

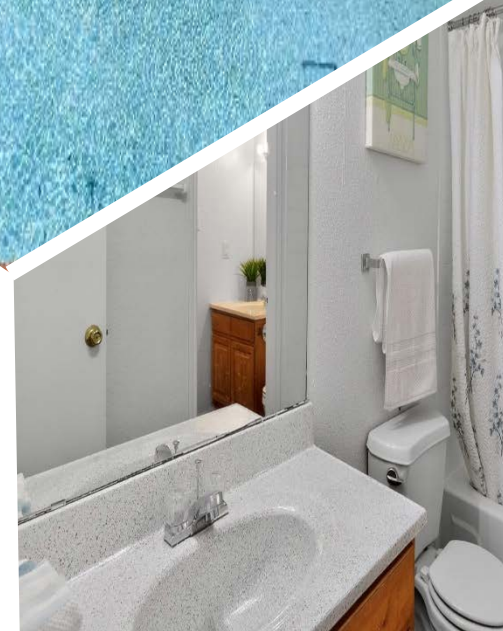


Offering
Memorandum



333 Uvalde Road
Houston, TX 77015

RECENT FORECLOSURE





Houston Income Properties, Inc.

6363 Woodway
Suite 370
Houston, TX 77057
www.hipapt.com
T 713-783-6262

CONTACTS:

JIM HURD

Broker / President
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HAVENWOOD
APARTMENT HOMES

BISHALE PATEL

Broker / Vice President of Sales
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KET Enterprises Incorporated

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Houston, TX 77056
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HASHIR SALEEM

Broker / Sr. Sales Associate
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EXCLUSIVE OFFERING: HAVENWOOD APARTMENT HOMES | 333 Uvalde Rd. | Houston, TX 77015

Presented by: Houston Income Properties, Inc., KET Enterprises Incorporated

Offer Process: The Property is being offered on an "All Cash" basis (buyer to acquire new financing). All offers will be due on Thursday, August 20th, 2026

See all available Due Diligence material for Havenwood in the RI Marketplace vault at [REO Sale: Havenwood Apartment Homes | 291-Units - Marketplace](#)

Open House Date: Tuesday, July, 28th, 2026 FROM 11:00 AM THRU 1:00 PM

Open House Date: Thursday, August 13th, 2026 FROM 11:00 AM THRU 1:00 PM

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 Brokers;

Jim Hurd - 713-783-6262 | Tom Wilkinson - 713-355-4646

Disclaimer:

The offering is subject to the Disclaimer contained herein.
Principals and their representatives shall please refrain from contacting any onsite personnel or residents.

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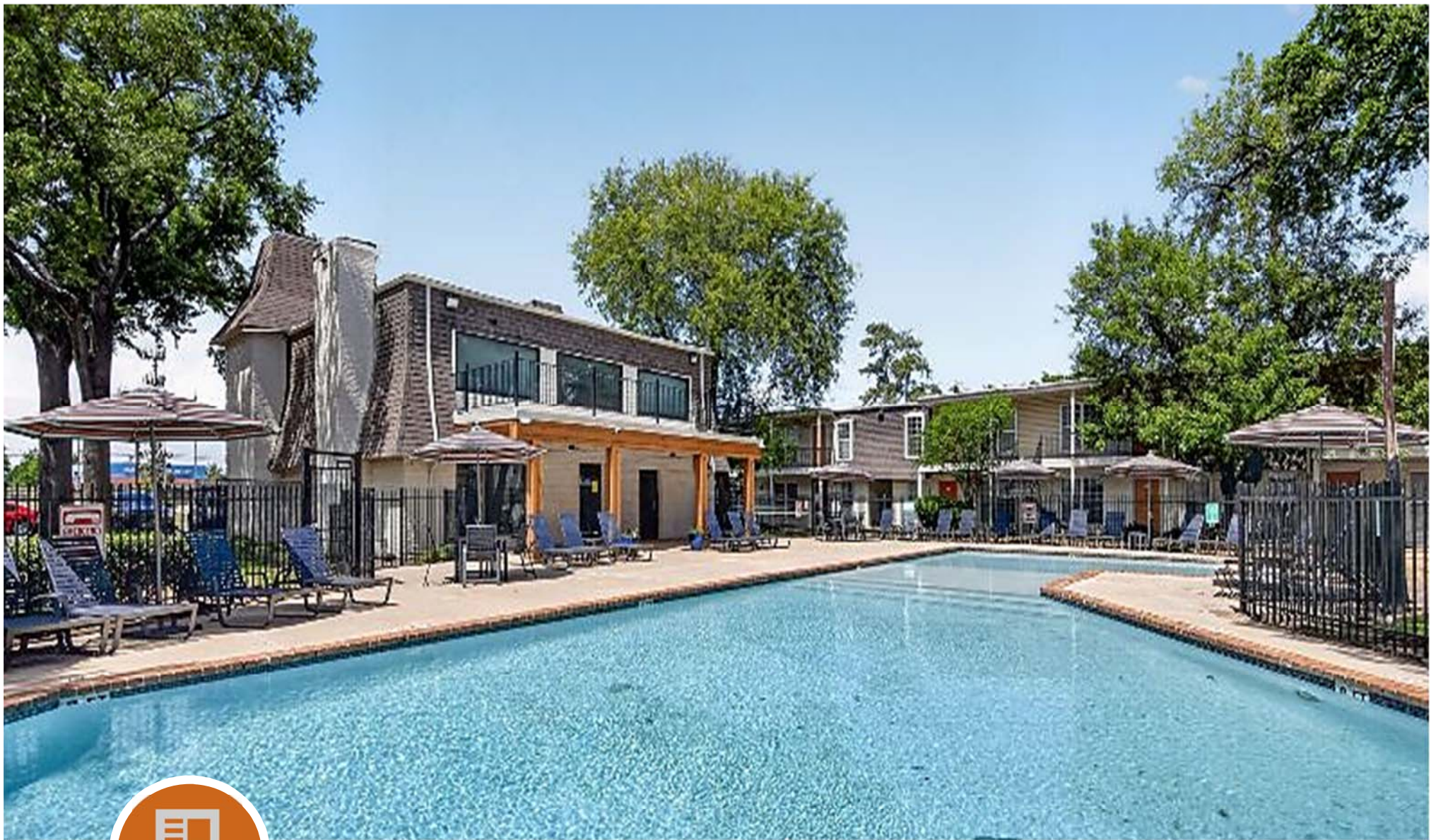
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APPENDIX





Offering Overview



Offering Summary



PROPERTY DESCRIPTION		INVESTMENT PROFILE	
Name:	Havenwood	Type of Sale:	Offered on a Free and Clear Basis
Address:	333 UVALDE RD.	Starting Bid:	Unpriced
City / State:	HOUSTON, TX 77015	Estimated Current NOI:	(\$751,290)
PLEASE DO NOT VISIT THE PROPERTY WITHOUT MAKING AN APPOINTMENT THROUGH THE BROKER.		Projected NOI:	\$2,278,111
Property Type:	2 Story, Garden Style Community	Current Occupancy:	32% 4-13-2026 Rent Roll
No. of Apt. Buildings:	19	Electric/Water /Gas Meter:	Individual / Master-Water-RUBS / Master-Gas -Boilers- RUBS
Year Built:	1971 Per HCAD	Market Area:	Houston
Materials:	Brick and Siding	Sub-Market Area:	North Shore
Number of Units:	291	Scheduled Market Rent:	\$349,850 / Mth
Total Rentable SF:	267,080	Avg. Rent / Home:	\$1,202
Avg. Home Size:	918 S.F.	Avg. Rent / SF:	\$1.310

INVESTMENT INFORMATION:

**OPEN HOUSE DATES - TUESDAY, July 28th, 2026 - 11:00 AM THRU 1:00 PM C.S.T.
THURSDAY, August 13th, 2026 - 11:00 AM THRU 1:00 PM C.S.T.**

1) Havenwood Apartments, a **recently foreclosed, 291-unit multi-family** property is being offered for sale exclusively by Houston Income Properties, Inc. and KET Enterprises Incorporated. The sale is on an "all-cash" basis; the buyer will be responsible for arranging any new financing.

The community is primarily all-electric, except for domestic hot water (gas boilers) and community dryers (gas). Current occupancy is approximately 32%, including seven subsidized tenants. Additional revenue is currently charged for water/sewer and trash, with further upside potential for gas and pest control chargebacks.

Amenities include a standalone two-story building with a leasing office, clubhouse (kitchen), business center, large flex room, and mailroom. Parking totals approximately 619 spaces, including 52 covered. A staged 2-bed/1.5-bath model unit (925 sq. ft.) is available for viewing.

