



18 & 22 TIDWELL

HOUSTON, TX 77022

31,585 sf

Unrestricted

Close to I-45 & Hardy

- Major Retailers nearby
- Substantial Residential development nearby
- Ready for Retail, Office, Light Industrial Development



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CB | REALTORS
&A

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 18 Tidwell Rd, Houston, TX 77022



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CITY, STATE

Houston, TX

POPULATION

173,721

AVG. HHSIZE

3.09

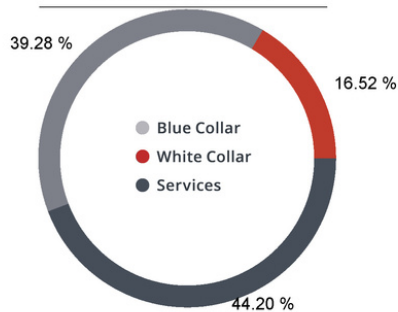
MEDIAN HH INCOME

\$39,831

HOME OWNERSHIP

Renters: **24,996**
 Owners: **28,441**

EMPLOYMENT



41.29 % Employed
1.67 % Unemployed

EDUCATION

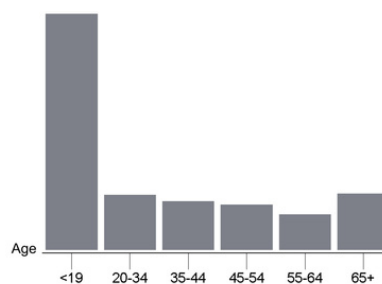
High School Grad: **22.48 %**
 Some College: **11.71 %**
 Associates: **3.14 %**
 Bachelors: **9.13 %**

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GENDER & AGE

50.12 % **49.88 %**

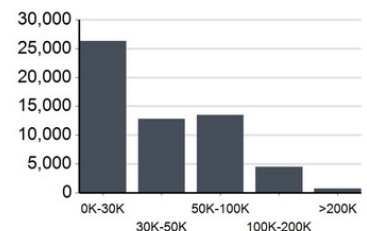


RACE & ETHNICITY

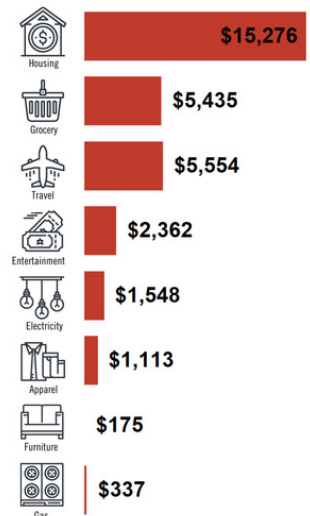
White: **29.48 %**
 Asian: **0.03 %**
 Native American: **0.15 %**
 Pacific Islanders: **0.00 %**
 African-American: **4.47 %**
 Hispanic: **46.81 %**
 Two or More Races: **19.05 %**



INCOME BY HOUSEHOLD



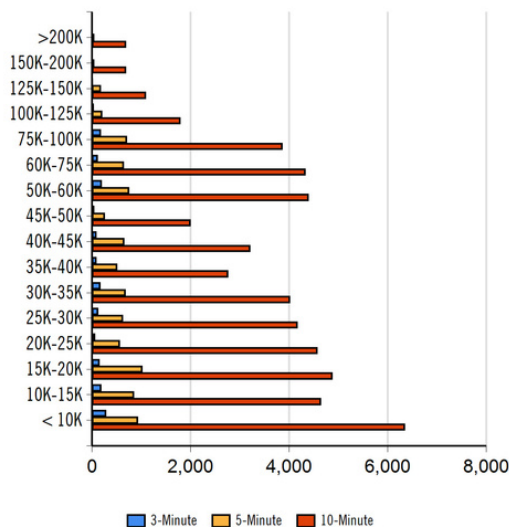
HH SPENDING



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	18	68	477	227	67	349	218	6	250	152	121	31	121
5-Minute	100	118	2,884	1,139	431	1,827	659	18	909	1,364	816	183	1,224
10-Minute	407	789	14,117	7,004	2,395	8,632	3,903	533	6,678	10,820	5,980	1,414	6,982

