

Demographic Summary Report

Ella Oaks 1737-1765 W 34th, Houston, TX 77018

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **23,113 SF**
 Year Built: **1950**

Total Available: **1,000 SF**
 % Leased: **95.67%**
 Rent/SF/Yr: **Negotiable**



| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|--------------|---------------|----------------|
| Population | | | |
| 2029 Projection | 16,259 | 144,143 | 425,853 |
| 2024 Estimate | 15,641 | 138,210 | 411,209 |
| 2020 Census | 14,154 | 122,628 | 380,631 |
| Growth 2024 - 2029 | 3.95% | 4.29% | 3.56% |
| Growth 2020 - 2024 | 10.51% | 12.71% | 8.03% |
| 2024 Population by Hispanic Origin | 4,439 | 49,597 | 188,928 |
| 2024 Population | 15,641 | 138,210 | 411,209 |
| White | 9,387 60.02% | 66,695 48.26% | 168,483 40.97% |
| Black | 689 4.41% | 17,633 12.76% | 51,753 12.59% |
| Am. Indian & Alaskan | 169 1.08% | 1,668 1.21% | 6,387 1.55% |
| Asian | 1,022 6.53% | 6,336 4.58% | 18,410 4.48% |
| Hawaiian & Pacific Island | 9 0.06% | 60 0.04% | 191 0.05% |
| Other | 4,365 27.91% | 45,817 33.15% | 165,984 40.36% |
| U.S. Armed Forces | 0 | 8 | 87 |
| Households | | | |
| 2029 Projection | 6,921 | 62,065 | 176,743 |
| 2024 Estimate | 6,647 | 59,504 | 170,356 |
| 2020 Census | 5,981 | 52,979 | 156,661 |
| Growth 2024 - 2029 | 4.12% | 4.30% | 3.75% |
| Growth 2020 - 2024 | 11.14% | 12.32% | 8.74% |
| Owner Occupied | 4,469 67.23% | 33,693 56.62% | 83,635 49.09% |
| Renter Occupied | 2,178 32.77% | 25,810 43.38% | 86,721 50.91% |
| 2024 Households by HH Income | 6,648 | 59,499 | 170,357 |
| Income: <\$25,000 | 731 11.00% | 10,262 17.25% | 33,017 19.38% |
| Income: \$25,000 - \$50,000 | 1,003 15.09% | 8,881 14.93% | 30,202 17.73% |
| Income: \$50,000 - \$75,000 | 751 11.30% | 7,357 12.36% | 23,189 13.61% |
| Income: \$75,000 - \$100,000 | 373 5.61% | 5,495 9.24% | 16,521 9.70% |
| Income: \$100,000 - \$125,000 | 636 9.57% | 4,559 7.66% | 13,249 7.78% |
| Income: \$125,000 - \$150,000 | 630 9.48% | 3,582 6.02% | 9,780 5.74% |
| Income: \$150,000 - \$200,000 | 805 12.11% | 6,452 10.84% | 13,576 7.97% |
| Income: \$200,000+ | 1,719 25.86% | 12,911 21.70% | 30,823 18.09% |
| 2024 Avg Household Income | \$144,194 | \$126,602 | \$112,585 |
| 2024 Med Household Income | \$118,317 | \$89,783 | \$73,597 |



Demographic Detail Report

Ella Oaks 1737-1765 W 34th, Houston, TX 77018

Building Type: **General Retail** Total Available: **1,000 SF**
 Secondary: **Storefront** % Leased: **95.67%**
 GLA: **23,113 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1950**



| Radius | 1 Mile | 3 Mile | 5 Mile |
|--------------------|--------|---------|---------|
| Population | | | |
| 2029 Projection | 16,259 | 144,143 | 425,853 |
| 2024 Estimate | 15,641 | 138,210 | 411,209 |
| 2020 Census | 14,154 | 122,628 | 380,631 |
| Growth 2024 - 2029 | 3.95% | 4.29% | 3.56% |
| Growth 2020 - 2024 | 10.51% | 12.71% | 8.03% |

