



O F F E R I N G   M E M O R A N D U M

# MID CONSTRUCTION DEVELOPMENT OPPORTUNITY

12444 CITYSCAPE AVE,  
HOUSTON, TX 77047



PRESENTED BY  
**GRANDSTONE**  
INVESTMENT  
SALES

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S E C T I O N 1

# INVESTMENT OVERVIEW

MID CONSTRUCTION  
DEVELOPMENT OPPORTUNITY

# O F F E R I N G S U M M A R Y

MID CONSTRUCTION DEVELOPMENT OPPORTUNITY | 12444 CITYSCAPE AVE, HOUSTON, TX

PURCHASE PRICE	\$5,000,000
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REMAINING CONSTRUCTION COST	\$7,750,000
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ALL IN COST	\$12,750,000
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PURCHASE PRICE AT C/O	\$16,500,000
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PRICE PER RENTABLE SQUARE FOOT (AT C/O)	\$175.58
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YEAR 3 CAP RATE	6.85%
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YEAR 4 CAP RATE	9.19%
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YEAR 5 CAP RATE	9.52%
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NET RENTABLE SQUARE FEET	93,975
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LOT SIZE	4.50
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YEAR BUILT/RENOVATED	2024
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Grandstone is pleased to present a Mid Construction Development Opportunity in Houston, Texas. Currently, the earthwork, concrete slab, elevator shaft, masonry, along with some of the plumbing work have been completed. With approximately five months remaining for completion and an additional \$7.75 million in construction costs, this facility is set to offer a premium storage experience. Upon completion, this facility will feature 671 climate-controlled units and 111 non-climate-controlled units, totaling 93,975 net rentable square feet. Strategically located off Highway 288, the facility enjoys a high visibility location with a traffic count of 148,000 vehicles per day. With a local population of 77,109 residents within a three-mile radius, this project has strong potential to be a premium Class A facility in a primary market.



## INVESTMENT HIGHLIGHTS

- READY TO COMPLETE:**  
 Construction is well underway, with the concrete slab poured and the elevator shaft completed. An additional five months of construction is required, with projected costs estimated at \$7.75 million.
- SIGNIFICANT UPSIDE POTENTIAL:**  
 At Certificate of Occupancy (C/O), the facility's value is estimated at \$16.5 million. Once stabilized, the property is projected to reach a valuation in the high \$20 million range.
- COMPETITIVE ADVANTAGE:**  
 Nearby facilities are lower in quality, offering this property a distinct competitive edge. The current per capita NRSF within a three-mile radius is only 3.01 emphasizing the limited competition in the area.
- PRIME LOCATION:**  
 Positioned directly off Highway 288, which boasts over 148,000 daily vehicle passes, this facility benefits from excellent visibility and accessibility, enhancing customer attraction.
- ROBUST ECONOMIC DRIVERS:**  
 Houston's economy is diverse and resilient, driven by prominent industries such as energy, healthcare, aerospace, and manufacturing. Major entities like ExxonMobil, Chevron, and the Texas Medical Center foster ongoing economic growth and innovation. The city is also seeing major revitalization initiatives, such as the Bayou Greenways 2020 project, along with infrastructure and educational investments by the Houston Independent School District. Additionally, several mixed-use and multifamily projects are progressing within the Houston Innovation Corridor. Houston's strategic location along major highways and proximity to the Gulf of Mexico reinforces its position as a central transportation hub and economic powerhouse.

