

MULTI-TENANT BUILDING



AVAILABLE

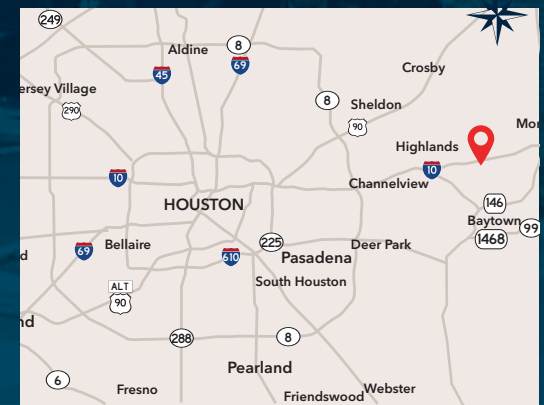
1,000 SF | 1,150 SF

HIGHLIGHTS

- FRONTAGE: 140 FEET ON I-10 EAST
- Located at the entrance to the much anticipated San Jacinto Marketplace/Mall
- Excellent freeway visibility and easy access to I-10 & Garth Rd.
- 78,520 VPD
- National co-tenancy, including Hooters, Sylvan Learning Center, State Farm, Fast Signs, and Edward Jones.
- Plentiful parking.

SIZE

- Building: 7,050 SF
- Pad Building: 4,500 SF
- Land: 2.75 AC (Includes 1.75 AC Pad)





DEMOGRAPHICS

TRADE AREA BY BLOCK GROUPS



Population

RADIUS	1 MILE	2 MILE	5 MILE
2025 Projection	8,610	19,554	96,348
2020 Estimate	8,008	18,384	92,279
2010 Census	5,289	13,389	79,791
Growth 2020 - 2025	7.52%	6.36%	4.41%
Growth 2010 - 2020	51.41%	37.31%	15.65%



2020 Population by Age

RADIUS	1 MILE	2 MILE	5 MILE
Median Age	30.90	30.70	33.40
Average Age	32.20	32.10	35.20



2020 Population by Occupation

RADIUS	1 MILE	2 MILE	5 MILE
Civilian Employed	3,837 65.37%	8,540 63.64%	41,442 59.20%
Civilian Unemployed	209 3.56%	467 3.48%	2,801 4.00%
Civilian Non-Labor Force	1,787 30.44%	4,348 32.40%	25,615 36.59%
Armed Forces	37 0.63%	64 0.48%	147 0.21%



2020 Population by Education

RADIUS	1 MILE	2 MILE	5 MILE
High School Grad (Incl Equivalency)	1,295 25.93%	2,744 23.56%	16,029 25.79%
Some College, No Degree	1,811 36.26%	4,300 36.92%	21,792 35.06%
Associate Degree	239 4.78%	753 6.47%	3,875 6.24%
Bachelor Degree	528 10.57%	1,324 11.37%	6,388 10.28%
Advanced Degree	194 3.88%	500 4.29%	2,524 4.06%



Households

RADIUS	1 MILE	2 MILE	5 MILE
Average Household Size (2020)	3.20	3.10	2.80
2025 Projection	2,659	6,234	33,497
2020 Estimate	2,473	5,865	32,097



Income

RADIUS	1 MILE	2 MILE	5 MILE
2020 Avg Household Income	\$100,992	\$90,170	\$76,460
2020 Med Household Income	\$95,102	\$84,490	\$60,919



10 INTERSTATE 10 EAST ACCESS ROAD

ENTRANCE OFF FREEWAY/
ENTRANCE TO SAN JACINTO
MARKETPLACE/MALL



FRESH CUTZ BARBERSHOP 1,050 SF	LEE COLLEGE 1,209 SF	Sylvan 1,391 SF	FAST SIGNS 1,200 SF	AVAILABLE 1,150 SF	AVAILABLE 1,000 SF
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SAN JACINTO MARKETPLACE RING ROAD

SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

AVAILABLE SQ FT

- 1,000 SF
- 1,150 SF

TENANT / SQ FT

1. Fast Signs / 1,200
2. Fresh Cutz Barbershop / 1,050
3. Lee College / 1,209
4. Sylvan Learning / 1,391

TOTAL GLA

- Building: 7,050 SF
- Pad Building: 4,500 SF
- Land: 2.75 AC (Includes 1.75 AC Pad)
- Frontage: 140 on I-10 East