| 2024 Population by Age | 15,641 | | 138,210 | | 411,209 | |
|------------------------|--------------|--------|--------------|--------|--------------|--------|
| Age 0 - 4 | 1,294 | 8.27% | 10,343 | 7.48% | 28,569 | 6.95% |
| Age 5 - 9 | 1,205 | 7.70% | 9,279 | 6.71% | 27,025 | 6.57% |
| Age 10 - 14 | 837 | 5.35% | 7,322 | 5.30% | 23,999 | 5.84% |
| Age 15 - 19 | 585 | 3.74% | 6,031 | 4.36% | 21,920 | 5.33% |
| Age 20 - 24 | 529 | 3.38% | 6,119 | 4.43% | 22,899 | 5.57% |
| Age 25 - 29 | 953 | 6.09% | 9,703 | 7.02% | 31,180 | 7.58% |
| Age 30 - 34 | 1,598 | 10.22% | 13,913 | 10.07% | 38,070 | 9.26% |
| Age 35 - 39 | 1,785 | 11.41% | 14,082 | 10.19% | 36,499 | 8.88% |
| Age 40 - 44 | 1,562 | 9.99% | 11,959 | 8.65% | 31,782 | 7.73% |
| Age 45 - 49 | 1,143 | 7.31% | 9,261 | 6.70% | 26,196 | 6.37% |
| Age 50 - 54 | 921 | 5.89% | 8,043 | 5.82% | 23,850 | 5.80% |
| Age 55 - 59 | 781 | 4.99% | 7,326 | 5.30% | 22,178 | 5.39% |
| Age 60 - 64 | 711 | 4.55% | 6,929 | 5.01% | 21,071 | 5.12% |
| Age 65 - 69 | 610 | 3.90% | 6,254 | 4.52% | 18,951 | 4.61% |
| Age 70 - 74 | 436 | 2.79% | 4,673 | 3.38% | 14,671 | 3.57% |
| Age 75 - 79 | 303 | 1.94% | 3,143 | 2.27% | 10,190 | 2.48% |
| Age 80 - 84 | 189 | 1.21% | 1,957 | 1.42% | 6,378 | 1.55% |
| Age 85+ | 198 | 1.27% | 1,872 | 1.35% | 5,783 | 1.41% |
| Age 65+ | 1,736 | 11.10% | 17,899 | 12.95% | 55,973 | 13.61% |
| Median Age | 37.30 | | 37.30 | | 36.60 | |
| Average Age | 36.50 | | 37.40 | | 37.40 | |

