



# HILLCREST SHOPS

9702 SPRING CYPRESS RD  
SPRING, TX 77379

**FOR  
LEASE**



## PROPERTY DETAILS

**PHYSICAL ADDRESS:** 9702 Spring Cypress Rd  
Spring, TX 77379

**AVAILABLE SPACE:** 4,300 SF – 10,500 SF

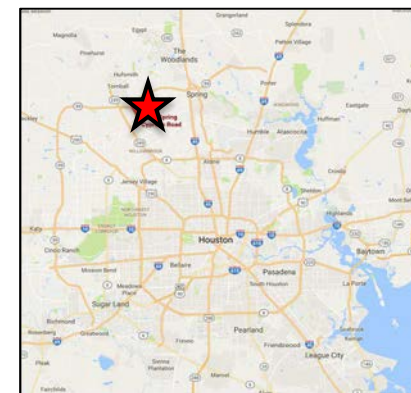
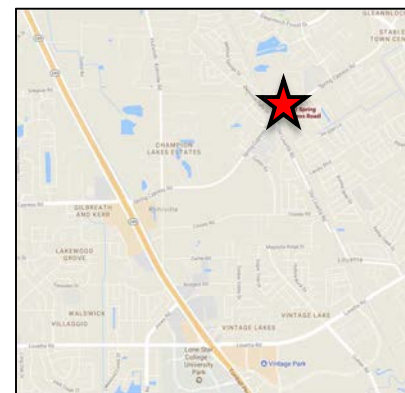
**CPD:** 36,440 CPD

### AREA RETAILERS:



## DEMOGRAPHICS

2018 Estimated Demographics	1 mile	3 miles	5 miles
Population:	12,067	103,883	248,044
Number of Households:	4,072	37,475	92,805
Average Household Income:	\$111,121	\$121,175	\$115,443
2018 Number of Businesses:	193	3,066	8,334
2018 Number of Employees:	1,376	27,616	70,748



**SHAWN ACKERMAN**  
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9434 KATY FREEWAY  
SUITE 180  
HOUSTON, TX 77055

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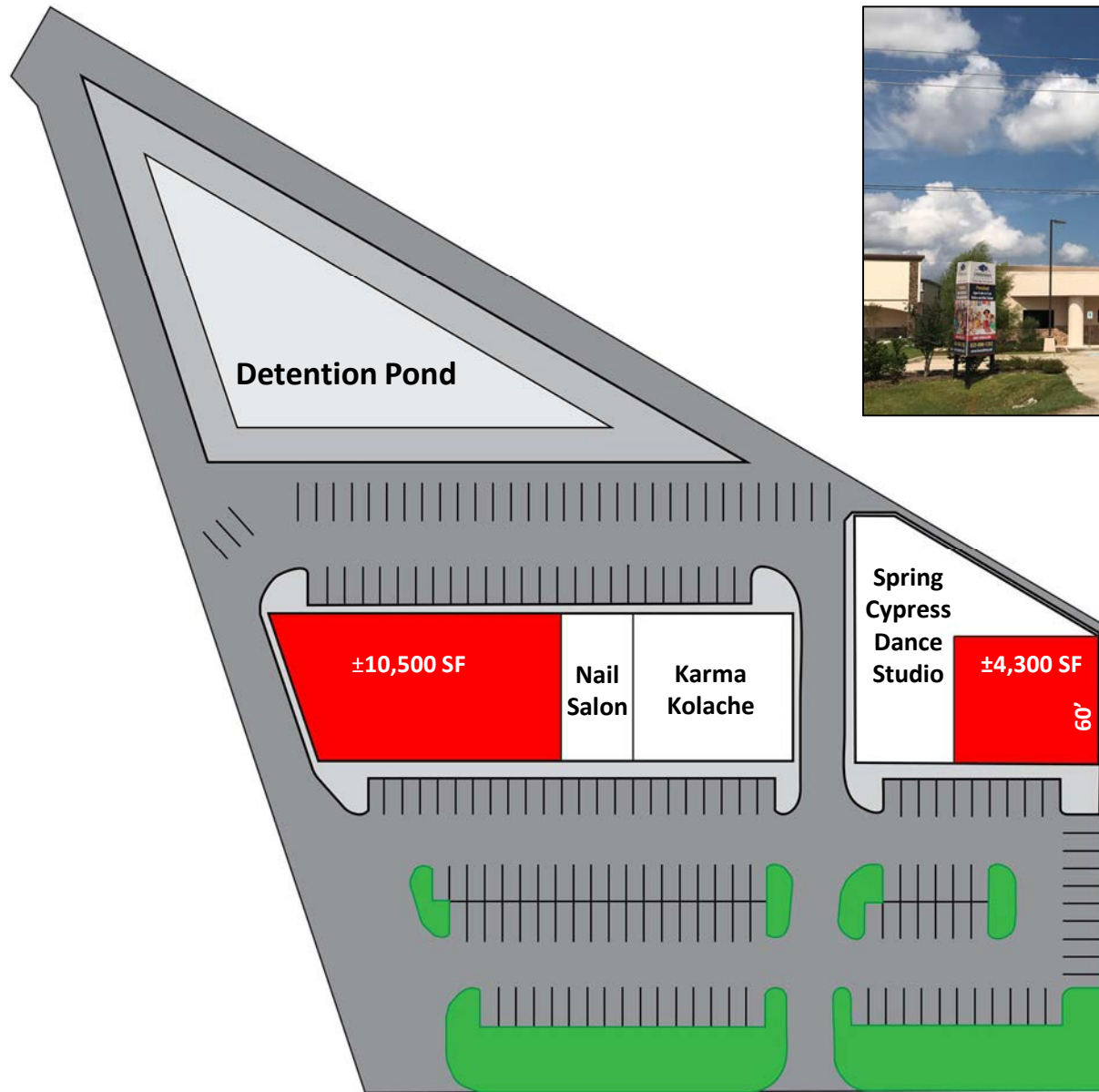


