

Demographic Summary Report

The Mix at Midtown 3201 Louisiana St, Houston, TX 77006

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Storefront** % Leased: **100%**
 GLA: **148,077 SF** Rent/SF/Yr: **-**
 Year Built: **2008**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	36,820		235,833		528,387	
2024 Estimate	35,252		226,088		507,840	
2020 Census	30,993		198,181		454,983	
Growth 2024 - 2029	4.45%		4.31%		4.05%	
Growth 2020 - 2024	13.74%		14.08%		11.62%	
2024 Population by Hispanic Origin	7,365		50,875		150,474	
2024 Population	35,252		226,088		507,840	
White	18,767	53.24%	111,777	49.44%	221,586	43.63%
Black	5,167	14.66%	41,597	18.40%	95,592	18.82%
Am. Indian & Alaskan	299	0.85%	1,354	0.60%	4,278	0.84%
Asian	3,493	9.91%	23,521	10.40%	48,742	9.60%
Hawaiian & Pacific Island	122	0.35%	239	0.11%	382	0.08%
Other	7,403	21.00%	47,601	21.05%	137,261	27.03%
U.S. Armed Forces	20		171		239	
Households						
2029 Projection	21,142		112,794		242,812	
2024 Estimate	20,244		107,750		232,808	
2020 Census	17,880		93,783		207,388	
Growth 2024 - 2029	4.44%		4.68%		4.30%	
Growth 2020 - 2024	13.22%		14.89%		12.26%	
Owner Occupied	5,890	29.10%	37,004	34.34%	91,215	39.18%
Renter Occupied	14,354	70.90%	70,746	65.66%	141,593	60.82%
2024 Households by HH Income	20,242		107,750		232,808	
Income: <\$25,000	3,097	15.30%	18,434	17.11%	43,823	18.82%
Income: \$25,000 - \$50,000	2,887	14.26%	13,579	12.60%	35,067	15.06%
Income: \$50,000 - \$75,000	3,489	17.24%	14,591	13.54%	32,550	13.98%
Income: \$75,000 - \$100,000	2,140	10.57%	11,600	10.77%	24,511	10.53%
Income: \$100,000 - \$125,000	1,764	8.71%	10,799	10.02%	20,267	8.71%
Income: \$125,000 - \$150,000	1,468	7.25%	7,269	6.75%	14,089	6.05%
Income: \$150,000 - \$200,000	2,199	10.86%	9,723	9.02%	18,623	8.00%
Income: \$200,000+	3,198	15.80%	21,755	20.19%	43,878	18.85%
2024 Avg Household Income	\$114,835		\$123,645		\$116,306	
2024 Med Household Income	\$82,570		\$90,670		\$80,063	



Demographic Detail Report

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Growth 2024 - 2029	4.45%		4.31%		4.05%	
Growth 2020 - 2024	13.74%		14.08%		11.62%	
2024 Population by Age						
	35,252		226,088		507,840	
Age 0 - 4	2,391	6.78%	14,839	6.56%	34,252	6.74%
Age 5 - 9	1,193	3.38%	9,256	4.09%	26,397	5.20%
Age 10 - 14	666	1.89%	6,456	2.86%	21,290	4.19%
Age 15 - 19	717	2.03%	8,414	3.72%	21,976	4.33%
Age 20 - 24	2,144	6.08%	17,376	7.69%	33,918	6.68%
Age 25 - 29	4,580	12.99%	26,462	11.70%	50,462	9.94%
Age 30 - 34	5,472	15.52%	28,861	12.77%	56,905	11.21%
Age 35 - 39	4,386	12.44%	23,686	10.48%	48,971	9.64%
Age 40 - 44	3,044	8.63%	17,831	7.89%	39,056	7.69%
Age 45 - 49	2,161	6.13%	13,363	5.91%	30,739	6.05%
Age 50 - 54	1,850	5.25%	11,696	5.17%	27,683	5.45%
Age 55 - 59	1,733	4.92%	11,012	4.87%	26,030	5.13%
Age 60 - 64	1,657	4.70%	10,555	4.67%	24,826	4.89%
Age 65 - 69	1,340	3.80%	9,212	4.07%	22,156	4.36%
Age 70 - 74	904	2.56%	7,025	3.11%	17,228	3.39%
Age 75 - 79	544	1.54%	4,799	2.12%	12,003	2.36%
Age 80 - 84	279	0.79%	2,840	1.26%	7,386	1.45%
Age 85+	190	0.54%	2,407	1.06%	6,561	1.29%
Age 65+	3,257	9.24%	26,283	11.63%	65,334	12.87%
Median Age	35.50		35.30		35.90	
Average Age	37.10		37.30		37.50	