## MID CONSTRUCTION DEVELOPMENT OPPORTUNITY | HOUSTON, TX 77047

FACILITY NAME	ADDRESS	DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
City Park Mini Storage	12444 Cityscape Ave, Houston, TX 77047	★	No	93,975	-	-
Cube Smart Self Storage	13701 Hycohen Rd, Houston, TX 77047	0.41	Yes	10,608	-	-
Cubesmart Self Storage	12955 South Fwy, Houston, TX 77047	0.54	Yes	91,850	-	-
Alameda School Road Self Storage	13504 Alameda School Rd, Houston, TX 77047	2.08	Yes	-	35,502	-
Alameda Storage	14600 Alameda Rd B, Houston, TX 77053	3.04	No	-	-	10,999
Cullen Public Storage	9447 Cullen Blvd, Houston, TX 77051	3.26	Yes	-	-	30,438
Cubesmart Self Storage	9109 Hughes Ranch Rd, Pearland, TX 77584	3.37	Yes	-	-	65,872
Life Storage	2075 Kingsley Dr, Pearland, TX 77584	3.37	Yes	-	-	66,376
Urban Storage	4209 W Orem Dr, Houston, TX 77045	3.44	No	-	-	9,604
American Mini Storage - Lewisville	501 Hwy 121 Bypass, Houston, TX 75067	3.66	No	-	-	141,428
Handy storage	13342-13384 Stone Rd, Pearland, TX 77581	3.79	No	-	-	13,222
Eazy Mini Storage	13500 Hiram Clarke Rd, Houston, TX 77045	3.80	No	-	-	4,878
Hughes Ranch Road Storage	8229 Hughes Ranch Rd, Pearland, TX 77581	3.85	No	-	-	17,490
Self Storage Units in Houston, TX, 77045	13123 Hiram Clarke Rd, Houston, TX 77045	3.86	Yes	-	-	57,520
Lone Star Storage Solutions	8301 Jutland Rd, Houston, TX 77033	3.94	Yes	-	-	18,862
Holmes Road Storage	2910 Holmes Rd, Houston, TX 77051	3.99	No	-	-	25,945
CubeSmart Self Storage	10401 Broadway St, Pearland, TX 77584	4.13	Yes	-	-	72,950
Extra Space Storage	9809 Broadway St, Pearland, TX 77584	4.17	Yes	-	-	96,400
Consolidated Bonded Warehouses	2510 Magnet St, Houston, TX 77054	4.19	Yes	-	-	111,350
CubeSmart Self Storage	3045 Business Center Drive, Pearland, TX 77584	4.26	Yes	-	-	87,210
Dupuy Storage Houston Llc	7703 Cannon St, Houston, TX 77021	4.45	Yes	-	-	118,273
Cubesmart Self Storage	8206 W Broadway St, Pearland, TX 77581	4.56	Yes	-	-	71,084
Cubesmart Self Storage	7705 Mchard Rd, Houston, TX 77053	4.58	Yes	-	-	74,547
CubeSmart Self Storage of Pearland	3200 Kirby Dr, Pearland, TX 77584	4.60	Yes	-	-	95,400
Public Storage	2760 Brownstone Pl, Pearland, TX 77584	4.63	Yes	-	-	101,285
South Post Oak Self Storage	14365 S Post Oak Rd, Houston, TX 77045	4.79	No	-	-	9,859
Tpi Self Storage	5225 Allum Rd, Houston, TX 77045	4.87	No	-	-	14,700
Extra Space Storage	3505 W Bellfort Blvd, Houston, TX 77025	4.87	Yes	-	-	105,535
Public Storage	10200 S Main St, Houston, TX 77025	4.93	Yes	-	-	111,214

