

Demographic Summary Report

The Terrace Shops

5115 Buffalo Spdwy, Houston, TX 77005

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **16,395 SF**
 Year Built: **2000**

Total Available: **1,425 SF**
 % Leased: **91.31%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	29,035	220,575	574,284
2024 Estimate	28,091	212,351	552,842
2020 Census	26,304	192,697	501,390
Growth 2024 - 2029	3.36%	3.87%	3.88%
Growth 2020 - 2024	6.79%	10.20%	10.26%
2024 Population by Hispanic Origin	4,264	35,834	137,744
2024 Population	28,091	212,351	552,842
White	17,959 63.93%	124,828 58.78%	256,191 46.34%
Black	1,413 5.03%	15,335 7.22%	87,976 15.91%
Am. Indian & Alaskan	81 0.29%	943 0.44%	4,942 0.89%
Asian	3,852 13.71%	31,995 15.07%	68,662 12.42%
Hawaiian & Pacific Island	14 0.05%	181 0.09%	434 0.08%
Other	4,772 16.99%	39,069 18.40%	134,637 24.35%
U.S. Armed Forces	26	69	244
Households			
2029 Projection	15,601	112,006	272,858
2024 Estimate	15,073	107,642	262,308
2020 Census	14,048	97,242	237,406
Growth 2024 - 2029	3.50%	4.05%	4.02%
Growth 2020 - 2024	7.30%	10.69%	10.49%
Owner Occupied	5,145 34.13%	41,481 38.54%	92,878 35.41%
Renter Occupied	9,928 65.87%	66,161 61.46%	169,430 64.59%
2024 Households by HH Income	15,073	107,643	262,310
Income: <\$25,000	1,617 10.73%	13,034 12.11%	43,357 16.53%
Income: \$25,000 - \$50,000	1,290 8.56%	13,150 12.22%	41,398 15.78%
Income: \$50,000 - \$75,000	2,005 13.30%	15,033 13.97%	39,238 14.96%
Income: \$75,000 - \$100,000	1,631 10.82%	11,544 10.72%	27,424 10.45%
Income: \$100,000 - \$125,000	1,678 11.13%	9,985 9.28%	22,794 8.69%
Income: \$125,000 - \$150,000	1,558 10.34%	7,934 7.37%	15,566 5.93%
Income: \$150,000 - \$200,000	1,203 7.98%	9,369 8.70%	20,778 7.92%
Income: \$200,000+	4,091 27.14%	27,594 25.63%	51,755 19.73%
2024 Avg Household Income	\$146,957	\$139,282	\$119,269
2024 Med Household Income	\$114,801	\$102,655	\$81,529



Demographic Detail Report

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Growth 2024 - 2029	3.36%		3.87%		3.88%	
Growth 2020 - 2024	6.79%		10.20%		10.26%	
2024 Population by Age						
	28,091		212,351		552,842	
Age 0 - 4	1,851	6.59%	13,501	6.36%	38,229	6.91%
Age 5 - 9	1,479	5.27%	10,430	4.91%	30,801	5.57%
Age 10 - 14	1,182	4.21%	8,624	4.06%	24,904	4.50%
Age 15 - 19	998	3.55%	8,340	3.93%	24,067	4.35%
Age 20 - 24	1,381	4.92%	12,277	5.78%	35,682	6.45%
Age 25 - 29	2,515	8.95%	19,595	9.23%	53,574	9.69%
Age 30 - 34	3,095	11.02%	22,704	10.69%	60,685	10.98%
Age 35 - 39	2,691	9.58%	19,749	9.30%	52,702	9.53%
Age 40 - 44	2,125	7.56%	16,110	7.59%	42,690	7.72%
Age 45 - 49	1,657	5.90%	13,110	6.17%	33,769	6.11%
Age 50 - 54	1,485	5.29%	12,142	5.72%	30,030	5.43%
Age 55 - 59	1,446	5.15%	11,442	5.39%	27,585	4.99%
Age 60 - 64	1,460	5.20%	11,153	5.25%	26,192	4.74%
Age 65 - 69	1,361	4.84%	10,342	4.87%	23,470	4.25%
Age 70 - 74	1,214	4.32%	8,687	4.09%	18,700	3.38%
Age 75 - 79	956	3.40%	6,493	3.06%	13,424	2.43%
Age 80 - 84	631	2.25%	4,063	1.91%	8,441	1.53%
Age 85+	565	2.01%	3,588	1.69%	7,896	1.43%
Age 65+	4,727	16.83%	33,173	15.62%	71,931	13.01%
Median Age	37.90		37.70		35.80	
Average Age	39.70		39.30		37.30	