Demographic Detail Report

The Mix at Midtown 3201 Louisiana St, Houston, TX 77006

Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	35,252	226,088	507,840
White	18,767 53.24%	111,777 49.44%	221,586 43.63%
Black	5,167 14.66%	41,597 18.40%	95,592 18.82%
Am. Indian & Alaskan	299 0.85%	1,354 0.60%	4,278 0.84%
Asian	3,493 9.91%	23,521 10.40%	48,742 9.60%
Hawaiian & Pacific Island	122 0.35%	239 0.11%	382 0.08%
Other	7,403 21.00%	47,601 21.05%	137,261 27.03%
Population by Hispanic Origin	35,252	226,088	507,840
Non-Hispanic Origin	27,887 79.11%	175,212 77.50%	357,365 70.37%
Hispanic Origin	7,365 20.89%	50,876 22.50%	150,475 29.63%
2024 Median Age, Male	36.90	36.20	36.30
2024 Average Age, Male	38.10	37.60	37.40
2024 Median Age, Female	34.00	34.30	35.40
2024 Average Age, Female	35.70	36.90	37.60
2024 Population by Occupation Classification	30,853	193,841	421,486
Civilian Employed	23,721 76.88%	127,768 65.91%	277,237 65.78%
Civilian Unemployed	875 2.84%	4,554 2.35%	11,040 2.62%
Civilian Non-Labor Force	6,236 20.21%	61,350 31.65%	132,972 31.55%
Armed Forces	21 0.07%	169 0.09%	237 0.06%
Households by Marital Status			
Married	4,230	28,941	71,719
Married No Children	3,269	20,483	46,923
Married w/Children	961	8,458	24,796
2024 Population by Education	30,106	179,028	389,721
Some High School, No Diploma	579 1.92%	10,774 6.02%	40,010 10.27%
High School Grad (Incl Equivalency)	1,948 6.47%	19,670 10.99%	50,854 13.05%
Some College, No Degree	4,531 15.05%	29,209 16.32%	63,286 16.24%
Associate Degree	1,965 6.53%	9,280 5.18%	19,713 5.06%
Bachelor Degree	11,388 37.83%	57,071 31.88%	111,653 28.65%
Advanced Degree	9,695 32.20%	53,024 29.62%	104,205 26.74%

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	45,881		245,329		528,724	
Real Estate & Finance	1,996	4.35%	13,023	5.31%	25,507	4.82%
Professional & Management	21,103	46.00%	112,140	45.71%	220,229	41.65%
Public Administration	364	0.79%	3,241	1.32%	6,815	1.29%
Education & Health	5,972	13.02%	30,317	12.36%	69,216	13.09%
Services	1,885	4.11%	12,165	4.96%	30,981	5.86%
Information	156	0.34%	1,862	0.76%	3,516	0.66%
Sales	3,849	8.39%	21,004	8.56%	45,698	8.64%
Transportation	1,289	2.81%	4,335	1.77%	10,166	1.92%
Retail	1,539	3.35%	7,862	3.20%	17,339	3.28%
Wholesale	825	1.80%	3,720	1.52%	7,708	1.46%
Manufacturing	2,173	4.74%	9,745	3.97%	21,481	4.06%
Production	919	2.00%	5,334	2.17%	17,886	3.38%
Construction	561	1.22%	3,829	1.56%	14,384	2.72%
Utilities	1,165	2.54%	5,320	2.17%	13,056	2.47%
Agriculture & Mining	1,392	3.03%	7,291	2.97%	14,263	2.70%
Farming, Fishing, Forestry	12	0.03%	40	0.02%	128	0.02%
Other Services	681	1.48%	4,101	1.67%	10,351	1.96%
2024 Worker Travel Time to Job	20,782		109,135		241,296	
<30 Minutes	14,320	68.91%	77,212	70.75%	162,791	67.47%
30-60 Minutes	5,646	27.17%	27,910	25.57%	68,141	28.24%
60+ Minutes	816	3.93%	4,013	3.68%	10,364	4.30%
2020 Households by HH Size	17,879		93,783		207,389	
1-Person Households	9,921	55.49%	45,228	48.23%	87,792	42.33%
2-Person Households	5,784	32.35%	30,887	32.93%	66,316	31.98%
3-Person Households	1,254	7.01%	8,977	9.57%	23,958	11.55%
4-Person Households	558	3.12%	5,295	5.65%	16,866	8.13%
5-Person Households	215	1.20%	2,007	2.14%	7,126	3.44%
6-Person Households	94	0.53%	857	0.91%	3,238	1.56%
7 or more Person Households	53	0.30%	532	0.57%	2,093	1.01%
2024 Average Household Size	1.60		1.80		2.00	
Households						
2029 Projection	21,142		112,794		242,812	
2024 Estimate	20,244		107,750		232,808	
2020 Census	17,880		93,783		207,388	
Growth 2024 - 2029	4.44%		4.68%		4.30%	
Growth 2020 - 2024	13.22%		14.89%		12.26%	