Demographic Detail Report

| Ella Oaks | | | | | | |
|---|---------------|--------|----------------|--------|----------------|--------|
| 1737-1765 W 34th, Houston, TX 77018 | | | | | | |
| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
| 2024 Population By Race | 15,641 | | 138,210 | | 411,209 | |
| White | 9,387 | 60.02% | 66,695 | 48.26% | 168,483 | 40.97% |
| Black | 689 | 4.41% | 17,633 | 12.76% | 51,753 | 12.59% |
| Am. Indian & Alaskan | 169 | 1.08% | 1,668 | 1.21% | 6,387 | 1.55% |
| Asian | 1,022 | 6.53% | 6,336 | 4.58% | 18,410 | 4.48% |
| Hawaiian & Pacific Island | 9 | 0.06% | 60 | 0.04% | 191 | 0.05% |
| Other | 4,365 | 27.91% | 45,817 | 33.15% | 165,984 | 40.36% |
| Population by Hispanic Origin | 15,641 | | 138,210 | | 411,209 | |
| Non-Hispanic Origin | 11,202 | 71.62% | 88,612 | 64.11% | 222,281 | 54.06% |
| Hispanic Origin | 4,439 | 28.38% | 49,598 | 35.89% | 188,928 | 45.94% |
| 2024 Median Age, Male | 37.20 | | 37.30 | | 36.60 | |
| 2024 Average Age, Male | 35.90 | | 36.90 | | 36.90 | |
| 2024 Median Age, Female | 37.40 | | 37.20 | | 36.70 | |
| 2024 Average Age, Female | 37.20 | | 37.90 | | 37.90 | |
| 2024 Population by Occupation Classification | 12,184 | | 110,054 | | 327,238 | |
| Civilian Employed | 9,203 | 75.53% | 78,622 | 71.44% | 223,119 | 68.18% |
| Civilian Unemployed | 189 | 1.55% | 2,361 | 2.15% | 6,816 | 2.08% |
| Civilian Non-Labor Force | 2,792 | 22.92% | 29,064 | 26.41% | 97,218 | 29.71% |
| Armed Forces | 0 | 0.00% | 7 | 0.01% | 85 | 0.03% |
| Households by Marital Status | | | | | | |
| Married | 3,129 | | 24,084 | | 64,523 | |
| Married No Children | 1,618 | | 14,205 | | 38,881 | |
| Married w/Children | 1,511 | | 9,879 | | 25,641 | |
| 2024 Population by Education | 12,009 | | 104,378 | | 303,205 | |
| Some High School, No Diploma | 914 | 7.61% | 12,348 | 11.83% | 54,057 | 17.83% |
| High School Grad (Incl Equivalency) | 1,425 | 11.87% | 14,488 | 13.88% | 50,662 | 16.71% |
| Some College, No Degree | 1,923 | 16.01% | 18,939 | 18.14% | 53,339 | 17.59% |
| Associate Degree | 818 | 6.81% | 5,263 | 5.04% | 16,407 | 5.41% |
| Bachelor Degree | 4,145 | 34.52% | 31,222 | 29.91% | 75,314 | 24.84% |
| Advanced Degree | 2,784 | 23.18% | 22,118 | 21.19% | 53,426 | 17.62% |



Demographic Detail Report

Ella Oaks

1737-1765 W 34th, Houston, TX 77018

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---------------------------------------|---------------|--------|----------------|--------|----------------|--------|