Per the Vacant Unit Report, there are 41 major repair units offline (down), 67 requiring heavy repairs, and 42 heavy make-readies, subject to change. The property was built in 1971 and renovated in 2021–2023 by the prior owner. Havenwood is categorized as a C asset in a C area in the unincorporated portion of Houston, Texas.

2) **Location & Accessibility** - Havenwood is located in unincorporated east Harris County, within the Northshore/Woodforest submarket east of Houston (outside city limits). The site sits on Uvalde Road just north of Woodforest Boulevard, providing convenient access to major employment centers around the Port of Houston and the Houston Ship Channel, including port-related operations, manufacturing, chemical/refining, healthcare, and retail employers. The submarket is generally bounded by I-10 to the south, the Sam Houston Tollway to the east, Maxey Road to the west, and Wallisville Road to the north. Havenwood is approximately 1.5 miles west of the Sam Houston Tollway, 1.5 miles north of I-10, and about 10 miles east of Downtown Houston.

3) **Strong Rent Growth** - Today's economic environment is favorable for rental property owners. Rising home prices and higher mortgage rates have made homeownership less attainable for many buyers, extending household demand for rentals. In addition, continued job growth in the Houston area and persistent barriers to home purchase are expected to support multifamily demand over the long term.



PRICING INFORMATION

For Sale

Recent Foreclosure

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

Do not disturb the staff!

Estimated Total Collections ~ (Occupancy is {32%} as of 05-25-2026 RR)

Mth.	May 2026 T-3 Avg	May-2026	Apr-2026	Mar-2026	Feb-2026
Coll.	\$76,971	\$88,790	\$69,967	\$72,157	\$86,119

PROPERTY INFORMATION

Units:	291
Avg. Size Unit:	918 S.F.
Year Built:	1971
Electric / Water:	Indiv / RUBS
Roof:	Flat
Land (Acres) Per HCAD:	11.40
Rentable Sq. Ft:	267,080

The Havenwood Apartments, a 291 unit foreclosed upon community, consisting of 1, 2, 3 and 4 bedroom floor plans, is located at 333. Uvalde Rd. in an unincorporated part of Houston, Texas. The neighborhood features predominantly renter and working-class households with a strong demand for affordable housing. Currently, the property is approximately 32% occupied. The property is classified as a C apartment community situated in a C area of east Harris County. Havenwood presents a prime investment opportunity with good upside post rehab and stabilization. All Due Diligence Information that is available may be accessed in the [REO Sale: Havenwood Apartment Homes | 291-Units - Marketplace](#) Due Diligence Vault.

Havenwood Apartments sits on Uvalde Road just north of Woodforest Drive, a few miles from I-10 and the Sam Houston Parkway for excellent regional connectivity. The Port of Houston and the Houston Ship Channel are within roughly 5 miles, and many local residents work for port-related employers. Downtown Houston is about 10 miles west, and major employment nodes line I-10 and the Sam Houston Parkway, giving the property convenient, stable, and broad access to the regional job base.

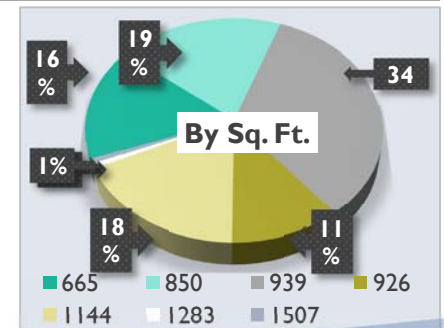
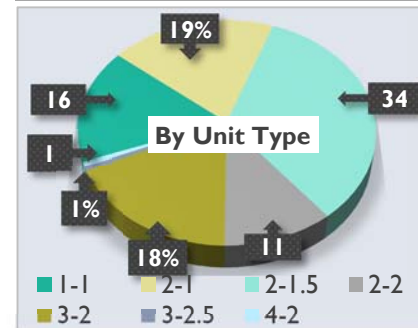
Major employment hubs include the Port of Houston / Houston Ship Channel, petrochemical / refining complexes, industrial parks & distribution centers along Uvalde / Woodforest corridors, San Jacinto College-East, Memorial Hermann Northeast and other regional medical clinics / hospitals and local manufacturing and chemical processing facilities clustered along the Ship Channel corridor.

CONSOLIDATED UNIT MIX - MARKET RENTS (please verify)

#UNITS	UNIT TYPE	NOTES	SQ. FT.	TOTAL SQ. FT.	RENT / UNIT	TOTAL RENT	RENT PER SF
48	1-1		665	31,929	\$984	\$47,211	\$1.48
57	2-1		850	48,476	\$1,152	\$65,676	\$1.35
98	2-1.5		939	91,985	\$1,208	\$118,428	\$1.29
32	2-2		926	29,620	\$1,218	\$38,991	\$1.32
52	3-2		1144	59,490	\$1,415	\$73,580	\$1.24
2	3-2.5		1283	2,566	\$1,415	\$2,830	\$1.10
2	4-2		1507	3,014	\$1,567	\$3,134	\$1.04

291		32%	918	267,080	\$1,202	\$349,850	\$1.310
TOTAL UNITS			AVG. SQ. FT.	TOTAL SQ. FT.	AVG. RENT/U	TOTAL RENT	AVG. RENT/SF

UNIT MIX STATS



Property Information



PROPERTY TAX INFO.

HCAD Property ID# 0402670010029 & 031

Taxing Entity | Rate \$100 of Value

HARRIS COUNTY	0.62303
PORT OF HOUSTON	0.00590
GALENA PARK ISD	1.24990
SAN JACINTO COM CC	0.15462
HC FWSD 5 I	0.12
HC EMERG SRV DIST 6 &	0.08
2025 Tax Rate	2.233443
2026 Assmt (notified)	\$12,340,444
Approx. Total Tax	\$275,617

PROPERTY INFORMATION

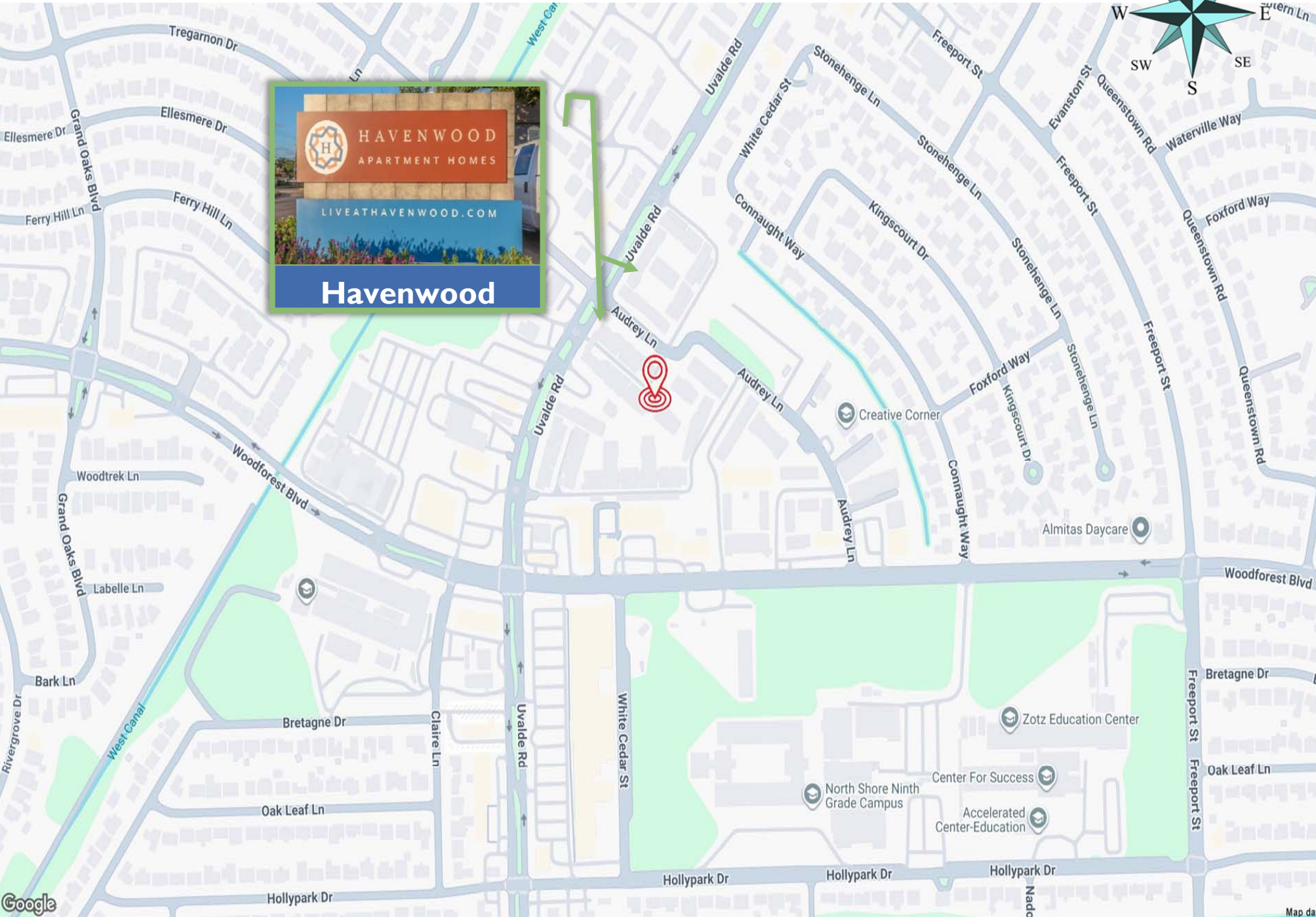
- 1.) Recent foreclosure — value-add opportunity through targeted rehab and lease-up to achieve stabilized cash flow.
- 2.) Located in unincorporated east Harris County, north of Hwy 90/I-10 and west of the Sam Houston Tollway, approximately 10 miles east of Downtown Houston.
- 3.) Offered on an "All Cash" basis - Buyer to acquire new financing
- 4.) Unit features: individual HVAC, carpeted bedrooms, and a balcony or patio; select units include built-ins. Property amenities: access gates, clubhouse, kitchen, fitness center, stand alone leasing office, business center, flex room, outdoor seating/picnic areas, and a playground.
- 5.) Positioned in a strong rental submarket with high population density supporting consistent renter demand and with a substantial Hispanic demographic.
- 6.) Excellent transportation access: close to I-10 and the Sam Houston Tollway, with direct arterial routes to the Port of Houston and the Ship Channel.

