



Offering
Memorandum

VICTORIA PARK

A P A R T M E N T S

**8600 SOUTH COURSE DR.
HOUSTON, TX 77099**

395 UNIT MULTI-FAMILY APARTMENT HOME COMMUNITY



HOUSTON INCOME PROPERTIES, INC.
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**VICTORIA
PARK**

A P A R T M E N T S

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EXCLUSIVE OFFERING: *VICTORIA PARK APARTMENTS*
8600 SOUTH COURSE DR., HOUSTON, TX 77099

Presented by Houston Income Properties, Inc.

Open House Date: Tuesday, March 31st - 11:00 AM thru 1:00 PM

Offer Date: Thursday, May 7th - 5:00 PM (Owner Reserves the right to accept an offer before this date)

Offering Process: The Property is being offered on an "All Cash" basis **(Buyer to acquire a new loan)**

Offer Guidelines: Offers should be presented in the form of a non-binding Letter-of-Intent and must include at least:

- Offer Price
- Earnest Money
- Feasibility Period
- Closing Period
- Financing Information
- Other terms and conditions particular to the buyer's investment process

Site Visits: All Site Visits are to be requested through the Listing Broker. All requests for additional information are to be made through the Listing Broker.

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Offering Overview



Offering Summary

PROPERTY DESCRIPTION		INVESTMENT PROFILE	
Name:	VICTORIA PARK	Type of Sale:	Offered on An "All Cash" Basis (Buyer to acquire new financing)
Address:	8600 SOUTH COURSE DR.	ASKING PRICE:	Unpriced
City / State:	HOUSTON, TX 77099	Estimated Current NOI:	\$1,916,457
	PLEASE DO NOT VISIT THE PROPERTY WITHOUT MAKING AN APPOINTMENT THROUGH THE BROKER.	Projected NOI:	\$1,969,815
Property Type:	2 & 3 Story, Garden Style Community	Current Occupancy:	89% 3-10-2026 RR + the 6 New Units shown as vacant
No. of Buildings:	34	Electric/Water /Gas Meter:	Individual / Master-Water-RUBS / Master-Gas -Boilers- RUBS
Year Built:	1983 Per HCAD	Market Area:	Houston
Materials:	Brick and Siding	Sub-Market Area:	Alief
Number of Units:	395	Scheduled Market Rent:	\$368,937 / Mth
Total Rentable SF:	262,113	Avg. Rent / Home:	\$934
Avg. Home Size:	664 S.F.	Avg. Rent / SF:	\$1.408

INVESTMENT INFORMATION:

1) **Victoria Park Apartments** is offered on an "All Cash" basis, with the buyer responsible for securing new financing. **The property currently features 389 units, but this number will rise to 395 units as the owner is in the process of converting a racquetball building into an apartment building, adding six new units. This conversion is expected to be completed before the property is sold.** Potential new owners should see a rent premium for these units. Of the 389 units, 352 have washer and dryer connections, with tenants responsible for providing their own appliances. Currently, additional income is received by charging tenants for water/sewage, gas, trash, and pest control. Victoria Park features a stand-alone leasing office, complete with a clubhouse and mailroom. The clubhouse, which includes a kitchen, has numerous windows overlooking a playground. The property has a total of 619 parking spaces, with 52 of those covered. Victoria Park operates on an all-electric system, except for hot water, which is supplied by large gas boilers. **There is one IB/1.5B, 691 SF unit that is used as a model unit.**

The property was originally built in 1983 and underwent significant renovations in 2018. In addition, the owner has invested over \$1.5 million in capital expenditures from January 2023 to December 2025. Out of the 34 buildings, 12 have had their roofs replaced within the last five years. The property is categorized as a C+ asset located in a C+ area of Houston, consistently maintaining occupancy rates in the 90% range. The occupancy rate included in the sales package considers the six new units as vacant, and the sales documentation is based on a total of 395 units, even though they are not yet completed.

2) **Location & Accessibility** - Victoria Park is strategically located in southwest Houston, offering excellent accessibility to various parts of the city, including two of Houston's premier business districts; the Westchase District and the Galleria Uptown District. In addition to these districts, the property provides convenient access to a multitude of businesses along Beltway 8, I-10, and Highway 59, as well as the many commercial establishments scattered throughout major thoroughfares in the area. This vibrant region is one of the most populous and ethnically diverse in Houston. Key transportation arteries within minutes of the property include Sam Houston Parkway South, which facilitates easier access to surrounding areas, making it a vital route for both local traffic and long-distance travel. Other notable thoroughfares include IH-10, Highway 59, Wilcrest, Beechnut, and Bissonnet, along with various offshoot roads connecting these major routes.

3) **Strong Rent Growth** - Today's economic climate is favorable for property owners within the rental market. Rising interest rates and the persistent increase in home prices are rendering homeownership unattainable for many potential buyers, resulting in renters remaining in the market for an extended period. This trend is likely to boost occupancy rates and rental prices.

PRICING INFORMATION
Un-Priced

Do not visit the property without an appointment made through the broker.

Do not disturb the staff!

Estimated Total Collections ~ (Occupancy is {89%} as of 03-10-2026 RR)				
Mth. Feb 2026 T-3 Avg	Feb-2026	Jan-2026	Dec-2025	Nov-2025
Coll.	\$365,869	\$373,790	\$363,942	\$359,876
		\$363,942	\$359,876	\$367,042

PROPERTY INFORMATION

Units:	395
Avg. Size Unit:	664 S.F.
Year Built:	1983
Electric / Water:	Indiv / RUBS
Roof:	Pitched
Land (Acres) Per Survey:	11.41
Rentable Sq. Ft.:	262,113

UNIT MIX - CURRENT MARKET RENTS (please verify)

#UNITS	UNIT TYPE	NOTES	SQ. FT.	TOTAL SQ. FT.	RENT / UNIT	TOTAL RENT	RENT PER SF
25	1-1		494	12,350	\$807	\$20,175	\$1.63
11	1-1		456	5,016	\$746	\$8,206	\$1.64
49	1-1		548	26,852	\$885	\$43,365	\$1.61
24	1-1		531	12,744	\$771	\$18,504	\$1.45
52	1-1		570	29,640	\$830	\$43,160	\$1.46
27	1-1		632	17,064	\$820	\$22,140	\$1.30
12	1-1		615	7,380	\$832	\$9,984	\$1.35
24	1-1		650	15,600	\$949	\$22,776	\$1.46
49	1-1.5	I Model	691	33,859	\$871	\$42,679	\$1.26
58	1-1.5		711	41,238	\$928	\$53,824	\$1.31
28	2-2		860	24,080	\$1,307	\$36,596	\$1.52
18	2-2		957	17,226	\$1,226	\$22,068	\$1.28
8	2-2		913	7,304	\$1,205	\$9,640	\$1.32
10	2-2.5		1176	11,760	\$1,582	\$15,820	\$1.35
395		89% Occupancy Includes 6 New Units	664	262,113	\$934	\$368,937	\$1.408
TOTAL UNITS			AVG. SQ. FT.	TOTAL SQ. FT.	AVG. RENT/U	TOTAL RENT	AVG. RENT/SF

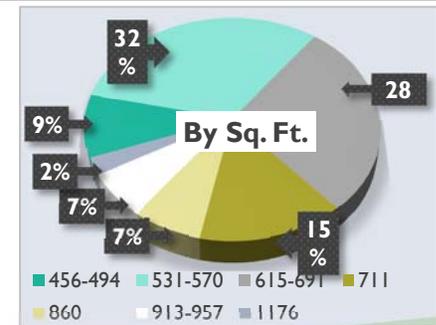
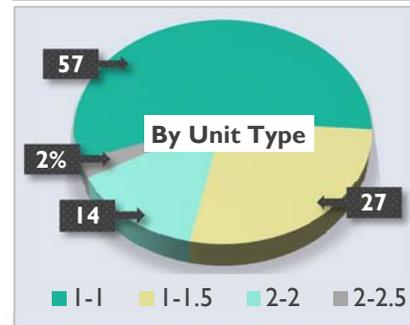
The Victoria Park Apartments, a 389 unit community, soon to become 395 units, is located at 8600 S. Course Dr. in southwest Houston, Texas. This property presents a prime investment opportunity in one of Houston's major growth areas. The neighborhood features a vibrant Asian community, boasting the second-largest Indochinese population in the U.S.

Currently, the property is approximately 89% occupied (based on 395 units, with the six new units counted as vacant). The property is classified as a C+ apartment community situated in a C+ area of southwest Houston. This investment offers significant upside potential, particularly given its strategic location just off the Sam Houston Parkway South.

Victoria Park Apartments is positioned at the corner of S. Course Dr. and Elmsworth Dr., merely feet from the Sam Houston Parkway South, allowing for convenient ingress and egress on both streets and direct access to the West Sam Houston Parkway. Its location, approximately halfway between the Westpark Tollway and Highway 59, provides excellent connectivity to various parts of the city and other major Houston arteries. Moreover, easy access to Loop 610 enables a convenient commute to Houston's key employment centers, as well as shopping and dining options in the area.