Demographic Detail Report

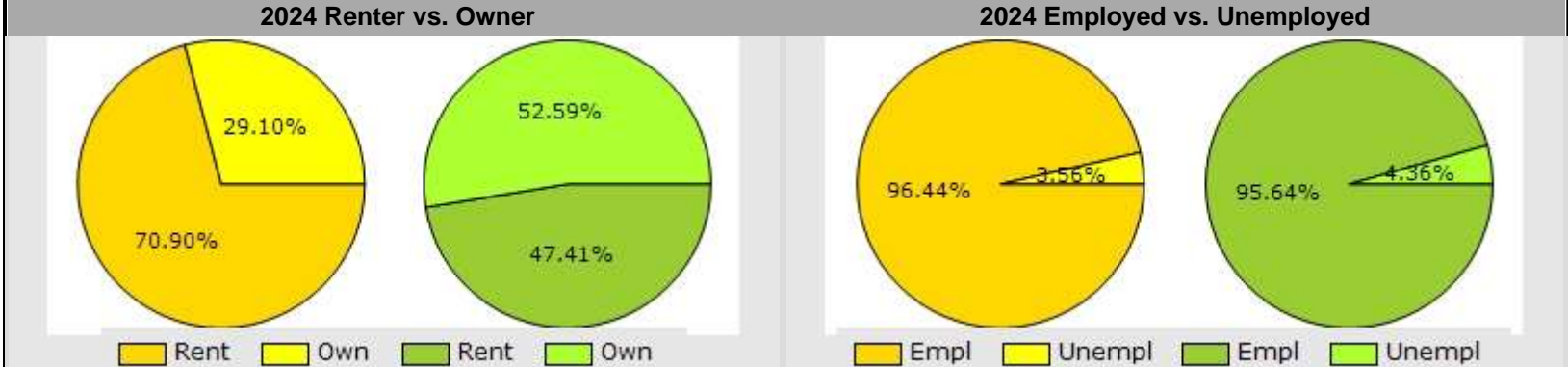
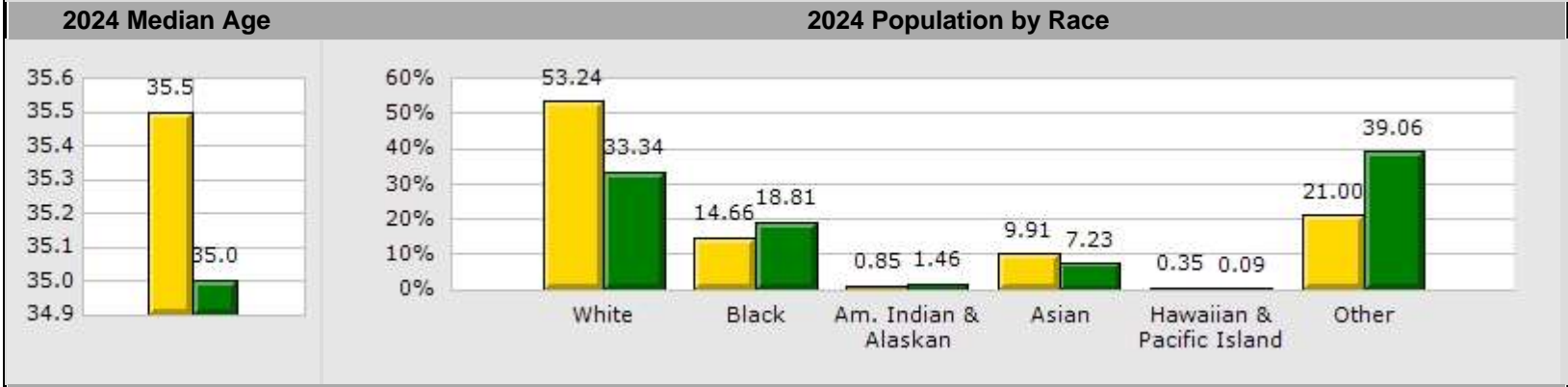
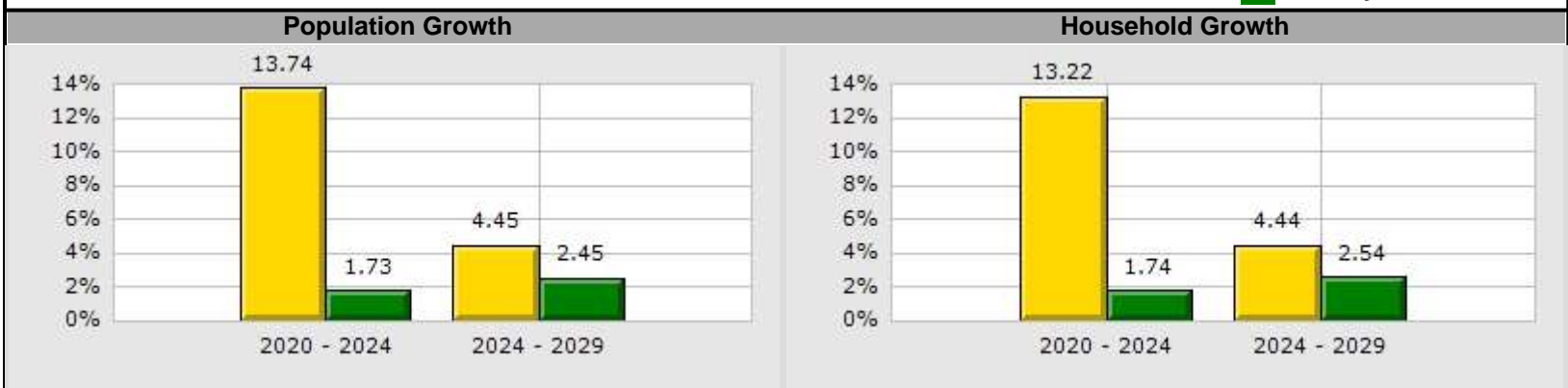
The Mix at Midtown			
3201 Louisiana St, Houston, TX 77006			
Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	20,242	107,750	232,808
<\$25,000	3,097 15.30%	18,434 17.11%	43,823 18.82%
\$25,000 - \$50,000	2,887 14.26%	13,579 12.60%	35,067 15.06%
\$50,000 - \$75,000	3,489 17.24%	14,591 13.54%	32,550 13.98%
\$75,000 - \$100,000	2,140 10.57%	11,600 10.77%	24,511 10.53%
\$100,000 - \$125,000	1,764 8.71%	10,799 10.02%	20,267 8.71%
\$125,000 - \$150,000	1,468 7.25%	7,269 6.75%	14,089 6.05%
\$150,000 - \$200,000	2,199 10.86%	9,723 9.02%	18,623 8.00%
\$200,000+	3,198 15.80%	21,755 20.19%	43,878 18.85%
2024 Avg Household Income	\$114,835	\$123,645	\$116,306
2024 Med Household Income	\$82,570	\$90,670	\$80,063
2024 Occupied Housing	20,244	107,750	232,808
Owner Occupied	5,890 29.10%	37,004 34.34%	91,215 39.18%
Renter Occupied	14,354 70.90%	70,746 65.66%	141,593 60.82%
2020 Housing Units	23,254	123,532	267,011
1 Unit	7,242 31.14%	51,245 41.48%	127,134 47.61%
2 - 4 Units	1,443 6.21%	9,021 7.30%	18,069 6.77%
