



COLDWELL BANKER COMMERCIAL

18425 Champion Forest Dr #230, Spring, TX 77379

26032 Hardin Store Rd.



Quenton Rockwell

O: (832) 658-1796

M: (832) 877-2703

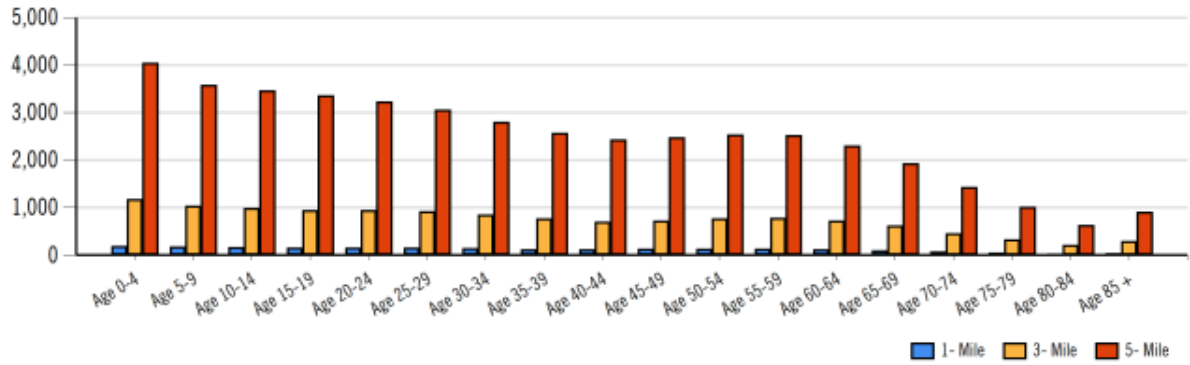
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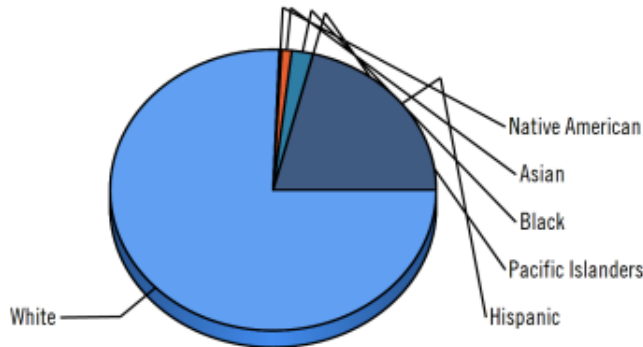
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Population by Distance and Age (2020)



Ethnicity within 5 miles



White Native American Asian Black Pacific Islanders Hispanic

Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

| Distance | Employed | Unemployed | Unemployment Rate |
|----------|----------|------------|-------------------|
| 1-Mile | 1,086 | 44 | 1.11 % |
| 3-Mile | 6,165 | 265 | 1.78 % |
| 5-Mile | 19,798 | 786 | 2.67 % |



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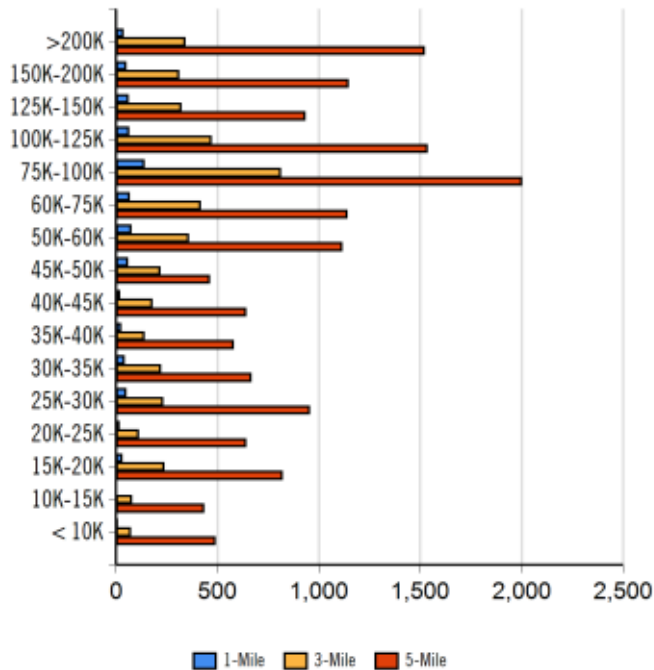
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Labor & Income