| 2024 Population by Occupation | 16,936 | | 146,754 | | 409,155 | |
| Real Estate & Finance | 699 | 4.13% | 6,460 | 4.40% | 18,556 | 4.54% |
| Professional & Management | 7,716 | 45.56% | 57,654 | 39.29% | 146,528 | 35.81% |
| Public Administration | 201 | 1.19% | 1,569 | 1.07% | 4,717 | 1.15% |
| Education & Health | 1,371 | 8.10% | 12,955 | 8.83% | 34,873 | 8.52% |
| Services | 824 | 4.87% | 7,965 | 5.43% | 27,934 | 6.83% |
| Information | 162 | 0.96% | 1,256 | 0.86% | 2,916 | 0.71% |
| Sales | 1,328 | 7.84% | 15,119 | 10.30% | 41,052 | 10.03% |
| Transportation | 144 | 0.85% | 1,616 | 1.10% | 4,766 | 1.16% |
| Retail | 461 | 2.72% | 6,515 | 4.44% | 18,499 | 4.52% |
| Wholesale | 368 | 2.17% | 2,814 | 1.92% | 6,862 | 1.68% |
| Manufacturing | 805 | 4.75% | 7,050 | 4.80% | 20,235 | 4.95% |
| Production | 619 | 3.65% | 5,920 | 4.03% | 22,669 | 5.54% |
| Construction | 560 | 3.31% | 5,880 | 4.01% | 24,080 | 5.89% |
| Utilities | 401 | 2.37% | 4,345 | 2.96% | 11,796 | 2.88% |
| Agriculture & Mining | 843 | 4.98% | 5,467 | 3.73% | 12,577 | 3.07% |
| Farming, Fishing, Forestry | 12 | 0.07% | 100 | 0.07% | 190 | 0.05% |
| Other Services | 422 | 2.49% | 4,069 | 2.77% | 10,905 | 2.67% |
| 2024 Worker Travel Time to Job | 7,882 | | 68,345 | | 197,837 | |
| <30 Minutes | 4,678 | 59.35% | 39,743 | 58.15% | 115,461 | 58.36% |
| 30-60 Minutes | 2,645 | 33.56% | 25,053 | 36.66% | 71,237 | 36.01% |
| 60+ Minutes | 559 | 7.09% | 3,549 | 5.19% | 11,139 | 5.63% |
| 2020 Households by HH Size | 5,981 | | 52,979 | | 156,662 | |
| 1-Person Households | 1,728 | 28.89% | 17,291 | 32.64% | 51,580 | 32.92% |
| 2-Person Households | 2,073 | 34.66% | 17,930 | 33.84% | 49,023 | 31.29% |
| 3-Person Households | 936 | 15.65% | 8,091 | 15.27% | 22,957 | 14.65% |
| 4-Person Households | 821 | 13.73% | 5,812 | 10.97% | 17,452 | 11.14% |
| 5-Person Households | 269 | 4.50% | 2,299 | 4.34% | 8,766 | 5.60% |
| 6-Person Households | 107 | 1.79% | 971 | 1.83% | 4,090 | 2.61% |
| 7 or more Person Households | 47 | 0.79% | 585 | 1.10% | 2,794 | 1.78% |
| 2024 Average Household Size | 2.30 | | 2.30 | | 2.40 | |
| Households | | | | | | |
| 2029 Projection | 6,921 | | 62,065 | | 176,743 | |
| 2024 Estimate | 6,647 | | 59,504 | | 170,356 | |
| 2020 Census | 5,981 | | 52,979 | | 156,661 | |
| Growth 2024 - 2029 | 4.12% | | 4.30% | | 3.75% | |
| Growth 2020 - 2024 | 11.14% | | 12.32% | | 8.74% | |