Major employment hubs include the Energy Corridor, Westchase Business District, Galleria, Houston CBD, Texas Medical Center, and various businesses along the Sam Houston Tollway, Westpark Tollway, Loop 610, and the I-59 corridor.

UNIT MIX STATS



Property Information



PROPERTY TAX INFO.

HCAD Property ID#	115255000001
Taxing Entity Rate \$100 of Value	
Harris County	0.62303
Port of Houston	0.00590
Alief ISD	1.00720
City of Houston	0.51919
Houston City College	0.098802
International Mgmt Dist	0.1
2025 Tax Rate	2.35412
2025 Assmt.	\$24,172,640
Approx. Total Tax	\$569,053

PROPERTY INFORMATION

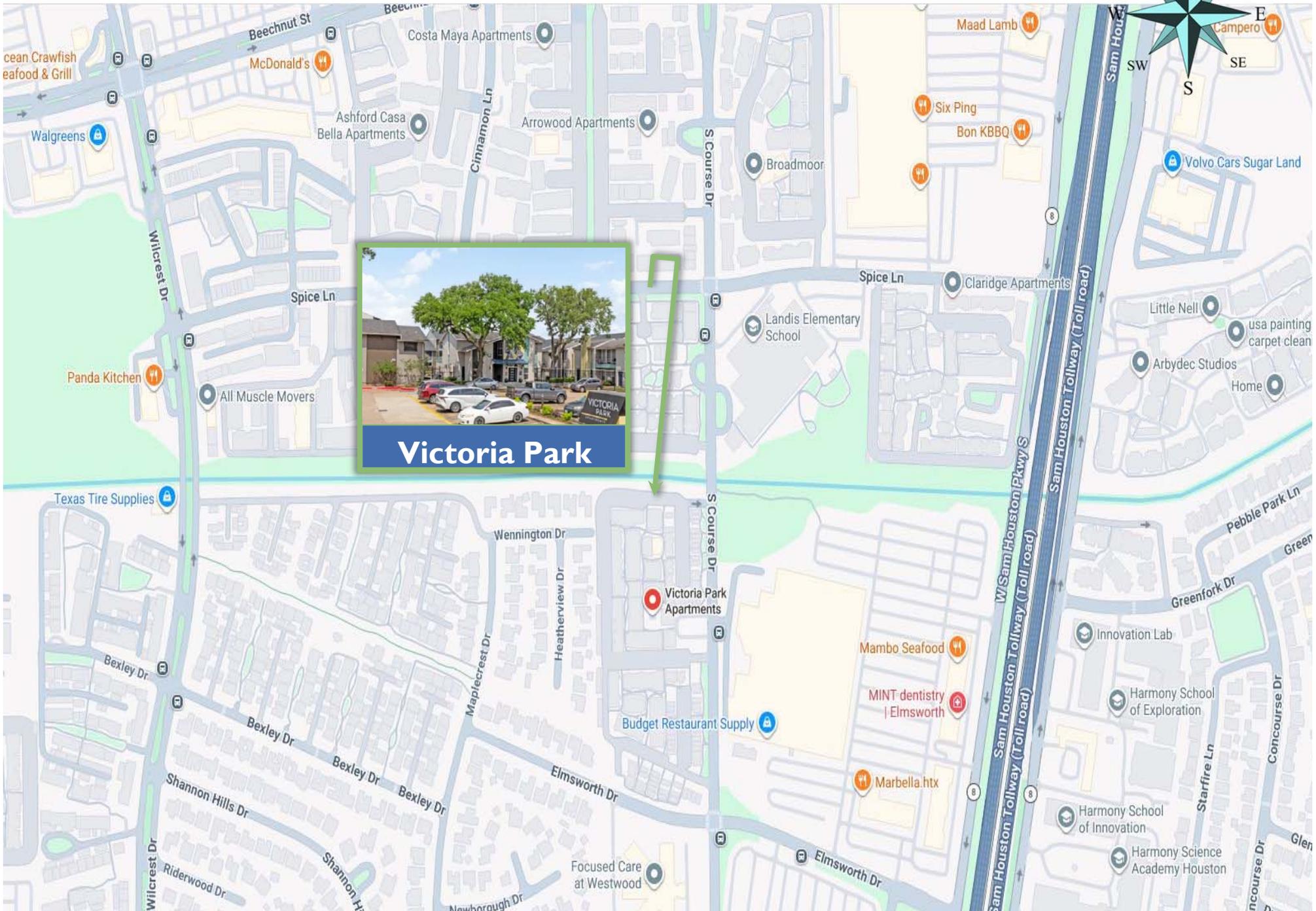
- 1.) Value Add Opportunity Post Improvements/Upgrades and the 6 New Units brought online.
- 2.) The property is located near Major Employment Centers such as the Westchase District and is within a short commute of the ever expanding borders of Houston's New Chinatown.
- 3.) **\$1.5M+ in capital improvements were completed since January 2023**
- 4.) Each unit is equipped with individual HVAC systems, carpeted bedrooms, and either a balcony or patio. Some units also feature built-ins for added convenience. The property has limited access gates, along with a clubhouse with a kitchen, a stand-alone leasing office, sitting and picnic areas, a dog park, and a playground
- 5.) **Located in a Strong Rental Market in one of Houston's most populated areas with a strong Asian and Hispanic influence.**
- 6.) Most units have washer and dryer connections with the tenant being responsible for the washer and dryer appliance.

CONSTRUCTION FEATURES

Yr. Constructed:	1983 Per HCAD
Electric Meter:	Individual
Gas Meter:	Master - RUBS
Water Meter:	Master - RUBS
Heat and Air:	Individual HVAC Units
Hot Water:	Gas Boilers
Roof:	Pitched
Paving:	Asphaltic Concrete
Exterior Construction:	Brick and Siding
No. of Total Buildings:	#
No. of Stories:	Two & Three Story
Units / Acre:	35
Parking:	567 Open and 52 Covered



Location Map







Financial Analysis



Actual and Pro Forma Analysis

ASKING PRICE
MARKET TO DETERMINE THE PRICE

INCOME DETAILS		
Current Scheduled Rents (CSR) as of 2-2026		
\$368,937 / Mo	\$934 / Unit	\$1.41 / S.F.
Actual Income Used	Feb 2026 T-3 Avg	\$365,869
Actual Income Used "Annualized"		\$4,390,432.00
Approx. Leased Occupancy	the 6 New Units	89%

Pro forma Scheduled Rents include a {3%} Rent Increase		
\$380,005 / Mo	\$962 / Unit	\$1.45 / S.F.

Pro Forma Rents are Estimated Post Sale & include the 6 new units being brought online for a total of 395 Units

PROPERTY TAX DETAILS		
2025 Tax Rate	Actual	2.354120%
2025 Assmt.	Actual	\$24,172,640
Pro forma Rate Used	2025 Tax Rate	2.354120%
Estimated Post Sale Assmt.		\$24,172,640
Post Sale Assmt. is the 2025 Assmt increased by {0%}		

EXPENSE, INSURANCE AND RESERVE DETAILS		
Actual Expenses are Feb 2026 Trailing 12 except where noted, Pro Forma expenses are Estimated		
Est. Ins. / Unit / Yr.	GL/Flood/Prop.	\$1,350
Est. Reserve / Unit / Yr.	Estimated	\$350

PROPERTY DETAILS	
Number of Rental Units	395
Avg. Unit Size	664 S.F.
Net Rentable Area	262,113
Land {Acres} Per Survey	11.41
Units per Acre	35
Date Built - Per CAD	1983
Electric Meter	Individual
Gas Meter	Master
Water Meter	Master - RUBS
Hot Water Supply	Gas Boilers
HVAC	Individual