5 - 19 Units	2,212 9.51%	10,378 8.40%	27,701 10.37%
20+ Units	12,357 53.14%	52,888 42.81%	94,107 35.24%
2024 Housing Value	5,890	37,005	91,214
<\$100,000	115 1.95%	608 1.64%	6,566 7.20%
\$100,000 - \$200,000	351 5.96%	1,888 5.10%	9,523 10.44%
\$200,000 - \$300,000	945 16.04%	4,574 12.36%	10,064 11.03%
\$300,000 - \$400,000	1,507 25.59%	7,855 21.23%	14,756 16.18%
\$400,000 - \$500,000	1,120 19.02%	6,099 16.48%	13,000 14.25%
\$500,000 - \$1,000,000	1,472 24.99%	11,368 30.72%	24,217 26.55%
\$1,000,000+	380 6.45%	4,613 12.47%	13,088 14.35%
2024 Median Home Value	\$402,411	\$458,657	\$436,138
2024 Housing Units by Yr Built	23,284	123,850	268,145
Built 2010+	8,290 35.60%	44,439 35.88%	82,963 30.94%
Built 2000 - 2010	5,437 23.35%	22,125 17.86%	39,920 14.89%
Built 1990 - 1999	2,578 11.07%	10,682 8.62%	25,602 9.55%
Built 1980 - 1989	1,099 4.72%	5,983 4.83%	18,817 7.02%
Built 1970 - 1979	697 2.99%	5,892 4.76%	16,515 6.16%
Built 1960 - 1969	1,684 7.23%	7,233 5.84%	16,843 6.28%
Built 1950 - 1959	1,058 4.54%	5,558 4.49%	19,649 7.33%
Built <1949	2,441 10.48%	21,938 17.71%	47,836 17.84%
2024 Median Year Built	2003	2001	1995