Demographic Detail Report

| Ella Oaks | | | | | | |
|---------------------------------------|------------------|--------|------------------|--------|------------------|--------|
| 1737-1765 W 34th, Houston, TX 77018 | | | | | | |
| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
| 2024 Households by HH Income | 6,648 | | 59,499 | | 170,357 | |
| <\$25,000 | 731 | 11.00% | 10,262 | 17.25% | 33,017 | 19.38% |
| \$25,000 - \$50,000 | 1,003 | 15.09% | 8,881 | 14.93% | 30,202 | 17.73% |
| \$50,000 - \$75,000 | 751 | 11.30% | 7,357 | 12.36% | 23,189 | 13.61% |
| \$75,000 - \$100,000 | 373 | 5.61% | 5,495 | 9.24% | 16,521 | 9.70% |
| \$100,000 - \$125,000 | 636 | 9.57% | 4,559 | 7.66% | 13,249 | 7.78% |
| \$125,000 - \$150,000 | 630 | 9.48% | 3,582 | 6.02% | 9,780 | 5.74% |
| \$150,000 - \$200,000 | 805 | 12.11% | 6,452 | 10.84% | 13,576 | 7.97% |
| \$200,000+ | 1,719 | 25.86% | 12,911 | 21.70% | 30,823 | 18.09% |
| 2024 Avg Household Income | \$144,194 | | \$126,602 | | \$112,585 | |
| 2024 Med Household Income | \$118,317 | | \$89,783 | | \$73,597 | |
| 2024 Occupied Housing | 6,647 | | 59,503 | | 170,356 | |
| Owner Occupied | 4,469 | 67.23% | 33,693 | 56.62% | 83,635 | 49.09% |
| Renter Occupied | 2,178 | 32.77% | 25,810 | 43.38% | 86,721 | 50.91% |
| 2020 Housing Units | 7,480 | | 66,574 | | 190,986 | |
| 1 Unit | 5,700 | 76.20% | 45,755 | 68.73% | 114,008 | 59.69% |
| 2 - 4 Units | 168 | 2.25% | 3,152 | 4.73% | 11,097 | 5.81% |
| 5 - 19 Units | 612 | 8.18% | 6,567 | 9.86% | 22,240 | 11.64% |
| 20+ Units | 1,000 | 13.37% | 11,100 | 16.67% | 43,641 | 22.85% |
| 2024 Housing Value | 4,469 | | 33,693 | | 83,635 | |
| <\$100,000 | 27 | 0.60% | 1,447 | 4.29% | 5,369 | 6.42% |
| \$100,000 - \$200,000 | 83 | 1.86% | 2,098 | 6.23% | 12,115 | 14.49% |
| \$200,000 - \$300,000 | 458 | 10.25% | 3,802 | 11.28% | 10,864 | 12.99% |
| \$300,000 - \$400,000 | 1,143 | 25.58% | 7,252 | 21.52% | 13,467 | 16.10% |
| \$400,000 - \$500,000 | 960 | 21.48% | 7,363 | 21.85% | 12,282 | 14.69% |
| \$500,000 - \$1,000,000 | 1,559 | 34.88% | 9,950 | 29.53% | 20,333 | 24.31% |
| \$1,000,000+ | 239 | 5.35% | 1,781 | 5.29% | 9,205 | 11.01% |
| 2024 Median Home Value | \$454,531 | | \$430,524 | | \$400,020 | |
| 2024 Housing Units by Yr Built | 7,479 | | 67,562 | | 193,520 | |
| Built 2010+ | 2,566 | 34.31% | 20,586 | 30.47% | 50,152 | 25.92% |
| Built 2000 - 2010 | 1,133 | 15.15% | 7,996 | 11.84% | 24,861 | 12.85% |
| Built 1990 - 1999 | 287 | 3.84% | 3,548 | 5.25% | 13,766 | 7.11% |
| Built 1980 - 1989 | 193 | 2.58% | 3,202 | 4.74% | 15,510 | 8.01% |
| Built 1970 - 1979 | 386 | 5.16% | 7,140 | 10.57% | 23,022 | 11.90% |
| Built 1960 - 1969 | 716 | 9.57% | 8,004 | 11.85% | 20,217 | 10.45% |
| Built 1950 - 1959 | 1,259 | 16.83% | 9,442 | 13.98% | 24,415 | 12.62% |
| Built <1949 | 939 | 12.56% | 7,644 | 11.31% | 21,577 | 11.15% |
| 2024 Median Year Built | 1998 | | 1984 | | 1984 | |



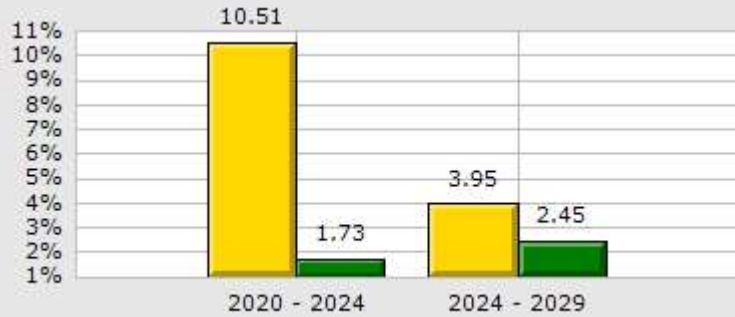
Ella Oaks

1737-1765 W 34th, Houston, TX 77018

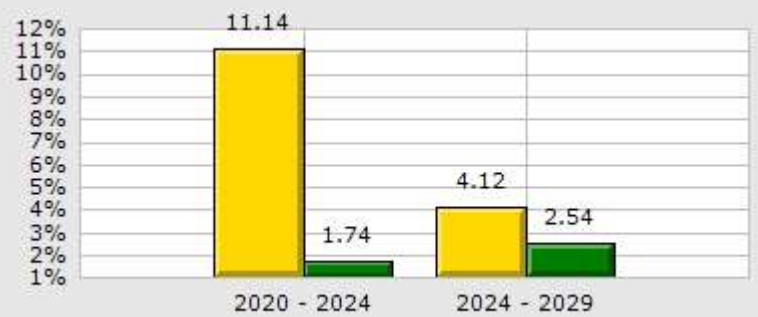
Type: **Retail/Storefront (Neighborhood Ctr)**
 County: **Harris**