Demographic Detail Report

The Terrace Shops 5115 Buffalo Spdwy, Houston, TX 77005

Radius	1 Mile		3 Mile		5 Mile	
2024 Population By Race	28,091		212,351		552,842	
White	17,959	63.93%	124,828	58.78%	256,191	46.34%
Black	1,413	5.03%	15,335	7.22%	87,976	15.91%
Am. Indian & Alaskan	81	0.29%	943	0.44%	4,942	0.89%
Asian	3,852	13.71%	31,995	15.07%	68,662	12.42%
Hawaiian & Pacific Island	14	0.05%	181	0.09%	434	0.08%
Other	4,772	16.99%	39,069	18.40%	134,637	24.35%
Population by Hispanic Origin	28,091		212,351		552,842	
Non-Hispanic Origin	23,827	84.82%	176,517	83.13%	415,097	75.08%
Hispanic Origin	4,264	15.18%	35,834	16.87%	137,744	24.92%
2024 Median Age, Male	37.70		37.90		36.10	
2024 Average Age, Male	39.00		39.10		37.10	
2024 Median Age, Female	38.00		37.50		35.50	
2024 Average Age, Female	40.30		39.60		37.60	
2024 Population by Occupation Classification	23,380		178,133		454,090	
Civilian Employed	16,657	71.24%	123,539	69.35%	313,312	69.00%
Civilian Unemployed	242	1.04%	3,471	1.95%	9,956	2.19%
Civilian Non-Labor Force	6,456	27.61%	51,055	28.66%	130,582	28.76%
Armed Forces	25	0.11%	68	0.04%	240	0.05%
Households by Marital Status						
Married	5,106		37,632		84,024	
Married No Children	3,287		24,233		52,232	
Married w/Children	1,819		13,399		31,791	
2024 Population by Education	22,104		166,624		424,980	
Some High School, No Diploma	338	1.53%	3,477	2.09%	31,606	7.44%
High School Grad (Incl Equivalency)	739	3.34%	8,110	4.87%	41,741	9.82%
Some College, No Degree	2,379	10.76%	21,589	12.96%	66,391	15.62%
Associate Degree	905	4.09%	7,445	4.47%	25,821	6.08%
Bachelor Degree	8,173	36.98%	60,061	36.05%	134,527	31.65%
Advanced Degree	9,570	43.30%	65,942	39.58%	124,894	29.39%

