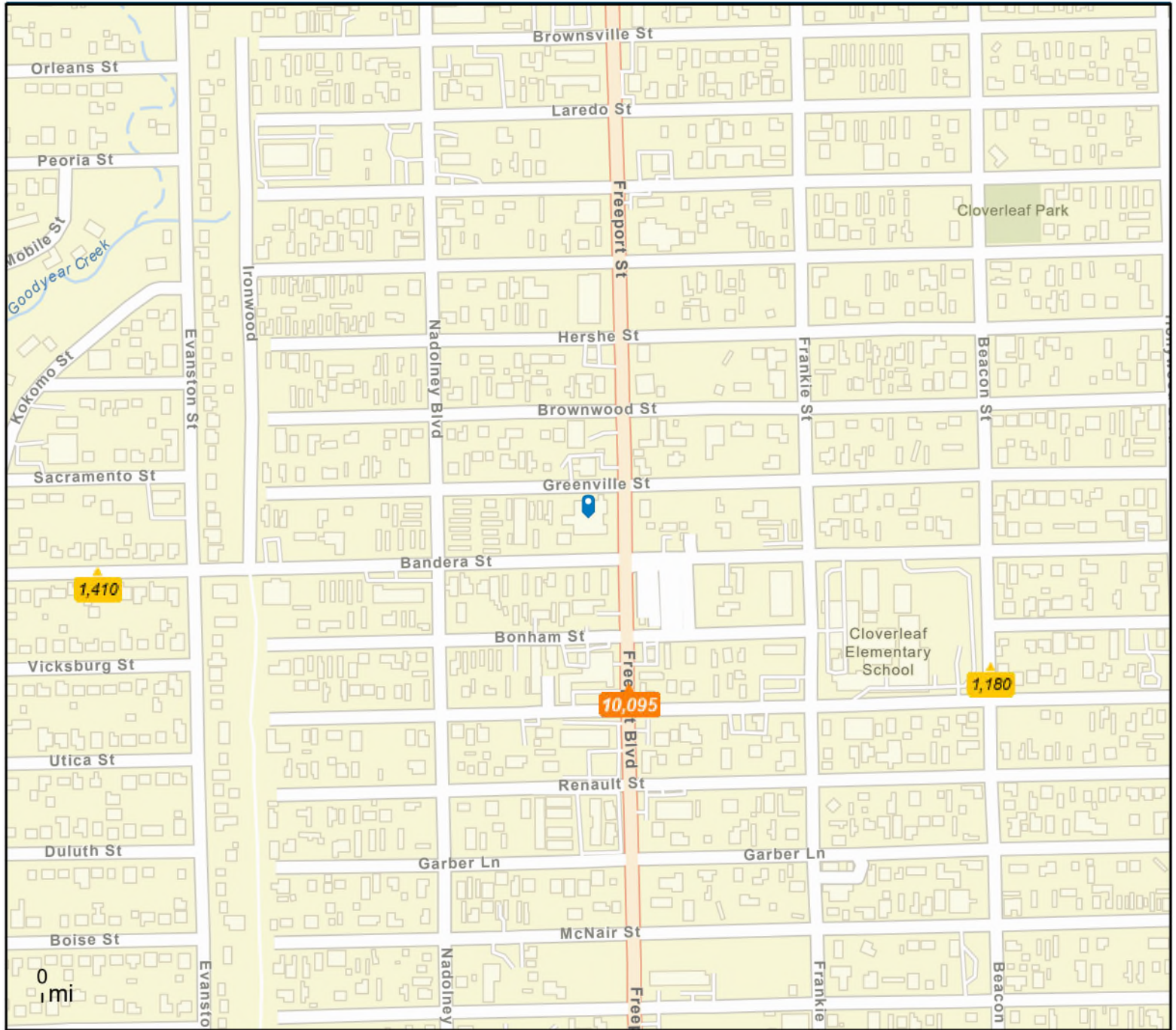
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▲ Up to 6,000 vehicles per day

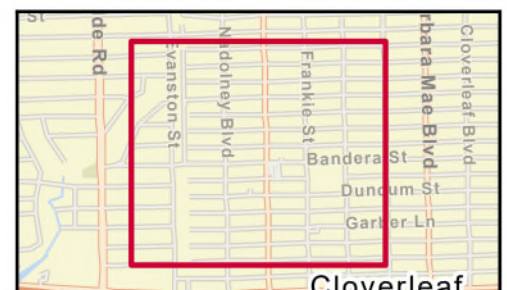
▲ 6,001 - 15,000

▲ 15,001 - 30,000

▲ 30,001 - 50,000

▲ 50,001 - 100,000

▲ More than 100,000 per day



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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.12	Freeport St	Duncum St (0.01 miles S)	2000	10,095
0.29	Beacon St	Duncum St (0.02 miles S)	2011	1,180
0.34	Bandera St	Evanston St (0.07 miles E)	2011	1,410
0.42	Freeport Street	East Fwy (0.01 miles S)	2019	11,893
0.43	Freeport St	East Fwy (0.01 miles S)	2011	10,530
0.44	Nadolney St	East Fwy (0.01 miles S)	2011	1,430
0.49	Uvalde Rd	Bandera St (0.04 miles S)	2011	24,680
0.49	Bandera St	Barbara Mae St (0.04 miles E)	2011	780
0.51	Corpus Christi St	Evanston St (0.06 miles E)	2001	1,410
0.51	Beacon St	East Fwy (0.01 miles S)	2011	510
0.52		(0.0 miles)	2011	10,830
0.53	Uvalde Rd	Duluth St (0.02 miles S)	2011	24,730
0.54	Freeport St	Texarkana St (0.01 miles S)	2000	9,270
0.55	Vicksburg St	Glenalbyn St (0.04 miles W)	2011	2,180
0.58	Hollywood St	East Fwy (0.02 miles S)	2011	830
0.61	Corpus Christi St	Barbara Mae St (0.06 miles E)	2011	800
0.62	Haden Rd	East Fwy (0.11 miles N)	2011	1,870
0.63	Uvalde Rd	N Shore Dr (0.01 miles S)	2011	25,970
0.63	East Fwy	Market-East Fwy (0.01 miles W)	2000	56,000
0.68	Barbara Mae St	East Fwy (0.02 miles S)	2011	780
0.69	Cimarron St	Vicksburg St (0.02 miles S)	2011	1,920
0.77	Nadolney St	Alderson St (0.03 miles S)	2011	1,160
0.77	Freeport St	Alderson St (0.03 miles S)	2011	8,370
0.78	Freeport Street	Alderson St (0.03 miles S)	2019	8,687
0.78	Cloverleaf St	East Fwy (0.01 miles S)	2011	2,400
0.83	Hollypark Dr	Freeport St (0.05 miles E)	2011	3,380
0.83	Market St	Market (0.05 miles E)	2011	12,150
0.89	Rockglen St	Candlewick St (0.05 miles NE)	2011	3,210
0.89	Nancy Rose St	Nimitz St (0.04 miles N)	2011	2,580
0.89	Alderson St	Barbara Mae St (0.03 miles E)	2011	3,890

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2022 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2023 Kalibrate Technologies (Q3 2023).