



Demographics

The Terrace Shops

5115 Buffalo Speedway

16,395 SF Strip Center

Houston, TX 77005 - Inner Loop University Submarket

PREPARED FOR



Subject Shopping Center

The Terrace Shops

SHOPPING CENTER

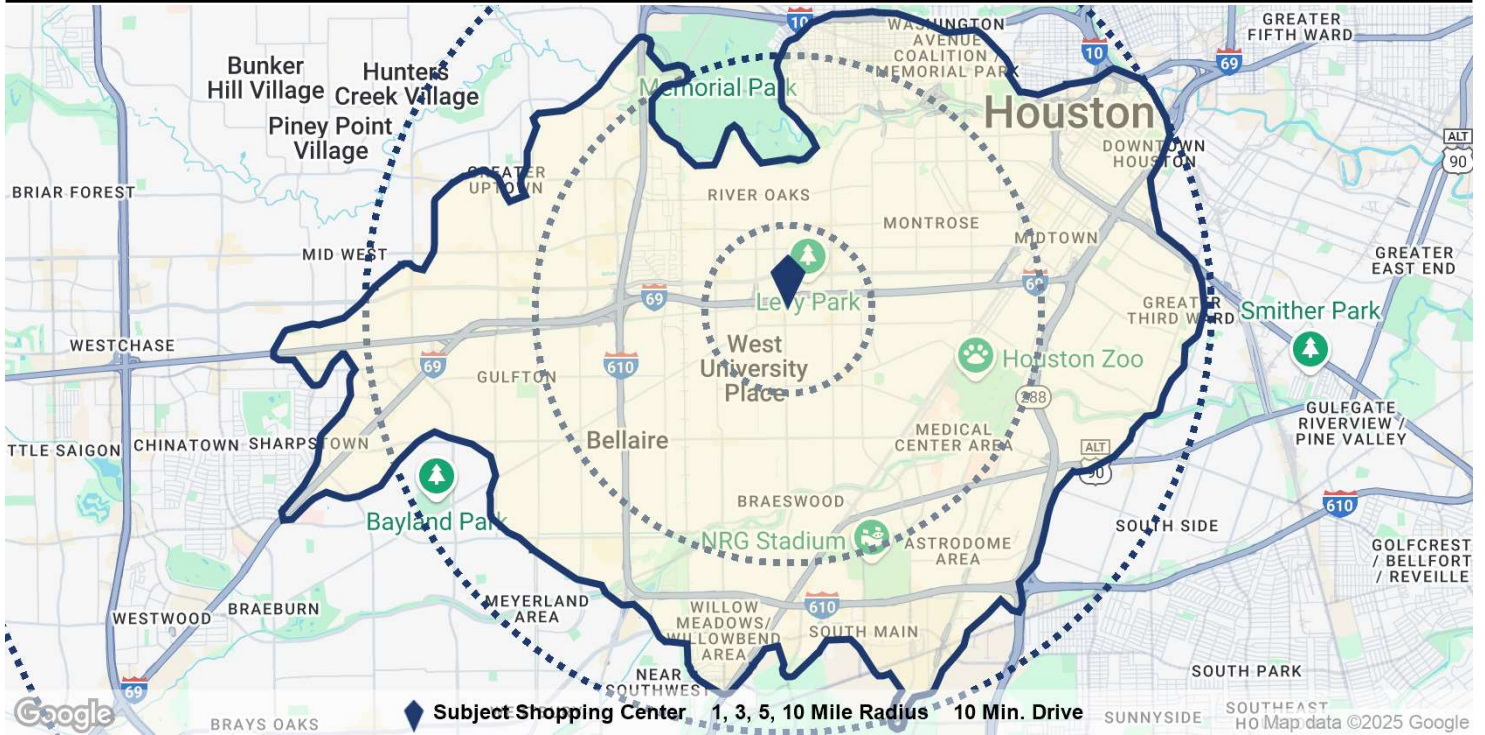
Type:	Strip Center	Land Acres:	1.70 AC
Name	The Terrace Shops	# of Properties:	1
GLA:	16,395 SF	Year Built/Renov	Built 2000
Anchor GLA:	-	Levels:	1
Available Spaces:	-	Location Score:	Best Location (95)
% Leased	91%	Walk Score®:	Walker's Paradise (90)
Website:	-	Transit Score®:	Some Transit (49)
Anchor Tenant:	-		
Parking			
Features:	Signalized Intersection		
Frontage:	BUFFALO SPEEDAY, Buffalo Speedway		