CONSTRUCTION FEATURES

Yr. Constructed:	1971 Per HCAD
Electric Meter:	Individual
Gas Meter:	Master
Water Meter:	Master - RUBS
Heat and Air:	Individual Elect. HVAC Units
Hot Water:	Gas Boilers
Roof:	Flat
Paving:	Asphaltic Concrete
Exterior Construction:	Brick and Siding
No. of Total Buildings:	19
No. of Stories:	Two Story
Units / Acre:	26
Parking: Per PCA	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) per 4-2026 RR

\$349,850 / Mo \$1,202 / Unit \$1.31 / S.F.

Actual Income Used May 2026 T-3 Avg \$76,971

Actual Income Used "Annualized" \$923,656.00

Approx. Leased Occupancy 4-13-2026 Rent Roll 32%

Pro forma Scheduled Rents include a {3%} Rent Increase

\$360,345 / Mo \$1,238 / Unit \$1.35 / S.F.

Pro Forma Rents are Estimated Post Sale

PROPERTY TAX DETAILS

2025 Tax Rate Actual 2.233443%

2026 Assmt (notified) Actual \$12,340,444

Pro forma Rate Used 2025 Tax Rate 2.233443%

Estimated Post Sale Assmt. \$10,000,000

Post Sale Assmt. is the 2026 Assmt decreased by {19%}

EXPENSE, INSURANCE AND RESERVE DETAILS

Actual Expenses are Mar 2026 Trailing 11 annualized except where noted, Pro Forma expenses are Estimated

Est. Ins. / Unit / Yr. GL/Umbrella/Prop. \$1,100

Est. Reserve / Unit / Yr. Estimated \$350

PROPERTY DETAILS

Number of Rental Units 291

Avg. Unit Size 918 S.F.

Net Rentable Area 267,080

Land {Acres} Per Survey 11.40

Units per Acre 26

Date Built - Per CAD 1971

Electric Meter Individual

Gas Meter Master

Water Meter Master - RUBS

Hot Water Supply Gas Boilers

HVAC Individual

		March T-3 Annualized		Post Rehab and Stabilization	
INCOME (See Details on the left)		ACTUAL INCOME		STABILIZED PRO FORMA	
Gross Scheduled Rent (Current Scheduled Rent Annualized + a {3.00%} Increase)		N/A		\$4,324,144	\$360,345 / Mo
(Loss)/Gain to Lease - Pro Forma Estimated at {2%} of GSR		N/A		(86,483)	2%
Estimated Annual Gross Potential Rental Income		N/A		4,237,661	98%
Vacancy Loss - Pro Forma Estimated at {10%} of GSR		N/A		(432,414)	10%
Non-Revenue Units - Pro Forma is Estimated at {1%} GSR		N/A		(43,241)	1%
Other Losses - Pro Forma is Estimated at {2%} GSR		N/A		(86,483)	2%
Total Annual Rental Income		\$690,160	{16%} of GSR	\$3,675,522	{85%} of GSR
Total Other Income - 3 months annualized for actuals		233,496	\$802 / Unit / Yr	494,700	\$1,700 / Unit / Yr
Total Gross Annual Income		\$923,656	\$76,971 / Mo	\$4,170,222	\$347,519 / Mo
ESTIMATED EXPENSES (See Details on the Left)		MODIFIED ACTUAL EXP.		PRO FORMA	
Estimated Fixed Expenses					
Property Taxes Estimated (See Details on the left)		223,344	\$768 per Unit	223,344	\$768 per Unit
Franchise Tax (Estimated)		0	\$ per Unit	14,000	\$48 per Unit
Property Insurance GL, Property, Umbrella		557,246	\$1,915 per Unit	320,100	\$1,100 per Unit
Total Fixed Expenses		\$780,590	\$2,682 per Unit	\$557,444	\$1,916 per Unit
Estimated Utility Costs					
Electric - Vacant and House Meters		54,712	\$188 per Unit	26,000	\$89 per Unit
Gas		17,394	\$60 per Unit	51,760	\$178 per Unit
Water / Sewer		103,215	\$355 per Unit	258,800	\$889 per Unit
Total Estimated Utility Costs		\$175,321	\$602 per Unit	\$336,560	\$1,157 per Unit
Estimated Other Expenses					
General, Administrative + 911 Phone + Cable + Uniforms + Alarm Monitoring		53,433	\$184 per Unit	72,750	\$250 per Unit
Other Expenses		0	\$ per Unit	0	\$ per Unit
Marketing		4,558	\$16 per Unit	29,100	\$100 per Unit
Repairs/Maintenance/Make Ready - Supplies + HVAC Maint + Fire System Serv		88,008	\$302 per Unit	189,150	\$650 per Unit
Payroll + Burden		240,061	\$825 per Unit	363,750	\$1,250 per Unit
Contract Services		171,125	\$588 per Unit	116,400	\$400 per Unit
Management Fee {Calculated on the Gross Annual Income above}		60,000	6.30%	125,107	3.00%
Total Estimated Other Expenses		\$617,185	\$2,121 per Unit	\$896,257	\$3,080 per Unit
Reserve for Replacement - Estimated		101,850	\$350 per Unit	101,850	\$350 per Unit
Total Estimated Operating Expenses		\$1,674,946	\$5,756 per Unit	\$1,892,111	\$6,502 per Unit
Estimated Net Operating Income		(751,290)	\$2,582 per Unit	\$2,278,111	\$7,829 per Unit

10 Year Cash Flow Analysis

HOUSTON INCOME PROPERTIES, INC.