| | Agriculture | Mining | Construction | Manufacturing | Wholesale | Retail | Transportation | Information | Professional | Utility | Hospitality | Pub-Admin | Other |
|--------|-------------|--------|--------------|---------------|-----------|--------|----------------|-------------|--------------|---------|-------------|-----------|-------|
| 1-Mile | 5 | 20 | 127 | 139 | 33 | 122 | 88 | 10 | 104 | 275 | 86 | 7 | 62 |
| 3-Mile | 31 | 165 | 689 | 713 | 213 | 690 | 421 | 88 | 531 | 1,575 | 344 | 72 | 432 |
| 5-Mile | 118 | 554 | 2,100 | 2,540 | 793 | 2,103 | 1,163 | 264 | 1,809 | 4,599 | 1,093 | 193 | 1,692 |

Household Income



| Radius | Median Household Income |
|--------|-------------------------|
| 1-Mile | \$82,217.33 |
| 3-Mile | \$81,415.62 |
| 5-Mile | \$85,130.08 |

| Radius | Average Household Income |
|--------|--------------------------|
| 1-Mile | \$90,323.33 |
| 3-Mile | \$92,819.08 |
| 5-Mile | \$93,182.46 |

| Radius | Aggregate Household Income |
|--------|----------------------------|
| 1-Mile | \$62,254,546.35 |
| 3-Mile | \$403,225,005.54 |
| 5-Mile | \$1,359,606,425.15 |

Education

| | 1-Mile | 3-mile | 5-mile |
|------------------|--------|--------|--------|
| Pop > 25 | 1,349 | 8,199 | 26,636 |
| High School Grad | 388 | 2,279 | 7,594 |
| Some College | 365 | 2,150 | 6,192 |
| Associates | 90 | 556 | 1,430 |
| Bachelors | 93 | 1,022 | 3,966 |
| Masters | 37 | 294 | 960 |
| Prof. Degree | 20 | 148 | 472 |
| Doctorate | 14 | 81 | 226 |

Tapestry

| | 1-Mile | 3-mile | 5-mile |
|-----------------------------|--------|--------|--------|
| Vacant Ready For Rent | 13 % | 24 % | 51 % |
| Teen's | 31 % | 45 % | 69 % |
| Expensive Homes | 50 % | 30 % | 22 % |
| Mobile Homes | 131 % | 144 % | 205 % |
| New Homes | 55 % | 108 % | 216 % |
| New Households | 31 % | 51 % | 79 % |
| Military Households | 0 % | 0 % | 2 % |
| Households with 4+ Cars | 55 % | 88 % | 94 % |
| Public Transportation Users | 0 % | 3 % | 5 % |
| Young Wealthy Households | 0 % | 6 % | 10 % |