Demographic Detail Report

The Terrace Shops 5115 Buffalo Spdwy, Houston, TX 77005

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	32,041		238,023		595,849	
Real Estate & Finance	2,834	8.84%	14,615	6.14%	29,943	5.03%
Professional & Management	15,965	49.83%	116,558	48.97%	254,885	42.78%
Public Administration	303	0.95%	2,786	1.17%	7,505	1.26%
Education & Health	4,942	15.42%	34,255	14.39%	76,549	12.85%
Services	1,282	4.00%	8,612	3.62%	38,116	6.40%
Information	296	0.92%	1,666	0.70%	4,306	0.72%
Sales	2,177	6.79%	19,307	8.11%	50,884	8.54%
Transportation	68	0.21%	2,259	0.95%	11,907	2.00%
Retail	729	2.28%	6,801	2.86%	20,426	3.43%
Wholesale	98	0.31%	3,226	1.36%	8,644	1.45%
Manufacturing	951	2.97%	8,115	3.41%	20,883	3.50%
Production	265	0.83%	3,399	1.43%	16,149	2.71%
Construction	160	0.50%	1,945	0.82%	14,714	2.47%
Utilities	511	1.59%	3,981	1.67%	12,710	2.13%
Agriculture & Mining	841	2.62%	6,883	2.89%	15,970	2.68%
Farming, Fishing, Forestry	2	0.01%	15	0.01%	246	0.04%
Other Services	617	1.93%	3,600	1.51%	12,012	2.02%
2024 Worker Travel Time to Job	14,101		105,001		272,541	
<30 Minutes	11,053	78.38%	77,545	73.85%	185,412	68.03%
30-60 Minutes	2,683	19.03%	24,014	22.87%	74,613	27.38%
60+ Minutes	365	2.59%	3,442	3.28%	12,516	4.59%
2020 Households by HH Size	14,047		97,242		237,405	
1-Person Households	6,609	47.05%	43,415	44.65%	102,271	43.08%
2-Person Households	4,556	32.43%	32,006	32.91%	75,157	31.66%
3-Person Households	1,232	8.77%	9,796	10.07%	26,915	11.34%
4-Person Households	1,057	7.52%	7,588	7.80%	19,703	8.30%
5-Person Households	419	2.98%	2,962	3.05%	8,435	3.55%
6-Person Households	119	0.85%	1,008	1.04%	3,109	1.31%
7 or more Person Households	55	0.39%	467	0.48%	1,815	0.76%
2024 Average Household Size	1.80		1.90		2.00	
Households						
2029 Projection	15,601		112,006		272,858	
2024 Estimate	15,073		107,642		262,308	
2020 Census	14,048		97,242		237,406	
Growth 2024 - 2029	3.50%		4.05%		4.02%	
Growth 2020 - 2024	7.30%		10.69%		10.49%	