Household Income



Radius	Median Household Income
5-Minute	\$33,117.13
3-Minute	\$37,997.00
10-Minute	\$39,830.95

Radius	Average Household Income
5-Minute	\$38,807.78
3-Minute	\$42,411.90
10-Minute	\$48,051.72

Radius	Aggregate Household Income
3-Minute	\$65,888,850.65
5-Minute	\$352,117,975.52
10-Minute	\$2,379,431,964.82

Education

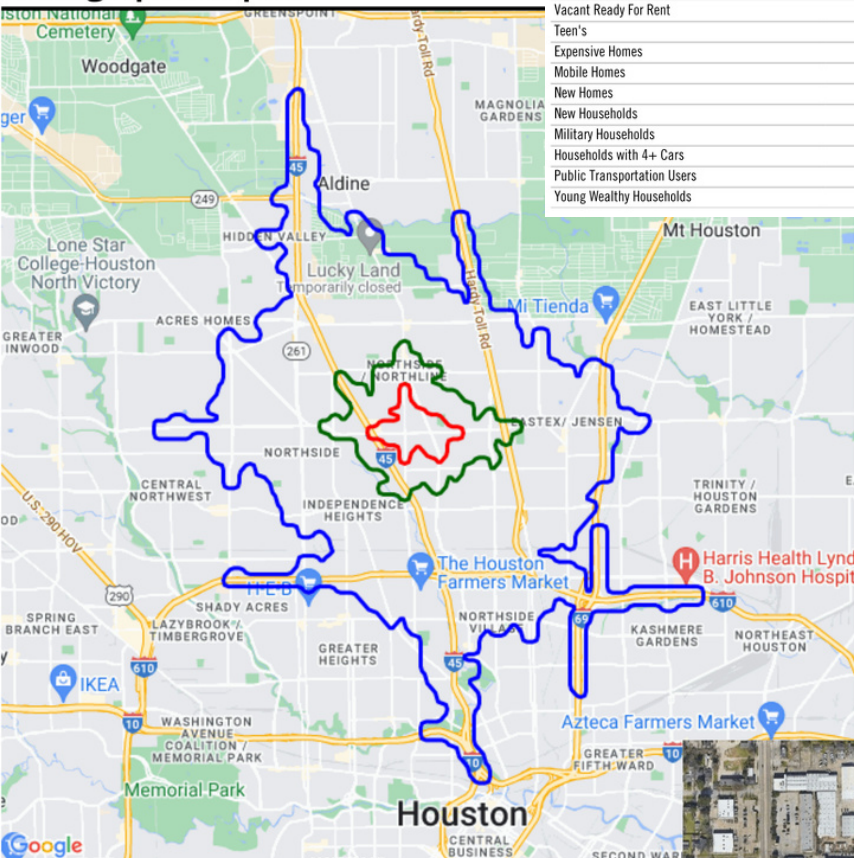
	3-Minute	5-Minute	10-Minute
Pop > 25	3,071	16,096	97,484
High School Grad	391	2,675	21,913
Some College	485	1,738	11,411
Associates	131	519	3,063
Bachelors	80	453	4,727
Masters	33	160	1,757
Prof. Degree	50	233	1,113
Doctorate	28	107	658



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Demographic Report



Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	8%	23%	50%
Teen's	27%	63%	75%
Expensive Homes	5%	27%	21%
Mobile Homes	11%	25%	31%
New Homes	3%	18%	22%
New Households	25%	62%	65%
Military Households	3%	9%	4%
Households with 4+ Cars	16%	41%	48%
Public Transportation Users	34%	68%	93%
Young Wealthy Households	13%	25%	28%