INCOME (See Details on the left)	Based on 389 Units		Based on 395 Units	
	ACTUAL		STABILIZED PRO FORMA	
Gross Scheduled Rent (Current Scheduled Rent Annualized + a {3.00%} Increase)	N/A		\$4,560,061	\$380,005 / Mo
(Loss)/Gain to Lease - Pro Forma Estimated at {2%} of GSR	N/A		(91,201)	2%
Estimated Annual Gross Potential Rental Income	N/A		4,468,860	98%
Vacancy Loss - Pro Forma Estimated at {5%} of GSR	N/A		(228,003)	5%
Non-Revenue Units - Pro Forma is Estimated at {1%} GSR	N/A		(45,601)	1%
Other Losses - Pro Forma is Estimated at {2%} GSR	N/A		(91,201)	2%
Total Annual Rental Income	\$3,727,476	{84%} of GSR	\$4,104,055	{90%} of GSR
Total Other Income	662,956	\$1,704 / Unit / Yr	675,000	\$1,709 / Unit / Yr
Total Gross Annual Income	\$4,390,432	\$365,869 / Mo	\$4,779,055	\$398,255 / Mo
ESTIMATED EXPENSES (See Details on the Left)	MODIFIED ACTUAL		PRO FORMA	
Estimated Fixed Expenses				
Property Taxes Estimated (See Details on the left)	569,053	\$1,463 per Unit	569,053	\$1,441 per Unit
Franchise Tax (Estimated)	13,383	\$34 per Unit	15,000	\$38 per Unit
Property Insurance GL, Property, Umbrella - Pro Forma includes Flood	197,061	\$507 per Unit	533,250	\$1,350 per Unit
Total Fixed Expenses	\$779,497	\$2,004 per Unit	\$1,117,303	\$2,829 per Unit
Estimated Utility Costs				
Electric - Vacant and House Meters	24,984	\$64 per Unit	25,000	\$63 per Unit
Gas	52,704	\$135 per Unit	53,500	\$135 per Unit
Water / Sewer	282,881	\$727 per Unit	288,000	\$729 per Unit
Total Estimated Utility Costs	\$360,569	\$927 per Unit	\$366,500	\$928 per Unit
Estimated Other Expenses				
General, Administrative, (+Prof., Training, Recruit, Answ, Alarm, Gate, Cleaning)	112,707	\$290 per Unit	114,500	\$290 per Unit
Other Expenses	0	\$ per Unit	0	\$ per Unit
Marketing - (Recruitment and Uniforms removed)	40,935	\$105 per Unit	41,575	\$105 per Unit
Repairs/Maintenance/Make Ready - Supplies	199,347	\$512 per Unit	201,450	\$510 per Unit
Payroll + Burden	542,359	\$1,394 per Unit	553,000	\$1,400 per Unit
Contract Services {Pest Control, Waste Removal, Landscaping, Courtesy Patrol}	84,207	\$216 per Unit	85,500	\$216 per Unit
Management Fee + Asset Fee {Calculated on the Gross Annual Income above}	218,204	4.97%	191,162	4.00%
Total Estimated Other Expenses	\$1,197,759	\$3,079 per Unit	\$1,187,187	\$3,006 per Unit
Reserve for Replacement - Estimated	136,150	\$350 per Unit	138,250	\$350 per Unit
Total Estimated Operating Expenses	\$2,473,975	\$6,360 per Unit	\$2,809,240	\$7,112 per Unit
Estimated Net Operating Income	\$1,916,457	\$4,927 per Unit	\$1,969,815	\$4,987 per Unit

10 Year Cash Flow Analysis

HOUSTON INCOME PROPERTIES, INC.

Ten Year Cash Flow Analysis

VICTORIA PARK

UNITS: 395
 SQ. FT: 262,113
 AVG UNIT SIZE: 664

Year 1 has a {3.00%}
 rent increase post
 upgrades, see stabilized
 pro forma on the
 previous page

INCOME	MONTHLY YEAR 1	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Annual Market Rent Growth Rates Used		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Potential Income	\$380,005	\$4,560,061	\$4,696,863	\$4,837,769	\$4,982,902	\$5,132,389	\$5,286,361	\$5,444,952	\$5,608,300	\$5,776,549	\$5,949,846
Other Income	\$56,250	\$675,000	\$695,250	\$716,108	\$737,591	\$759,718	\$782,510	\$805,985	\$830,165	\$855,070	\$880,722
Gross Income	\$436,255	\$5,235,061	\$5,392,113	\$5,553,877	\$5,720,493	\$5,892,108	\$6,068,871	\$6,250,937	\$6,438,465	\$6,631,619	\$6,830,568
Vacancy / Other Losses		(\$456,006)	(\$469,686)	(\$241,888)	(\$249,145)	(\$256,619)	(\$264,318)	(\$272,248)	(\$280,415)	(\$288,827)	(\$297,492)
<i>Economic Loss % Includes Bad Debt</i>		10.00%	10.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
EFFECTIVE GROSS INCOME		\$4,779,055	\$4,922,427	\$5,311,988	\$5,471,348	\$5,635,488	\$5,804,553	\$5,978,689	\$6,158,050	\$6,342,792	\$6,533,075
Annual Operating Expense Growth Rates Used			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
EXPENSES											
Operating Expenses		(\$2,670,990)	(\$2,751,120)	(\$2,833,653)	(\$2,918,663)	(\$3,006,223)	(\$3,096,410)	(\$3,189,302)	(\$3,284,981)	(\$3,383,530)	(\$3,485,036)
Expenses / Unit		\$6,762	\$6,965	\$7,174	\$7,389	\$7,611	\$7,839	\$8,074	\$8,316	\$8,566	\$8,823
Reserve for Replacement @ {\$350} / Unit		(\$138,250)	(\$138,250)	(\$138,250)	(\$138,250)	(\$138,250)	(\$138,250)	(\$138,250)	(\$138,250)	(\$138,250)	(\$138,250)
TOTAL EXPENSES		(\$2,809,240)	(\$2,889,370)	(\$2,971,903)	(\$3,056,913)	(\$3,144,473)	(\$3,234,660)	(\$3,327,552)	(\$3,423,231)	(\$3,521,780)	(\$3,623,286)
Total Expenses / Unit		\$7,112	\$7,315	\$7,524	\$7,739	\$7,961	\$8,189	\$8,424	\$8,666	\$8,916	\$9,173
NET OPERATING INCOME		\$1,969,815	\$2,033,057	\$2,340,085	\$2,414,435	\$2,491,015	\$2,569,893	\$2,651,137	\$2,734,819	\$2,821,011	\$2,909,789
NOI GROWTH RATE		2.8%	3.2%	15.1%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.1%

NOTE: Year One shows the NOI growth rate starting from column one's NOI on the Actual and Pro Forma Analysis page.

PROPERTY INFORMATION

Number of Units:	395	Approx. NRA:	262,113
Year Built:	1983	Average Unit Size:	664 S.F.
Roofs:	Pitched	Proposed Mthly. Mkt. Rent at 60 Mths. (5 YRS):	\$427,699 \$1,083 / Unit \$1.63 / S. F.
HVAC System:	Individual HVAC Units	<p>This Projection is based on the stabilized year 1 pro forma with a 3% rent and a 3% expense growth rate for years 2 thru 5. This analysis assumes that all Utilities are being charged back to the tenants through a RUBS.</p>	
Post Stabilization:	Electric: Individual		
	Water: Master - RUBS		
	Gas: Master - In Common Area Only		
Hot Water:	Gas Boilers		
Est. Occupancy at Stabilization:	95%		

STABILIZED PRO FORMA

Projected at 60 Months Post Renovation and Income Stabilization

REVENUE AND COLLECTIONS

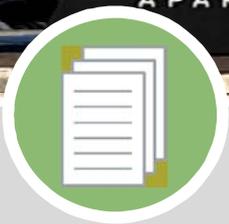
Total Gross Rent Potential	\$5,132,389	% of Gross Potential Income	100%
Vacancy/Other Rental Losses (Economic Loss)	(\$256,619)		{5%} of Gross Rent Potential
Estimated Gross Potential Income	\$4,875,770		95%
Total Other Income Potential (Assumes RUBS will be Implemented)	\$759,718		\$1923 / Unit
Total Estimated Gross Annual Income	\$5,635,488		

EXPENSES

Total Expenses ~ (average Unit size is {664 S.F.} includes all Utiliti	(\$3,144,473)	\$7,961 / Unit	\$12.00 / SF
Estimated Stabilized Net Operating Income (at 60 Months Post Stabilization)	\$2,491,015		

Estimated Potential Value Based on Stabilized NOI of {\$2,491,015} (at 60 Mths, Post Stabilization)

Cap Rate	Value Generated		
6.75%	\$36,903,929	\$93,428/U	\$140.79/SF
7.00%	\$35,585,932	\$90,091/U	\$135.77/SF
7.25%	\$34,358,831	\$86,984/U	\$131.08/SF



Property Overview







VICTORIA PARK

A P A R T M E N T S

Unit Features (Interior appointments may vary in each unit)

- ❖ 9 Floor Plan Options
- ❖ 1 & 2 Bedroom Plans
- ❖ 1 & 2 Bedroom Townhome Plans
- ❖ Individual Controlled A/C and Heat
- ❖ Ceiling Fan
- ❖ Faux Wood Floors
- ❖ Carpeted Bedrooms
- ❖ Refrigerator, Range, Dishwasher
- ❖ Serve Through Kitchen Bar
- ❖ Kitchen Pantry
- ❖ Spacious Granite Countertops and Cabinets
- ❖ Stainless Steel Sinks and White Appliances
- ❖ Storage Areas
- ❖ Large Walk-in Closets
- ❖ Shower / Tub Combination
- ❖ Linen Closets
- ❖ Mini-Blinds
- ❖ Washer & Dryer Conn in Most Units
- ❖ Cable Ready
- ❖ Patio / Balcony

Community Amenities

- ❖ On-Site Management
- ❖ Laundry Facility
- ❖ Perimeter Fence
- ❖ Stand Alone Leasing Office
- ❖ Clubhouse with Kitchen
- ❖ Ample Open Parking with a few Covered Spaces
- ❖ Reserved Parking
- ❖ Convenient to Entertainment
- ❖ Limited Access Gates
- ❖ High Speed Internet Available
- ❖ Area Schools are within 2 miles of Property
- ❖ Picnic Areas
- ❖ Gazebo
- ❖ Sitting Areas
- ❖ Dog Park
- ❖ Playground

