

Research & Analysis

3110 Wichita
Houston TX 77004

2 Story Duplex
Minutes to Downtown
& Texas Medical Center

ALEX
LABS

ALEX
STUDIOS

May 20, 2022



Close Up Satellite Pictometry Image



ALEX
LABS

ALEX
STUDIOS

Walk & Bike Scores and What's Nearby Map

Walk Score

What's Nearby

Restaurants:

Groovey Grill .2mi >

Coffee:

Kaffeine Coffee Internet & offic... .7mi >

Bars:

Lashara's Lounge .3mi >

Groceries:

Ralston Liquors Wholesale Divi... .1mi >

Parks:

Riverside Park .3mi >

Schools:

St Mary of the Purification Mon... .1mi >

Shopping:

Top Ladies of Distinction .1mi >

Entertainment:

Granville M. Sawyer Auditorium .5mi >

Errands:

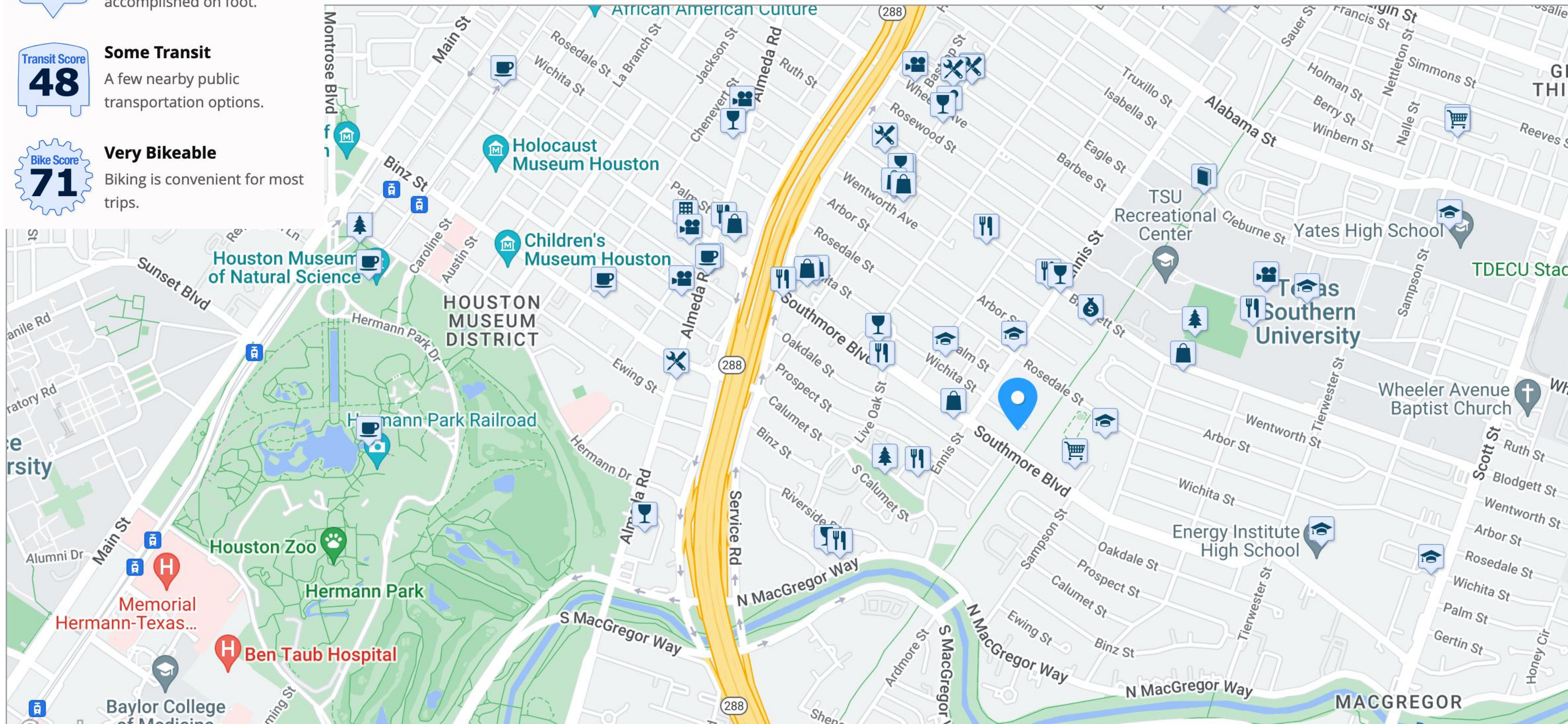
Pilgrim Federal Credit Union .2mi >

Sea

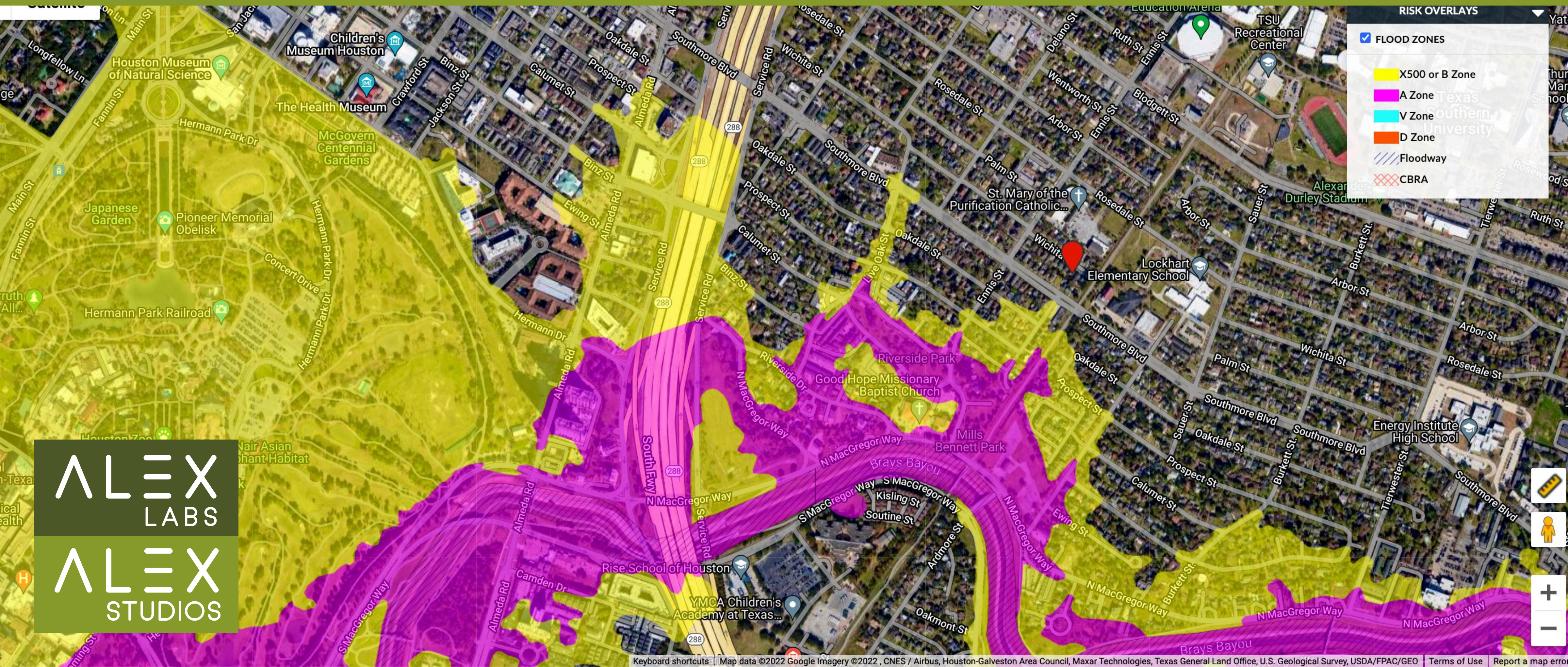
Walk Score
53
Somewhat Walkable
Some errands can be accomplished on foot.

Transit Score
48
Some Transit
A few nearby public transportation options.

Bike Score
71
Very Bikeable
Biking is convenient for most trips.