HENRY S. MILLER  
100 YEARS OF COMMERCIAL REAL ESTATE

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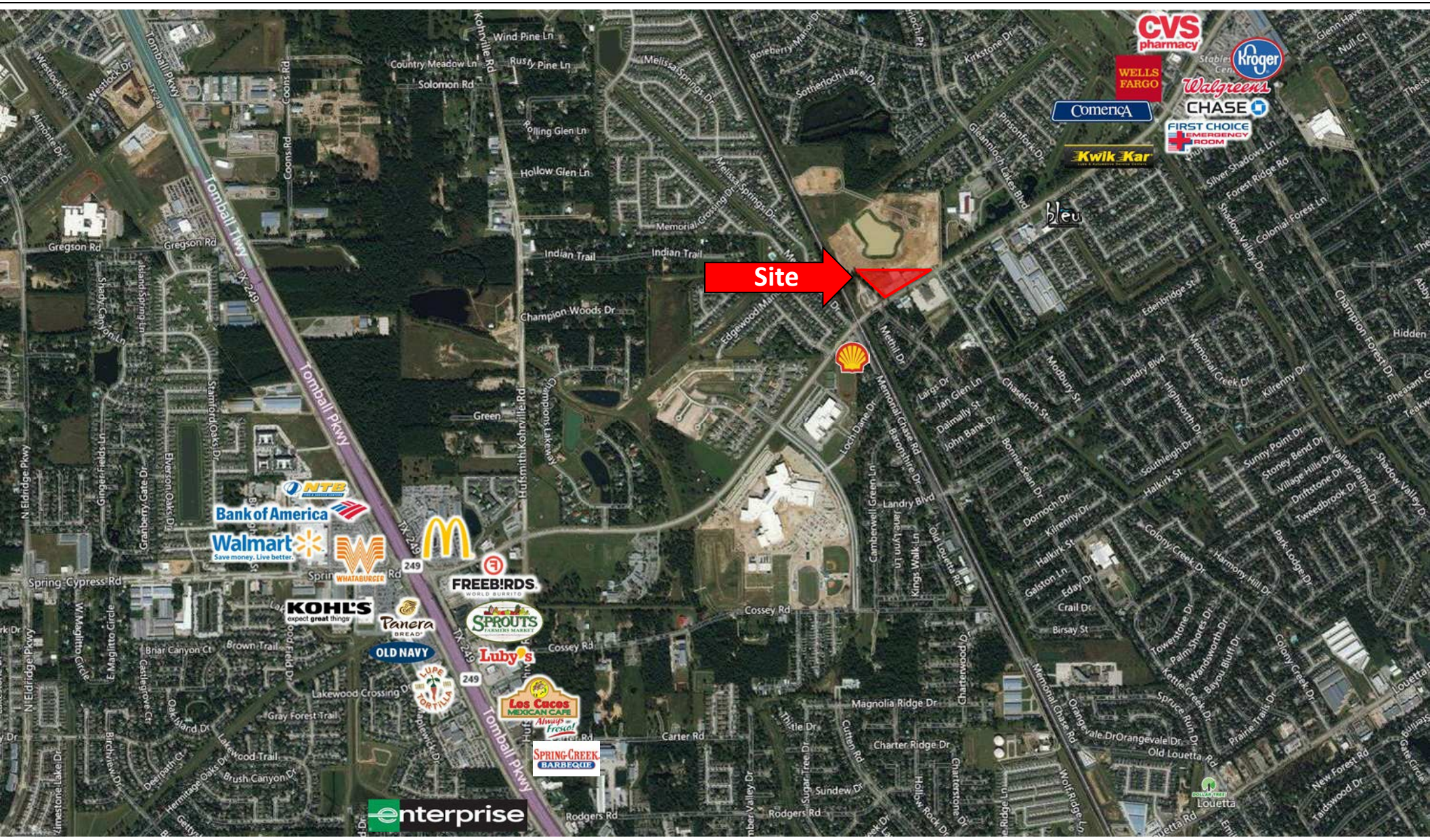


1914 HENRY S. MILLER  
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# COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.0233/-95.5706