Demographic Detail Report

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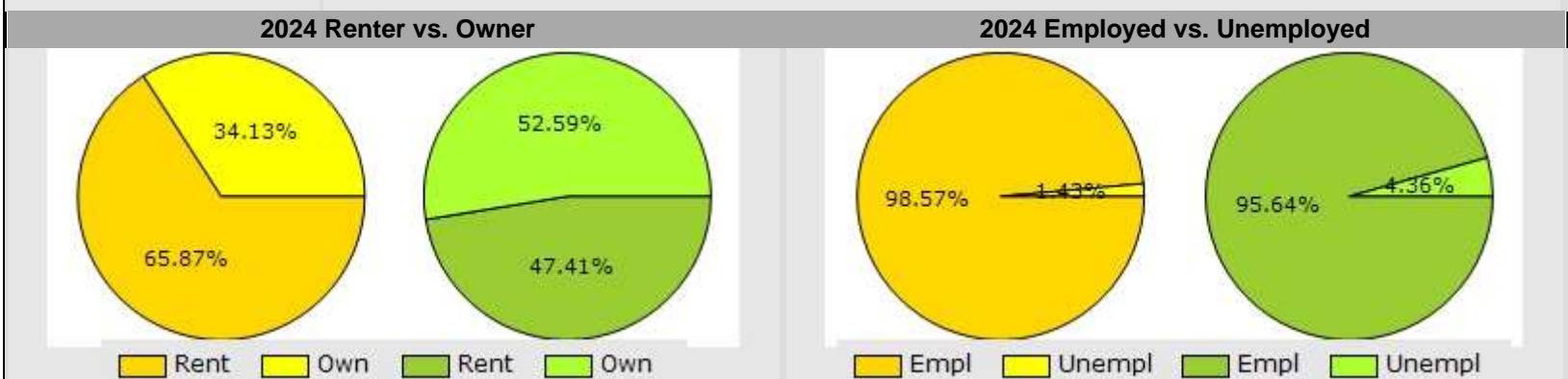
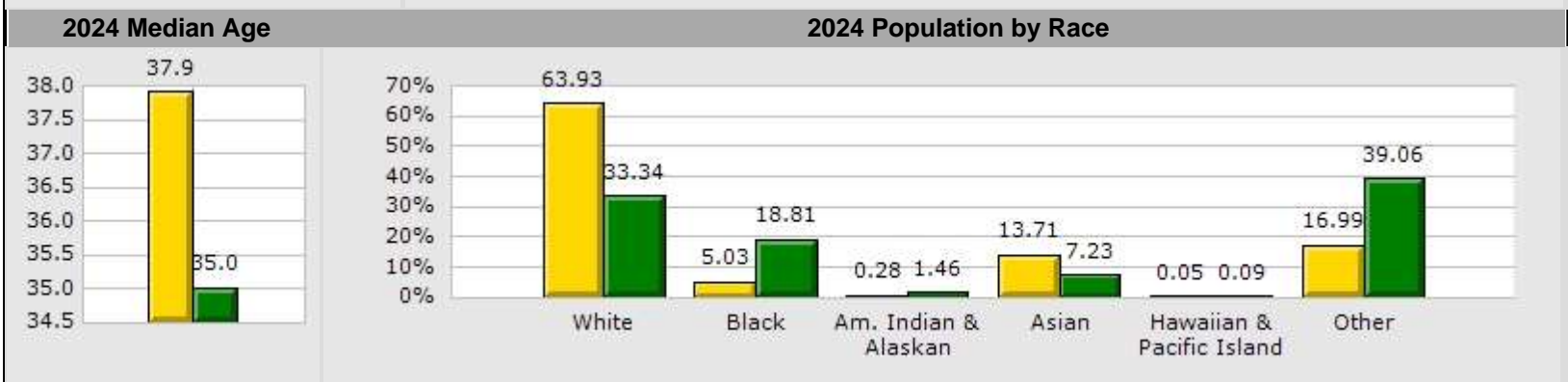
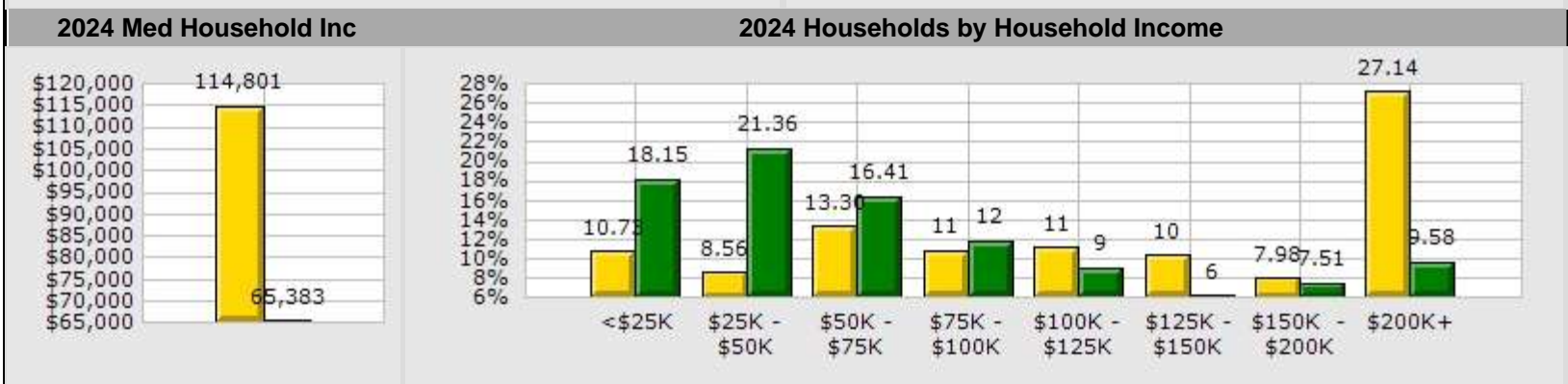
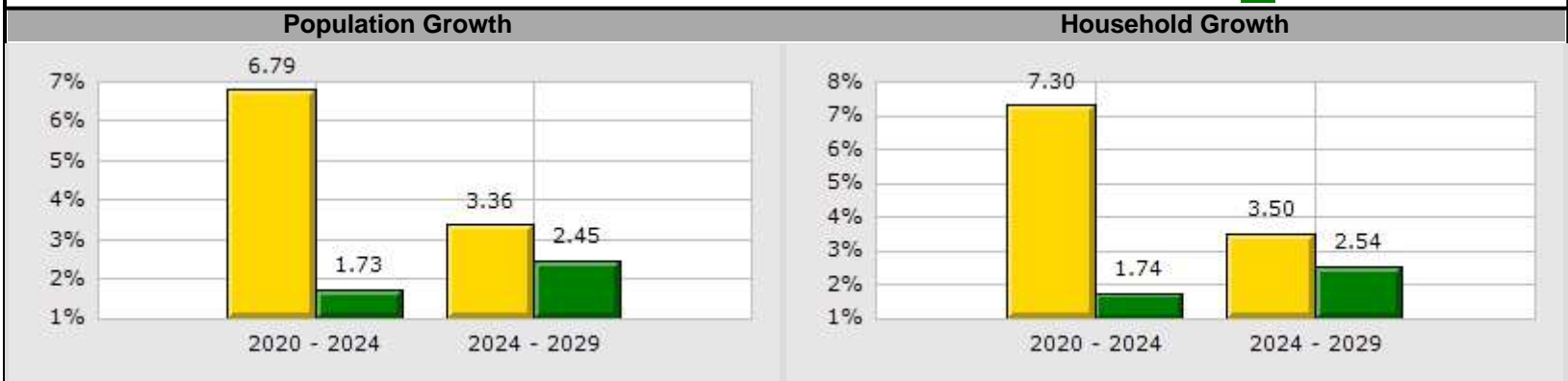
Radius	1 Mile		3 Mile		5 Mile	
2024 Households by HH Income	15,073		107,643		262,310	
<\$25,000	1,617	10.73%	13,034	12.11%	43,357	16.53%
\$25,000 - \$50,000	1,290	8.56%	13,150	12.22%	41,398	15.78%
\$50,000 - \$75,000	2,005	13.30%	15,033	13.97%	39,238	14.96%
\$75,000 - \$100,000	1,631	10.82%	11,544	10.72%	27,424	10.45%
\$100,000 - \$125,000	1,678	11.13%	9,985	9.28%	22,794	8.69%
\$125,000 - \$150,000	1,558	10.34%	7,934	7.37%	15,566	5.93%
\$150,000 - \$200,000	1,203	7.98%	9,369	8.70%	20,778	7.92%
\$200,000+	4,091	27.14%	27,594	25.63%	51,755	19.73%
2024 Avg Household Income	\$146,957		\$139,282		\$119,269	
2024 Med Household Income	\$114,801		\$102,655		\$81,529	
2024 Occupied Housing	15,073		107,642		262,308	
Owner Occupied	5,145	34.13%	41,481	38.54%	92,878	35.41%
Renter Occupied	9,928	65.87%	66,161	61.46%	169,430	64.59%
2020 Housing Units	17,526		125,207		302,449	
1 Unit	5,771	32.93%	45,677	36.48%	111,614	36.90%