HAVENWOOD

Ten Year Cash Flow Analysis

UNITS: 291
SQ. FT: 267,080
AVG UNIT SIZE: 918

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	\$360,345	\$4,324,144	\$4,453,868	\$4,587,484	\$4,725,109	\$4,866,862	\$5,012,868	\$5,163,254	\$5,318,151	\$5,477,696	\$5,642,027
Other Income	\$41,225	\$494,700	\$509,541	\$524,827	\$540,572	\$556,789	\$573,493	\$590,698	\$608,419	\$626,671	\$645,471
Gross Income	\$401,570	\$4,818,844	\$4,963,409	\$5,112,311	\$5,265,681	\$5,423,651	\$5,586,361	\$5,753,951	\$5,926,570	\$6,104,367	\$6,287,498
Vacancy / Other Losses		(\$648,622)	(\$668,080)	(\$688,123)	(\$708,766)	(\$730,029)	(\$751,930)	(\$774,488)	(\$797,723)	(\$821,654)	(\$846,304)
<i>Economic Loss % Includes Bad Debt</i>		15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%
EFFECTIVE GROSS INCOME		\$4,170,222	\$4,295,329	\$4,424,189	\$4,556,914	\$4,693,622	\$4,834,430	\$4,979,463	\$5,128,847	\$5,282,713	\$5,441,194
Annual Operating Expense Growth Rates Used		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
EXPENSES											
Operating Expenses		(\$1,790,261)	(\$1,843,969)	(\$1,899,288)	(\$1,956,267)	(\$2,014,955)	(\$2,075,403)	(\$2,137,665)	(\$2,201,795)	(\$2,267,849)	(\$2,335,885)
Expenses / Unit		\$6,152	\$6,337	\$6,527	\$6,723	\$6,924	\$7,132	\$7,346	\$7,566	\$7,793	\$8,027
Reserve for Replacement @ {\$350} / Unit		(\$101,850)	(\$101,850)	(\$101,850)	(\$101,850)	(\$101,850)	(\$101,850)	(\$101,850)	(\$101,850)	(\$101,850)	(\$101,850)
TOTAL EXPENSES		(\$1,892,111)	(\$1,945,819)	(\$2,001,138)	(\$2,058,117)	(\$2,116,805)	(\$2,177,253)	(\$2,239,515)	(\$2,303,645)	(\$2,369,699)	(\$2,437,735)
Total Expenses / Unit		\$6,502	\$6,687	\$6,877	\$7,073	\$7,274	\$7,482	\$7,696	\$7,916	\$8,143	\$8,377
NET OPERATING INCOME		\$2,278,111	\$2,349,510	\$2,423,051	\$2,498,798	\$2,576,817	\$2,657,177	\$2,739,948	\$2,825,202	\$2,913,013	\$3,003,459
NOI GROWTH RATE		121.9%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%

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



Value Projection at 60 Months

PROPERTY INFORMATION

Number of Units:	291	Approx. NRA:	267,080
Year Built:	1971	Average Unit Size:	918 S.F.
Roofs:	Flat	Proposed Mthly. Mkt. Rent at 60 Mths. (5 YRS):	\$405,572 \$1,394 / Unit \$1.52 / S. F.
HVAC System:	Individual Elect. HVAC Units	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.	
Post Stabilization:	Electric: Individual		
	Water: Master - RUBS		
	Gas: Master		
Hot Water:	Gas Boilers		
Est. Occupancy at Stabilization:	90%		

STABILIZED PRO FORMA

Projected at 60 Months Post Renovation and Income Stabilization

REVENUE AND COLLECTIONS

Total Gross Rent Potential	\$4,866,862	% of Gross Potential Income	100%
Vacancy/Other Rental Losses (Economic Loss)	(\$730,029)	{15%} of Gross Rent Potential	
Estimated Gross Potential Income	\$4,136,833	85%	
Total Other Income Potential	\$556,789	\$1913 / Unit	
Total Estimated Gross Annual Income	\$4,693,622		

EXPENSES

Total Expenses ~ (average Unit size is {918 S.F.})	(\$2,116,805)	\$7,274 / Unit \$7.93 / SF
Estimated Stabilized Net Operating Income (at 60 Months Post Stabilization)	\$2,576,817	

Estimated Potential Value Based
on Stabilized NOI of {\$2,576,817}
(at 60 Mths, Post Stabilization)

Cap Rate	Value Generated		
6.75%	\$38,175,067	\$131,186/U	\$142.93/SF
7.00%	\$36,811,672	\$126,501/U	\$137.83/SF
7.25%	\$35,542,304	\$122,139/U	\$133.08/SF





Property Overview





Property Features



Unit Features (Interior appointments may vary in each unit)

- ❖ 23 Floor Plan Options
- ❖ 1, 2, 3 & 4 Bedroom Plans
- ❖ Individual Controlled A/C and Heat
- ❖ Ceiling Fan
- ❖ Faux Wood Floors
- ❖ Carpeted Bedrooms
- ❖ Refrigerator, Range, Dishwasher
- ❖ Serve Through Kitchen Bar
- ❖ Kitchen Pantry
- ❖ Spacious Countertops and Cabinets
- ❖ Stainless Steel Sinks and White Appliances
- ❖ Storage Areas
- ❖ Large Walk-in Closets
- ❖ Shower / Tub Combination
- ❖ Linen Closets
- ❖ Mini-Blinds
- ❖ Cable Ready
- ❖ Patio / Balcony

Community Amenities

- ❖ On-Site Management
- ❖ Laundry Facilities
- ❖ Perimeter Fence
- ❖ Stand Alone Leasing Office
- ❖ Clubhouse with Kitchen
- ❖ Ample Open Parking
- ❖ Some Covered Parking
- ❖ Convenient to Entertainment
- ❖ Limited Access Gates
- ❖ High Speed Internet Available
- ❖ Area Schools are within 2 miles of Property
- ❖ Picnic Areas
- ❖ Sitting Areas
- ❖ Playground
- ❖ Pool



Floor Plans (1 Bedroom Plans)



A1
1 bd | 1 ba 630 sq ft



A2
1 bd | 1 ba 682 sq ft



A3
1 bd | 1 ba 688 sq ft



A4
1 bd | 1 ba 706 sq ft



A6
1 bd | 1 ba 715 sq ft



A5
1 bd | 1 ba 714 sq ft

Floor Plans (2 Bedroom Plans)



B1
2 bd | 1 ba 826 sq ft



B2
2 bd | 1 ba 907 sq ft



B3
2 bd | 1 ba 912 sq ft



B4
2 bd | 1 ba 1,041 sq ft



B5
2 bd | 1.5 ba 925 sq ft



B6
2 bd | 1.5 ba 937 sq ft

Floor Plans (2 & 3 Bedroom Plans)



B7
2 bd | 1.5 ba 977 sq ft



B8
2 bd | 1.5 ba 1,024 sq ft



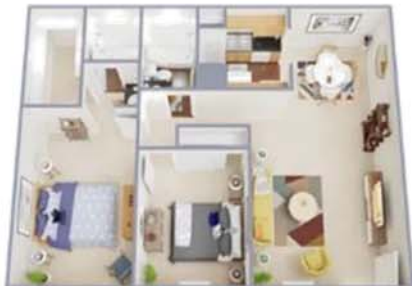
B9
2 bd | 1.5 ba 1,026 sq ft



B10
2 bd | 1.5 ba 1,054 sq ft



B11
2 bd | 2 ba 910 sq ft



B12
2 bd | 2 ba 935 sq ft



C1
3 bd | 2 ba 1,060 sq ft



C2
3 bd | 2 ba 1,125 sq ft

Floor Plans (3 & 4 Bedroom Plans)