RFULL9

9702 Spring Cypress Rd Spring, TX 77379	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2018)	12,067	103,883	248,044
Projected Population (2023)	12,664	109,281	261,321
Census Population (2010)	10,481	83,353	199,027
Census Population (2000)	5,461	49,718	128,374
Projected Annual Growth (2018-2023)	597 1.0%	5,398 1.0%	13,278 1.1%
Historical Annual Growth (2010-2018)	1,586 1.9%	20,530 3.1%	49,017 3.1%
Historical Annual Growth (2000-2010)	5,021 9.2%	33,634 6.8%	70,653 5.5%
Estimated Population Density (2018)	3,843 <i>psm</i>	3,676 <i>psm</i>	3,159 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
<b>Households</b>			
Estimated Households (2018)	4,072	37,475	92,805
Projected Households (2023)	4,382	40,356	100,014
Census Households (2010)	3,435	28,921	72,330
Census Households (2000)	1,753	16,650	45,993
Projected Annual Growth (2018-2023)	310 1.5%	2,882 1.5%	7,209 1.6%
Historical Annual Change (2000-2018)	2,318 7.3%	20,824 6.9%	46,812 5.7%
<b>Average Household Income</b>			
Estimated Average Household Income (2018)	\$111,121	\$121,175	\$115,443
Projected Average Household Income (2023)	\$124,901	\$136,968	\$129,657
Census Average Household Income (2010)	\$92,416	\$103,890	\$101,681
Census Average Household Income (2000)	\$83,316	\$90,944	\$90,165
Projected Annual Change (2018-2023)	\$13,780 2.5%	\$15,793 2.6%	\$14,214 2.5%
Historical Annual Change (2000-2018)	\$27,805 1.9%	\$30,231 1.8%	\$25,278 1.6%
<b>Median Household Income</b>			
Estimated Median Household Income (2018)	\$97,462	\$102,122	\$95,519
Projected Median Household Income (2023)	\$112,779	\$119,090	\$110,807
Census Median Household Income (2010)	\$81,009	\$86,753	\$82,910
Census Median Household Income (2000)	\$75,184	\$80,039	\$76,078
Projected Annual Change (2018-2023)	\$15,317 3.1%	\$16,968 3.3%	\$15,288 3.2%
Historical Annual Change (2000-2018)	\$22,277 1.6%	\$22,083 1.5%	\$19,440 1.4%
<b>Per Capita Income</b>			
Estimated Per Capita Income (2018)	\$37,509	\$43,722	\$43,203
Projected Per Capita Income (2023)	\$43,228	\$50,590	\$49,633
Census Per Capita Income (2010)	\$30,287	\$36,047	\$36,953
Census Per Capita Income (2000)	\$26,890	\$30,513	\$32,275
Projected Annual Change (2018-2023)	\$5,719 3.0%	\$6,868 3.1%	\$6,430 3.0%
Historical Annual Change (2000-2018)	\$10,619 2.2%	\$13,208 2.4%	\$10,928 1.9%
Estimated Average Household Net Worth (2018)	\$875,088	\$970,353	\$917,687

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RFULL9

9702 Spring Cypress Rd Spring, TX 77379	1 mi radius	3 mi radius	5 mi radius
<b>Race and Ethnicity</b>			
Total Population (2018)	12,067	103,883	248,044
White (2018)	8,210 68.0%	74,108 71.3%	173,094 69.8%
Black or African American (2018)	1,120 9.3%	9,786 9.4%	26,446 10.7%
American Indian or Alaska Native (2018)	70 0.6%	567 0.5%	1,402 0.6%
Asian (2018)	1,210 10.0%	9,328 9.0%	22,350 9.0%
Hawaiian or Pacific Islander (2018)	6 -	53 0.1%	169 0.1%
Other Race (2018)	985 8.2%	6,529 6.3%	16,410 6.6%
Two or More Races (2018)	466 3.9%	3,510 3.4%	8,174 3.3%
Population < 18 (2018)	3,445 28.5%	27,776 26.7%	64,588 26.0%
White Not Hispanic	1,560 45.3%	13,602 49.0%	30,250 46.8%
Black or African American	338 9.8%	2,806 10.1%	7,536 11.7%
Asian	335 9.7%	2,372 8.5%	5,619 8.7%
Other Race Not Hispanic	152 4.4%	1,137 4.1%	2,632 4.1%
Hispanic	1,059 30.7%	7,859 28.3%	18,550 28.7%
Not Hispanic or Latino Population (2018)	9,007 74.6%	80,360 77.4%	191,632 77.3%
Not Hispanic White	6,496 72.1%	59,785 74.4%	139,626 72.9%
Not Hispanic Black or African American	1,055 11.7%	9,237 11.5%	24,894 13.0%
Not Hispanic American Indian or Alaska Native	32 0.3%	304 0.4%	750 0.4%
Not Hispanic Asian	1,160 12.9%	8,932 11.1%	21,374 11.2%
Not Hispanic Hawaiian or Pacific Islander	4 -	45 0.1%	140 0.1%
Not Hispanic Other Race	1 -	62 0.1%	170 0.1%
Not Hispanic Two or More Races	260 2.9%	1,994 2.5%	4,679 2.4%
Hispanic or Latino Population (2018)	3,060 25.4%	23,523 22.6%	56,411 22.7%
Hispanic White	1,714 56.0%	14,323 60.9%	33,467 59.3%
Hispanic Black or African American	64 2.1%	549 2.3%	1,552 2.8%
Hispanic American Indian or Alaska Native	38 1.3%	263 1.1%	652 1.2%
Hispanic Asian	50 1.6%	396 1.7%	976 1.7%
Hispanic Hawaiian or Pacific Islander	2 0.1%	9 -	29 0.1%
Hispanic Other Race	984 32.2%	6,468 27.5%	16,240 28.8%
Hispanic Two or More Races	206 6.7%	1,516 6.4%	3,496 6.2%
Not Hispanic or Latino Population (2010)	8,177 78.0%	67,720 81.2%	161,658 81.2%
Hispanic or Latino Population (2010)	2,304 22.0%	15,632 18.8%	37,370 18.8%
Not Hispanic or Latino Population (2000)	4,878 89.3%	44,631 89.8%	115,268 89.8%
Hispanic or Latino Population (2000)	583 10.7%	5,087 10.2%	13,106 10.2%
Not Hispanic or Latino Population (2023)	9,222 72.8%	82,410 75.4%	196,889 75.3%
Hispanic or Latino Population (2023)	3,442 27.2%	26,871 24.6%	64,432 24.7%
Projected Annual Growth (2018-2023)	382 2.5%	3,348 2.8%	8,021 2.8%
Historical Annual Growth (2000-2010)	1,721 29.5%	10,545 20.7%	24,264 18.5%