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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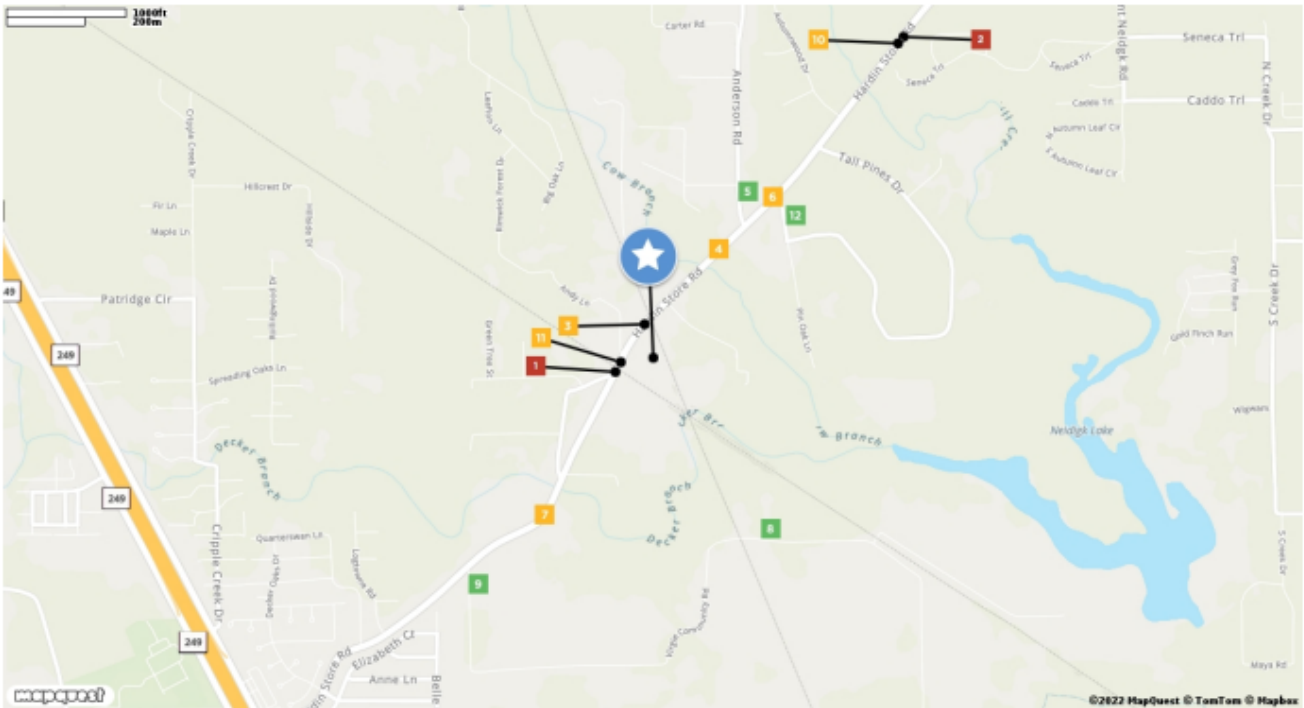
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Traffic Counts



| | | | | |
|--|---|---|---|--|
| Hardin Store Road 1 Andy Ln Year: 2021 11,384 est Year: 2019 11,387 | Hardin Store Road 2 Tall Pines Dr Year: 2021 10,237 est Year: 2019 10,194 | Hardin Store Rd 3 Hooten Ln Year: 2021 8,623 est Year: 2011 9,350 Year: 2006 7,600 | Hardin Store Rd 4 Anderson Rd Year: 2021 8,574 est Year: 2011 9,390 Year: 2011 8,059 | Anderson Rd 5 Rustic Oaks Dr Year: 2021 2,001 est Year: 2011 1,950 Year: 2006 2,090 |
| Hardin Store Rd 6 Pin Oak Ln Year: 2021 7,987 est Year: 2011 7,819 | Hardin Store Rd 7 Old Hardin Store Rd Year: 2021 9,046 est Year: 2011 9,770 Year: 2006 8,030 | Virgie Community Rd 8 Hardin Store Rd Year: 2021 198 est Year: 2011 170 Year: 2006 240 | Virgie Community Rd 9 Hardin Store Rd Year: 2021 551 est Year: 2011 530 Year: 2006 630 | Hardin Store Rd 10 Tall Pines Dr Year: 2021 8,033 est Year: 2011 8,580 Year: 2006 6,750 |
| Hardin Store Rd 11 Andy Ln Year: 2021 7,974 est Year: 2006 7,990 Year: 2001 5,440 | Pin Oak Ln 12 Hardin Store Rd Year: 0 est Year: 2001 210 Year: 1996 190 | | | |



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 26032 Hardin Store Rd, Magnolia, TX 77354

CITY, STATE

Magnolia, TX

POPULATION

27,709

AVG. HHSIZE

2.92

MEDIAN HH INCOME

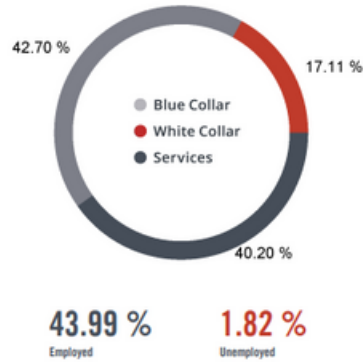
\$85,657

HOME OWNERSHIP

Renters: **2,499**

Owners: **6,785**

EMPLOYMENT



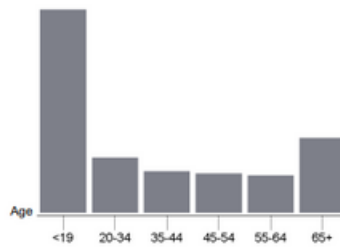
43.99 % Employed
1.82 % Unemployed

EDUCATION

High School Grad: **29.15 %**
 Some College: **22.46 %**
 Associates: **5.47 %**
 Bachelors: **21.93 %**