TOTAL EXISTING SUPPLY

196,433

231,935

1,764,376

2023 POPULATION | 1-MILE 9,768 | 3-MILE 77,109 | 5-MILE 232,836

SQ FT PER PERSON

20.11

3.01

7.58

FACILITY NAME	ADDRESS	CITY	# OF UNITS	COST	PROJECT STAGE	DISTANCE
Hycohen Residency	13511 Hycohen Rd	Houston	210	\$14,480,000	Pre-Construction/Negotiated	0.47
2620 Almeda Genoa	2620 Almeda Genoa Rd	Houston		\$18,000,000	Under Construction	0.52
NWC Almeda Genoa Retail Center	1823 Almeda Genoa Rd	Houston		\$40,004,850	Final Planning	0.69
Canterwell 6 Plex Development	13409 Canterwell Rd	Houston	6	\$400,000	Final Planning	1.48
Almeda Genoa Apartments	3918 Almeda Genoa Rd	Houston	276	\$27,000,000	Final Planning	1.59
Shoppes at Cullen Storage	13228 Cullen Blvd	Houston		\$3,000,000	Final Planning	1.73
Frame On Cullen Apartments	13706 Cullen Blvd	Houston		\$40,350,000	Design	1.88
AG Apartments	4360 Almeda Genoa Rd	Houston	108	\$40,000,000	Pre-Construction/Negotiated	2.14
New Jk's Barber Shop / Beauty Shop / Residence	3038 Reed Rd	Houston		\$129,525	Final Planning	2.57
Anderson Road Apartments – Houston	3214 Anderson Rd	Houston		\$10,000,000	Design	2.58
Phillips Apartments	3513 Tangerine St	Houston	3	\$453,000	Pre-Construction/Negotiated	2.6
Alders at Rockwall	TX-8 Beltway	Houston	144	\$23,000,000	Under Construction	2.62
Mechanic Shop at Culver Street	9226 Culver St	Houston		\$232,000	Pre-Construction/Negotiated	2.67
Star of Hope Phase 2	2575 Reed Rd	Houston		\$18,800,000	Pre-Construction/Negotiated	2.72
Modera Cottingham Phase II	14110 Cottingham St	Houston		\$36,400,000	Under Construction	2.77
Modera Cottingham	13958 Cottingham St	Houston		\$43,500,000	Under Construction	2.77
2 Building Apartments	9129 Brandon St	Houston		\$960,000	Under Construction	2.82
Landing on Orem Apartments	5425 E Orem Dr	Houston		\$1,060,300	Under Construction	3.01
Buffalo Speedway Apartments	12806 Buffalo Speedway	Houston	378	\$42,365,000	Pre-Construction/Negotiated	3.22
Larkspur Shadow Creek Ranch / Pearland	12635 Shadow Creek Pkwy	Pearland	257	\$68,000,000	Pre-Construction/Negotiated	3.39
Bella Reed Apartments	5009 Reed Rd	Houston	12	\$1,200,000	Pre-Construction/Negotiated	3.41
Charleston at Fannin	1850 Holmes Rd	Houston	317	\$999,999	Design	3.48
Southern Glazer's Wine and Spirits	9350 E Point Dr	Houston		\$5,500,000	Final Planning	3.59
6168 South Loop East Apartments	6168 South Fwy	Houston	26	\$12,000,000	Post-Bid	3.59
Speedy Express Car Lube and Car Wash	12700 Shadow Creek Pkwy	Pearland		\$2,474,550	Final Planning	3.61
Cordova Apartments	6160 Madden Ln	Houston	283	\$34,731,700	Final Planning	3.84
Allum Oaks Apartments / Houston	4646 Allum Rd	Houston	36	\$2,200,000	Final Planning	4.02
Simon Minchen Park	4900 W Fuqua St	Houston		\$900,000	Final Planning	4.14
Live/Work Building / Houston	2319 Engelmohr St	Houston		\$75,000	Design	4.25
Vineyard Assisted Living Facility	2680 Business Center Dr	Pearland	199	\$34,423,000	Pre-Construction/Negotiated	4.31
Windsor Apartments / Houston	6125 S Sam Houston Pkwy E	Houston	450	\$70,000,000	Final Planning	4.41
6315 Airport Boulevard Multi-Family / Houston	6315 Airport Blvd	Houston		\$540,000	Final Planning	4.42
Main Street Multi Residential	12301 S Main St	Houston	336	\$40,000,000	Pre-Construction/Negotiated	4.44
Scotland Yard Apartments / Building No. 10	2250 Holly Hall St	Houston	9	\$3,900,000	Under Construction	4.47
Dada Lofts	11433 W Broadway St	Pearland	37	\$13,956,000	Design	4.53
Houston Area Womens Center New Shelter Expansion	3077 El Camino St	Houston		\$30,000,000	Pre-Construction/Negotiated	4.58
Harvest Hill Apartments Laundry Building	8282 Cambridge St	Houston		\$1,166,730	Award	4.62
Allum Ridge Apartment	5205 Allum Rd	Houston	36	\$4,200,000	Pre-Construction/Negotiated	4.73
Brandon Manor Apartments	3726 W Bellfort Blvd	Houston		\$1,127,000	Final Planning	4.76
Knight & El Paseo Multifamily	7892 Knight Rd	Houston	281	\$39,000,000	Occupancy	4.84