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## 9702 Spring Cypress Rd

Spring, TX 77379

1 mi radius

3 mi radius

5 mi radius

### Total Age Distribution (2018)

	1 mi radius		3 mi radius		5 mi radius	
Total Population	12,067		103,883		248,044	
Age Under 5 Years	933	7.7%	7,518	7.2%	17,715	7.1%
Age 5 to 9 Years	990	8.2%	7,966	7.7%	18,286	7.4%
Age 10 to 14 Years	988	8.2%	7,909	7.6%	18,298	7.4%
Age 15 to 19 Years	808	6.7%	6,656	6.4%	15,655	6.3%
Age 20 to 24 Years	602	5.0%	5,299	5.1%	13,141	5.3%
Age 25 to 29 Years	746	6.2%	6,828	6.6%	16,820	6.8%
Age 30 to 34 Years	993	8.2%	8,047	7.7%	18,620	7.5%
Age 35 to 39 Years	1,010	8.4%	8,219	7.9%	19,169	7.7%
Age 40 to 44 Years	879	7.3%	7,286	7.0%	17,242	7.0%
Age 45 to 49 Years	905	7.5%	7,304	7.0%	17,081	6.9%
Age 50 to 54 Years	753	6.2%	6,534	6.3%	15,724	6.3%
Age 55 to 59 Years	705	5.8%	6,532	6.3%	15,807	6.4%
Age 60 to 64 Years	602	5.0%	6,090	5.9%	14,872	6.0%
Age 65 to 69 Years	477	4.0%	4,677	4.5%	11,478	4.6%
Age 70 to 74 Years	293	2.4%	3,013	2.9%	7,601	3.1%
Age 75 to 79 Years	189	1.6%	1,854	1.8%	4,812	1.9%
Age 80 to 84 Years	105	0.9%	1,063	1.0%	2,783	1.1%
Age 85 Years or Over	88	0.7%	1,090	1.0%	2,940	1.2%
Median Age	34.2		35.7		36.1	
Age 19 Years or Less	3,720	30.8%	30,049	28.9%	69,954	28.2%
Age 20 to 64 Years	7,195	59.6%	62,138	59.8%	148,476	59.9%
Age 65 Years or Over	1,152	9.5%	11,696	11.3%	29,613	11.9%

### Female Age Distribution (2018)

Female Population	6,120	50.7%	52,820	50.8%	126,730	51.1%
Age Under 5 Years	446	7.3%	3,617	6.8%	8,526	6.7%
Age 5 to 9 Years	483	7.9%	3,935	7.5%	9,062	7.2%
Age 10 to 14 Years	466	7.6%	3,832	7.3%	8,966	7.1%
Age 15 to 19 Years	393	6.4%	3,199	6.1%	7,551	6.0%
Age 20 to 24 Years	306	5.0%	2,607	4.9%	6,493	5.1%
Age 25 to 29 Years	373	6.1%	3,423	6.5%	8,510	6.7%
Age 30 to 34 Years	515	8.4%	4,191	7.9%	9,584	7.6%
Age 35 to 39 Years	535	8.7%	4,258	8.1%	9,896	7.8%
Age 40 to 44 Years	458	7.5%	3,775	7.1%	8,881	7.0%
Age 45 to 49 Years	452	7.4%	3,663	6.9%	8,776	6.9%
Age 50 to 54 Years	386	6.3%	3,401	6.4%	8,128	6.4%
Age 55 to 59 Years	353	5.8%	3,359	6.4%	8,207	6.5%
Age 60 to 64 Years	323	5.3%	3,214	6.1%	7,815	6.2%
Age 65 to 69 Years	252	4.1%	2,389	4.5%	5,918	4.7%
Age 70 to 74 Years	162	2.6%	1,618	3.1%	4,169	3.3%
Age 75 to 79 Years	100	1.6%	1,023	1.9%	2,657	2.1%
Age 80 to 84 Years	64	1.0%	603	1.1%	1,629	1.3%
Age 85 Years or Over	54	0.9%	716	1.4%	1,962	1.5%
Female Median Age	35.1		36.5		37.1	
Age 19 Years or Less	1,787	29.2%	14,583	27.6%	34,105	26.9%
Age 20 to 64 Years	3,702	60.5%	31,889	60.4%	76,291	60.2%
Age 65 Years or Over	631	10.3%	6,348	12.0%	16,335	12.9%