The Mix at Midtown
3201 Louisiana St, Houston, TX 77006

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

■ 1 Mile
■ County



Demographic Market Comparison Report

1 mile radius

The Mix at Midtown 3201 Louisiana St, Houston, TX 77006				
Type: Retail/Storefront (Neighborhood Ctr) County: Harris				
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	13.74%		1.73%	
Growth 2024 - 2029	4.45%		2.45%	
Empl	23,721	96.44%	2,419,249	95.64%
Unempl	875	3.56%	110,294	4.36%
2024 Population by Race				
	35,252		4,812,824	
White	18,768	53.24%	1,604,724	33.34%
Black	5,167	14.66%	905,523	18.81%
Am. Indian & Alaskan	299	0.85%	70,247	1.46%
Asian	3,493	9.91%	347,891	7.23%
Hawaiian & Pacific Island	122	0.35%	4,383	0.09%
Other	7,403	21.00%	1,880,056	39.06%
Household Growth				
Growth 2020 - 2024	13.22%		1.74%	
Growth 2024 - 2029	4.44%		2.54%	
Renter Occupied	14,354	70.90%	816,567	47.41%
Owner Occupied	5,890	29.10%	905,644	52.59%
2024 Households by Household Income				
	20,242		1,722,211	
Income <\$25K	3,097	15.30%	312,581	18.15%
Income \$25K - \$50K	2,887	14.26%	367,847	21.36%
Income \$50K - \$75K	3,489	17.24%	282,660	16.41%
Income \$75K - \$100K	2,140	10.57%	203,891	11.84%
Income \$100K - \$125K	1,764	8.71%	155,568	9.03%
Income \$125K - \$150K	1,468	7.25%	105,376	6.12%
Income \$150K - \$200K	2,199	10.86%	129,368	7.51%
Income \$200K+	3,198	15.80%	164,920	9.58%
2024 Med Household Inc	\$82,570		\$65,383	
2024 Median Age	35.50		35.00	