VICTORIA
PARK

A P A R T M E N T S

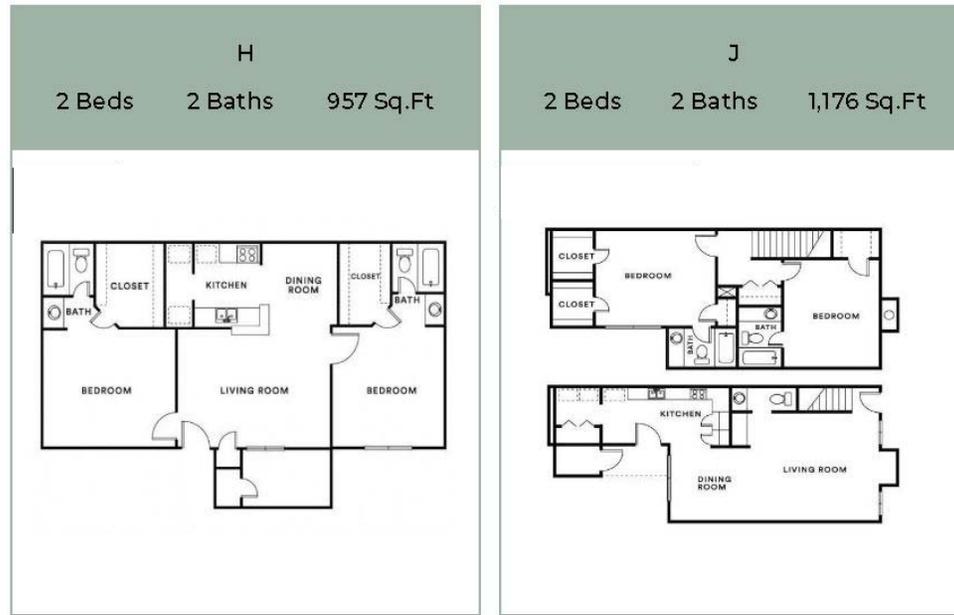
Floor Plans (1 Bedroom Plans)



Floor Plans (1 & 2 Bedroom Plans)



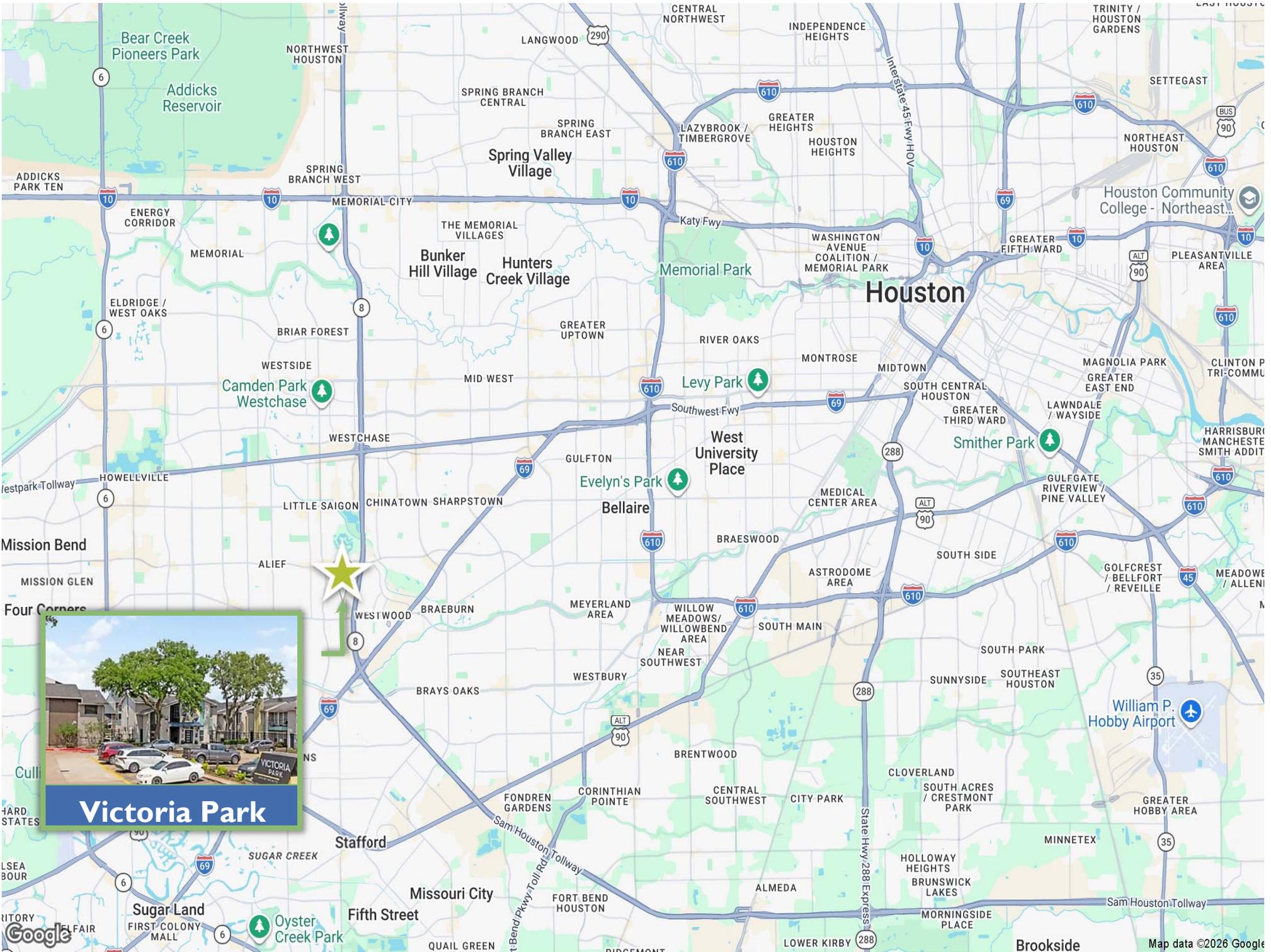
Floor Plans (2 Bedroom Plans)

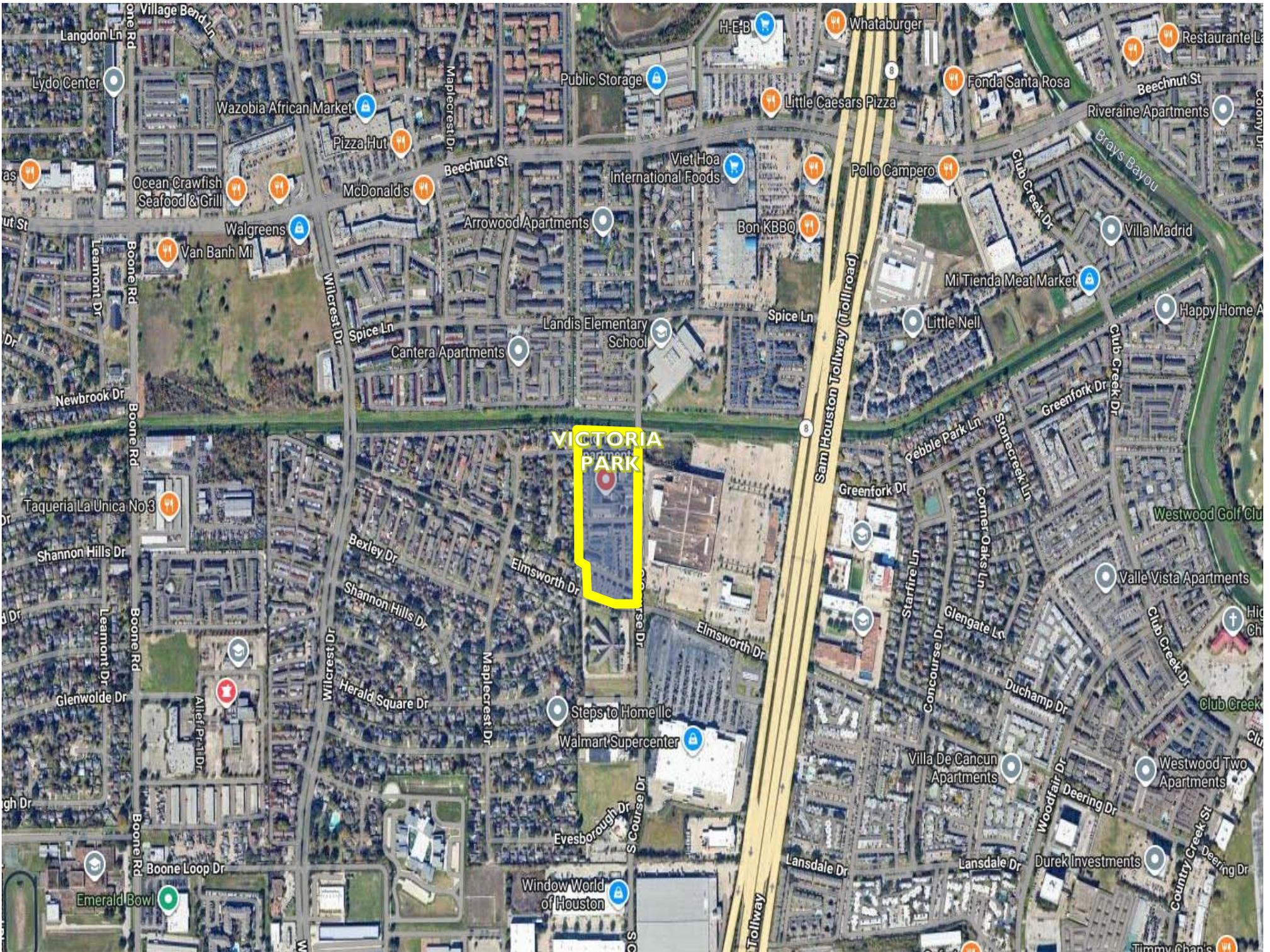


Property Interior Photos











VICTORIA PARK

APARTMENTS

National Flood Hazard Layer FIRMette



95°34'18"W 29°41'17"N



Victoria Park



1:6,000

95°33'30"W 29°40'46"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/20/2026 at 12:12 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Market Overview