Not in Flood Zones Risk Meter



Houston ISD Assigned Schools GreatSchools

Assigned school

4/10


Lockhart Elementary School

3200 Rosedale Street, Houston, TX, 77004

Public district, PK-5 | 573 students

Distance: 0.19 miles

 Homes for sale

Below average 

Assigned school

3/10


Cullen Middle School

6900 Scott Street, Houston, TX, 77021

Public district, 6-8 | 353 students

Distance: 1.84 miles

 Homes for sale

Below average 



School

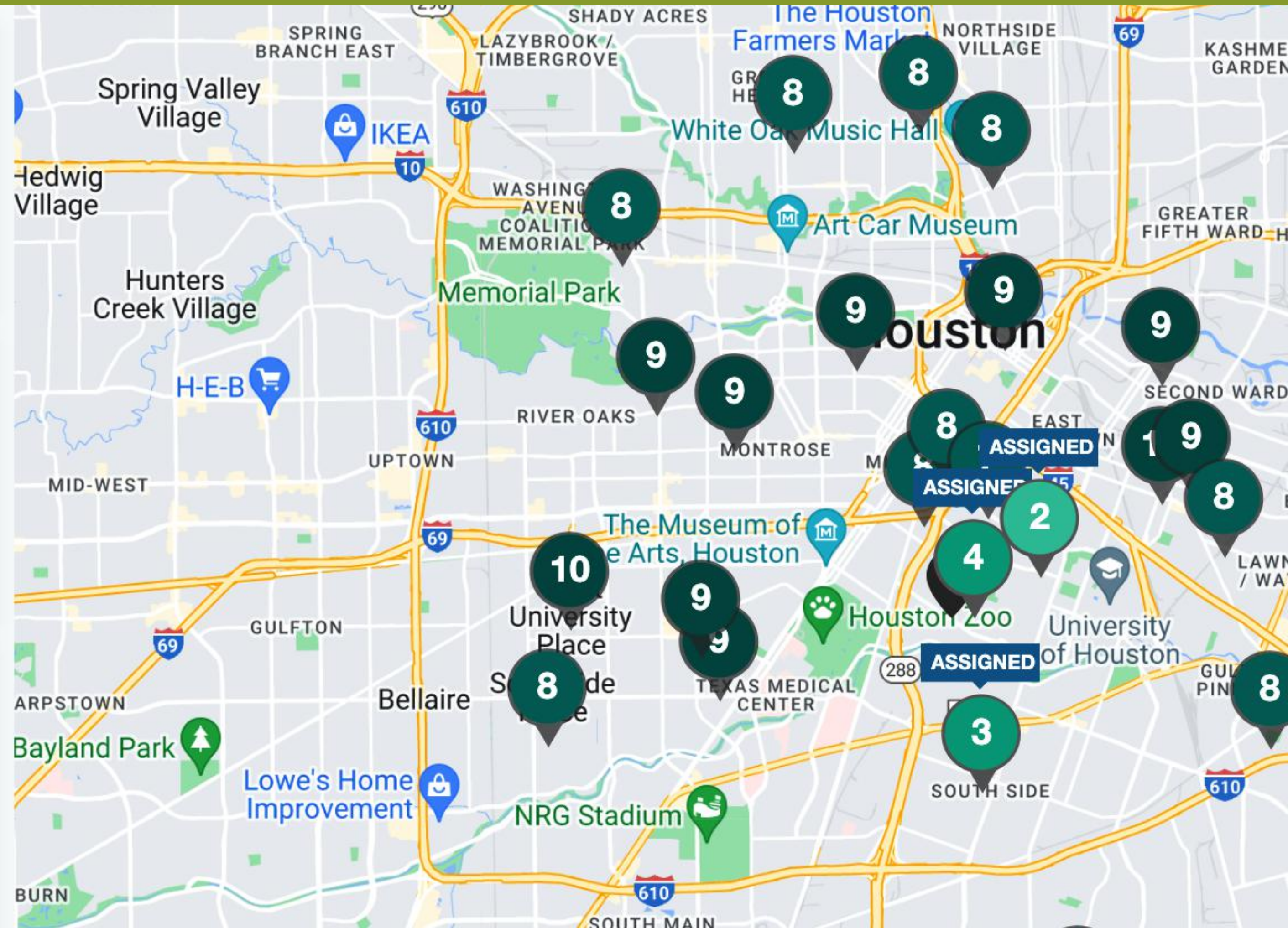
on Street, Houston, TX, 77004

t, 9-12 | 879 students

s miles

 Homes for sale





Many Highly Rated Elementary Schools Within 3 MI

GreatSchools Data. ALEX Labs Analysis

9/10

Above average

Roberts Elementary School

6000 Greenbriar Drive, Houston, TX, 77030

Public district, PK-5 | 757 students

Distance: 2.63 miles

Homes for sale

8/10

Above average

Kipp Explore Academy

5402 Lawndale Street, Houston, TX, 77023

Public charter, PK-4 | 851 students

Distance: 2.82 miles

Homes for sale

7/10

Above average

Baylor College of Medicine Biotech Academy at Rusk

2805 Garrow Street, Houston, TX, 77003

Public district, 5-8 | 484 students

Distance: 2.85 miles

Homes for sale

7/10

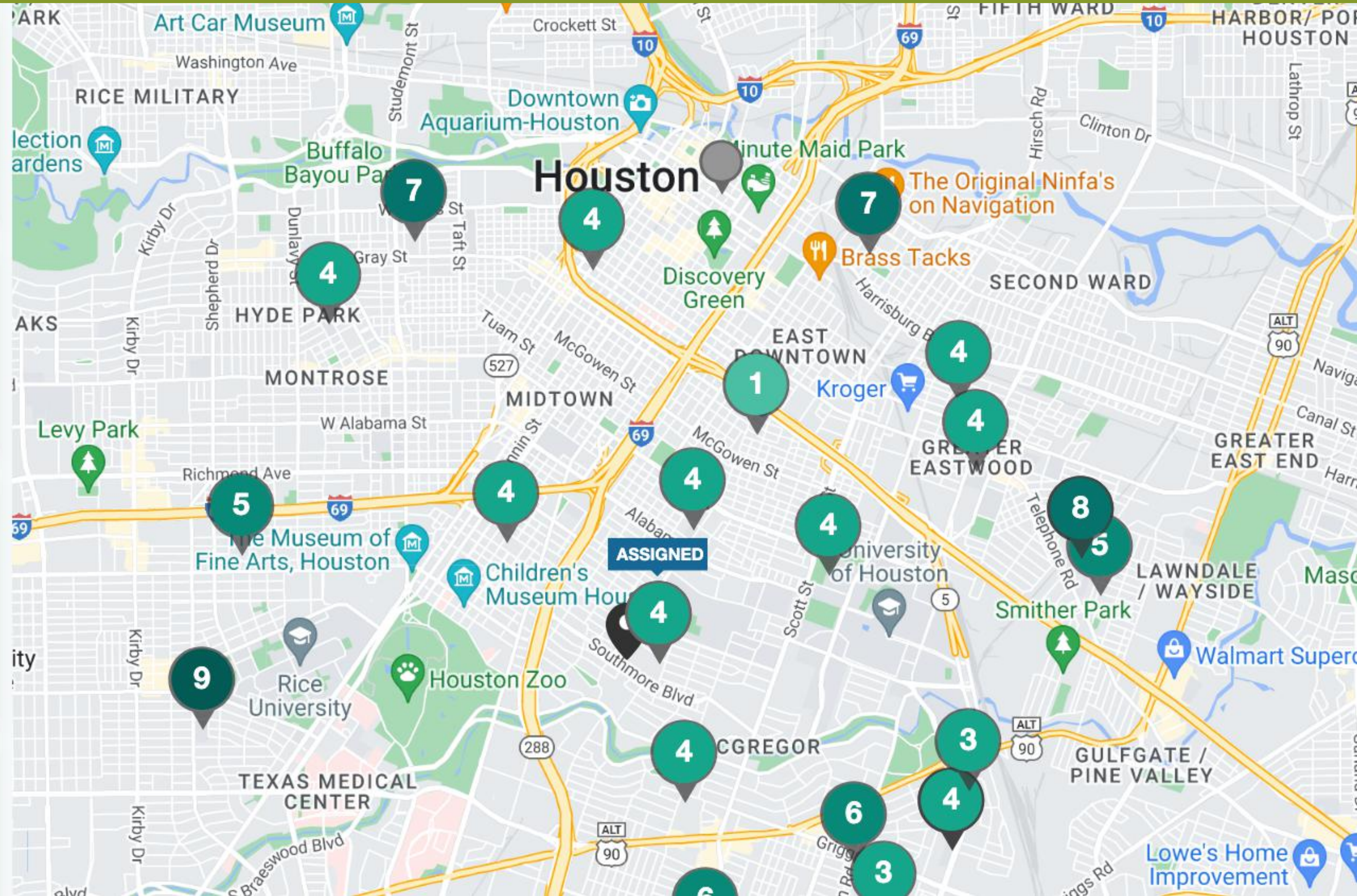
Above average

Wharton Dual Language Academy

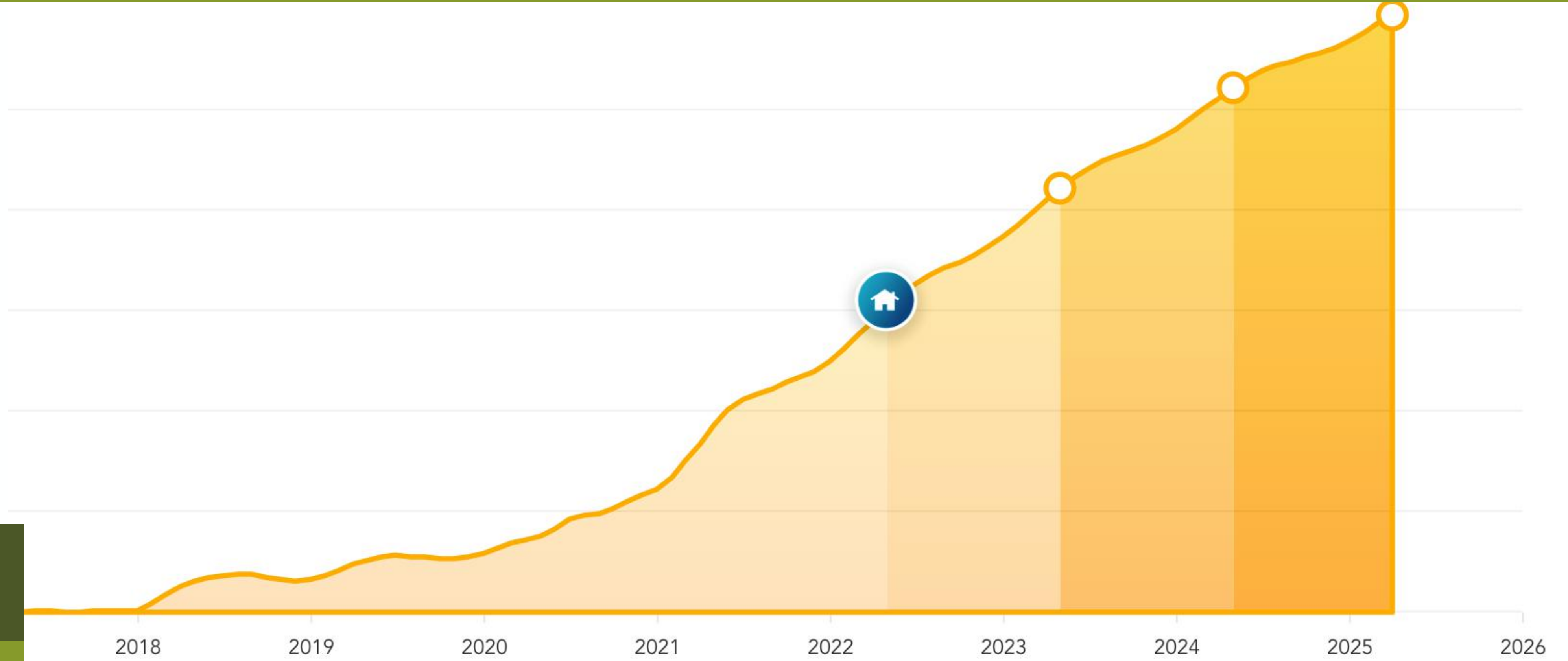
900 West Gray Street, Houston, TX, 77019

Public district, PK-8 | 511 students

Distance: 2.85 miles



10.7 % 1-Year Zip Code Value Increase Forecast House Canary



1 Year
+10.7%

2 Year
+19.8%

3 Year
+26.4%

Seller's Market House Canary

Market Index 



- Market Type**
-  Strong Seller's
 -  Seller's
 -  Neutral
 -  Buyer's
 -  Strong Buyer's