1 Mile
County

Population Growth



Household Growth



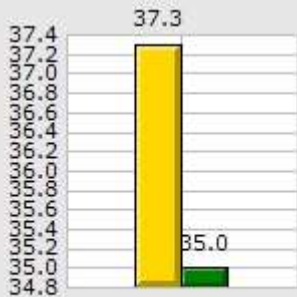
2024 Med Household Inc



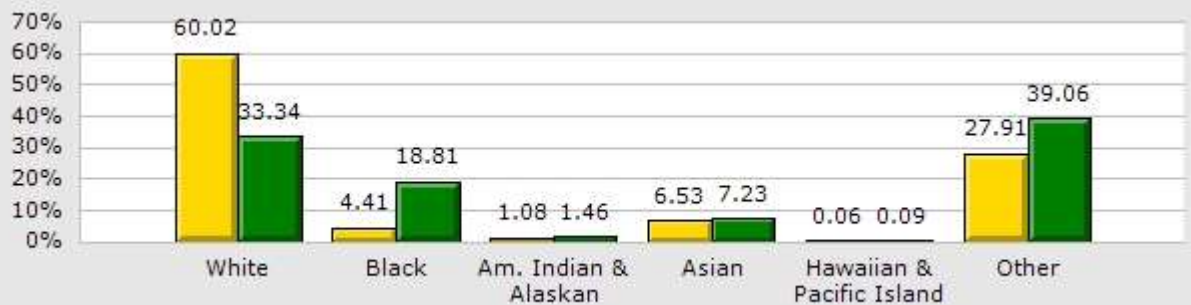
2024 Households by Household Income



2024 Median Age



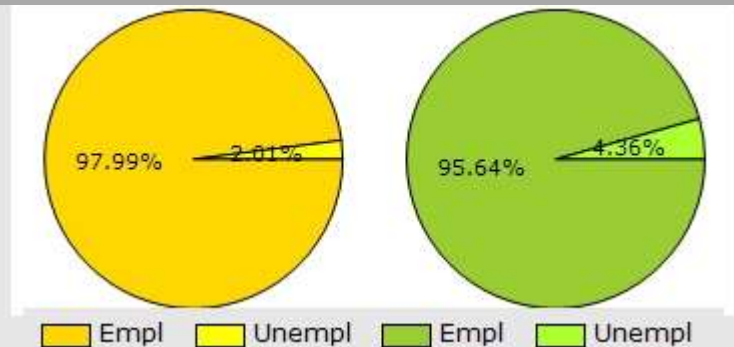
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Ella Oaks

1737-1765 W 34th, Houston, TX 77018

Type: **Retail/Storefront (Neighborhood Ctr)**
 County: **Harris**

| | 1 Mile | | County | |
|--|---------------|--------|------------------|--------|
| Population Growth | | | | |
| Growth 2020 - 2024 | 10.51% | | 1.73% | |
| Growth 2024 - 2029 | 3.95% | | 2.45% | |
| Empl | 9,203 | 97.99% | 2,419,249 | 95.64% |
| Unempl | 189 | 2.01% | 110,294 | 4.36% |
| 2024 Population by Race | | | | |
| | 15,641 | | 4,812,824 | |
| White | 9,387 | 60.02% | 1,604,724 | 33.34% |
| Black | 689 | 4.41% | 905,523 | 18.81% |
| Am. Indian & Alaskan | 169 | 1.08% | 70,247 | 1.46% |
| Asian | 1,022 | 6.53% | 347,891 | 7.23% |
| Hawaiian & Pacific Island | 9 | 0.06% | 4,383 | 0.09% |
| Other | 4,365 | 27.91% | 1,880,056 | 39.06% |
| Household Growth | | | | |
| Growth 2020 - 2024 | 11.14% | | 1.74% | |
| Growth 2024 - 2029 | 4.12% | | 2.54% | |
| Renter Occupied | 2,178 | 32.77% | 816,567 | 47.41% |
| Owner Occupied | 4,469 | 67.23% | 905,644 | 52.59% |
| 2024 Households by Household Income | | | | |
| | 6,648 | | 1,722,211 | |
| Income <\$25K | 731 | 11.00% | 312,581 | 18.15% |
| Income \$25K - \$50K | 1,003 | 15.09% | 367,847 | 21.36% |
| Income \$50K - \$75K | 751 | 11.30% | 282,660 | 16.41% |
| Income \$75K - \$100K | 373 | 5.61% | 203,891 | 11.84% |
| Income \$100K - \$125K | 636 | 9.57% | 155,568 | 9.03% |
| Income \$125K - \$150K | 630 | 9.48% | 105,376 | 6.12% |
| Income \$150K - \$200K | 805 | 12.11% | 129,368 | 7.51% |
| Income \$200K+ | 1,719 | 25.86% | 164,920 | 9.58% |
| 2024 Med Household Inc | \$118,317 | | \$65,383 | |
| 2024 Median Age | 37.30 | | 35.00 | |