Amenities



Market Drivers

As the increasing availability of data emphasizes the significance of targeting submarkets, it's crucial to recognize a broader, gradual shift occurring across the United States. Over the past fifty years, social and economic trends have driven a consistent migration of both population and jobs toward the South and West regions. This trend accelerated during the pandemic as individuals sought refuge in states with more open economies.

This migration is fueled by a blend of governance, economic, social, and technological factors. Both individuals and companies are increasingly relocating to lower-cost markets and metropolitan areas that are more business-friendly, particularly those with expertise in rapidly growing sectors like technology and healthcare. Advances in technology have further enhanced mobility, enabling both people and businesses to become less reliant on physical locations in our increasingly service-oriented economy. Furthermore, this migration tends to favor regions with warm climates and appealing amenities. Notably, policy decisions have also played a role in shaping these trends; for example, the 2017 tax reform eliminated the ability to deduct state and local taxes from federal income, intensifying the financial burden on residents in states with high property taxes such as Illinois, New York, New Jersey, and California.

Houston emerges as a standout city along the Gulf Coast, recognized as one of the greatest cities in the world. With its robust economy, diverse culture, and exceptional quality of life, it serves as an ideal destination for business. The region supports a wide range of industries, from energy and healthcare to aerospace and information technology, backed by strong infrastructure and a vibrant innovation landscape that nurtures the next generation of companies. Additionally, with 1.5 million residents aged 25 and older holding a bachelor's degree and over 3.52 million jobs in the Houston Metropolitan Statistical Area (MSA), the region is well-positioned as one of the strongest economies in the nation. The Houston MSA presents an enticing opportunity, as its steadily growing population continues to unveil its numerous advantages. Notably, living costs in Houston are approximately 25% lower than the average of the top 20 metropolitan areas.

Below are some noteworthy relocations and expansions to the Houston MSA in recent years.

Market Drivers



Comparative Market Survey Summary

Map #	Property Name	Address	City	State	ZIP	Completed Year	Unit Count	Occupancy	Average SqFt	Market Rent / Unit	Market Rent / SF
2	Ashford Casa Bella	10615 Beechnut Street	Houston	TX	77072	1979	268	89%	942	\$943	\$1.00
3	Broadmoor, The	10215 Beechnut Street	Houston	TX	77072	1982	235	95%	932	\$980	\$1.05
4	Cantera	10555 Spice Lane	Houston	TX	77072	1978	256	91%	915	\$1,033	\$1.13
5	Falls at Beechnut	10522 Beechnut Street	Houston	TX	77072	1979	318	91%	882	\$1,290	\$1.46
6	Villa Adora	10534 Beechnut Street	Houston	TX	77072	1980	266	97%	989	\$1,168	\$1.18
7	Costa Maya	8323 Cinnamon Lane	Houston	TX	77072	1976	280	94%	879	\$1,029	\$1.17
8	Glenwood	9255 Beltway 8 South	Houston	TX	77099	1981	60	91%	1,006	\$1,136	\$1.13

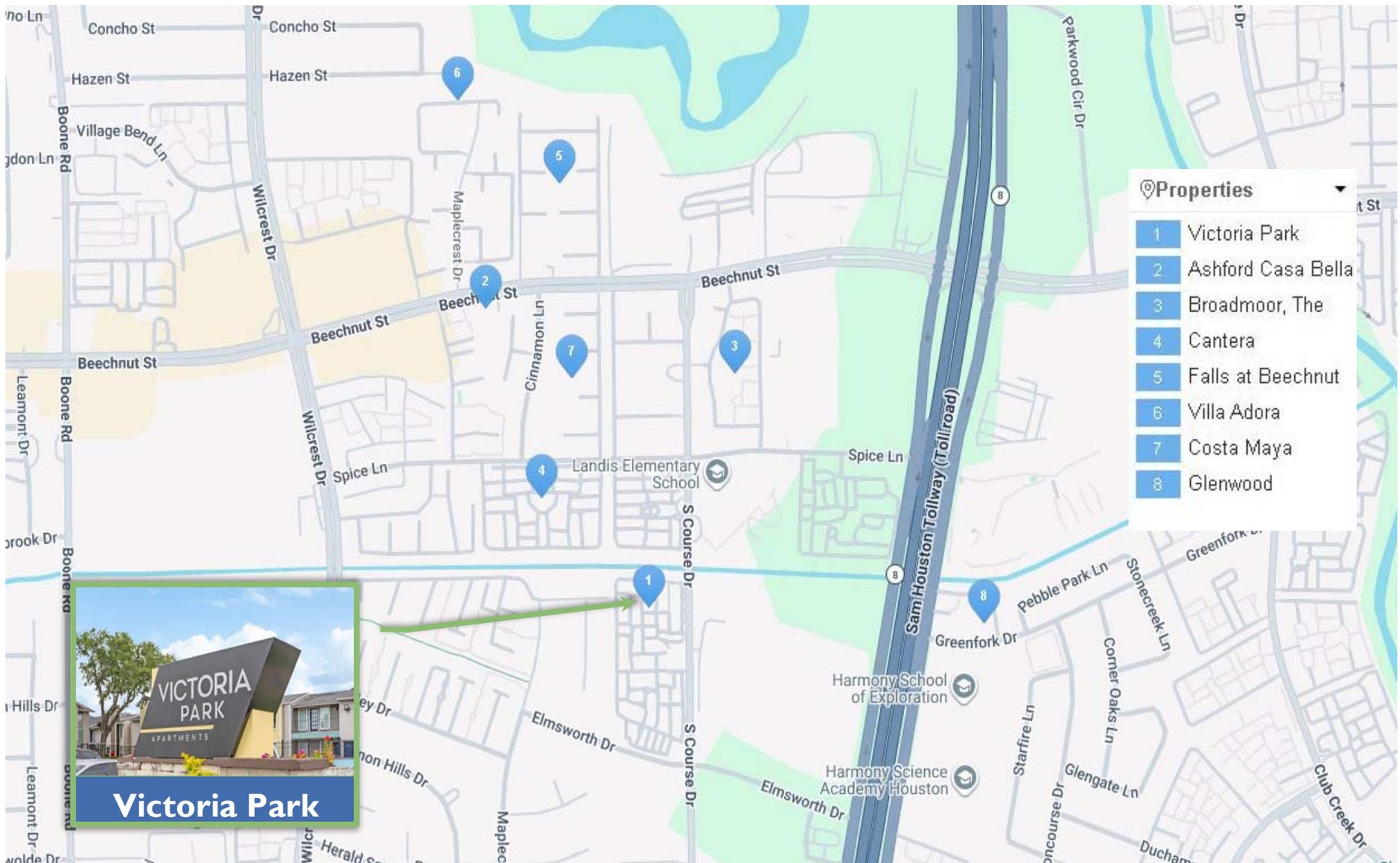
Avg / Total						Unit Count	Avg Sq. Ft.	avg Rent / Unit	avg Rent / SF	
						1683	924	\$1,084	\$1.17	
Subject	VICTORIA PARK	8600 SOUTH COURSE DR.	HOUSTON, TX	77099	1983	395	89%	664	\$934	\$1.41

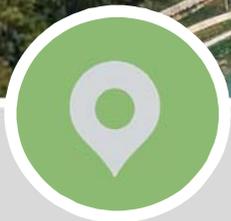
Map #	Property Name	Address	City	State	ZIP	Completed Year	Units	Min SqFt	Max SqFt	Min Market Rent	Max Market Rent
2	Ashford Casa Bella	10615 Beechnut Street	Houston	TX	77072	1979	268	680	1,200	\$775	\$1,238
3	Broadmoor, The	10215 Beechnut Street	Houston	TX	77072	1982	235	705	1,526	\$796	\$1,433
4	Cantera	10555 Spice Lane	Houston	TX	77072	1978	256	722	1,152	\$811	\$1,495
5	Falls at Beechnut	10522 Beechnut Street	Houston	TX	77072	1979	318	550	1,636	\$821	\$1,820
6	Villa Adora	10534 Beechnut Street	Houston	TX	77072	1980	266	550	1,636	\$844	\$1,381
7	Costa Maya	8323 Cinnamon Lane	Houston	TX	77072	1976	280	722	1,152	\$884	\$1,373
8	Glenwood	9255 Beltway 8 South	Houston	TX	77099	1981	60	750	1,300	\$1,059	\$1,341