C3
3 bd | 2 ba 1,197 sq ft



C4
3 bd | 2.5 ba 1,283 sq ft



D1
4 bd | 2 ba 1,507 sq ft

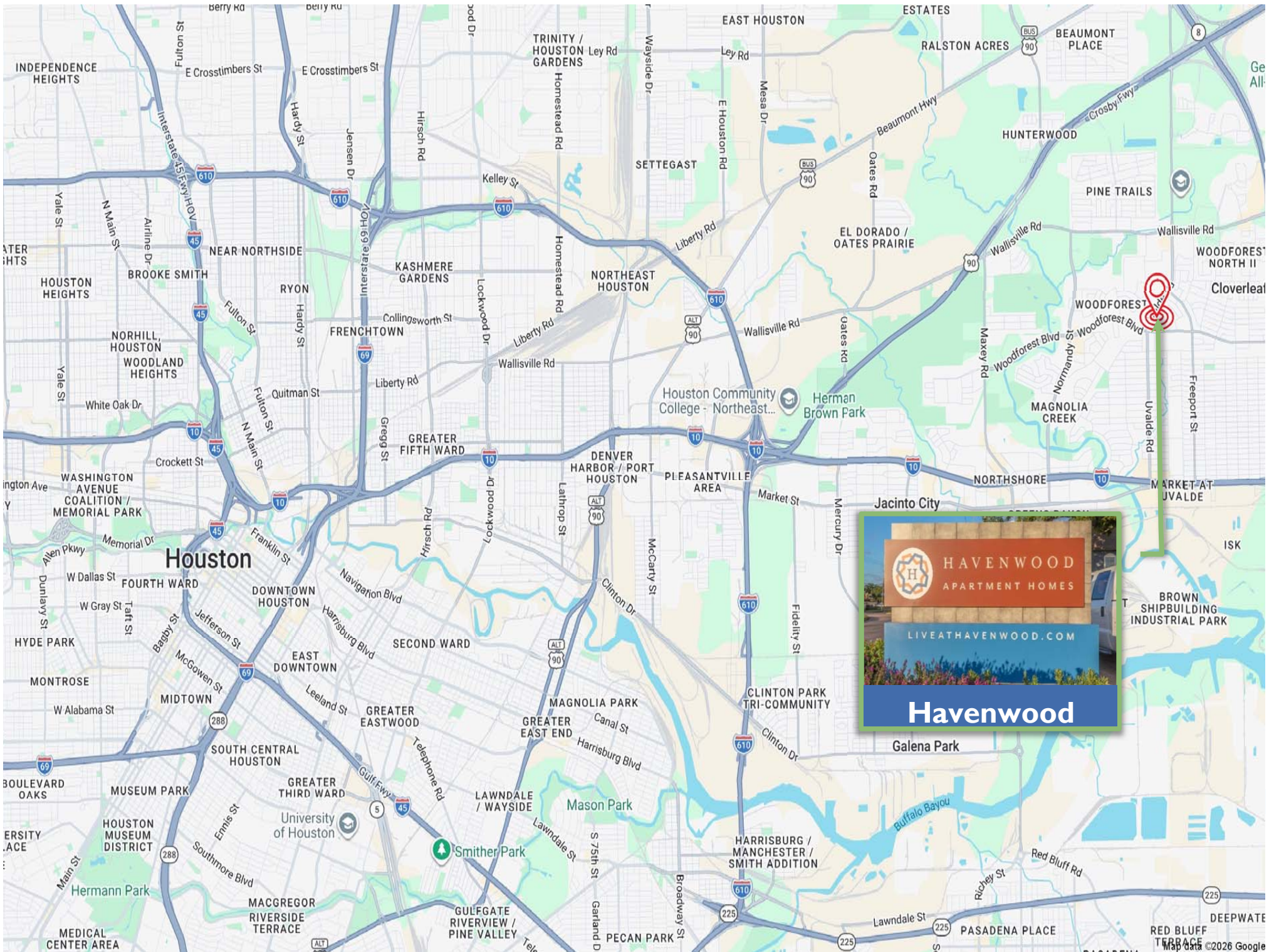


Property Office Interior Photos

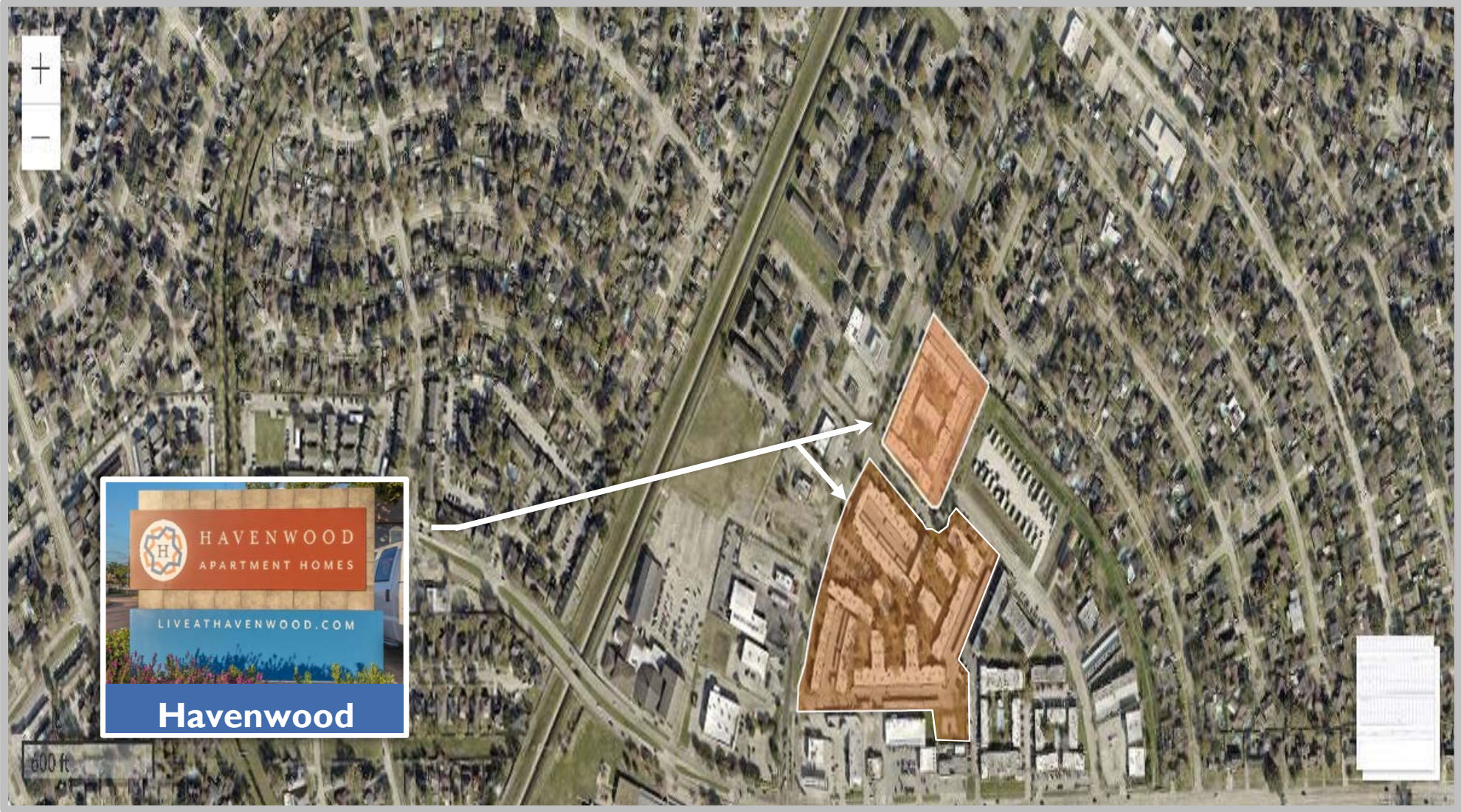


Site Map

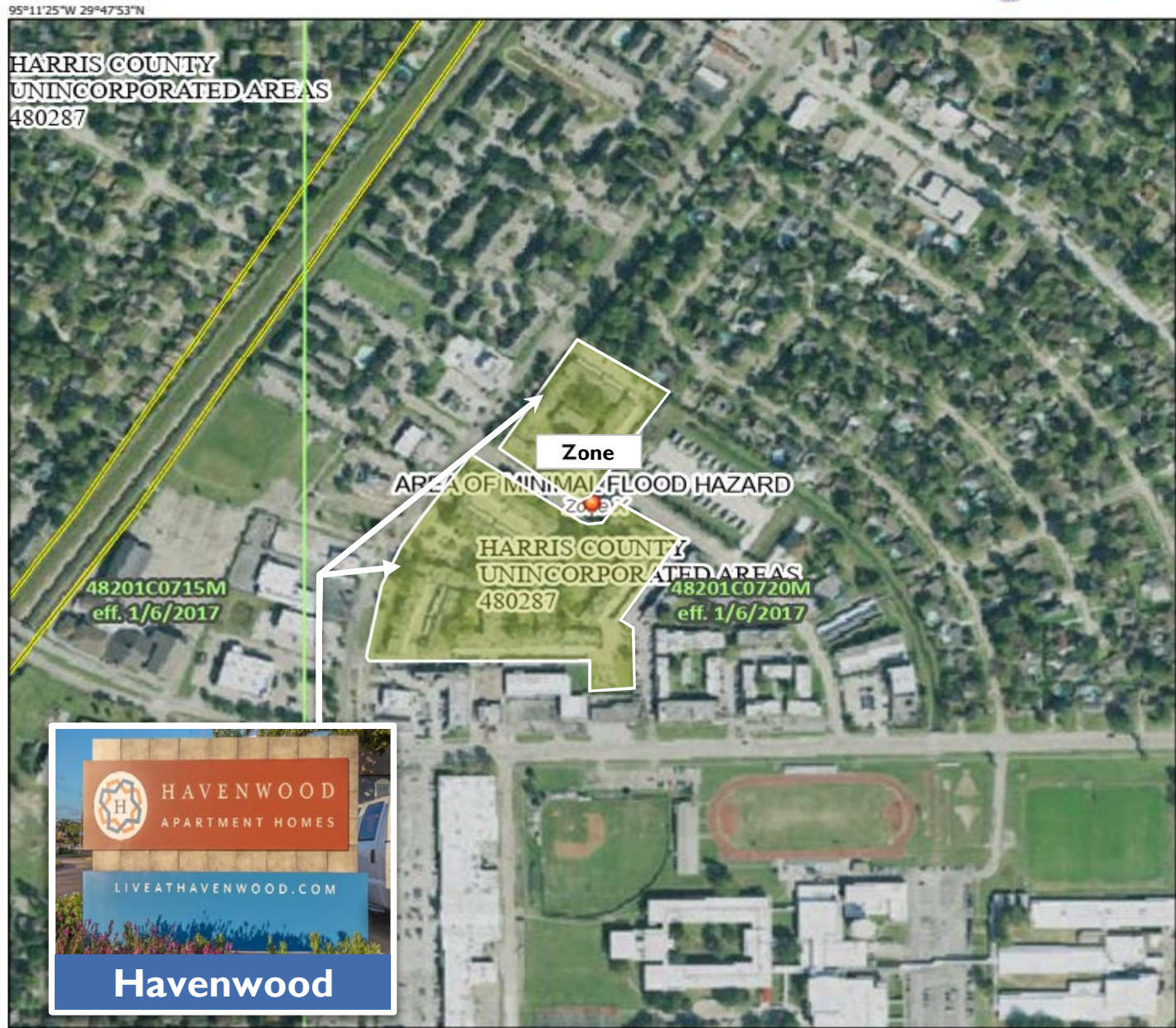








National Flood Hazard Layer FIRMette



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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature

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 8/26/2025 at 4:19 PM 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



amazon

DAIKIN
AIR CONDITIONING

JSW Steel

OXITENO
Evolving by chemistry

سابك
sabic

DOW

ONEOK

TARGA

covestro

GOYA

Tenaris

Kaneka

PRAXAIR

Chevron
Phillips
Chemical Company LP

中國銀行
BANK OF CHINA

FedEx

Lonza

HUDSON
Products Corporation

PHILLIPS
66

lyondellbasell

ABS

ExxonMobil

TOTAL

INEOS

Braskem

MITSUBISHI
HEAVY INDUSTRIES

MAN Diesel & Turbo

IKEA

TransCanada
In business to deliver

DHL

MRC Global

Enterprise Products
Partners L.P.

Comparative Market Survey Summary

Map #	Property Name	Address					Completed Year	Unit Count	Occupancy	Average SqFt	Market Rent / Unit	Market Rent / SF
2	Thorntree	13502 Thorntree Drive	Houston	TX	77015	1979	224	85%	786	\$1,067	\$1.36	
3	Pines of Woodforest	90 Uvalde Road	Houston	TX	77015	1980	266	92%	856	\$1,017	\$1.19	