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	1 mi radius		3 mi radius		5 mi radius	
<b>9702 Spring Cypress Rd</b>						
<b>Spring, TX 77379</b>						
<b>Male Age Distribution (2018)</b>						
Male Population	5,947	49.3%	51,063	49.2%	121,313	48.9%
Age Under 5 Years	487	8.2%	3,901	7.6%	9,188	7.6%
Age 5 to 9 Years	508	8.5%	4,031	7.9%	9,224	7.6%
Age 10 to 14 Years	522	8.8%	4,077	8.0%	9,332	7.7%
Age 15 to 19 Years	415	7.0%	3,457	6.8%	8,105	6.7%
Age 20 to 24 Years	295	5.0%	2,692	5.3%	6,648	5.5%
Age 25 to 29 Years	373	6.3%	3,405	6.7%	8,310	6.8%
Age 30 to 34 Years	479	8.1%	3,856	7.6%	9,037	7.4%
Age 35 to 39 Years	475	8.0%	3,962	7.8%	9,272	7.6%
Age 40 to 44 Years	421	7.1%	3,511	6.9%	8,361	6.9%
Age 45 to 49 Years	453	7.6%	3,642	7.1%	8,305	6.8%
Age 50 to 54 Years	367	6.2%	3,133	6.1%	7,595	6.3%
Age 55 to 59 Years	352	5.9%	3,172	6.2%	7,600	6.3%
Age 60 to 64 Years	279	4.7%	2,876	5.6%	7,057	5.8%
Age 65 to 69 Years	225	3.8%	2,288	4.5%	5,560	4.6%
Age 70 to 74 Years	131	2.2%	1,395	2.7%	3,431	2.8%
Age 75 to 79 Years	89	1.5%	831	1.6%	2,155	1.8%
Age 80 to 84 Years	42	0.7%	460	0.9%	1,154	1.0%
Age 85 Years or Over	35	0.6%	374	0.7%	978	0.8%
Male Median Age	33.3		34.8		35.2	
Age 19 Years or Less	1,932	32.5%	15,465	30.3%	35,850	29.6%
Age 20 to 64 Years	3,493	58.7%	30,249	59.2%	72,185	59.5%
Age 65 Years or Over	522	8.8%	5,348	10.5%	13,278	10.9%
<b>Males per 100 Females (2018)</b>						
Overall Comparison	97		97		96	
Age Under 5 Years	109	52.2%	108	51.9%	108	51.9%
Age 5 to 9 Years	105	51.2%	102	50.6%	102	50.4%
Age 10 to 14 Years	112	52.9%	106	51.6%	104	51.0%
Age 15 to 19 Years	106	51.3%	108	51.9%	107	51.8%
Age 20 to 24 Years	96	49.1%	103	50.8%	102	50.6%
Age 25 to 29 Years	100	50.0%	99	49.9%	98	49.4%
Age 30 to 34 Years	93	48.2%	92	47.9%	94	48.5%
Age 35 to 39 Years	89	47.0%	93	48.2%	94	48.4%
Age 40 to 44 Years	92	47.9%	93	48.2%	94	48.5%
Age 45 to 49 Years	100	50.0%	99	49.9%	95	48.6%
Age 50 to 54 Years	95	48.7%	92	47.9%	93	48.3%
Age 55 to 59 Years	100	49.9%	94	48.6%	93	48.1%
Age 60 to 64 Years	86	46.3%	89	47.2%	90	47.5%
Age 65 to 69 Years	89	47.2%	96	48.9%	94	48.4%
Age 70 to 74 Years	81	44.8%	86	46.3%	82	45.1%
Age 75 to 79 Years	89	47.1%	81	44.8%	81	44.8%
Age 80 to 84 Years	65	39.6%	76	43.3%	71	41.5%
Age 85 Years or Over	65	39.4%	52	34.3%	50	33.3%
Age 19 Years or Less	108	51.9%	106	51.5%	105	51.2%
Age 20 to 39 Years	94	48.4%	96	49.0%	96	49.1%
Age 40 to 64 Years	95	48.7%	94	48.4%	93	48.2%
Age 65 Years or Over	83	45.3%	84	45.7%	81	44.8%

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RFULL9

## 9702 Spring Cypress Rd

Spring, TX 77379

1 mi radius      3 mi radius      5 mi radius

### Household Type (2018)

Total Households	4,072		37,475		92,805	
Households with Children	1,877	46.1%	15,292	40.8%	35,625	38.4%
Average Household Size	3.0		2.8		2.7	
Household Density per Square Mile	1,297		1,326		1,182	
Population Family	11,081	91.8%	92,441	89.0%	217,308	87.6%
Population Non-Family	972	8.1%	11,338	10.9%	30,398	12.3%
Population Group Quarters	14	0.1%	104	0.1%	338	0.1%
Family Households	3,297	81.0%	28,305	75.5%	67,638	72.9%
Married Couple Households	2,642	80.1%	22,878	80.8%	54,409	80.4%
Other Family Households	656	19.9%	5,427	19.2%	13,229	19.6%
Family Households with Children	1,864	56.5%	15,173	53.6%	35,361	52.3%
Married Couple with Children	1,456	78.1%	11,682	77.0%	26,668	75.4%
Other Family Households with Children	408	21.9%	3,491	23.0%	8,693	24.6%
Family Households No Children	1,433	43.5%	13,132	46.4%	32,278	47.7%
Married Couple No Children	1,185	82.7%	11,196	85.3%	27,742	85.9%
Other Family Households No Children	248	17.3%	1,936	14.7%	4,536	14.1%
Non-Family Households	775	19.0%	9,169	24.5%	25,167	27.1%
Non-Family Households with Children	13	1.6%	119	1.3%	265	1.1%
Non-Family Households No Children	762	98.4%	9,050	98.7%	24,902	98.9%
Average Family Household Size	3.4		3.3		3.2	
Average Family Income	\$116,335		\$134,211		\$133,408	
Median Family Income	\$106,756		\$117,156		\$112,951	
Average Non-Family Household Size	1.3		1.2		1.2	

### Marital Status (2018)

Population Age 15 Years or Over	9,155		80,490		193,745	
Never Married	2,108	23.0%	19,867	24.7%	48,974	25.3%
Currently Married	5,451	59.5%	47,493	59.0%	111,901	57.8%
Previously Married	1,596	17.4%	13,130	16.3%	32,870	17.0%
Separated	354	22.2%	3,226	24.6%	7,777	23.7%
Widowed	302	18.9%	2,683	20.4%	7,469	22.7%
Divorced	940	58.9%	7,222	55.0%	17,624	53.6%