TOTAL NUMBER OF UNITS 3,404

S E C T I O N 2

# FINANCIAL ANALYSIS

MID CONSTRUCTION  
DEVELOPMENT OPPORTUNITY

## CLIMATE CONTROLLED (CC):

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
5.0 x 5.0	3	25	75	\$92.00	\$276	\$3,312	\$94.76	\$3,411
5.0 x 5.0	56	25	1,400	\$78.00	\$4,368	\$52,416	\$80.34	\$53,988
5.0 x 10.0	48	50	2,400	\$150.00	\$7,200	\$86,400	\$154.50	\$88,992
5.0 x 10.0	85	50	4,250	\$127.00	\$10,795	\$129,540	\$130.81	\$133,426
7.5 x 10.0	114	75	8,550	\$165.00	\$18,810	\$225,720	\$169.95	\$232,492
10.0 x 10.0	30	100	3,000	\$242.00	\$7,260	\$87,120	\$249.26	\$89,734
10.0 x 10.0	138	100	13,800	\$205.00	\$28,290	\$339,480	\$211.15	\$349,664
10.0 x 15.0	26	150	3,900	\$328.00	\$8,528	\$102,336	\$337.84	\$105,406
10.0 x 15.0	88	150	13,200	\$278.00	\$24,464	\$293,568	\$286.34	\$302,375
10.0 x 20.0	20	200	4,000	\$414.00	\$8,280	\$99,360	\$426.42	\$102,341
10.0 x 20.0	35	200	7,000	\$351.00	\$12,285	\$147,420	\$361.53	\$151,843
10.0 x 25.0	24	250	6,000	\$490.00	\$11,760	\$141,120	\$504.70	\$145,354
10.0 x 25.0	4	250	1,000	\$415.00	\$1,660	\$19,920	\$427.45	\$20,518
TOTAL CC:	671	102	68,575	\$214.57	\$143,976	\$1,727,712	\$221.01	\$1,779,543

## NON-CLIMATE CONTROLLED (NCC):

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
10.0 x 15.0	18	150	2,700	\$264.00	\$4,752	\$57,024	\$271.92	\$58,735
10.0 x 20.0	39	200	7,800	\$318.00	\$12,402	\$148,824	\$327.54	\$153,289
15.0 x 15.0	11	225	2,475	\$365.00	\$4,015	\$48,180	\$375.95	\$49,625
10.0 x 25.0	26	250	6,500	\$414.00	\$10,764	\$129,168	\$426.42	\$133,043
15.0 x 20.0	6	300	1,800	\$454.00	\$2,724	\$32,688	\$467.62	\$33,669
15.0 x 25.0	11	375	4,125	\$557.00	\$6,127	\$73,524	\$573.71	\$75,730
TOTAL NCC:	111	229	25,400	\$367.42	\$40,784	\$489,408	\$378.45	\$504,090