4	Bayou Palms	13455 Woodforest Blvd	Houston	TX	77015	1969	160	93%	823	\$977	\$1.19	
5	Tall Timbers	13155 Wood Forest Blvd	Houston	TX	77015	1982	256	92%	719	\$1,068	\$1.49	
6	Crossings at Alderson	13925 Alderson Street	Houston	TX	77015	1971	106	77%	709	\$1,008	\$1.42	
7	Pino Del Sol	13919 Texarkana Street	Houston	TX	77015	1982	52	75%	734	\$889	\$1.21	
8	Oak Glen	615 Freeport Street	Houston	TX	77015	1970	56	95%	720	\$752	\$1.04	

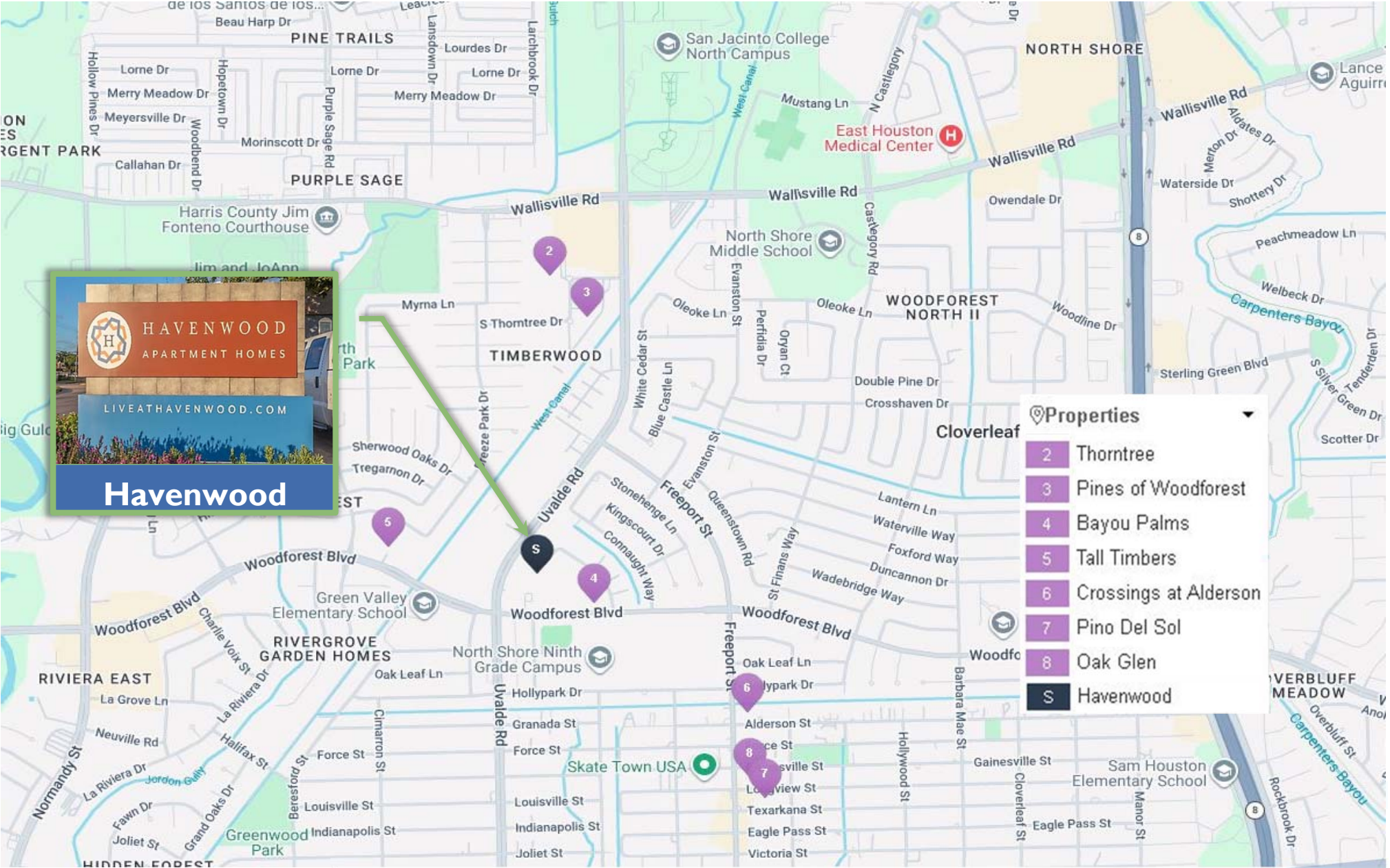
Subject	Havenwood	333 UVALDE RD.	HOUSTON, TX 77015	1971	291	32%	918	\$1,202	\$1.31
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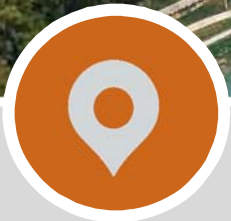
Map #	Property Name	Address	City	State	ZIP	Completed Year	Units	Min SqFt	Max SqFt	Min Market Rent	Max Market Rent
2	Thorntree	13502 Thorntree Drive	Houston	TX	77015	1979	224	583	899	\$862	\$1,150
3	Pines of Woodforest	90 Uvalde Road	Houston	TX	77015	1980	266	660	1,076	\$859	\$1,256
4	Bayou Palms	13455 Woodforest Blvd	Houston	TX	77015	1969	160	650	1,124	\$797	\$1,453
5	Tall Timbers	13155 Wood Forest Blvd	Houston	TX	77015	1982	256	414	965	\$825	\$1,204
6	Crossings at Alderson	13925 Alderson Street	Houston	TX	77015	1971	106	650	850	\$853	\$1,218
7	Pino Del Sol	13919 Texarkana Street	Houston	TX	77015	1982	52	600	930	\$750	\$1,059
8	Oak Glen	615 Freeport Street	Houston	TX	77015	1970	56	585	902	\$685	\$822