### Educational Attainment (2018)

Adult Population Age 25 Years or Over	7,745		68,535		164,949	
Elementary (Grade Level 0 to 8)	366	4.7%	2,332	3.4%	5,289	3.2%
Some High School (Grade Level 9 to 11)	437	5.6%	2,177	3.2%	4,898	3.0%
High School Graduate	1,679	21.7%	12,780	18.6%	30,702	18.6%
Some College	1,742	22.5%	15,180	22.1%	37,592	22.8%
Associate Degree Only	731	9.4%	5,917	8.6%	13,703	8.3%
Bachelor Degree Only	1,968	25.4%	20,253	29.6%	49,062	29.7%
Graduate Degree	823	10.6%	9,895	14.4%	23,703	14.4%
Any College (Some College or Higher)	5,264	68.0%	51,246	74.8%	124,060	75.2%
College Degree + (Bachelor Degree or Higher)	2,791	36.0%	30,149	44.0%	72,765	44.1%

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Lat/Lon: 30.0233/-95.5706

RFULL9

## 9702 Spring Cypress Rd

Spring, TX 77379

1 mi radius

3 mi radius

5 mi radius

### Housing

Total Housing Units (2018)	4,159		38,321		95,040	
Total Housing Units (2010)	3,585		30,727		77,248	
Historical Annual Growth (2010-2018)	574	2.0%	7,594	3.1%	17,792	2.9%
Housing Units Occupied (2018)	4,072	97.9%	37,475	97.8%	92,805	97.6%
Housing Units Owner-Occupied	3,531	86.7%	28,378	75.7%	67,070	72.3%
Housing Units Renter-Occupied	541	13.3%	9,097	24.3%	25,735	27.7%
Housing Units Vacant (2018)	87	2.1%	847	2.3%	2,235	2.4%

### Household Size (2018)

Total Households	4,072		37,475		92,805	
1 Person Households	614	15.1%	7,544	20.1%	20,973	22.6%
2 Person Households	1,251	30.7%	12,077	32.2%	30,289	32.6%
3 Person Households	802	19.7%	6,734	18.0%	16,103	17.4%
4 Person Households	789	19.4%	6,399	17.1%	14,824	16.0%
5 Person Households	389	9.6%	3,024	8.1%	6,815	7.3%
6 Person Households	145	3.5%	1,072	2.9%	2,406	2.6%
7 or More Person Households	82	2.0%	624	1.7%	1,394	1.5%

### Household Income Distribution (2018)

HH Income \$200,000 or More	474	11.6%	5,648	15.1%	13,569	14.6%
HH Income \$150,000 to \$199,999	477	11.7%	4,578	12.2%	10,140	10.9%
HH Income \$125,000 to \$149,999	394	9.7%	3,482	9.3%	7,589	8.2%
HH Income \$100,000 to \$124,999	474	11.6%	4,233	11.3%	10,223	11.0%
HH Income \$75,000 to \$99,999	654	16.1%	5,119	13.7%	12,974	14.0%
HH Income \$50,000 to \$74,999	762	18.7%	6,433	17.2%	15,250	16.4%
HH Income \$35,000 to \$49,999	368	9.1%	3,147	8.4%	8,746	9.4%
HH Income \$25,000 to \$34,999	221	5.4%	1,936	5.2%	5,478	5.9%
HH Income \$15,000 to \$24,999	141	3.5%	1,490	4.0%	4,517	4.9%
HH Income \$10,000 to \$14,999	49	1.2%	558	1.5%	1,738	1.9%
HH Income Under \$10,000	58	1.4%	851	2.3%	2,580	2.8%

### Household Vehicles (2018)

Households 0 Vehicles Available	63	1.6%	683	1.8%	2,398	2.6%
Households 1 Vehicle Available	849	20.9%	9,078	24.2%	24,572	26.5%
Households 2 Vehicles Available	2,152	52.8%	18,606	49.7%	44,644	48.1%
Households 3 or More Vehicles Available	1,007	24.7%	9,108	24.3%	21,190	22.8%
Total Vehicles Available	8,543		77,428		185,674	
Average Vehicles per Household	2.1		2.1		2.0	
Owner-Occupied Household Vehicles	7,519	88.0%	62,578	80.8%	146,342	78.8%
Average Vehicles per Owner-Occupied Household	2.1		2.2		2.2	
Renter-Occupied Household Vehicles	1,024	12.0%	14,850	19.2%	39,332	21.2%
Average Vehicles per Renter-Occupied Household	1.9		1.6		1.5	

### Travel Time (2015)

Worker Base Age 16 years or Over	6,074		52,013		121,335	
Travel to Work in 14 Minutes or Less	848	14.0%	8,990	17.3%	21,295	17.6%
Travel to Work in 15 to 29 Minutes	1,369	22.5%	14,516	27.9%	33,724	27.8%
Travel to Work in 30 to 59 Minutes	2,726	44.9%	20,027	38.5%	46,555	38.4%
Travel to Work in 60 Minutes or More	1,046	17.2%	7,671	14.7%	17,846	14.7%
Work at Home	381	6.3%	2,776	5.3%	6,970	5.7%
Average Minutes Travel to Work	34.0		29.8		29.8	

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# COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