2 - 4 Units	624	3.56%	5,799	4.63%	15,926	5.27%
5 - 19 Units	1,284	7.33%	11,997	9.58%	41,716	13.79%
20+ Units	9,847	56.19%	61,734	49.31%	133,193	44.04%
2024 Housing Value	5,145		41,481		92,878	
<\$100,000	130	2.53%	466	1.12%	2,448	2.64%
\$100,000 - \$200,000	87	1.69%	1,286	3.10%	6,087	6.55%
\$200,000 - \$300,000	357	6.94%	2,932	7.07%	9,733	10.48%
\$300,000 - \$400,000	424	8.24%	3,665	8.84%	14,129	15.21%
\$400,000 - \$500,000	276	5.36%	4,408	10.63%	13,410	14.44%
\$500,000 - \$1,000,000	1,767	34.34%	16,404	39.55%	28,834	31.05%
\$1,000,000+	2,104	40.89%	12,320	29.70%	18,237	19.64%
2024 Median Home Value	\$867,430		\$743,340		\$510,959	
2024 Housing Units by Yr Built	17,670		125,540		303,277	
Built 2010+	6,222	35.21%	39,768	31.68%	86,176	28.41%
Built 2000 - 2010	2,335	13.21%	21,807	17.37%	46,399	15.30%
Built 1990 - 1999	3,529	19.97%	17,730	14.12%	32,646	10.76%
Built 1980 - 1989	1,629	9.22%	11,234	8.95%	28,857	9.52%
Built 1970 - 1979	932	5.27%	9,456	7.53%	34,744	11.46%
Built 1960 - 1969	1,076	6.09%	8,147	6.49%	28,035	9.24%
Built 1950 - 1959	649	3.67%	6,594	5.25%	20,442	6.74%
Built <1949	1,298	7.35%	10,804	8.61%	25,978	8.57%
2024 Median Year Built	1998		1998		1993	