GENDER & AGE

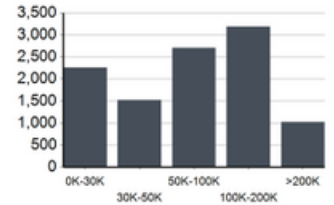
49.23 % **50.77 %**



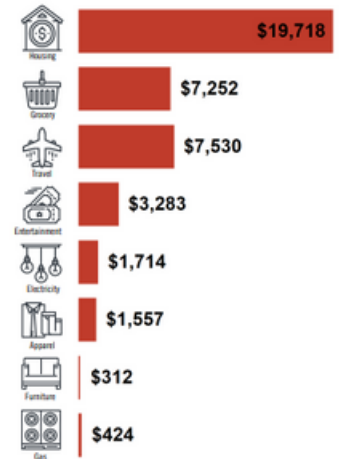
RACE & ETHNICITY

White: **68.00 %**
 Asian: **0.08 %**
 Native American: **0.20 %**
 Pacific Islanders: **0.00 %**
 African-American: **0.89 %**
 Hispanic: **20.41 %**
 Two or More Races: **10.42 %**

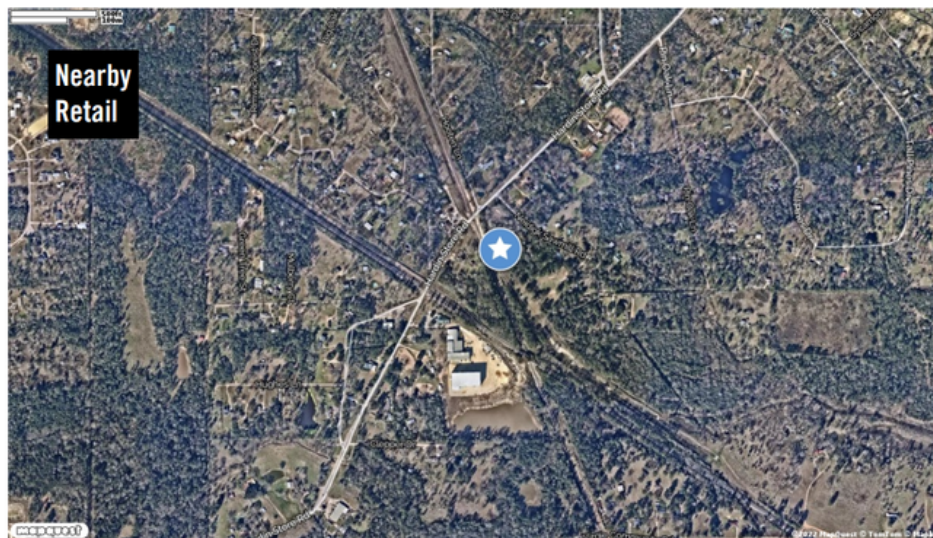
INCOME BY HOUSEHOLD



HH SPENDING



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Information About Brokerage Services

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

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

| | | | |
|---|---------------|--|----------------------|
| <u>Coldwell Banker Commercial dba Rockwell Commercial</u> | <u>420132</u> | <u>ttompkins@cbunited.com</u> | <u>(972)906-7700</u> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| <u>Joanne Justice</u> | <u>159793</u> | <u>ntxlicensing@cbdfw.com</u> | <u>(972)906-7700</u> |
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| <u>Kim Lalou</u> | <u>552317</u> | <u>kimberly.lalou@cbrealty.com</u> | <u>(281)378-1800</u> |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| <u>Quenton Rockwell</u> | <u>641265</u> | <u>qrock@rockwellcommercialgroup.com</u> | <u>(832)877-2703</u> |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

The Rockwell Team / CB&A REALTORS®, 12777 Jones Rd. Ste 300 Houston TX 77070
Quenton Rockwell

Information available at www.trec.texas.gov

IABS 1-0 Date

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