Yr Blt/Renov	Bldg SF
2000	16,395

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DEMOGRAPHICS

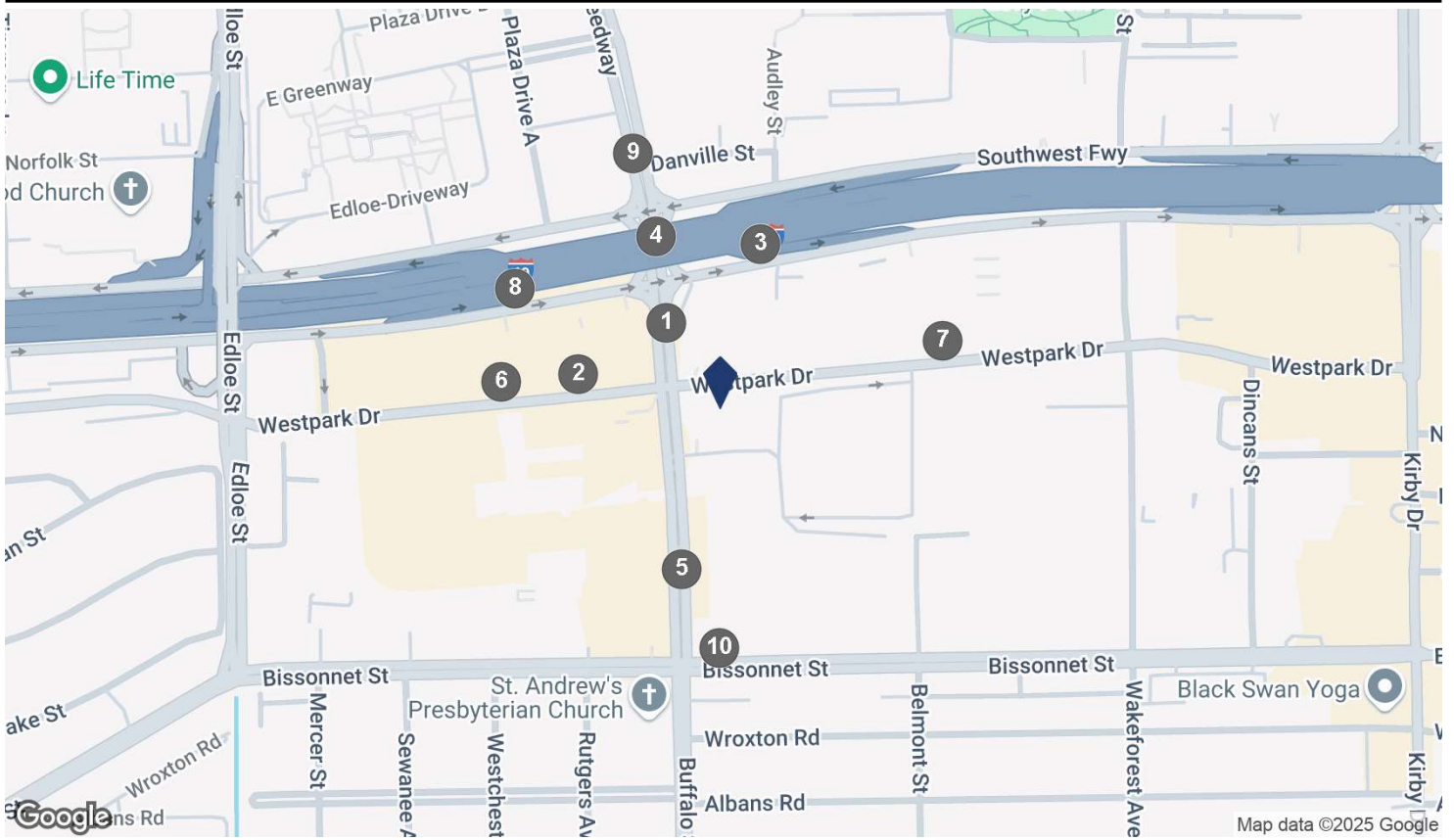


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	28,091	212,351	552,842	1,694,280	432,643
5 Yr Growth	3.4%	3.9%	3.9%	3.4%	5.0%
Median Age	38	38	36	36	36
5 Yr Forecast	40	40	38	38	39
White / Black / Hispanic	64% / 5% / 15%	59% / 7% / 17%	46% / 16% / 25%	31% / 21% / 44%	45% / 15% / 26%
5 Yr Forecast	64% / 5% / 15%	59% / 7% / 17%	46% / 16% / 25%	31% / 21% / 44%	45% / 15% / 26%
Employment	43,601	344,716	731,789	1,241,381	244,917
Buying Power	\$1.7B	\$11B	\$21.4B	\$39.1B	\$16.3B
5 Yr Growth	3.1%	2.3%	2.9%	2.6%	4.3%
College Graduates	78.6%	73.5%	59.7%	36.6%	61.2%
Household					
Households	15,073	107,642	262,308	677,600	208,724
5 Yr Growth	3.5%	4.1%	4.0%	3.5%	5.1%
Median Household Income	\$114,801	\$102,655	\$81,529	\$57,757	\$78,318
5 Yr Forecast	\$114,383	\$100,902	\$80,614	\$57,276	\$77,686
Average Household Income	\$146,957	\$139,282	\$119,269	\$91,098	\$116,435
5 Yr Forecast	\$144,794	\$137,243	\$118,095	\$90,570	\$115,536
% High Income (>\$75K)	67%	62%	53%	40%	51%
Housing					
Median Home Value	\$867,430	\$743,340	\$510,959	\$301,291	\$562,285
Median Year Built	1998	1998	1993	1980	1994
Owner / Renter Occupied	34% / 66%	39% / 61%	35% / 65%	40% / 60%	32% / 68%

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TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Buffalo Speedway	Westpark Dr - S	24,420	2022	0.06 mi
2 Westpark Dr	Buffalo Speedway - E	9,501	2022	0.11 mi
3 Southwest Fwy	Audley - N	10,552	2022	0.11 mi
4 Buffalo Speedway	Southwest Fwy - S	41,172	2018	0.12 mi
5 Buffalo Speedway	South Blvd - N	28,124	2022	0.14 mi