The Terrace Shops
5115 Buffalo Spdwy, Houston, TX 77005

Type: **Retail/Storefront Retail/Office (Strip Ctr)**
County: **Harris**

■ 1 Mile
■ County



Demographic Market Comparison Report

1 mile radius

The Terrace Shops 5115 Buffalo Spdwy, Houston, TX 77005				
Type: Retail/Storefront Retail/Office (Strip Ctr) County: Harris				
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	6.79%		1.73%	
Growth 2024 - 2029	3.36%		2.45%	
Empl	16,657	98.57%	2,419,249	95.64%
Unempl	242	1.43%	110,294	4.36%
2024 Population by Race				
	28,090		4,812,824	
White	17,959	63.93%	1,604,724	33.34%
Black	1,413	5.03%	905,523	18.81%
Am. Indian & Alaskan	80	0.28%	70,247	1.46%
Asian	3,852	13.71%	347,891	7.23%
Hawaiian & Pacific Island	14	0.05%	4,383	0.09%
Other	4,772	16.99%	1,880,056	39.06%
Household Growth				
Growth 2020 - 2024	7.30%		1.74%	
Growth 2024 - 2029	3.50%		2.54%	
Renter Occupied	9,928	65.87%	816,567	47.41%
Owner Occupied	5,145	34.13%	905,644	52.59%
2024 Households by Household Income				
	15,073		1,722,211	
Income <\$25K	1,617	10.73%	312,581	18.15%
Income \$25K - \$50K	1,290	8.56%	367,847	21.36%
Income \$50K - \$75K	2,005	13.30%	282,660	16.41%
Income \$75K - \$100K	1,631	10.82%	203,891	11.84%
Income \$100K - \$125K	1,678	11.13%	155,568	9.03%
Income \$125K - \$150K	1,558	10.34%	105,376	6.12%
Income \$150K - \$200K	1,203	7.98%	129,368	7.51%
Income \$200K+	4,091	27.14%	164,920	9.58%
2024 Med Household Inc	\$114,801		\$65,383	
2024 Median Age	37.90		35.00	