Very Low Risk of 1-Year Market Value Decline

House Canary

MSA Risk of Decline ⓘ

1.9% 1 Year Risk
Very Low

I



very low

low

neutral

high

very high

This month last year
2.0%

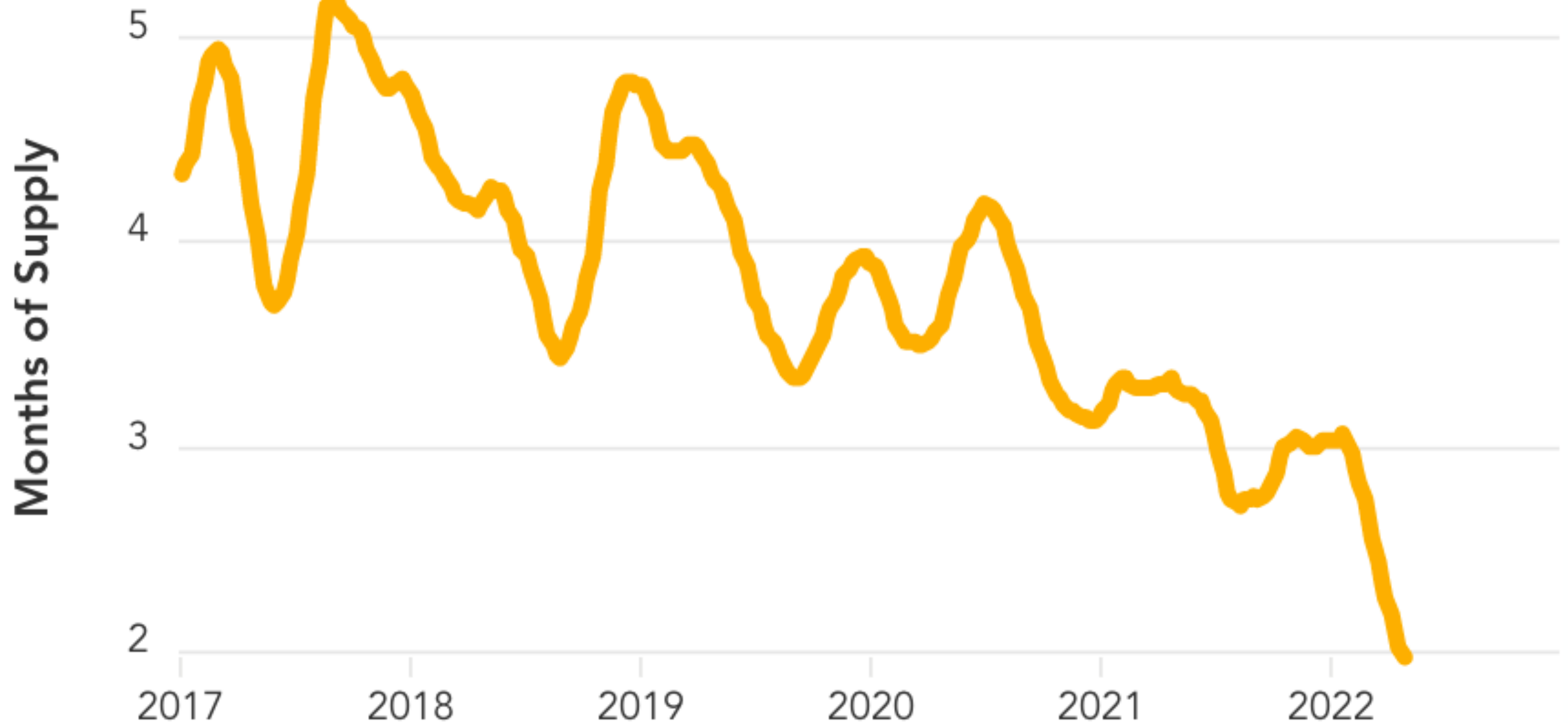
This month
2.0%

Risk Level
Very Low



Very Low (Inventory) Months of Supply House Canary Index