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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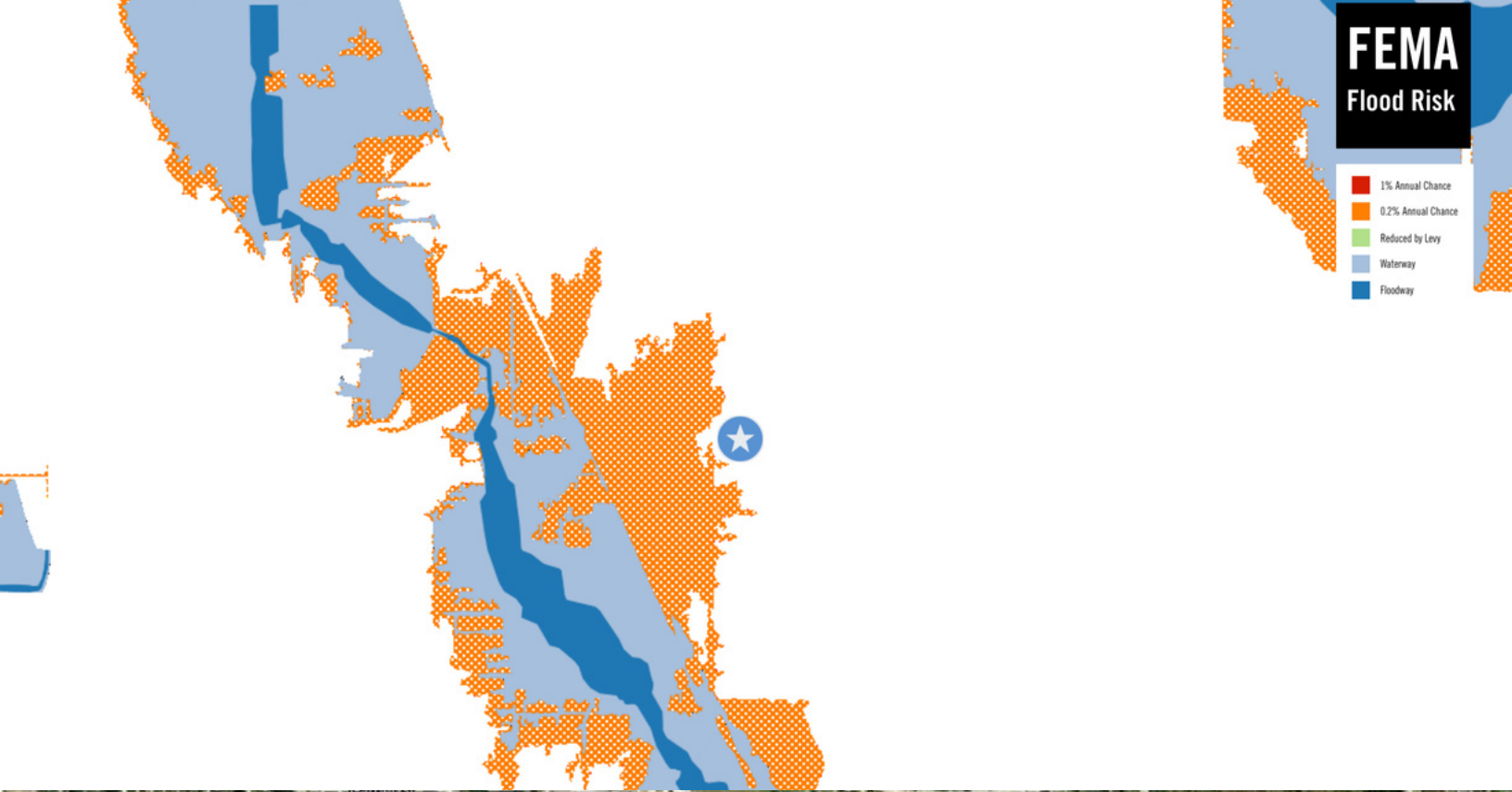
Population

Distance	Male	Female	Total
3-Minute	2,785	2,597	5,382
5-Minute	15,143	13,942	29,085
10-Minute	87,071	86,650	173,721



FEMA Flood Risk

- 1% Annual Chance
- 0.2% Annual Chance
- Reduced by Levy
- Waterway
- Floodway



Nearby Retail



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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.

CB&A Realtors dba Rockwell Commercial Group	9001502	info@cbarealtors.com	(832)678-4770
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Quenton Rockwell	641265	qrock@rockwellcommercialgroup.com	(832)877-2703
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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