Subject	VICTORIA PARK	8600 SOUTH COURSE	77099	1983	395	788	1094	\$1,105	\$1,335
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Rent Comparables Map





Location Overview



Exterior Property Photos



Houston MSA

HOUSTON MSA

Made up of 9 Counties
10,062 square miles
7,824,000+ Residents

HARRIS COUNTY

1,777 square miles
4,918,000+ Residents

CITY OF HOUSTON

Located in Harris County
665 square miles
2,335,000+ Residents

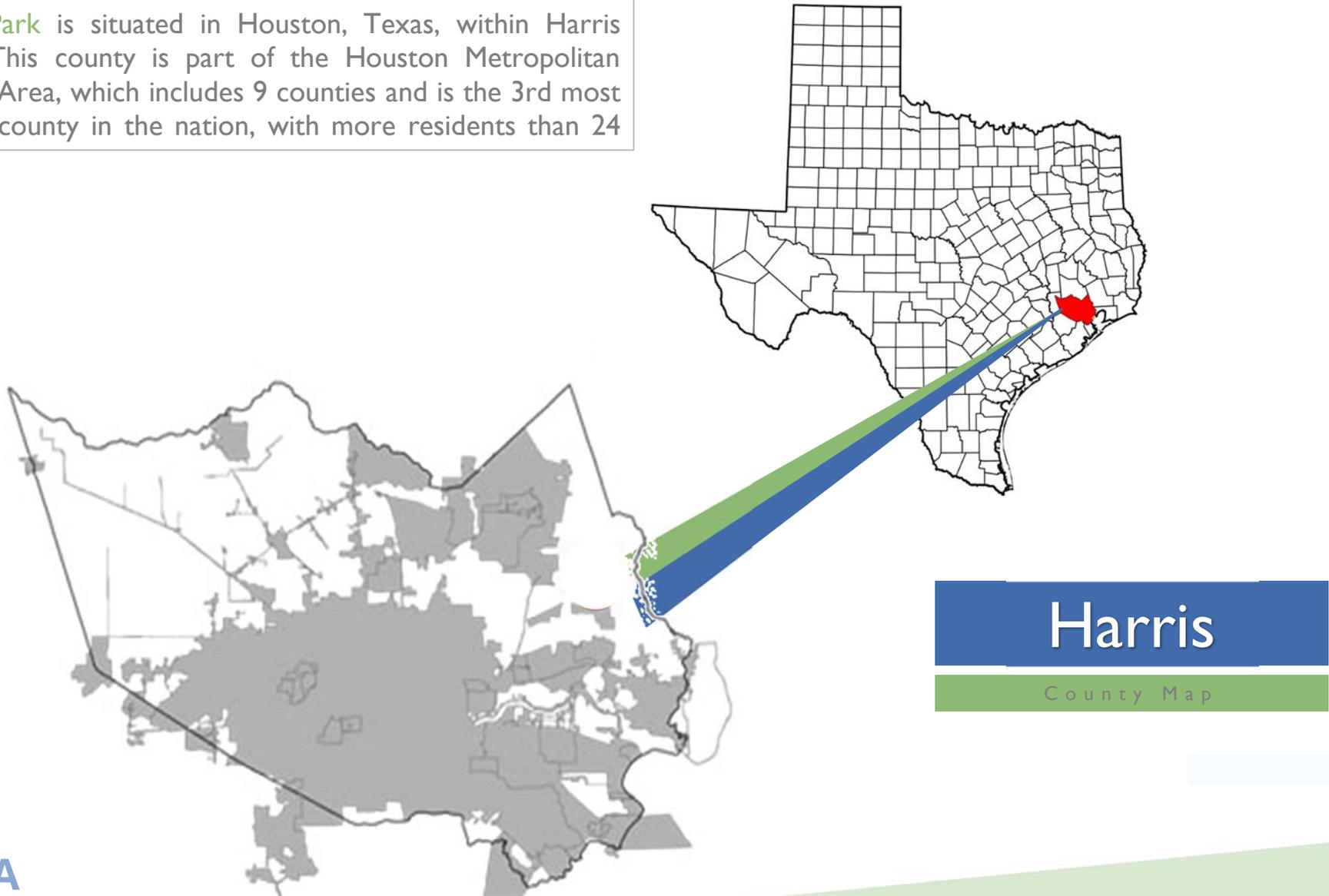


**VICTORIA
PARK**

A P A R T M E N T S

County Location Map

Victoria Park is situated in Houston, Texas, within Harris County. This county is part of the Houston Metropolitan Statistical Area, which includes 9 counties and is the 3rd most populous county in the nation, with more residents than 24





The Gulf Coast Gateway for Business

Harris County hosts a robust business climate with its bustling location on the Gulf Coast, which includes the Houston Metro, access to national and international transportation outlets, strong infrastructure, Port of Houston, the Houston Ship Channel and pro-business leadership that supports and advocates economic growth.

\$15 Billion

In Industrial Investment in Harris County in First Part of 2026 Alone

Harris County is experiencing significant industrial investment, with \$15 billion worth of projects currently under construction in the Greater Houston area in 2026. This investment spans various major industrial sectors, including chemicals, manufacturing, and oil and gas.

Key Details on Industrial Investment

Project Diversity: The investment includes large-scale projects, such as those in chemical processing and manufacturing, showcasing Houston's strength in these areas.

Leading County: Harris County is recognized as the most active U.S. county for industrial projects, with 128 major industrial projects in the works, amounting to over \$3.4 billion in potential spending.

This infusion of capital highlights the region's ongoing commitment to fostering a robust industrial landscape, attracting businesses and creating jobs while enhancing the local economy.

Access to the Nation. Access to the World.

Harris County serves as a vital transportation hub, positioned equidistant from both U.S. coasts. This strategic location significantly enhances trade opportunities with Mexico, Canada, and other Latin American markets, making it an ideal site for manufacturing and logistics. The presence of the Port of Houston—a key gateway for international trade—further amplifies this advantage, establishing the area as unparalleled in its capacity for facilitating commerce and enhancing supply chain efficiencies.

Business is Booming

Overall, Harris County represents a thriving business climate, showcasing both resilience and potential for continued growth amidst challenges. The focus on innovation, coupled with favorable policies, positions the region as a key player in the national economy.

Here are some of the major employers in Harris County as of 2026, highlighting the diverse sectors represented in the region:

Major Employers in Harris County

Houston Methodist

Employees: 32,058

Sector: Healthcare

Recognized nationally for excellence in healthcare services.

Memorial Hermann Health System

Employees: 34,000

Sector: Healthcare

Offers a range of services with multiple facilities throughout the region.

MD Anderson Cancer Center

Employees: 24,498

Sector: Healthcare

Renowned for cancer treatment and research, ranked high among national employers.

Klein Independent School District

Employees: About 6,800

Sector: Education

One of the top-ranking public education employers in the area.

Baylor College of Medicine

Employees: 5,496

Sector: Education/Healthcare

Known for its high-quality medical education and research programs.

Lone Star College

Employees: 6,442

Sector: Education

A community college system contributing significantly to higher education in the area.

Summary

These major employers illustrate the strong healthcare and educational sectors in Harris County, reflecting the area's focus on improving quality of life and building a knowledgeable workforce. As industries adapt and evolve, these organizations continue to play a pivotal role in the regional economy, offering thousands of job opportunities and fostering community development.

Area

The **10-county Houston-Pasadena-The Woodlands Metropolitan Statistical Area (MSA)** covers 8,838 square miles of land. If the MSA were a state, it would rank as the 46th largest, behind Vermont, New Hampshire, but ahead of New Jersey, Connecticut, Delaware, and Rhode Island.

Harris County covers 1,707 square miles, enough space to fit the cities of Austin, Boston, Chicago, Dallas, New York City, and Seattle with room still to spare.

At 641 square miles, the **City of Houston** is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix, and San Diego.

Economy

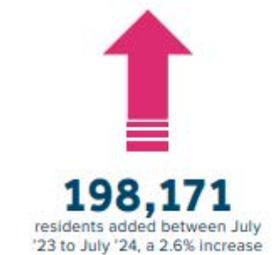
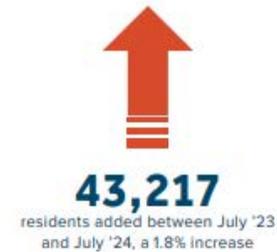
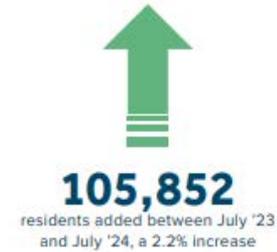
If the MSA were an independent nation, it would rank as the **world's 22nd largest economy**, behind Switzerland (\$884.9) and Poland (\$809.2 billion) but ahead of Argentina (\$646.1 billion) and Belgium (\$644.8 billion), according to the World Bank.