GRAND TOTAL

782

120

93,975

\$236.27

\$184,760

\$2,217,120

\$243.35

\$2,283,634

# INCOME & EXPENSES

	ACTUALS CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS POTENTIAL RENT		\$2,217,120	\$2,217,120	\$2,217,120	\$2,217,120	\$2,283,634
PHYSICAL VACANCY		(1,108,560)	(665,136)	(332,568)	(155,198)	(159,854)
ECONOMIC VACANCY		(554,280)	(443,424)	(332,568)	(110,856)	(114,182)
TOTAL VACANCY		(1,662,840)	(1,108,560)	(665,136)	(266,054)	(274,036)
VACANCY %		75.0%	50.0%	30.0%	12.0%	12.0%
EFFECTIVE RENTAL INCOME		\$554,280	\$1,108,560	\$1,551,984	\$1,951,066	\$2,009,598
LATE, LETTER, & NSF FEES		16,628	33,257	46,560	58,532	60,288
ADMINISTRATION FEES		8,314	16,628	23,280	29,266	30,144
TENANT INSURANCE		4,575	10,674	18,146	25,527	34,036
MERCHANDISE SALES, NET		2,500	2,550	2,601	2,653	2,706
TOTAL OTHER INCOME		\$32,017	\$63,110	\$90,587	\$115,978	\$127,174
EFFECTIVE GROSS INCOME (EGI)		\$586,297	\$1,171,670	\$1,642,571	\$2,067,043	\$2,136,771
PROPERTY TAXES		215,000	219,300	223,686	228,160	232,723
INSURANCE		28,000	28,560	29,131	29,714	30,308
UTILITIES & TRASH		28,000	28,560	29,131	29,714	30,308
REPAIRS & MAINTENANCE		5,000	7,500	10,000	12,500	15,000
ADVERTISING		40,000	30,000	20,000	20,400	20,808
SALARIES, TAXES, & BENEFITS		65,000	66,300	67,626	68,979	70,358
MANAGEMENT FEE		29,315	58,583	82,129	103,352	106,839
OFFICE SUPPLIES & POSTAGE		5,000	5,100	5,202	5,306	5,412
BANK & CREDIT CARD FEES		9,381	18,747	26,281	33,073	34,188
TELEPHONE & INTERNET		3,600	3,672	3,745	3,820	3,897
LANDSCAPING		5,000	5,100	5,202	5,306	5,412
OTHER EXPENSES		10,000	10,200	10,404	10,612	10,824
TOTAL EXPENSES		\$443,296	\$481,622	\$512,537	\$550,935	\$566,078
% OF EGI		75.6%	41.1%	31.2%	26.7%	26.5%
NET OPERATING INCOME (NOI)		\$143,002	\$690,047	\$1,130,033	\$1,516,108	\$1,570,694
OPERATING MARGIN %		24.4%	58.9%	68.8%	73.3%	73.5%

1. RE Taxes are based on similar properties in Harris County. 2. Income based on owner estimates. 3. Expenses based on industry standard  
4. A management fee is added to expenses based on 5% of the gross income