6 Westpark Drive	Buffalo Speedway - E	11,743	2022	0.17 mi
7 Westpark Dr	Wakeforest St - E	6,511	2022	0.17 mi
8 Southwest Fwy	Hwy 59 - NW	14,932	2022	0.17 mi
9 Buffalo Speedway	Danville - N	27,536	2022	0.19 mi
10 Bissonnet Street	Audley St - E	14,464	2022	0.20 mi

Income & Spending Demographics

The Terrace Shops

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2024 Households by HH Income	15,073		107,643		262,310		208,724	
<\$25,000	1,617	10.73%	13,034	12.11%	43,357	16.53%	35,379	16.95%
\$25,000 - \$50,000	1,290	8.56%	13,150	12.22%	41,398	15.78%	33,425	16.01%
\$50,000 - \$75,000	2,005	13.30%	15,033	13.97%	39,238	14.96%	32,653	15.64%
\$75,000 - \$100,000	1,631	10.82%	11,544	10.72%	27,424	10.45%	21,894	10.49%
\$100,000 - \$125,000	1,678	11.13%	9,985	9.28%	22,794	8.69%	18,005	8.63%
\$125,000 - \$150,000	1,558	10.34%	7,934	7.37%	15,566	5.93%	12,276	5.88%
\$150,000 - \$200,000	1,203	7.98%	9,369	8.70%	20,778	7.92%	15,506	7.43%
\$200,000+	4,091	27.14%	27,594	25.63%	51,755	19.73%	39,587	18.97%
2024 Avg Household Income	\$146,957		\$139,282		\$119,269		\$116,435	
2024 Med Household Income	\$114,801		\$102,655		\$81,529		\$78,318	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$546.5M		\$3.8B		\$8.3B		\$6.4B	
Total Apparel	\$26.2M	4.79%	\$182.3M	4.82%	\$422.8M	5.11%	\$329.8M	5.12%
Women's Apparel	\$10.8M	1.97%	\$73.8M	1.95%	\$166.3M	2.01%	\$128.8M	2.00%
Men's Apparel	\$5.7M	1.04%	\$39.7M	1.05%	\$90.7M	1.10%	\$70.6M	1.10%
Girl's Apparel	\$1.7M	0.31%	\$11.5M	0.31%	\$28M	0.34%	\$22.2M	0.34%
Boy's Apparel	\$1.1M	0.21%	\$7.9M	0.21%	\$19.8M	0.24%	\$15.8M	0.24%
Infant Apparel	\$1.2M	0.21%	\$8.3M	0.22%	\$21.1M	0.26%	\$16.7M	0.26%
Footwear	\$5.8M	1.06%	\$40.9M	1.08%	\$96.9M	1.17%	\$75.8M	1.18%