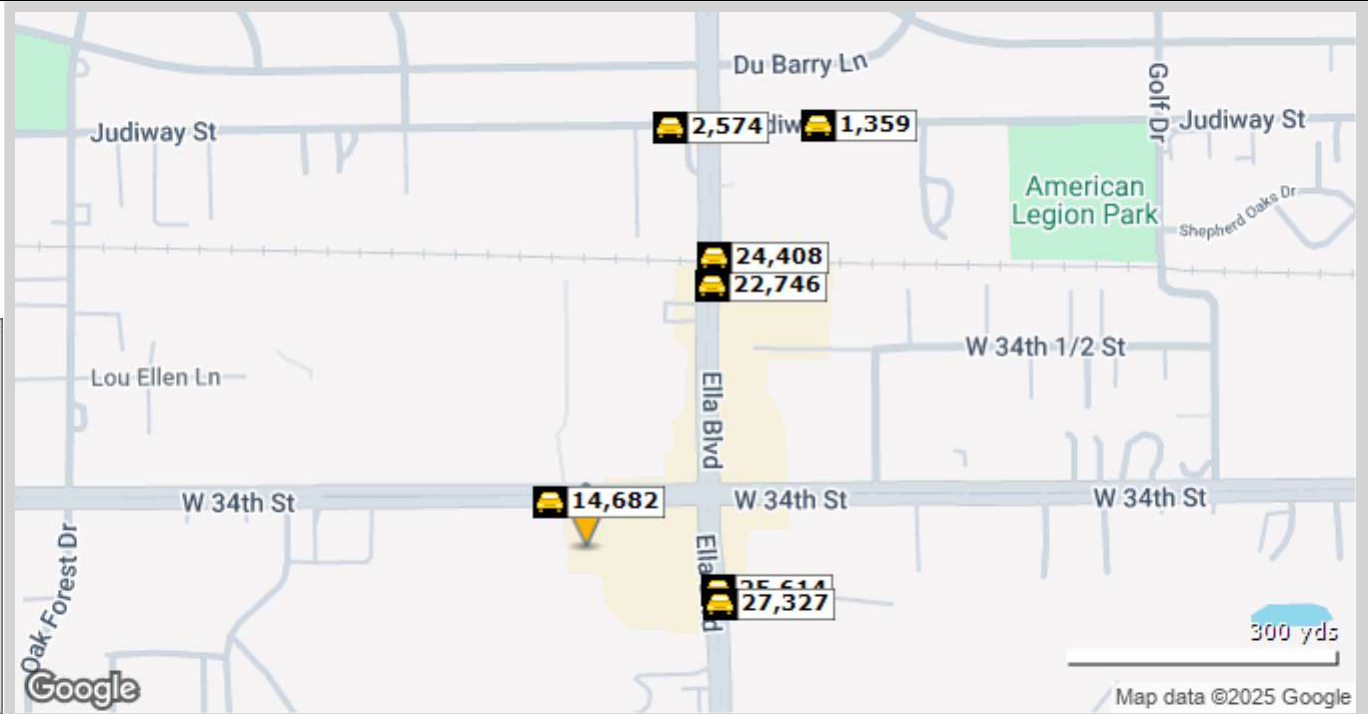
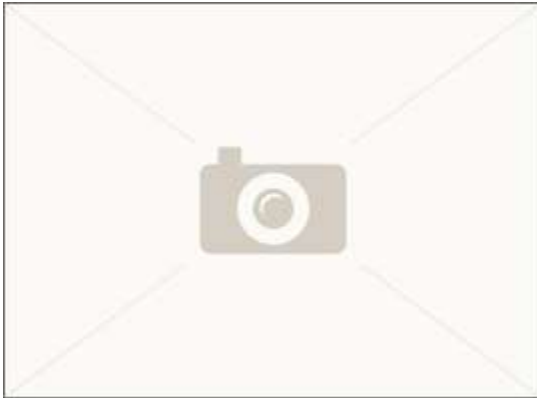