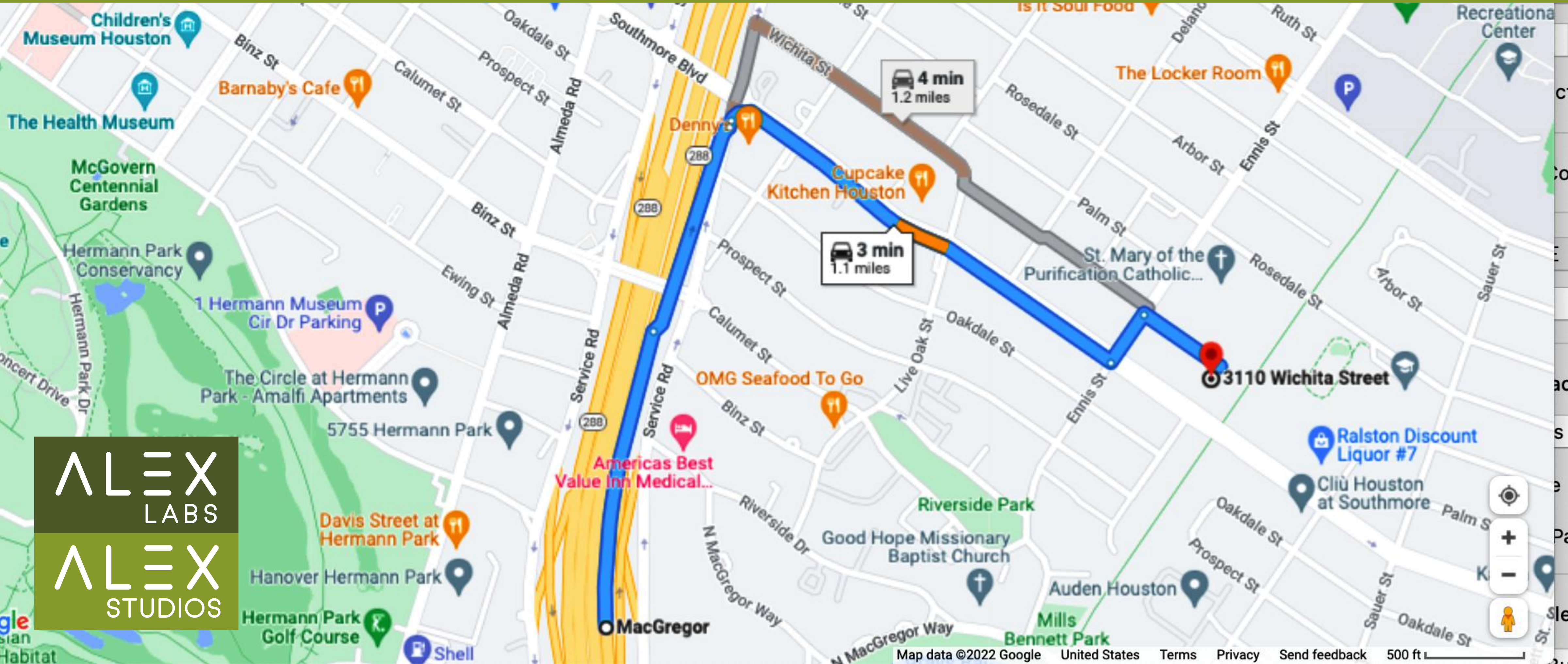
Months of Supply



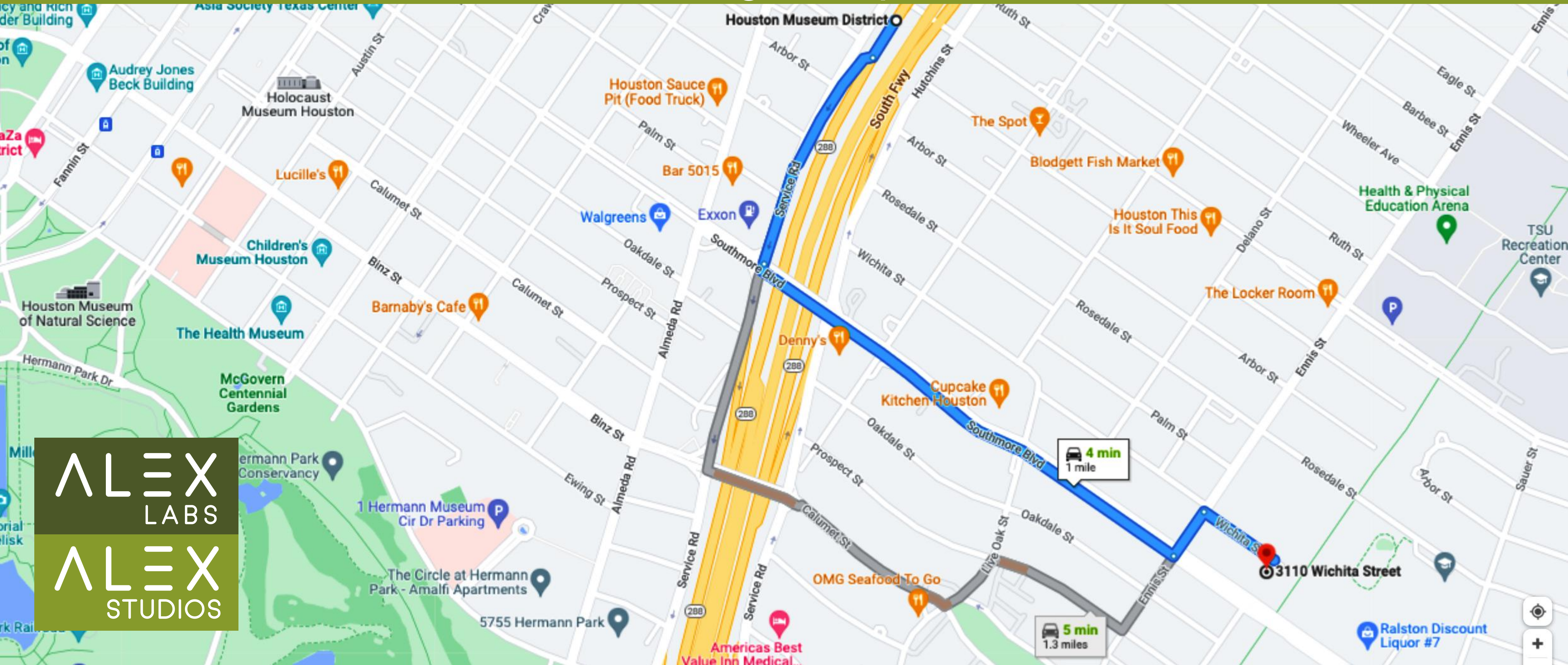
ALEX
LABS

ALEX
STUDIOS

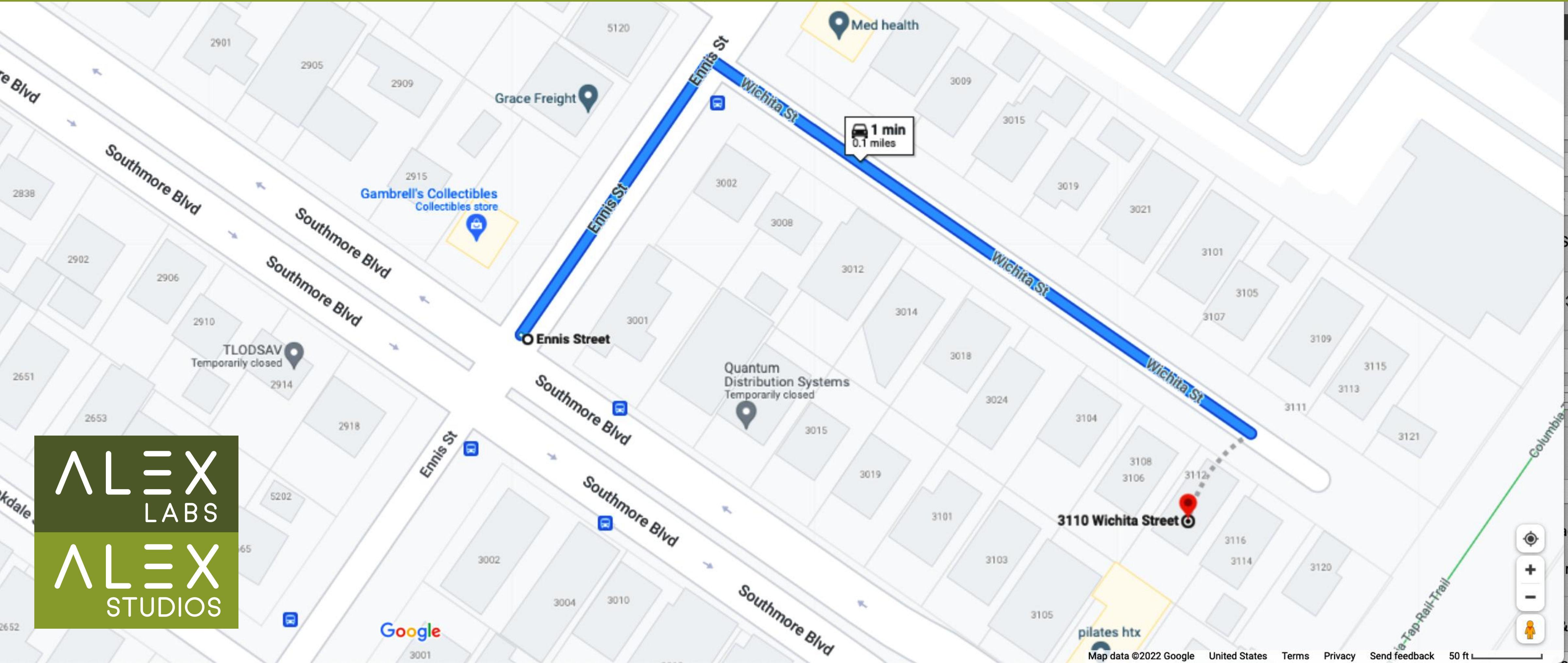
1.1 MI from 288 N at Southmore-Blodgett Google Maps



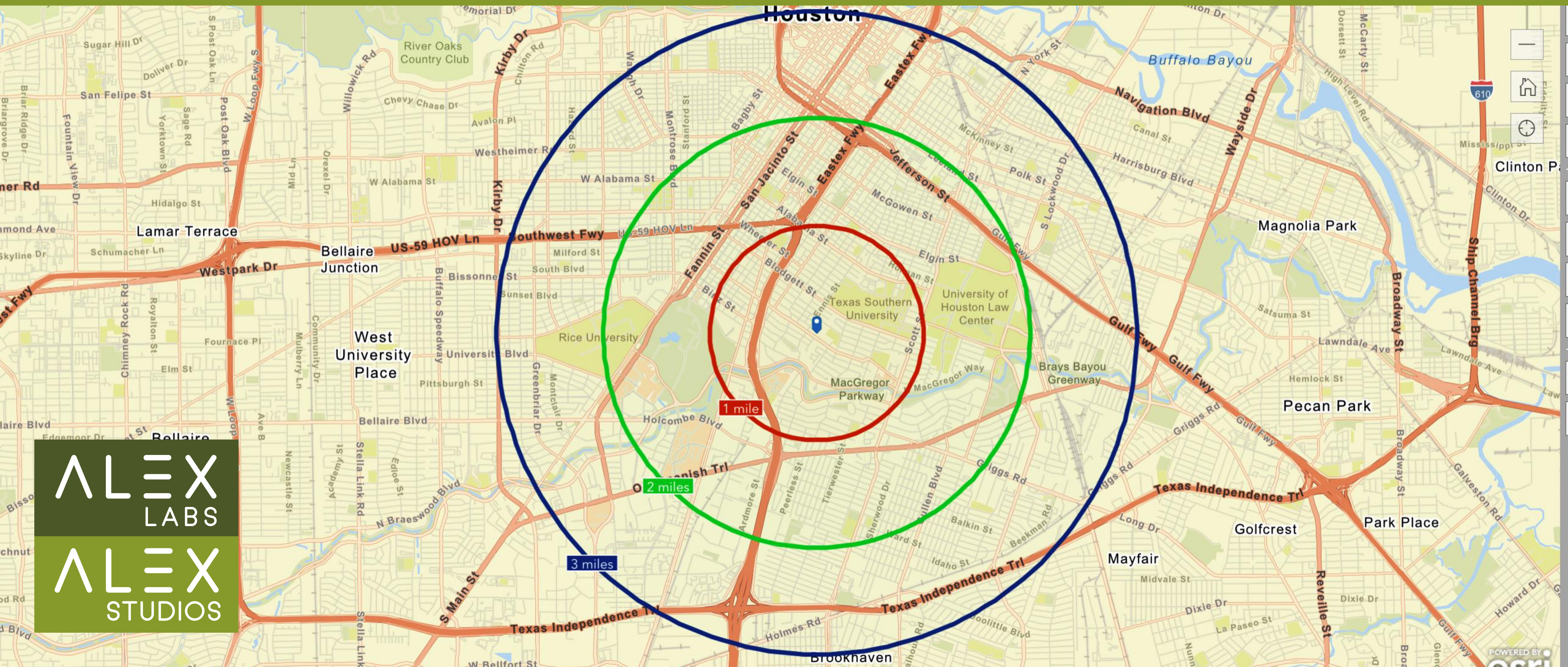
1.0 MI from TX-288 South at Southmore-Calumet-Binz Google Maps