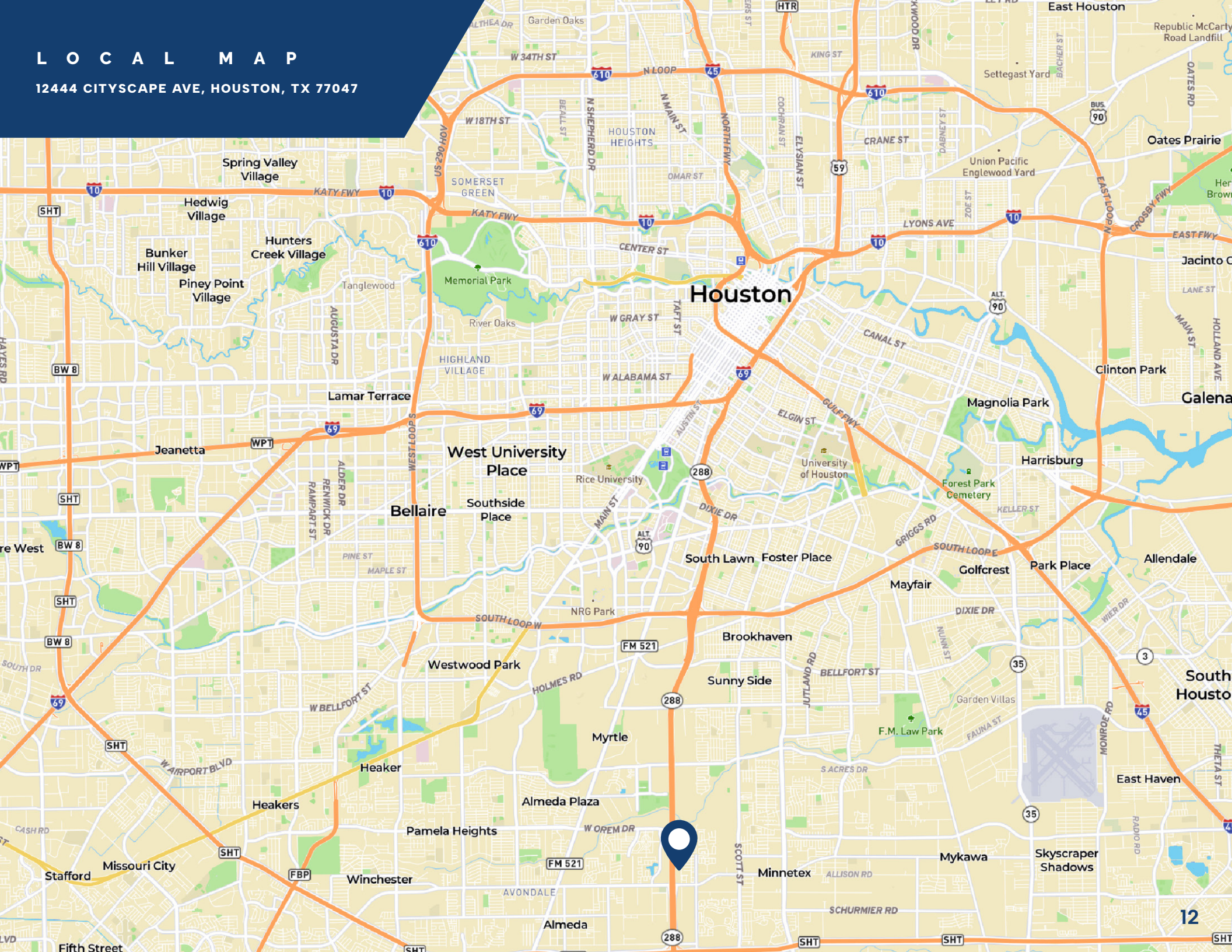
S E C T I O N 3

# PROPERTY INFORMATION