The U.S. Bureau of Economic Analysis estimates the Houston-The Woodlands-Sugar Land MSA's Gross Domestic Product (GDP) at **\$697.0 billion in '23**, making it the seventh largest U.S. metro economy.

If Houston were a state, its GDP would rank 14th, behind Massachusetts (\$736.2 billion) and Virginia (\$719.9 billion) but ahead of Michigan (\$673.8 billion) and Colorado (\$529.6 billion).

DEMOGRAPHICS

Population and People



HOUSTON ECONOMY

Houston's economy remains one of the largest and most diverse in the nation. Since April '20, the region has added more than 635,400 jobs, bringing total employment to 3.5 million as of April '25. The unemployment rate stood at 3.9 percent, consistent with a tight labor market.

This expansion reflects more than a recovery from the COVID-19 pandemic. Continued job growth has been supported by national economic momentum, strong global trade ties, rising corporate investment, and sustained population growth.

Several key trends help explain the region's ongoing economic performance:

Strong U.S. economic growth: Since April '20, the nation has added over 29.0 million jobs, 8.4 million more than it lost in the pandemic. U.S. gross domestic product has grown nearly 25 percent since then, adjusted for inflation. As of April '25, the nation's unemployment rate has tracked 4.2 percent or lower for 41 consecutive months. It hasn't tracked that low for that long since Richard Nixon was President.

Close ties to the global economy: Houston exports topped \$180.9 billion in '24, the second highest level on record. The Houston-Galveston Customs District ranked first in the country in volume (432.6 million metric tons) and fourth in value (\$376.3 billion) in '24. The Houston Airport System handled a record 13.1 million international passengers in '24.

Increased corporate activity: Over 1,400 companies have announced relocations, expansions, or start-up operations in the region since '21, with more than 250 of these projects involving foreign-owned companies.

Logistics and industrial growth: Developers have added over 215 million square feet of warehouse/industrial space since '16. Container traffic through the Port of Houston has roughly doubled over the same period. The Port set a record last year with 4.1 million total containers handled.

Sustained population growth: Over 450,000 people moved to the metro area between April '20 and July '24, drawn by employment opportunities, affordable housing and quality of life. The region's population is expected to surpass 8.0 million residents by the end of the decade.

Strong sense of community: According to the 44th Annual Kinder Houston-Area survey, 80 percent of respondents identified as Houstonians, including nearly two-thirds of those who moved to the region as adults. More than 80 percent said Houston was a better place to live compared to other major metros, with many saying that economic opportunity and the low cost of living are the best things about living here.

HOUSTON'S LARGEST COMPANIES BY REVENUE

OVER \$50 BILLION

ConocoPhillips
Exxon Mobil
Phillips 66
Sysco

\$25 TO \$50 BILLION

Baker Hughes
Enterprise Products Partners
Hewlett Packard Enterprise
LyondellBasell Industries
Occidental Petroleum
Plains All American Pipeline
Plains GP Holdings
SLB

\$10 TO \$25 BILLION

Cheniere Energy
Corebridge Financial
EOG Resources
Group 1 Automotive
Halliburton
Kinder Morgan
Quanta Services
Targa Resources
WM
Westlake

\$5 TO \$10 BILLION

Academy Sports and Outdoors
APA
CenterPoint Energy
Cheniere Energy Partners
Comfort Systems USA
Coterra Energy
Crown Castle
CVR Energy
insperity
Marathon Oil
NOV
Par Pacific Holdings
Southwestern Energy
TechnipFMC
Waste Connections

\$1 TO \$5 BILLION

Cactus
Camden Property Trust
ChampionX
Chord Energy
Crescent Energy
DNOW
DXP Enterprises
Excelerate Energy
Genesis Energy
Hess Midstream
IES Holdings
Kinetik Holdings
Kirby
LGI Homes
MRC Global
Murphy Oil
Noble
Oceaneering International
Patterson-UTI Energy
Prosperity Bancshares
Quanex Building Products
Select Water Solutions
Service International
Sterling Infrastructure
Stewart Information Services
Tidewater
U.S. Silica Holdings
Western Midstream Partners
Westlake Chemical Partners

Note: Based on financial filings for 2023
Source: Houston Chronicle, The Chronicle 100, 2024



<p>26 Fortune 500 Headquarters</p> <p>43 Fortune 1000 Headquarters</p>	<p>8 Fortune Global 500 Headquarters*</p> <p>24 Forbes Global 2000 Headquarters</p>	<p>94 Inc. 1000 Headquarters*</p> <p>4 Fortune 100 Best places to work</p>
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*Denotes 2023 data, latest available



Houston, Texas, stands as a beacon of diversity and economic vitality in the United States. As the largest city in Texas and the fourth-largest in the country, Houston is a melting pot of cultures, with over 2.3 million residents representing various backgrounds, ethnicities, and languages. This vibrant demographic landscape lends the city a rich cultural tapestry, exemplified through its array of festivals, museums, and culinary offerings that reflect influences from around the globe.

Economically, Houston is a powerhouse. The city plays a pivotal role in the global energy sector, being home to numerous oil and gas companies, including industry giants like ExxonMobil and ConocoPhillips. Beyond energy, Houston boasts a diverse economy driven by healthcare, aerospace, and manufacturing. The Texas Medical Center, the largest medical complex in the world, underscores the city's commitment to healthcare innovation and research. This economic diversity not only fosters job creation but also attracts a steady influx of individuals and families seeking opportunities.

Education is another cornerstone of Houston's identity. With institutions such as the University of Houston and Rice University, the city nurtures a dynamic learning environment that equips students with the skills necessary for various industries. The strong emphasis on education supports a highly skilled workforce, which is essential for the city's continued growth and competitiveness.

Houston's transportation infrastructure also enhances its appeal as a destination for business and living. The city features an extensive highway system and is served by two major airports, making it easily accessible. Its geographic location, situated equidistant from both U.S. coasts, further bolsters its role as a central hub for trade, particularly with Latin America.

Culturally, Houston is rich and multifaceted. The city's art scene thrives with numerous galleries, theaters, and concert halls, while its sports teams—such as the Houston Texans, Rockets, and Astros—bring the community together in shared enthusiasm. The culinary landscape is equally diverse, offering everything from Tex-Mex to international cuisines, reflecting the city's multicultural essence.

In conclusion, Houston, Texas, is a dynamic city that exemplifies the spirit of growth and inclusivity. Its rich cultural heritage, robust economy, top-notch educational institutions, and comprehensive infrastructure create an inviting environment for residents and businesses alike. As the city continues to evolve, it remains a critical player on the national stage, poised for future development and innovation.

WHY HOUSTON



Houston Industries: Driving Innovation and Growth

Houston's economy is powered by key industries including aerospace, advanced manufacturing, energy, life sciences, and a rapidly growing digital tech sector.

Financial Incentives: Low Taxes Fuel Business Growth

Houston offers competitive tax rates and robust incentives—property-tax abatements, enterprise zones, targeted grants, and energy R&D credits boost business growth.

A Global Gateway for Business & Trade

Houston's global location, diverse workforce, and world-class ports and airports make it a premier hub for international business and global trade connections.

Diverse Talent Drives Economic Growth

Houston's workforce is diverse, skilled, and rapidly growing—providing talent across industries like energy, healthcare, aerospace, tech, and manufacturing.

INSTITUTIONS OF HIGHER EDUCATION

Greater Houston Area*, Fall 2024

TWO-YEAR COMMUNITY COLLEGES		FALL 2024 ENROLLMENT
Lone Star College System District		78,274
Houston Community College System		43,719
San Jacinto College		31,607
Blinn College		17,549
Lee College		8,287
Lamar Institute of Technology		5,717
Alvin Community College		5,517
Wharton County Junior College		5,512
College of the Mainland Community College District		5,162
Brazosport College		3,208
Galveston College		2,412
Texas State Technical College - Fort Bend		1,071
		208,035 STUDENTS
FOUR-YEAR OR ABOVE		FALL 2024 ENROLLMENT
Texas A&M University		70,667
University of Houston		47,775
Sam Houston State University		20,340
Lamar University		16,658
University of Houston-Downtown		13,732
Prairie View A&M University		10,042
Rice University		8,849
Texas Southern University		8,742
University of Houston-Clear Lake		8,140
The University of Texas Health Science Center at Houston		5,003
University of St. Thomas		4,301
Houston Christian University		4,276
The Texas A&M University System Health Science Center		3,727
University of Houston-Victoria		3,619
The University of Texas Medical Branch at Galveston		3,258
Texas A&M University at Galveston		2,134
Baylor College of Medicine		1,740
South Texas College of Law		1,092
The University of Texas M. D. Anderson Cancer Center		357
Texas Chiropractic College		261
University of Houston Medical School		206
		234,919 STUDENTS
		TOTAL 442,954 STUDENTS

*Note: Some colleges listed are located outside the Houston MSA but within a 100-mile radius, referred to as "Greater Houston."
Source: Texas Higher Ed Enrollment