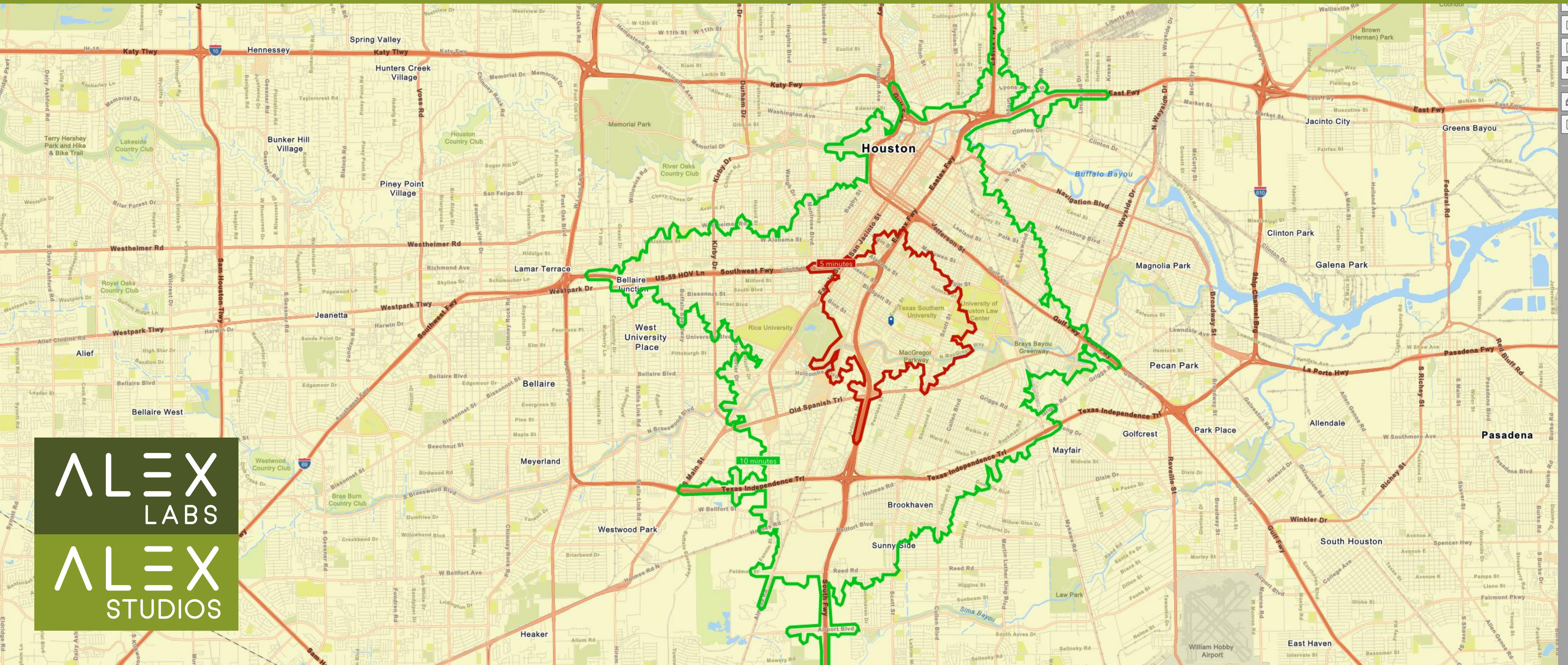
0.1 MI from Southmore at Ennis Google Maps