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Lat/Lon: 30.0233/-95.5706

RFULL9

## 9702 Spring Cypress Rd

### Spring, TX 77379

1 mi radius      3 mi radius      5 mi radius

#### Transportation To Work (2015)

Worker Base Age 16 years or Over	6,074		52,013		121,335	
Drive to Work Alone	5,184	85.4%	43,733	84.1%	100,357	82.7%
Drive to Work in Carpool	411	6.8%	4,213	8.1%	10,243	8.4%
Travel to Work by Public Transportation	33	0.5%	468	0.9%	1,738	1.4%
Drive to Work on Motorcycle	30	0.5%	157	0.3%	201	0.2%
Bicycle to Work	1	-	32	0.1%	63	0.1%
Walk to Work	28	0.5%	483	0.9%	1,244	1.0%
Other Means	7	0.1%	152	0.3%	519	0.4%
Work at Home	381	6.3%	2,776	5.3%	6,970	5.7%

#### Daytime Demographics (2018)

Total Businesses	193		3,066		8,334	
Total Employees	1,376		27,616		70,748	
Company Headquarter Businesses	-	0.2%	16	0.5%	34	0.4%
Company Headquarter Employees	3	0.2%	1,529	5.5%	3,421	4.8%
Employee Population per Business	7.1 to 1		9.0 to 1		8.5 to 1	
Residential Population per Business	62.6 to 1		33.9 to 1		29.8 to 1	
Adj. Daytime Demographics Age 16 Years or Over	4,126		53,858		133,995	

#### Labor Force

Labor Population Age 16 Years or Over (2018)	8,971		79,010		190,305	
Labor Force Total Males (2018)	4,338	48.4%	38,307	48.5%	91,829	48.3%
Male Civilian Employed	3,582	82.6%	30,048	78.4%	71,315	77.7%
Male Civilian Unemployed	128	2.9%	1,217	3.2%	2,520	2.7%
Males in Armed Forces	-	-	6	-	48	0.1%
Males Not in Labor Force	628	14.5%	7,036	18.4%	17,946	19.5%
Labor Force Total Females (2018)	4,633	51.6%	40,704	51.5%	98,476	51.7%
Female Civilian Employed	2,638	56.9%	22,697	55.8%	55,677	56.5%
Female Civilian Unemployed	85	1.8%	885	2.2%	2,003	2.0%
Females in Armed Forces	-	-	16	-	18	-
Females Not in Labor Force	1,910	41.2%	17,105	42.0%	40,778	41.4%
Unemployment Rate		2.4%		2.7%		2.4%
Labor Force Growth (2010-2018)	-170	-2.7%	-1,326	-2.5%	337	0.3%
Male Labor Force Growth (2010-2018)	-95	-2.6%	-755	-2.5%	195	0.3%
Female Labor Force Growth (2010-2018)	-75	-2.8%	-571	-2.5%	142	0.3%

#### Occupation (2015)

Occupation Population Age 16 Years or Over	6,391		54,071		126,655	
Occupation Total Males	3,677	57.5%	30,803	57.0%	71,120	56.2%
Occupation Total Females	2,713	42.5%	23,268	43.0%	55,535	43.8%
Management, Business, Financial Operations	1,296	20.3%	12,321	22.8%	29,088	23.0%
Professional, Related	1,433	22.4%	14,299	26.4%	32,471	25.6%
Service	805	12.6%	6,024	11.1%	15,654	12.4%
Sales, Office	1,722	26.9%	13,499	25.0%	31,656	25.0%
Farming, Fishing, Forestry	13	0.2%	68	0.1%	110	0.1%
Construction, Extraction, Maintenance	516	8.1%	3,962	7.3%	8,445	6.7%
Production, Transport, Material Moving	606	9.5%	3,899	7.2%	9,232	7.3%
White Collar Workers	4,451	69.7%	40,119	74.2%	93,214	73.6%
Blue Collar Workers	1,939	30.3%	13,952	25.8%	33,441	26.4%

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## 9702 Spring Cypress Rd

Spring, TX 77379

1 mi radius      3 mi radius      5 mi radius

### Units In Structure (2015)

Total Units	3,435		28,921		72,330	
1 Detached Unit	3,778	110.0	30,303	104.8	69,049	95.5%
1 Attached Unit	104	3.0%	1,469	5.1%	3,113	4.3%
2 Units	6	0.2%	94	0.3%	218	0.3%
3 to 4 Units	9	0.3%	651	2.3%	2,034	2.8%
5 to 9 Units	11	0.3%	556	1.9%	2,389	3.3%
10 to 19 Units	55	1.6%	2,166	7.5%	7,187	9.9%
20 to 49 Units	17	0.5%	746	2.6%	2,191	3.0%
50 or More Units	45	1.3%	1,477	5.1%	4,660	6.4%
Mobile Home or Trailer	171	5.0%	855	3.0%	1,716	2.4%
Other Structure	1	-	5	-	7	-

### Homes Built By Year (2015)

Homes Built 2014 or later	100	2.9%	1,181	4.1%	3,032	4.2%
Homes Built 2010 to 2013	229	6.7%	2,979	10.3%	5,990	8.3%
Homes Built 2000 to 2009	1,683	49.0%	13,821	47.8%	30,560	42.3%
Homes Built 1990 to 1999	601	17.5%	5,677	19.6%	15,574	21.5%
Homes Built 1980 to 1989	725	21.1%	7,022	24.3%	17,129	23.7%
Homes Built 1970 to 1979	626	18.2%	5,916	20.5%	15,110	20.9%
Homes Built 1960 to 1969	112	3.3%	756	2.6%	2,339	3.2%
Homes Built 1950 to 1959	80	2.3%	554	1.9%	1,694	2.3%
Homes Built 1940 to 1949	20	0.6%	219	0.8%	599	0.8%
Homes Built Before 1939	18	0.5%	190	0.7%	547	0.8%
Median Age of Homes	22.6 yrs		22.8 yrs		23.7 yrs	