Subject	Havenwood	333 UVALDE RD.	HOUSTON, TX 77015	1971	291	788	1094	\$1,105	\$1,335
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Rent Comparables Map

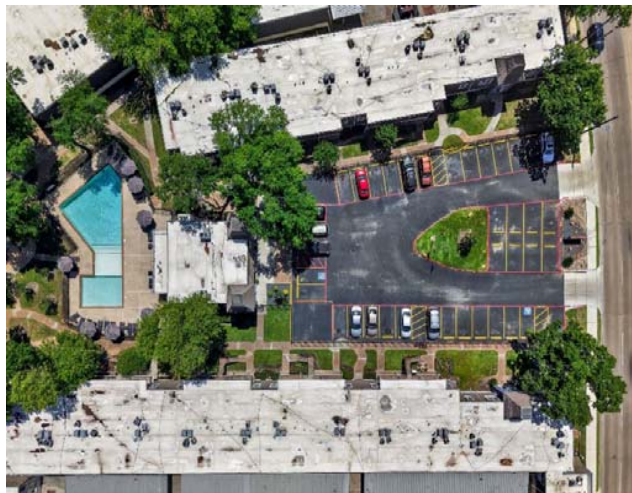




Location Overview



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

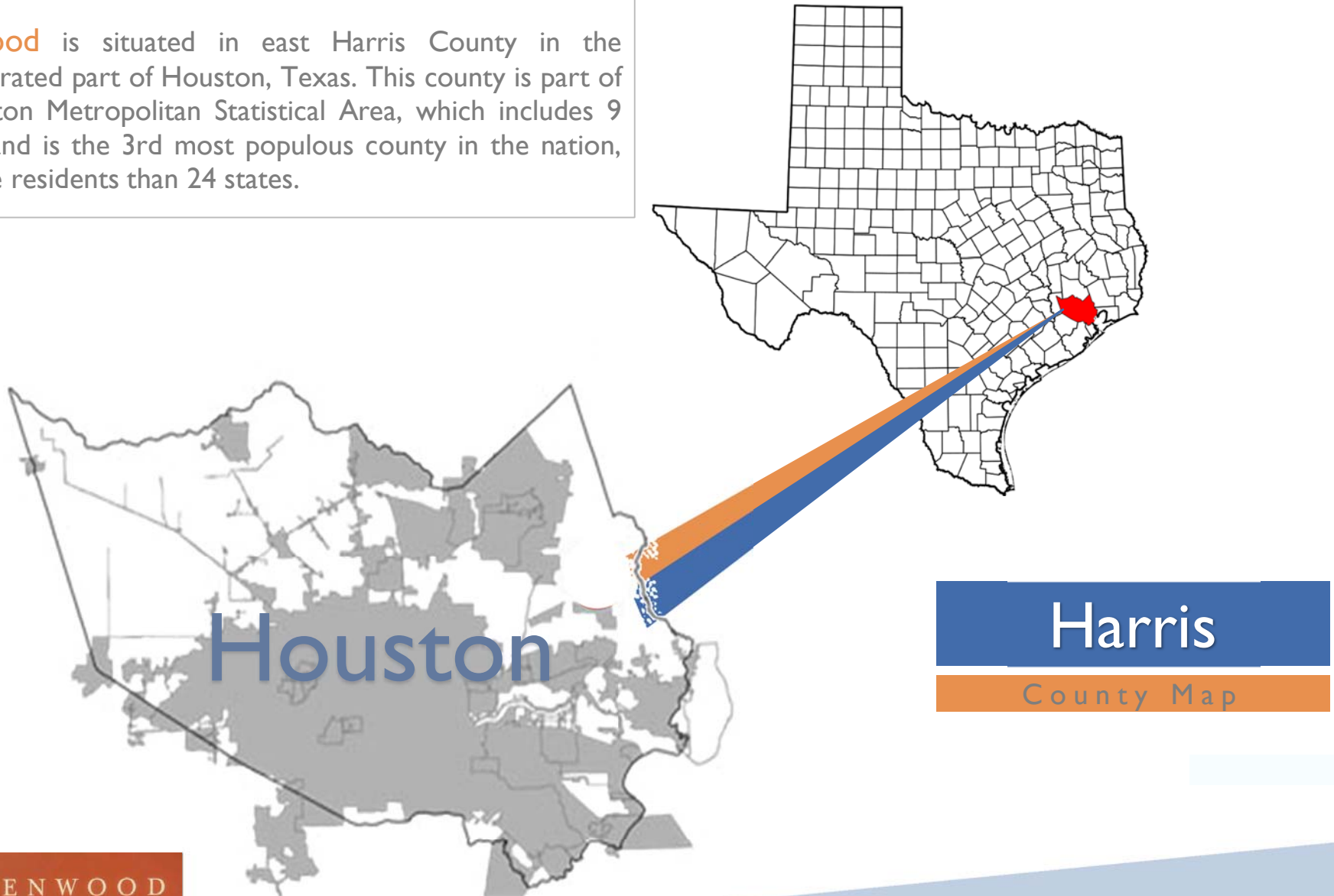
Located in Harris County
665 square miles
2,335,000+ Residents

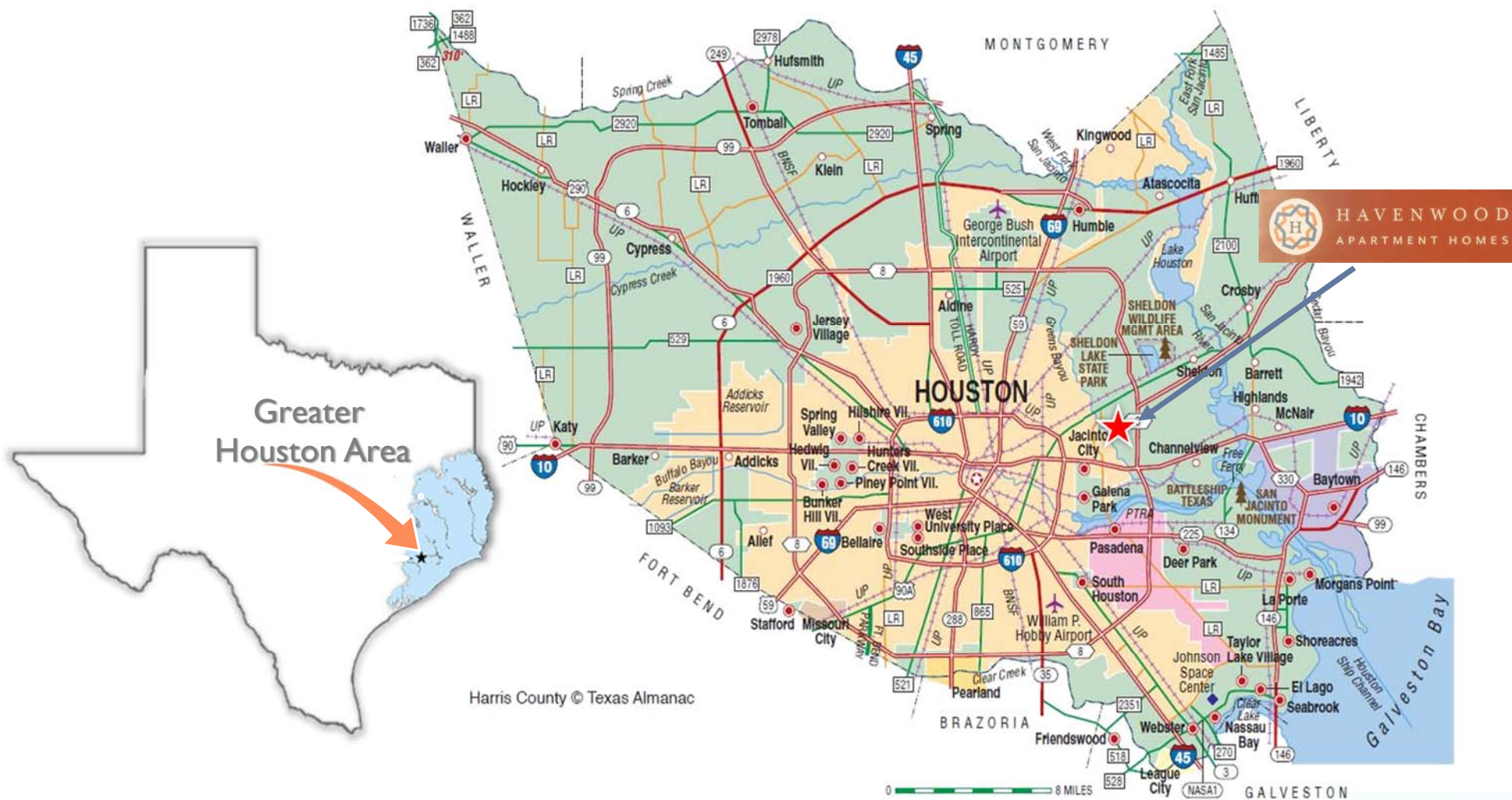


HAVENWOOD
APARTMENT HOMES

County Location Map

Havenwood is situated in east Harris County in the unincorporated part of Houston, Texas. 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 states.