1, 2, 3 MI Radii Map STDB



5 & 10 Minute Drive Time Map STDB



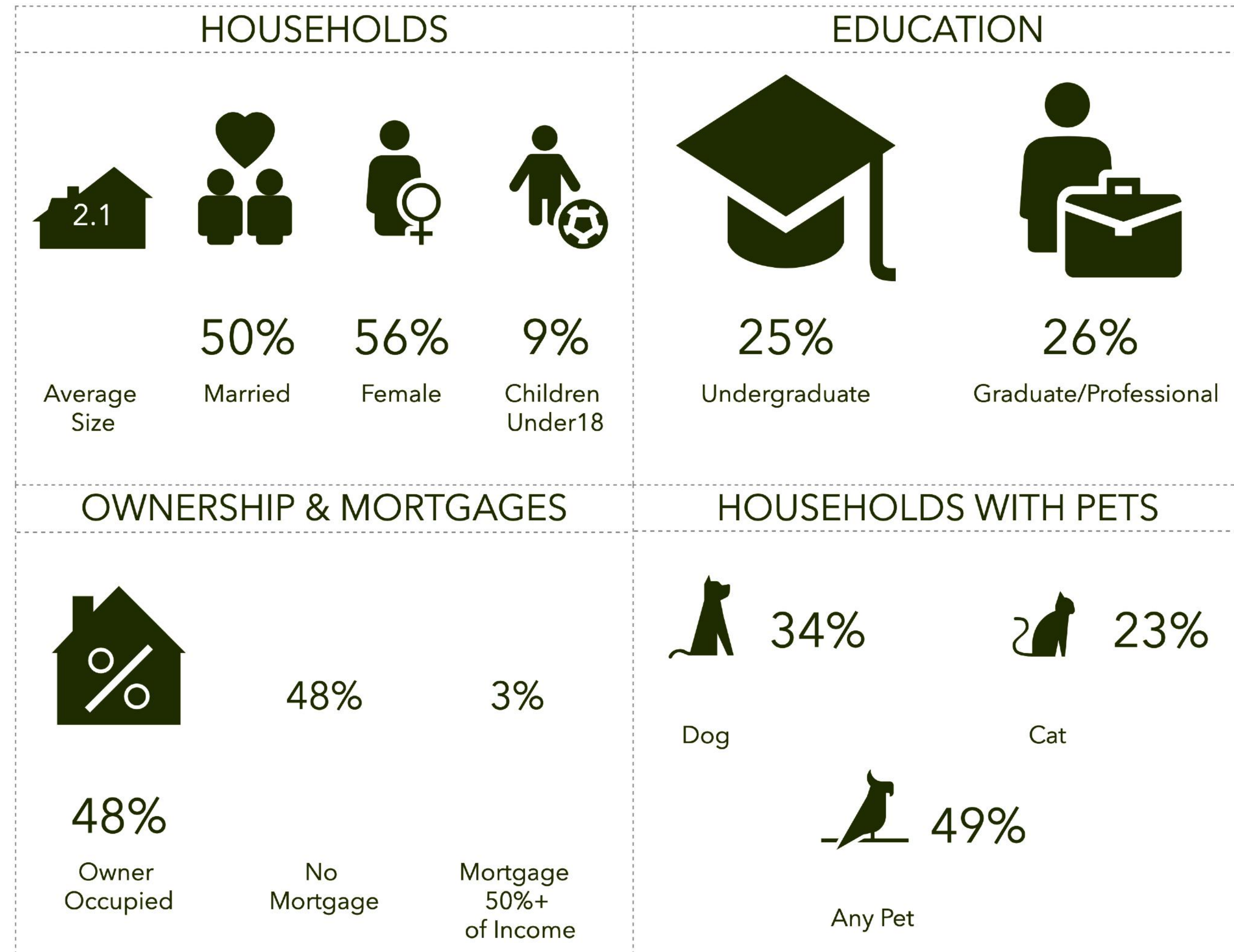
Wichita Area Block Group Map

Data from ESRI. Map from STDB



Wichita Area Block Group Demographics

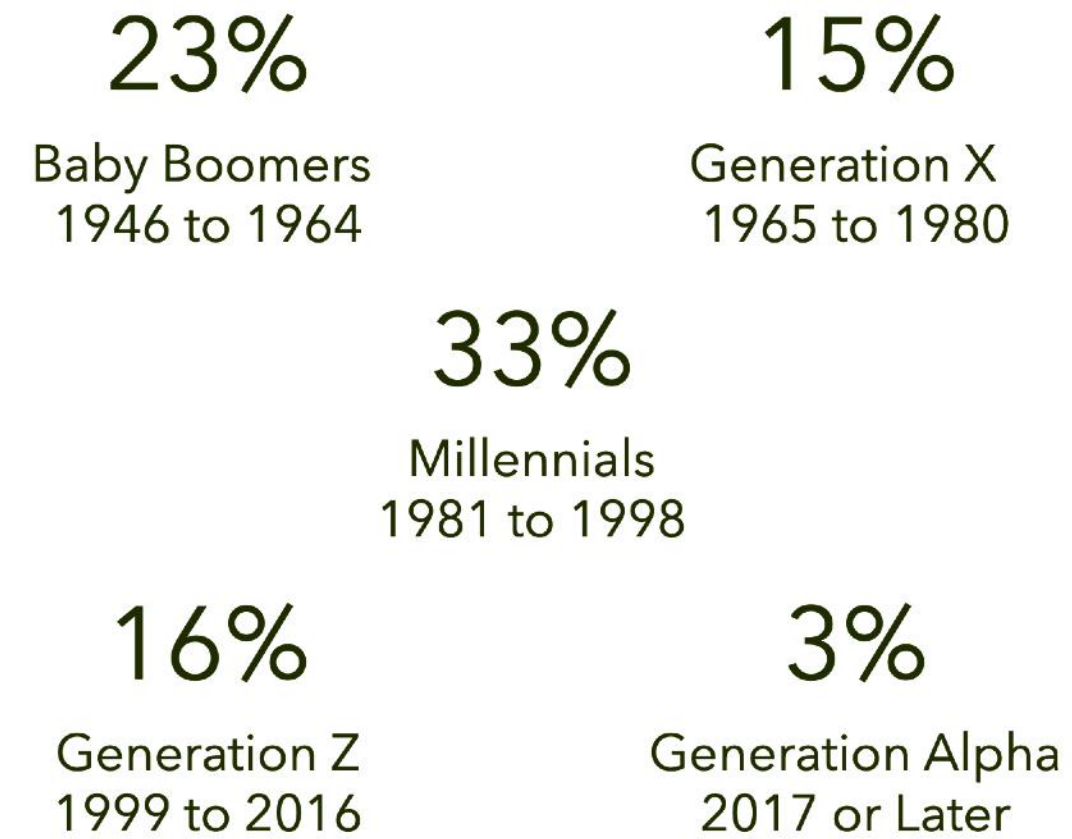
Data by ESRI/CCIM. ALEX Studios Design



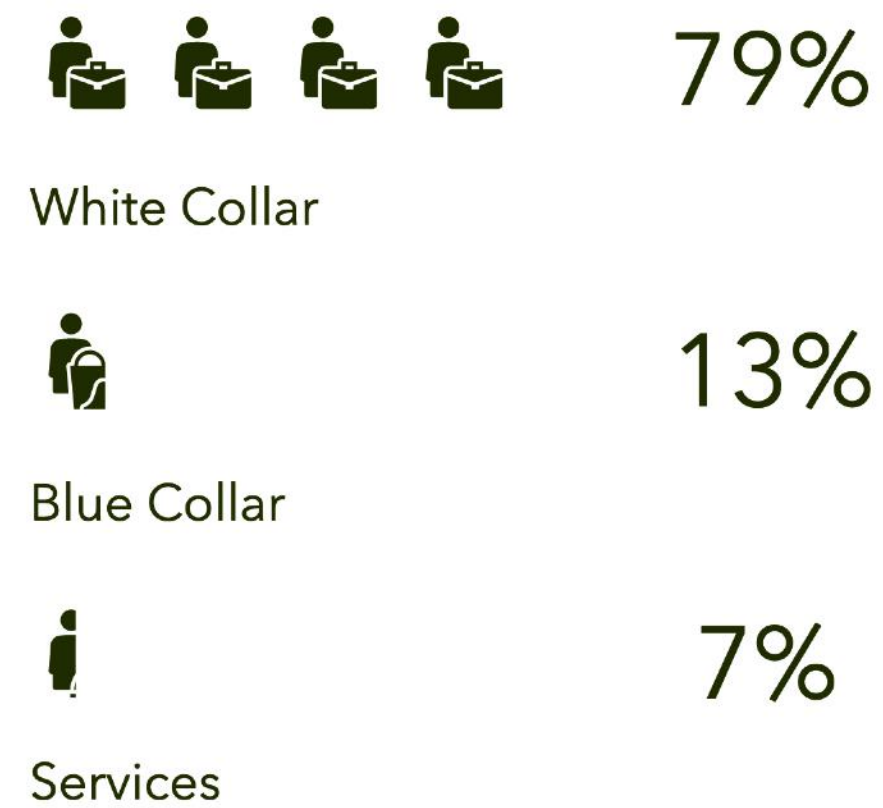
Wichita Area Block Group Demographics

Data by ESRI/CCIM. ALEX Studios Design

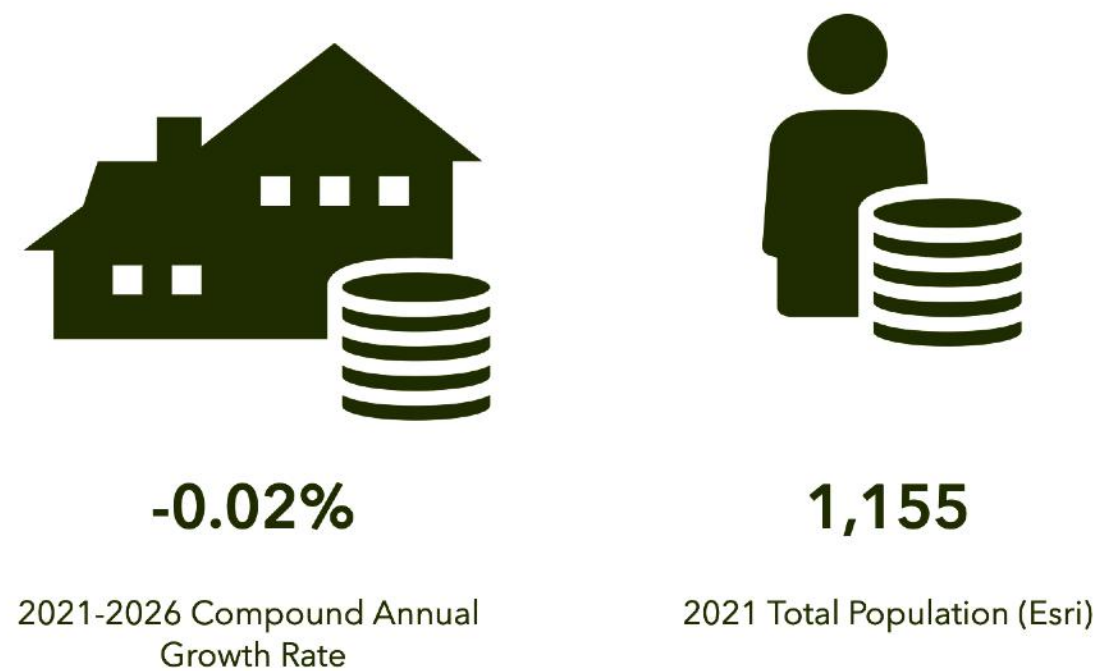
POPULATION BY GENERATION



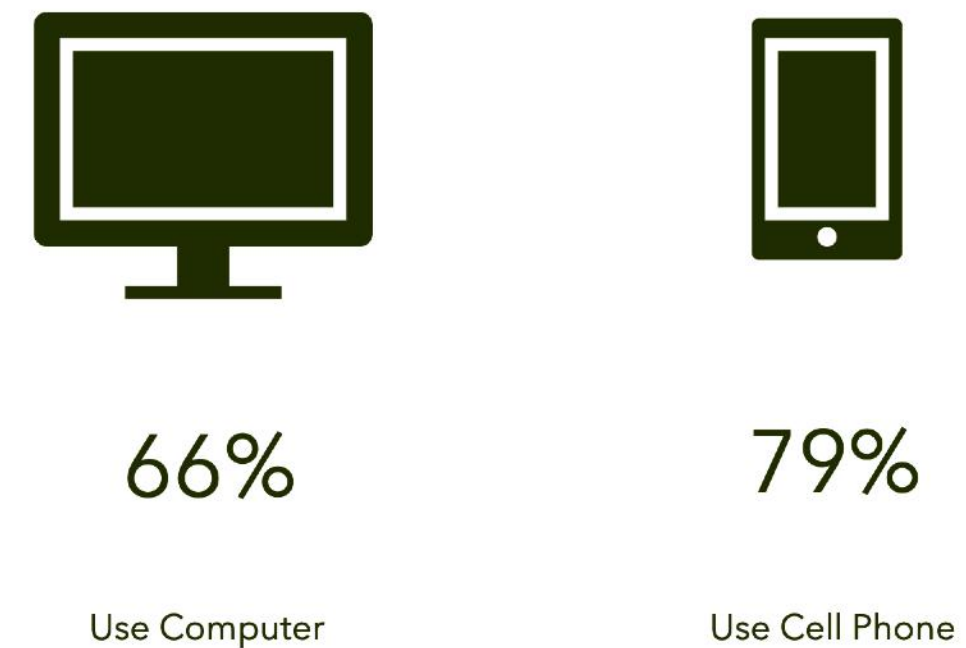
EMPLOYMENT



POPULATION & GROWTH



INTERNET ACCESS



Wichita Area Block Group Demographics

Data by ESRI/CCIM. ALEX Studios Design

INCOME



\$117,106

2021 Avg.
Household Income



33%

\$100K+ Avg. Household Income

NET WORTH



\$555,525

Avg. Net Worth



9%

Net Worth at least \$2M



Old and Newcomers Tapestry Segment ESRI



Old and Newcomers

482013129.002

Geography: Block Group



TAPESTRY
SEGMENTATION
esri.com/tapestry

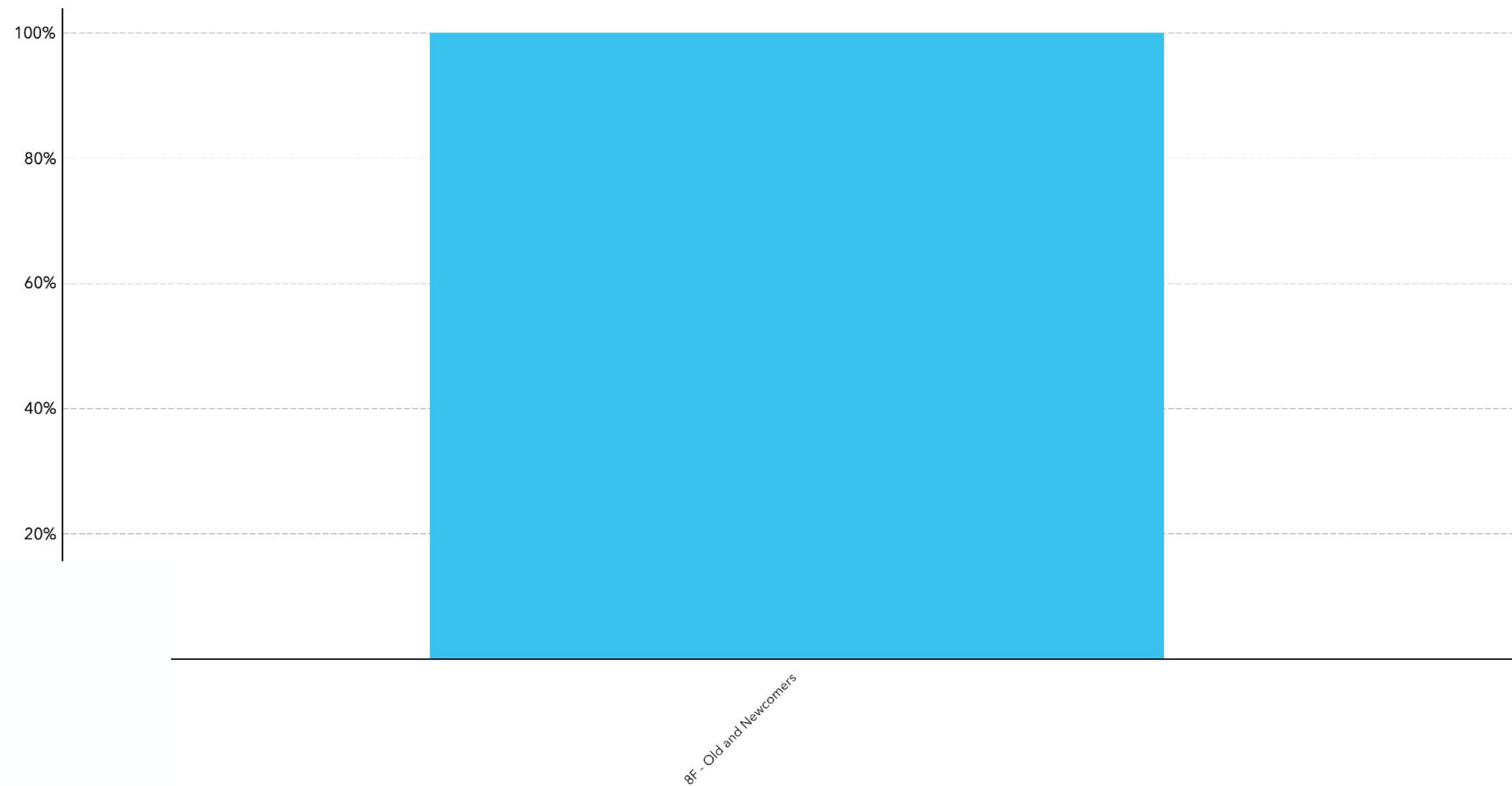
TAPESTRY SEGMENTATION COMPOSITION

This chart displays the percent of households in each segment in this area.



542 total households in this area

542 households in *Old and Newcomers* - 100.0%



Old and Newcomers Tapestry Segment

ESRI



Old and Newcomers

482013129.002

Geography: Block Group



TAPESTRY
SEGMENTATION
esri.com/tapestry

DOMINANT TAPESTRY SEGMENT