Traffic Count Report

Ella Oaks

1737-1765 W 34th, Houston, TX 77018

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **23,113 SF**
 Year Built: **1950**
 Total Available: **1,000 SF**
 % Leased: **95.67%**
 Rent/SF/Yr: **Negotiable**



| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|------------------|--------------|----------------|------------|------------------|-------------|-------------------------|
| 1 W 34th St | Guese Rd | 0.09 W | 2022 | 14,592 | MPSI | .04 |
| 2 W 34th St | Guese Rd | 0.09 W | 2021 | 14,682 | MPSI | .04 |
| 3 Ella Boulevard | W 34th St | 0.06 N | 2022 | 25,614 | MPSI | .09 |
| 4 Ella Blvd | W 34th St | 0.07 N | 2022 | 27,137 | MPSI | .09 |
| 5 Ella Blvd | W 34th St | 0.07 N | 2021 | 27,327 | MPSI | .09 |
| 6 Ella Blvd | Judiway St | 0.10 N | 2022 | 22,582 | MPSI | .19 |
| 7 Ella Blvd | Judiway St | 0.10 N | 2021 | 22,746 | MPSI | .19 |
| 8 Ella Boulevard | Judiway St | 0.10 N | 2022 | 24,408 | MPSI | .21 |
| 9 Judiway St | Balzy Rd | 0.02 W | 2022 | 2,574 | MPSI | .28 |
| 10 Judiway St | Ella Blvd | 0.07 W | 2022 | 1,359 | MPSI | .31 |



Ella Oaks
1737-1765 W 34th, Houston, TX 77018

Building Type: **General Retail** Total Available: **1,000 SF**
 Secondary: **Storefront** % Leased: **95.67%**
 GLA: **23,113 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1950**



| Business Employment by Type | # of Businesses | # Employees | #Emp/Bus |
|----------------------------------|-----------------|---------------|----------|
| Total Businesses | 1,151 | 10,041 | 9 |
| Retail & Wholesale Trade | 132 | 1,062 | 8 |
| Hospitality & Food Service | 82 | 1,249 | 15 |
| Real Estate, Renting, Leasing | 50 | 223 | 4 |
| Finance & Insurance | 73 | 315 | 4 |
| Information | 23 | 179 | 8 |
| Scientific & Technology Services | 146 | 808 | 6 |
| Management of Companies | 7 | 21 | 3 |
| Health Care & Social Assistance | 264 | 1,591 | 6 |
| Educational Services | 20 | 694 | 35 |
| Public Administration & Sales | 4 | 37 | 9 |
| Arts, Entertainment, Recreation | 24 | 117 | 5 |
| Utilities & Waste Management | 59 | 411 | 7 |
| Construction | 90 | 1,189 | 13 |
| Manufacturing | 38 | 435 | 11 |
| Agriculture, Mining, Fishing | 3 | 15 | 5 |
| Other Services | 136 | 1,695 | 12 |