Things to do in Houston



Downtown Aquarium



Space Center Houston



Houston Signature Experiences



Air, Land, Sea & Space Pass



Houston CityPASS



Houston Brew Passes

City of Houston, TX Demographics

City Of Houston, TX	Houston
Population	
Estimated Population (2025)	2,511,771
Projected Population (2030)	2,510,212
Census Population (2020)	2,294,246
Census Population (2010)	2,109,465
Projected Annual Growth (2025 to 2030)	-1,559 -
Historical Annual Growth (2020 to 2025)	217,525 1.9%
Historical Annual Growth (2010 to 2020)	184,781 1.8%
Estimated Population Density (2025)	3,736 psm
Trade Area Size	672.3 sq mi
Average Household Income	
Estimated Average Household Income (2025)	\$110,401
Projected Average Household Income (2030)	\$110,085
Estimated Average Family Income (2025)	\$125,798
Median Household Income	
Estimated Median Household Income (2025)	\$66,973
Projected Median Household Income (2030)	\$66,352
Estimated Median Family Income (2025)	\$74,293
Per Capita Income	
Estimated Per Capita Income (2025)	\$43,188
Projected Per Capita Income (2030)	\$44,158
Estimated Per Capita Income 5 Year Growth	\$970 2.2%
Estimated Average Household Net Worth (2025)	\$853,659
Daytime Demos (2025)	
Total Businesses	177,624
Total Employees	1,681,630
Company Headquarter Businesses	6,382 3.6%
Company Headquarter Employees	363,139 21.6%
Employee Population per Business	9.5
Residential Population per Business	14.1

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City Of Houston, TX	Houston
Race & Ethnicity	
White (2025)	825,059 32.8%
Black or African American (2025)	596,230 23.7%
American Indian or Alaska Native (2025)	27,183 1.1%
Asian (2025)	202,685 8.1%
Hawaiian or Pacific Islander (2025)	1,434 -
Other Race (2025)	466,110 18.6%
Two or More Races (2025)	393,070 15.6%
Not Hispanic or Latino Population (2025)	1,399,256 55.7%
Hispanic or Latino Population (2025)	1,112,515 44.3%
Not Hispanic or Latino Population (2030)	1,381,040 55.0%
Hispanic or Latino Population (2030)	1,129,172 45.0%
Not Hispanic or Latino Population (2020)	1,259,359 54.9%
Hispanic or Latino Population (2020)	1,034,887 45.1%
Not Hispanic or Latino Population (2010)	1,188,357 56.3%
Hispanic or Latino Population (2010)	921,108 43.7%
Projected Hispanic Annual Growth (2025 to 2030)	16,657 0.3%
Historic Hispanic Annual Growth (2010 to 2025)	191,407 1.4%
Age Distribution (2025)	
Age Under 5	169,174 6.7%
Age 5 to 9 Years	165,946 6.6%
Age 10 to 14 Years	159,849 6.4%
Age 15 to 19 Years	164,873 6.6%
Age 20 to 24 Years	185,541 7.4%
Age 25 to 29 Years	211,364 8.4%
Age 30 to 34 Years	218,476 8.7%
Age 35 to 39 Years	194,365 7.7%
Age 40 to 44 Years	174,729 7.0%
Age 45 to 49 Years	152,293 6.1%
Age 50 to 54 Years	145,540 5.8%
Age 55 to 59 Years	131,003 5.2%
Age 60 to 64 Years	123,437 4.9%
Age 65 to 74 Years	190,923 7.6%
Age 75 to 84 Years	93,429 3.7%
Age 85 Years or Over	30,829 1.2%
Median Age	34

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Neighborhood Demographics

8600 S Course Dr Houston, TX 77099	1 mi radius	2 mi radius	3 mi radius
Population			
Estimated Population (2025)	38,707	102,975	208,831
Projected Population (2030)	36,309	97,786	198,322
Census Population (2020)	37,824	100,130	203,983
Census Population (2010)	37,304	99,283	203,267
Projected Annual Growth (2025 to 2030)	-2,398 -1.2%	-5,189 -1.0%	-10,509 -1.0%
Historical Annual Growth (2020 to 2025)	882 0.5%	2,845 0.6%	4,848 0.5%
Historical Annual Growth (2010 to 2020)	521 0.3%	847 0.2%	716 -
Estimated Population Density (2025)	12,327 psm	8,199 psm	7,390 psm
Trade Area Size	3.1 sq mi	12.6 sq mi	28.3 sq mi
Average Household Income			
Estimated Average Household Income (2025)	\$50,523	\$60,695	\$69,852
Projected Average Household Income (2030)	\$49,869	\$59,937	\$69,276
Estimated Average Family Income (2025)	\$55,369	\$65,777	\$74,605
Median Household Income			
Estimated Median Household Income (2025)	\$42,922	\$49,743	\$54,026
Projected Median Household Income (2030)	\$42,267	\$48,676	\$53,050
Estimated Median Family Income (2025)	\$46,234	\$54,281	\$58,592
Per Capita Income			
Estimated Per Capita Income (2025)	\$17,897	\$20,739	\$24,490
Projected Per Capita Income (2030)	\$18,016	\$20,829	\$24,740
Estimated Per Capita Income 5 Year Growth	\$119 0.7%	\$90 0.4%	\$250 1.0%
Estimated Average Household Net Worth (2025)	\$173,670	\$318,623	\$407,032
Daytime Demos (2025)			
Total Businesses	1,389	6,100	12,329
Total Employees	7,407	41,205	103,044
Company Headquarter Businesses	43 3.1%	189 3.1%	412 3.3%
Company Headquarter Employees	690 9.3%	5,182 12.6%	18,541 18.0%
Employee Population per Business	5.3	6.8	8.4
Residential Population per Business	27.9	16.9	16.9

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8600 S Course Dr Houston, TX 77099	1 mi radius	2 mi radius	3 mi radius
Race & Ethnicity			
White (2025)	6,616 17.1%	17,306 16.8%	39,103 18.7%
Black or African American (2025)	9,813 25.4%	22,866 22.2%	46,726 22.4%
American Indian or Alaska Native (2025)	565 1.5%	1,473 1.4%	2,839 1.4%
Asian (2025)	3,125 8.1%	15,230 14.8%	31,209 14.9%
Hawaiian or Pacific Islander (2025)	16 -	66 -	119 -
Other Race (2025)	11,368 29.4%	28,141 27.3%	52,928 25.3%
Two or More Races (2025)	7,205 18.6%	17,894 17.4%	35,908 17.2%
Not Hispanic or Latino Population (2025)	15,836 40.9%	47,095 45.7%	101,141 48.4%
Hispanic or Latino Population (2025)	22,871 59.1%	55,880 54.3%	107,690 51.6%
Not Hispanic or Latino Population (2030)	16,057 44.2%	47,025 48.1%	99,798 50.3%
Hispanic or Latino Population (2030)	20,253 55.8%	50,761 51.9%	98,524 49.7%
Not Hispanic or Latino Population (2020)	13,899 36.7%	43,336 43.3%	95,671 46.9%
Hispanic or Latino Population (2020)	23,926 63.3%	56,794 56.7%	108,312 53.1%
Not Hispanic or Latino Population (2010)	14,549 39.0%	46,141 46.5%	102,332 50.3%
Hispanic or Latino Population (2010)	22,755 61.0%	53,142 53.5%	100,935 49.7%
Projected Hispanic Annual Growth (2025 to 2030)	-2,619 -2.3%	-5,119 -1.8%	-9,166 -1.7%
Historic Hispanic Annual Growth (2010 to 2025)	116 -	2,738 0.3%	6,755 0.4%
Age Distribution (2025)			
Age Under 5	3,170 8.2%	7,542 7.3%	14,531 7.0%
Age 5 to 9 Years	3,232 8.4%	7,875 7.6%	15,146 7.3%
Age 10 to 14 Years	3,070 7.9%	7,618 7.4%	14,541 7.0%
Age 15 to 19 Years	2,947 7.6%	7,776 7.6%	15,471 7.4%
Age 20 to 24 Years	2,892 7.5%	7,770 7.5%	15,881 7.6%
Age 25 to 29 Years	3,105 8.0%	7,710 7.5%	15,725 7.5%
Age 30 to 34 Years	3,302 8.5%	8,342 8.1%	16,693 8.0%
Age 35 to 39 Years	3,233 8.4%	7,917 7.7%	15,673 7.5%
Age 40 to 44 Years	2,927 7.6%	7,522 7.3%	15,011 7.2%
Age 45 to 49 Years	2,557 6.6%	6,827 6.6%	13,856 6.6%
Age 50 to 54 Years	2,268 5.9%	6,404 6.2%	12,944 6.2%
Age 55 to 59 Years	1,807 4.7%	5,415 5.3%	11,094 5.3%
Age 60 to 64 Years	1,471 3.8%	4,553 4.4%	9,775 4.7%
Age 65 to 74 Years	1,840 4.8%	6,208 6.0%	14,191 6.8%
Age 75 to 84 Years	690 1.8%	2,717 2.6%	6,332 3.0%
Age 85 Years or Over	194 0.5%	780 0.8%	1,967 0.9%
Median Age	30.6	32.5	33.4

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Appendix



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