542 households are *Old and Newcomers*

100.0% of households are in this segment

Old and Newcomers: *Middle Ground* LifeMode

This market features singles on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring...

[Learn more...](#)

ABOUT THIS SEGMENT



Residents have a strong sense of community. They volunteer for charities, help fund raise, and recycle.



Consumers are price aware and coupon clippers, but open to impulse buys.



Vehicles are just a means of transportation. Entertainment features include watching movies and listening to country music.



Food features convenience, frozen and fast food.



They are comfortable with the latest technology. They prefer cell phones to landlines.

ABOUT THIS AREA

Household Type:

Single Family; Multi-Units

Employment:

Prof; Svcs

Median Age:

39.2

Median Household Income:

\$57,600

Education:

59.7% have a college degree

KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

542

Households

2.13

Avg Size Household

94

Wealth Index

80

Housing Affordability

25

Diversity Index

\$356,707

Median Home Value

-0.02%

Forecasted Annual Growth Rate

ALEX
LABS

ALEX
STUDIOS

Key Demographic Indicators

ESRI



Key Demographic Indicators

482013129.002

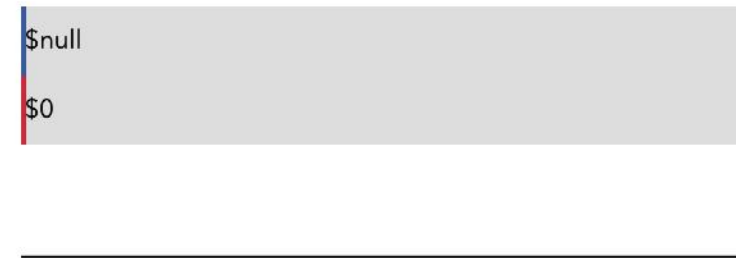
Geography: Block Group



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g. mortgages) or unsecured (credit cards) for this area.