### Home Values (2015)

Owner Specified Housing Units	2,975		22,887		53,091	
Home Values \$1,000,000 or More	66	2.2%	568	2.5%	1,280	2.4%
Home Values \$750,000 to \$999,999	43	1.4%	504	2.2%	931	1.8%
Home Values \$500,000 to \$749,999	117	3.9%	1,177	5.1%	3,044	5.7%
Home Values \$400,000 to \$499,999	193	6.5%	1,225	5.4%	2,952	5.6%
Home Values \$300,000 to \$399,999	308	10.3%	3,440	15.0%	7,650	14.4%
Home Values \$250,000 to \$299,999	345	11.6%	3,153	13.8%	7,072	13.3%
Home Values \$200,000 to \$249,999	419	14.1%	4,405	19.2%	11,001	20.7%
Home Values \$175,000 to \$199,999	327	11.0%	3,099	13.5%	7,637	14.4%
Home Values \$150,000 to \$174,999	313	10.5%	3,447	15.1%	8,479	16.0%
Home Values \$125,000 to \$149,999	541	18.2%	3,291	14.4%	6,788	12.8%
Home Values \$100,000 to \$124,999	530	17.8%	2,358	10.3%	4,683	8.8%
Home Values \$90,000 to \$99,999	118	3.9%	448	2.0%	769	1.4%
Home Values \$80,000 to \$89,999	109	3.7%	542	2.4%	1,101	2.1%
Home Values \$70,000 to \$79,999	42	1.4%	335	1.5%	754	1.4%
Home Values \$60,000 to \$69,999	20	0.7%	136	0.6%	451	0.8%
Home Values \$50,000 to \$59,999	24	0.8%	177	0.8%	533	1.0%
Home Values \$35,000 to \$49,999	26	0.9%	142	0.6%	355	0.7%
Home Values \$25,000 to \$34,999	26	0.9%	86	0.4%	155	0.3%
Home Values \$10,000 to \$24,999	45	1.5%	266	1.2%	675	1.3%
Home Values Under \$10,000	22	0.7%	290	1.3%	556	1.0%
Owner-Occupied Median Home Value	\$185,969		\$209,957		\$208,727	
Renter-Occupied Median Rent	\$1,223		\$1,122		\$1,028	

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### Total Annual Consumer Expenditure (2018)

Total Household Expenditure	\$311 M	\$3.04 B	\$7.23 B
Total Non-Retail Expenditure	\$163 M	\$1.61 B	\$3.82 B
Total Retail Expenditure	\$147 M	\$1.43 B	\$3.41 B
Apparel	\$11.0 M	\$108 M	\$256 M
Contributions	\$15.3 M	\$156 M	\$366 M
Education	\$12.8 M	\$130 M	\$306 M
Entertainment	\$17.7 M	\$173 M	\$412 M
Food and Beverages	\$44.2 M	\$429 M	\$1.02 B
Furnishings and Equipment	\$11.1 M	\$109 M	\$259 M
Gifts	\$8.38 M	\$84.5 M	\$199 M
Health Care	\$23.2 M	\$225 M	\$540 M
Household Operations	\$9.69 M	\$96.5 M	\$227 M
Miscellaneous Expenses	\$4.40 M	\$42.9 M	\$102 M
Personal Care	\$4.00 M	\$39.1 M	\$92.9 M
Personal Insurance	\$2.54 M	\$25.5 M	\$59.8 M
Reading	\$690 K	\$6.79 M	\$16.1 M
Shelter	\$64.2 M	\$630 M	\$1.50 B
Tobacco	\$1.63 M	\$15.4 M	\$37.4 M
Transportation	\$57.8 M	\$557 M	\$1.33 B
Utilities	\$21.9 M	\$212 M	\$508 M

### Monthly Household Consumer Expenditure (2018)

Total Household Expenditure	\$6,360	\$6,764	\$6,488
Total Non-Retail Expenditure	\$3,341 52.5%	\$3,579 52.9%	\$3,428 52.8%
Total Retail Expenditures	\$3,019 47.5%	\$3,185 47.1%	\$3,061 47.2%
Apparel	\$225 3.5%	\$240 3.5%	\$229 3.5%
Contributions	\$313 4.9%	\$347 5.1%	\$328 5.1%
Education	\$263 4.1%	\$290 4.3%	\$274 4.2%
Entertainment	\$363 5.7%	\$386 5.7%	\$370 5.7%
Food and Beverages	\$905 14.2%	\$954 14.1%	\$918 14.2%
Furnishings and Equipment	\$228 3.6%	\$243 3.6%	\$233 3.6%
Gifts	\$172 2.7%	\$188 2.8%	\$178 2.8%
Health Care	\$475 7.5%	\$501 7.4%	\$485 7.5%
Household Operations	\$198 3.1%	\$215 3.2%	\$204 3.1%
Miscellaneous Expenses	\$90 1.4%	\$95 1.4%	\$92 1.4%
Personal Care	\$82 1.3%	\$87 1.3%	\$83 1.3%
Personal Insurance	\$52 0.8%	\$57 0.8%	\$54 0.8%
Reading	\$14 0.2%	\$15 0.2%	\$14 0.2%
Shelter	\$1,314 20.7%	\$1,402 20.7%	\$1,343 20.7%
Tobacco	\$33 0.5%	\$34 0.5%	\$34 0.5%
Transportation	\$1,184 18.6%	\$1,240 18.3%	\$1,192 18.4%
Utilities	\$449 7.1%	\$472 7.0%	\$456 7.0%

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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.

### 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.

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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