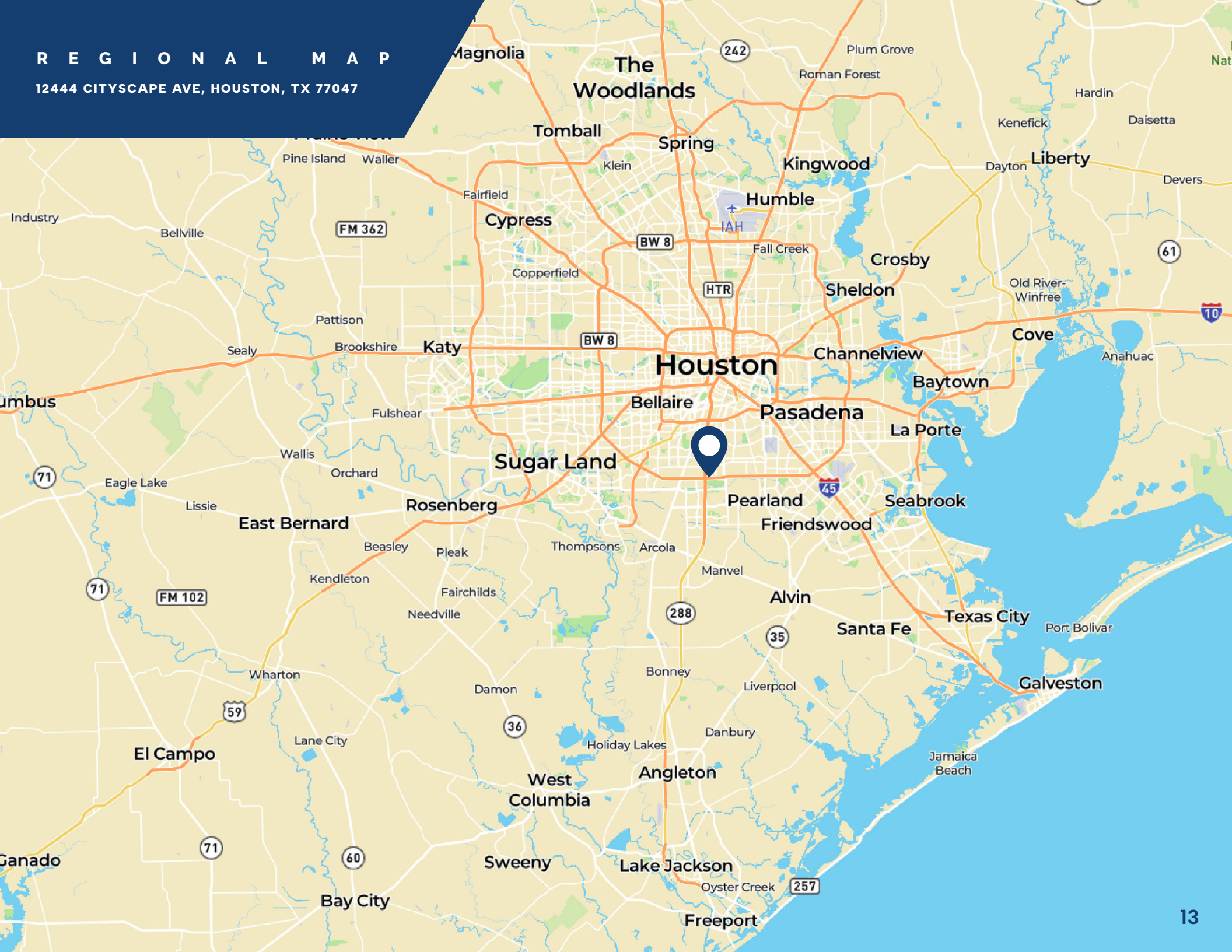
MID CONSTRUCTION  
DEVELOPMENT OPPORTUNITY