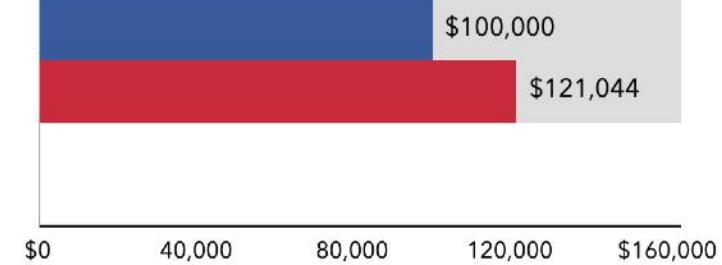
MEDIAN HOUSEHOLD INCOME



Bars show comparison to

Texas

MEDIAN NET WORTH

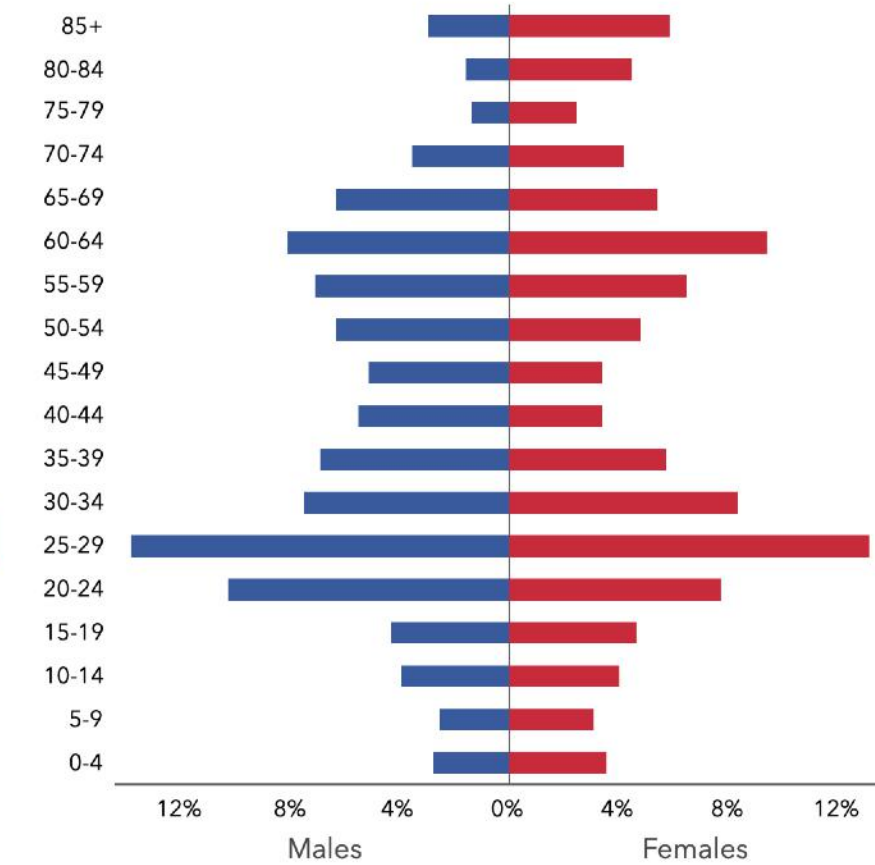


Bars show comparison to

Texas

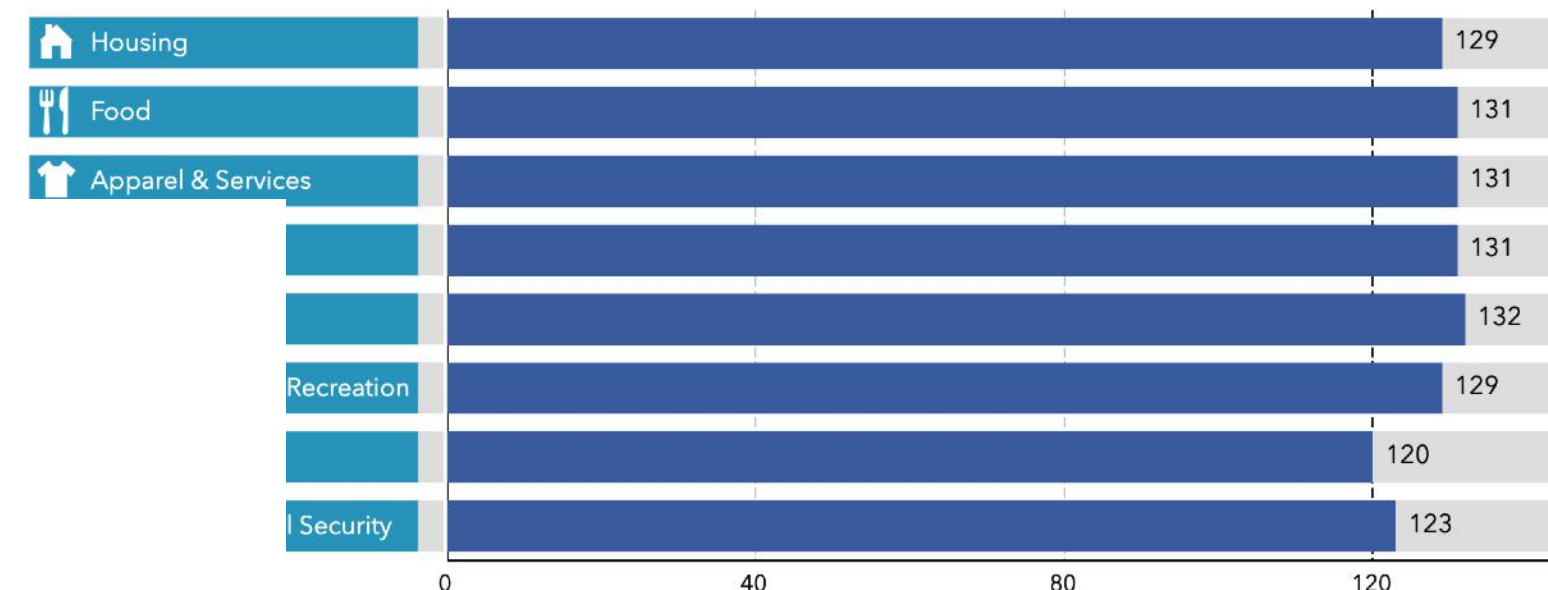
AGE BY SEX

Median Age: 39.2



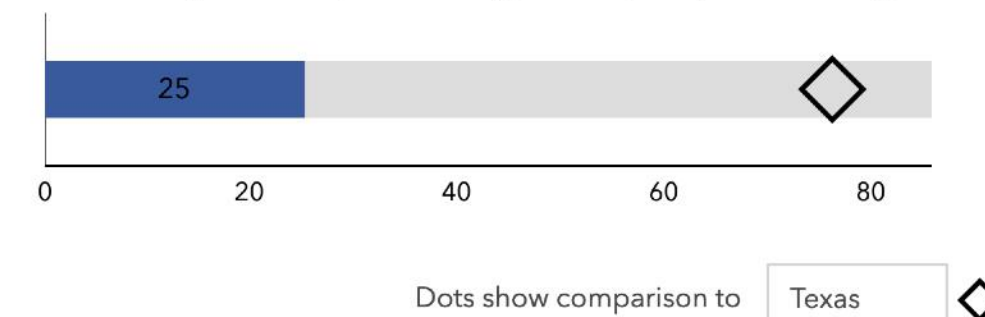
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to

Texas



Key Demographic Indicators

ESRI



Key Demographic Indicators

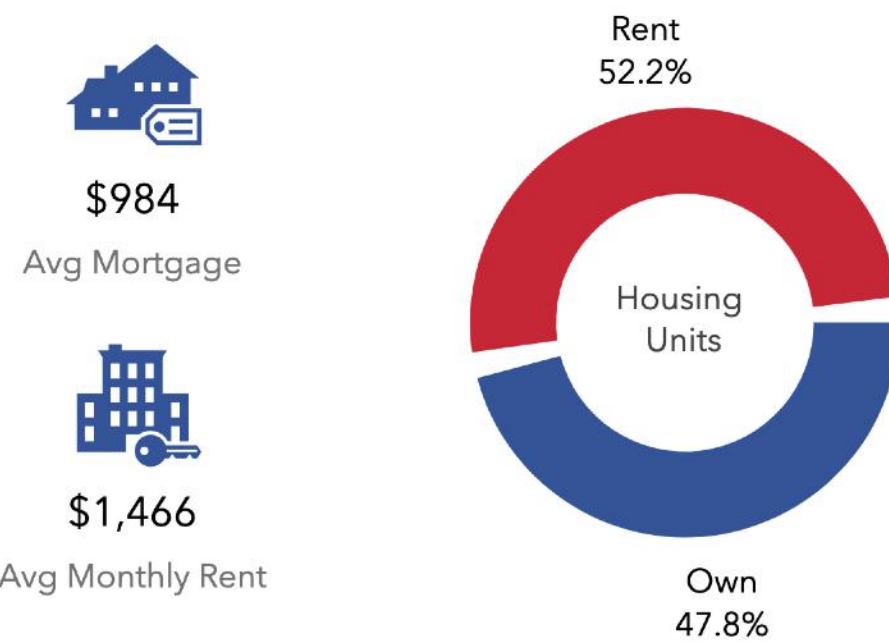
482013129.002

Geography: Block Group



HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).

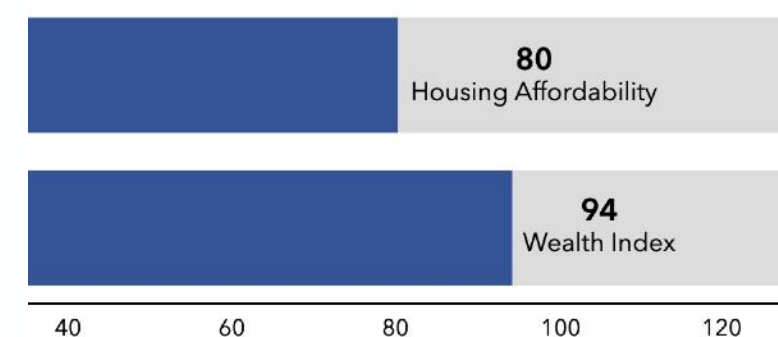


Typical Household Type: Single Family; Multi-Units

Median Home Value: \$356,707

ESRI INDEXES

Esri developed these indexes to display average household wealth and housing affordability for the market relative to US standards.



LANGUAGE

American Community Survey (ACS) population by language estimates are based on a rolling sample survey spanning a 60-month period (2015-2019).

Population by Language	Age 5-17	18-64	Age 65+	Total
English Only	26	1,045	190	1,261
Spanish	0	39	0	39
Spanish & English Well	0	39	0	39
Spanish & English Not Well	0	0	0	0
Indo-European	0	8	10	18
Indo-European & English Well	0	8	10	18
Indo-European & English Not Well	0	0	0	0
Asian-Pacific Island	0	45	0	45
Asian-Pacific Isl & English Well	0	45	0	45
Asian-Pacific Isl & English Not Well	0	0	0	0
Other Language	0	0	0	0
Other Language & English Well	0	0	0	0
Other Language & English Not Well	0	0	0	0

POPULATION DENSITY

Average density (population per sq. mile) is displayed relative to the US or State average.



Dots show comparison to