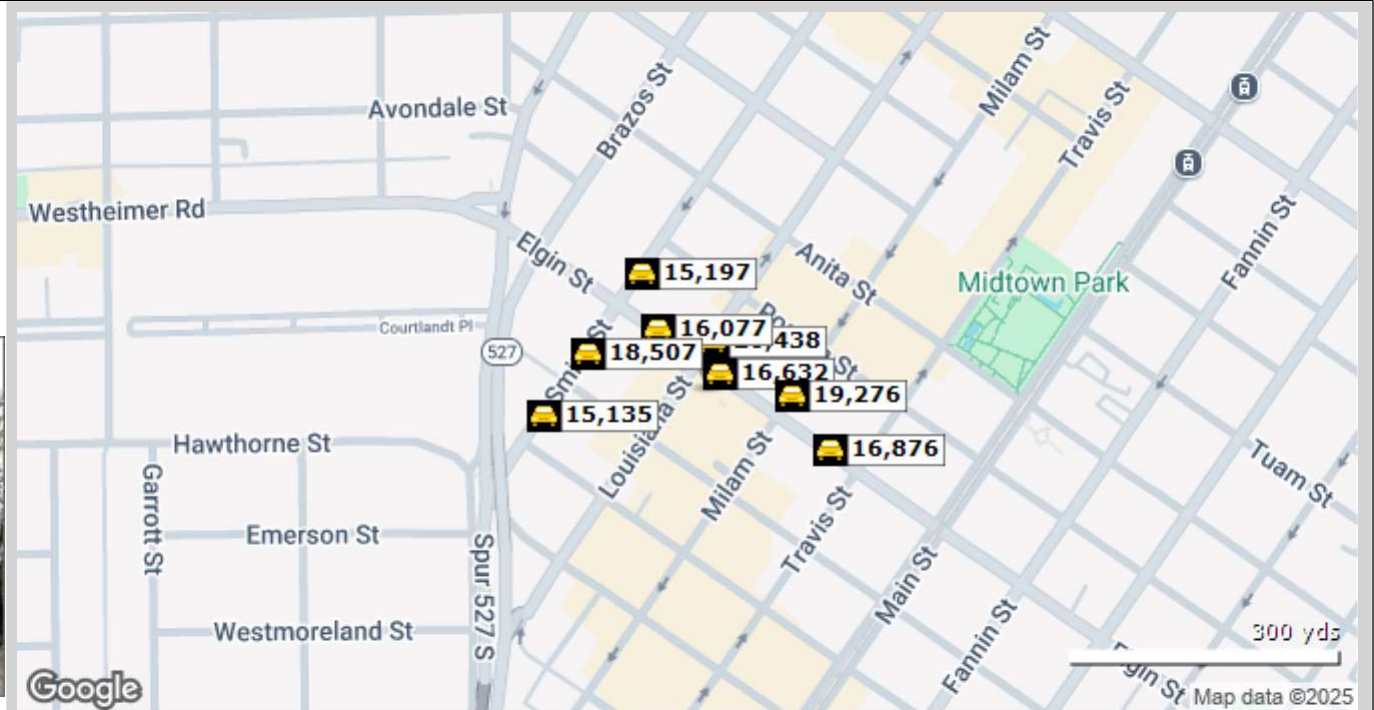


Traffic Count Report

The Mix at Midtown

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 Secondary: **Storefront**
 GLA: **148,077 SF**
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 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Elgin St	Louisiana St	0.02 NW	2022	16,632	MPSI	.02
2	Louisiana St	Elgin St	0.01 SW	2022	20,438	MPSI	.03
3	Elgin St	Smith St	0.03 NW	2022	16,077	MPSI	.05
4	Milam St	Elgin St	0.02 SW	2018	20,547	MPSI	.06
5	Milam St	Elgin St	0.02 SW	2022	19,276	MPSI	.06
6	Smith St	Stuart St	0.02 SW	2018	18,507	MPSI	.08
7	Elgin St	Travis St	0.02 SE	2022	16,760	MPSI	.09
8	Elgin St	Travis St	0.02 SE	2021	16,876	MPSI	.09
9	Smith St	Elgin St	0.02 SW	2022	15,197	MPSI	.09
10	Smith St	Francis St	0.02 SW	2022	15,135	MPSI	.11



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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	3,258	34,154	10
Retail & Wholesale Trade	289	2,458	9
Hospitality & Food Service	280	3,912	14
Real Estate, Renting, Leasing	169	939	6
Finance & Insurance	214	1,097	5
Information	50	676	14
Scientific & Technology Services	580	3,536	6
Management of Companies	10	62	6
Health Care & Social Assistance	927	5,389	6
Educational Services	57	1,619	28
Public Administration & Sales	22	4,399	200
Arts, Entertainment, Recreation	74	327	4
Utilities & Waste Management	76	1,835	24
Construction	95	4,960	52
Manufacturing	50	410	8
Agriculture, Mining, Fishing	5	13	3
Other Services	360	2,522	7