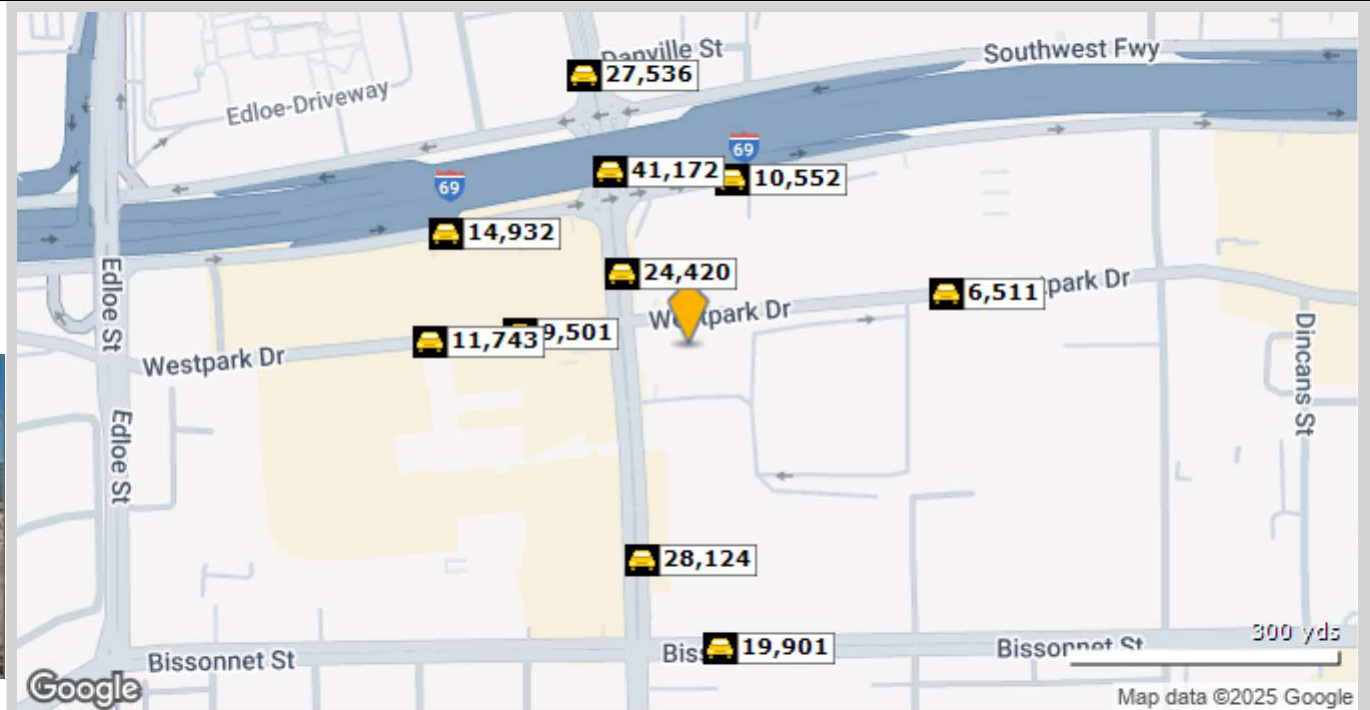


Traffic Count Report

The Terrace Shops

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Buffalo Speedway	Westpark Dr	0.03 S	2022	24,420	MPSI	.06
2	Westpark Dr	Buffalo Speedway	0.07 E	2022	9,501	MPSI	.11
3	Southwest Fwy	Audley	0.06 N	2022	10,552	MPSI	.11
4	Buffalo Speedway	Southwest Fwy	0.00 S	2018	41,172	MPSI	.12
5	Buffalo Speedway	South Blvd	0.04 N	2022	28,124	MPSI	.14
6	Westpark Drive	Buffalo Speedway	0.07 E	2022	11,743	MPSI	.17
7	Westpark Dr	Wakeforest St	0.14 E	2022	6,511	MPSI	.17
8	Southwest Fwy	Hwy 59	0.07 NW	2022	14,932	MPSI	.17
9	Buffalo Speedway	Danville	0.01 N	2022	27,536	MPSI	.19
10	Bissonnet St	Audley St	0.02 E	2018	19,901	MPSI	.19



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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	4,772	40,900	9
Retail & Wholesale Trade	445	3,889	9
Hospitality & Food Service	277	5,332	19
Real Estate, Renting, Leasing	272	1,980	7
Finance & Insurance	451	3,883	9
Information	102	2,074	20
Scientific & Technology Services	998	8,895	9
Management of Companies	31	138	4
Health Care & Social Assistance	1,109	4,126	4
Educational Services	85	1,742	20
Public Administration & Sales	22	649	30
Arts, Entertainment, Recreation	80	500	6
Utilities & Waste Management	164	1,368	8
Construction	208	1,745	8
Manufacturing	74	928	13
Agriculture, Mining, Fishing	18	44	2
Other Services	436	3,607	8