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

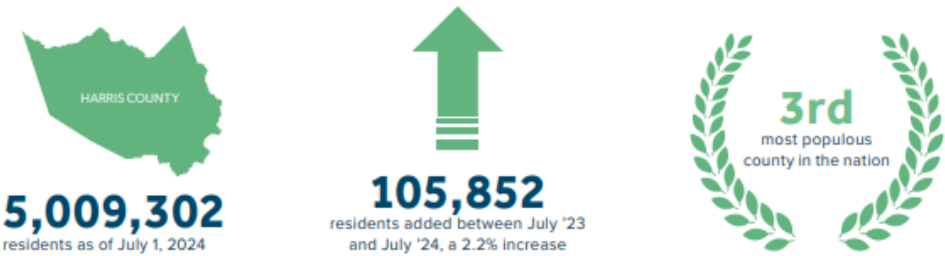
If the MSA were an independent nation, it would rank as the **world's 22nd largest economy**, behind Switzerland (\$884.9) and Poland (\$809.2 billion) but ahead of Argentina (\$646.1 billion) and Belgium (\$644.8 billion), according to the World Bank.

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
Inspire
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

26
Fortune 500 Headquarters

43
Fortune 1000 Headquarters

*Denotes 2023 data, latest available

8
Fortune Global 500 Headquarters*

24
Forbes Global 2000 Headquarters

94
Inc. 1000 Headquarters*

4
Fortune 100 Best places to work



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 Grow th (2020 to 2025)	217,525	1.9%
Historical Annual Grow th (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 Grow th	\$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

333 Uvalde Rd Houston, TX 77015		1 mi radius		2 mi radius		3 mi radius	
Population							
Estimated Population (2025)	25,267		66,208		116,361		
Projected Population (2030)	24,234		63,863		113,976		
Census Population (2020)	23,974		66,934		116,896		
Census Population (2010)	21,930		62,256		103,768		
Projected Annual Grow th (2025 to 2030)	-1,033	-0.8%	-2,345	-0.7%	-2,385	-0.4%	
Historical Annual Grow th (2020 to 2025)	1,293	1.1%	-726	-0.2%	-534	-	
Historical Annual Grow th (2010 to 2020)	2,043	1.9%	4,677	1.5%	13,128	2.5%	
Estimated Population Density (2025)	8,047 psm		5,271 psm		4,118 psm		
Trade Area Size	3.1 sq mi		12.6 sq mi		28.3 sq mi		
Average Household Income							
Estimated Average Household Income (2025)	\$76,795		\$81,681		\$83,731		
Projected Average Household Income (2030)	\$75,798		\$80,906		\$82,964		
Estimated Average Family Income (2025)	\$83,119		\$90,134		\$91,043		
Median Household Income							
Estimated Median Household Income (2025)	\$63,874		\$63,700		\$66,201		
Projected Median Household Income (2030)	\$62,713		\$62,915		\$65,405		
Estimated Median Family Income (2025)	\$67,758		\$69,685		\$70,517		
Per Capita Income							
Estimated Per Capita Income (2025)	\$26,181		\$26,573		\$26,784		
Projected Per Capita Income (2030)	\$26,388		\$26,766		\$26,964		
Estimated Per Capita Income 5 Year Grow th	\$207	0.8%	\$193	0.7%	\$179	0.7%	
Estimated Average Household Net Worth (2025)	\$545,138		\$564,810		\$585,825		
Daytime Demos (2025)							
Total Businesses	613		1,833		3,028		
Total Employees	3,766		14,397		24,193		
Company Headquarter Businesses	5	0.9%	36	2.0%	68	2.2%	
Company Headquarter Employees	36	1.0%	955	6.6%	1,784	7.4%	
Employee Population per Business	6.1		7.9		8.0		
Residential Population per Business	41.2		36.1		38.4		

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333 Uvalde Rd Houston, TX 77015		1 mi radius		2 mi radius		3 mi radius	
Race & Ethnicity							
White (2025)	6,479	25.6%	16,956	25.6%	30,310	26.0%	
Black or African American (2025)	6,748	26.7%	14,917	22.5%	24,958	21.4%	
American Indian or Alaska Native (2025)	327	1.3%	925	1.4%	1,682	1.4%	
Asian (2025)	634	2.5%	1,593	2.4%	2,988	2.6%	
Hawaiian or Pacific Islander (2025)	16	-	45	-	66	-	
Other Race (2025)	5,817	23.0%	17,292	26.1%	30,689	26.4%	
Two or More Races (2025)	5,245	20.8%	14,480	21.9%	25,669	22.1%	
Not Hispanic or Latino Population (2025)	10,847	42.9%	24,605	37.2%	41,340	35.5%	
Hispanic or Latino Population (2025)	14,420	57.1%	41,603	62.8%	75,021	64.5%	
Not Hispanic or Latino Population (2030)	10,765	44.4%	25,235	39.5%	43,974	38.6%	
Hispanic or Latino Population (2030)	13,470	55.6%	38,628	60.5%	70,001	61.4%	
Not Hispanic or Latino Population (2020)	10,239	42.7%	24,524	36.6%	39,779	34.0%	
Hispanic or Latino Population (2020)	13,734	57.3%	42,410	63.4%	77,117	66.0%	
Not Hispanic or Latino Population (2010)	10,377	47.3%	25,604	41.1%	40,223	38.8%	
Hispanic or Latino Population (2010)	11,553	52.7%	36,652	58.9%	63,545	61.2%	
Projected Hispanic Annual Growth (2025 to 2030)	-951	-1.3%	-2,975	-1.4%	-5,020	-1.3%	
Historic Hispanic Annual Growth (2010 to 2025)	2,867	1.7%	4,951	0.9%	11,476	1.2%	
Age Distribution (2025)							
Age Under 5	1,760	7.0%	4,468	6.7%	8,107	7.0%	
Age 5 to 9 Years	1,863	7.4%	4,982	7.5%	9,057	7.8%	
Age 10 to 14 Years	1,944	7.7%	5,263	7.9%	9,417	8.1%	
Age 15 to 19 Years	2,139	8.5%	5,874	8.9%	10,225	8.8%	
Age 20 to 24 Years	2,174	8.6%	5,718	8.6%	9,959	8.6%	
Age 25 to 29 Years	1,910	7.6%	4,930	7.4%	8,947	7.7%	
Age 30 to 34 Years	1,846	7.3%	4,697	7.1%	8,736	7.5%	
Age 35 to 39 Years	1,844	7.3%	4,712	7.1%	8,531	7.3%	
Age 40 to 44 Years	1,780	7.0%	4,676	7.1%	8,356	7.2%	
Age 45 to 49 Years	1,565	6.2%	4,279	6.5%	7,581	6.5%	
Age 50 to 54 Years	1,465	5.8%	3,878	5.9%	6,748	5.8%	
Age 55 to 59 Years	1,354	5.4%	3,414	5.2%	5,627	4.8%	
Age 60 to 64 Years	1,196	4.7%	3,098	4.7%	5,053	4.3%	
Age 65 to 74 Years	1,594	6.3%	4,231	6.4%	6,822	5.9%	
Age 75 to 84 Years	675	2.7%	1,572	2.4%	2,517	2.2%	
Age 85 Years or Over	158	0.6%	415	0.6%	676	0.6%	
Median Age	31.6		31.2		30.8		

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Appendix



The information provided in this offering memorandum is either provided to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. It is the responsibility of the reviewer to verify availability and specific property information. Availability, pricing and terms are subject to change without notice. Owners reserve the right to withdraw their listing, without any notice at any time during the marketing period.

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The information contained in this offering memorandum does not constitute legal, accounting, or other professional advice. Prospective purchasers are not to construe the contents of this Offering or any prior or subsequent information communications from the Owners or any of their respective officers, employees or agents as legal, tax or other advice. Prior to purchasing, prospective purchasers should consult with their own legal counsel, personal accountants and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Property unless otherwise agreed to by the Owners in writing.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to Prospective buyers, tenants, sellers and landlords.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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