Total Entertainment & Hobbies	\$79.6M	14.56%	\$550.2M	14.55%	\$1.2B	14.45%	\$927.4M	14.40%
Entertainment	\$6.2M	1.14%	\$45.2M	1.19%	\$102.8M	1.24%	\$79.4M	1.23%
Audio & Visual Equipment/Service	\$17.5M	3.19%	\$122.1M	3.23%	\$280.4M	3.39%	\$220.7M	3.43%
Reading Materials	\$1.3M	0.23%	\$8.5M	0.22%	\$16.9M	0.20%	\$13.2M	0.20%
Pets, Toys, & Hobbies	\$13.9M	2.54%	\$94M	2.48%	\$198.9M	2.40%	\$153.8M	2.39%
Personal Items	\$40.8M	7.46%	\$280.5M	7.42%	\$596.9M	7.21%	\$460.4M	7.15%

Total Food and Alcohol	\$144.2M	26.39%	\$1B	26.48%	\$2.2B	27.11%	\$1.8B	27.33%
Food At Home	\$64.1M	11.73%	\$451.8M	11.95%	\$1B	12.64%	\$822.6M	12.77%
Food Away From Home	\$67.8M	12.41%	\$465.5M	12.31%	\$1B	12.31%	\$799.2M	12.41%
Alcoholic Beverages	\$12.3M	2.25%	\$83.9M	2.22%	\$178.6M	2.16%	\$139M	2.16%

Total Household	\$95.7M	17.52%	\$671.6M	17.76%	\$1.4B	17.21%	\$1.1B	17.10%
House Maintenance & Repair	\$12.3M	2.26%	\$95.1M	2.52%	\$203.3M	2.46%	\$148.6M	2.31%
Household Equip & Furnishings	\$36.5M	6.69%	\$254.4M	6.73%	\$551.6M	6.67%	\$432M	6.71%
Household Operations	\$31.3M	5.74%	\$216.4M	5.72%	\$458.7M	5.54%	\$356.3M	5.53%
Housing Costs	\$15.5M	2.83%	\$105.7M	2.80%	\$210.9M	2.55%	\$164.7M	2.56%

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	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$128.4M	23.50%	\$880.4M	23.29%	\$2B	23.83%	\$1.5B	23.81%
Vehicle Purchases	\$57.4M	10.51%	\$385.5M	10.20%	\$873.4M	10.55%	\$673.8M	10.46%
Gasoline	\$30.8M	5.64%	\$217.7M	5.76%	\$511.3M	6.18%	\$400M	6.21%
Vehicle Expenses	\$4.1M	0.75%	\$29.4M	0.78%	\$60.1M	0.73%	\$46.7M	0.72%
Transportation	\$19.6M	3.58%	\$134.2M	3.55%	\$274.3M	3.31%	\$215.5M	3.35%
Automotive Repair & Maintenance	\$16.5M	3.02%	\$113.7M	3.01%	\$253M	3.06%	\$197.7M	3.07%
Total Health Care	\$24.4M	4.47%	\$169.7M	4.49%	\$359.2M	4.34%	\$277.4M	4.31%
Medical Services	\$14.8M	2.70%	\$102.2M	2.70%	\$214.4M	2.59%	\$166M	2.58%
Prescription Drugs	\$6.8M	1.25%	\$47.8M	1.26%	\$102.4M	1.24%	\$78.2M	1.21%
Medical Supplies	\$2.9M	0.52%	\$19.7M	0.52%	\$42.4M	0.51%	\$33.2M	0.51%
Total Education/Day Care	\$47.9M	8.77%	\$325.5M	8.61%	\$657.3M	7.94%	\$511M	7.93%
Education	\$30.3M	5.55%	\$206.5M	5.46%	\$418.9M	5.06%	\$324.8M	5.04%
Fees & Admissions	\$17.6M	3.21%	\$119.1M	3.15%	\$238.4M	2.88%	\$186.2M	2.89%