# LOCAL MAP

12444 CITYSCAPE AVE, HOUSTON, TX 77047



**12444 CITYSCAPE AVE, HOUSTON, TX 77047**



# PARCEL OUTLINE

12444 CITYSCAPE AVE, HOUSTON, TX 77047

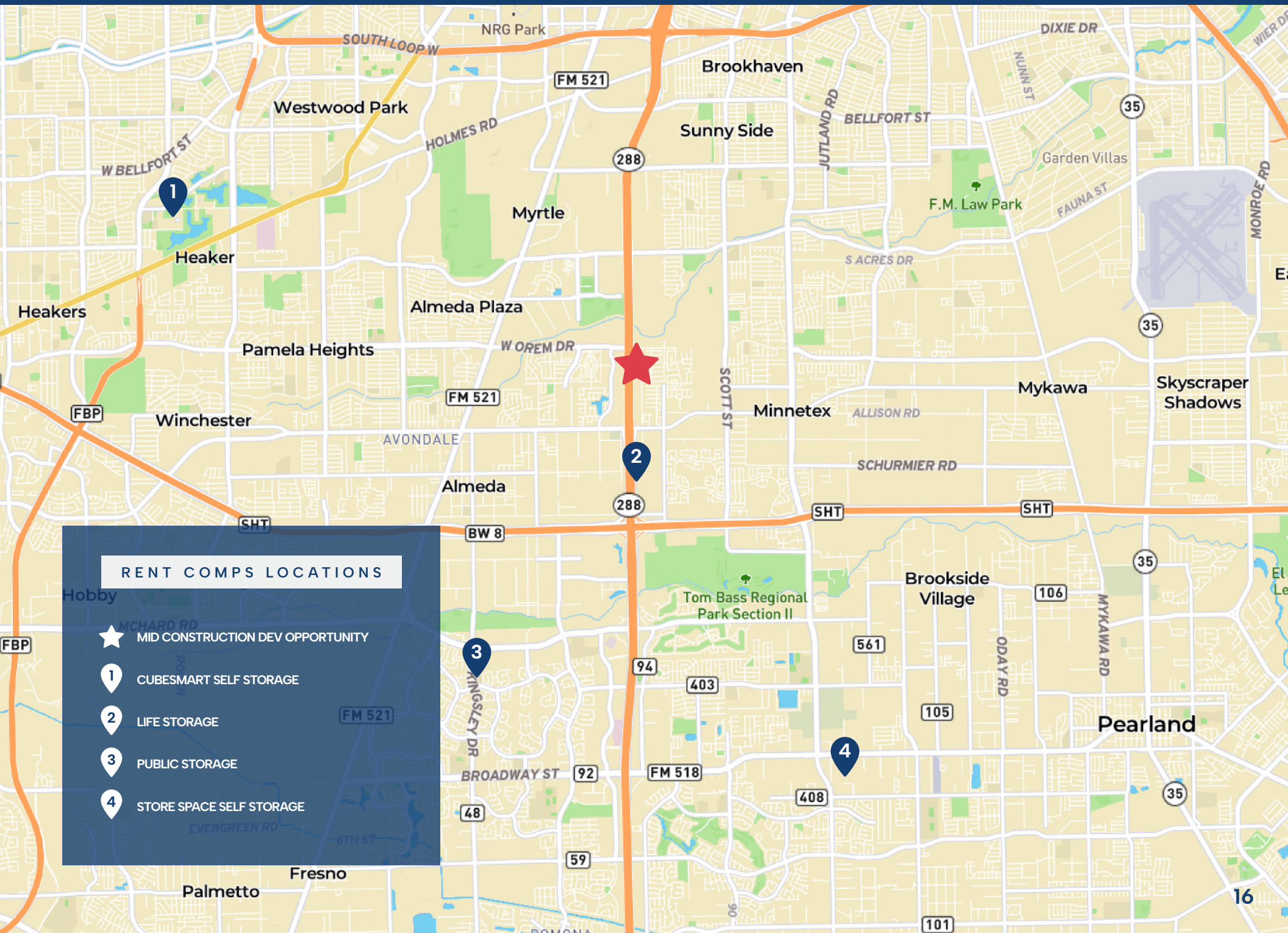


S E C T I O N 4

# RENT COMPARABLES

MID CONSTRUCTION  
DEVELOPMENT OPPORTUNITY

# RENT COMPS MAP





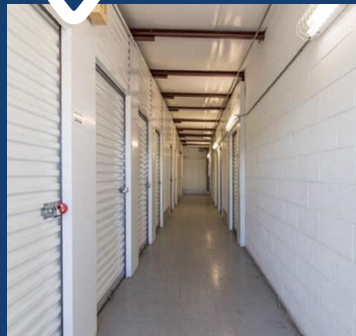
## Mid Construction Development Opportunity

Cityscape Ave,  
Houston, TX 77047

NSRF	93,975
YEAR BUILT	2024
DISTANCE	★

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 CC	\$150	\$3.00
10X10 CC	\$242	\$2.42
10X15 CC	\$328	\$2.19
10X20 CC	\$414	\$2.07
AVERAGE:		\$2.42
10X15 NCC	\$264	\$1.76
10X20 NCC	\$318	\$1.59
15X15 NCC	\$365	\$1.62
10X25 NCC	\$414	\$1.66
AVERAGE:		\$1.66

1



## CubeSmart Self Storage

12955 South Fwy,  
Houston, TX 77047

NSRF	86,641
YEAR BUILT	2008
DISTANCE	1.2

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 CC	\$151	\$3.02
10X10 CC	\$197	\$1.97
10X15 CC	\$331	\$2.21
10X30 CC	\$490	\$1.63
AVERAGE:		\$2.21
5X10 NCC	\$--	\$--
10X10 NCC	\$178	\$1.78
10X15 NCC	\$251	\$1.67
10X20 NCC	\$312	\$1.56
AVERAGE:		\$1.67

2



## Extra Space Storage

2075 Kingsley Dr,  
Pearland, TX 77584

NSRF	66,601
YEAR BUILT	2021
DISTANCE	4.0

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
4X12 CC	\$77	\$1.60
8X12 CC	\$220	\$2.29
8X17 CC	\$247	\$1.82
8X23 CC	\$307	\$1.67
AVERAGE:		\$1.85
5X10 NCC	\$--	\$--
10X10 NCC	\$--	\$--
10X15 NCC	\$--	\$--
10X20 NCC	\$--	\$--
AVERAGE:		\$--

3



## Public Storage

2760 Brownstone Pl,  
Pearland, TX 77584

NSRF	100,063
YEAR BUILT	2016
DISTANCE	5.2

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 CC	\$75	\$1.50
10X10 CC	\$154	\$1.54
10X15 CC	\$--	\$--
10X20 CC	\$--	\$--
AVERAGE:		\$1.52
5X10 NCC	\$--	\$--
10X10 NCC	\$--	\$--
10X20 NCC	\$261	\$1.31
10X30 NCC	\$392	\$1.31
AVERAGE:		\$1.31

4



## Store Space Self Storage

5512 S Willow Dr,  
Houston, TX 77035

NSRF	68,989
YEAR BUILT	1972-2019
DISTANCE	5.7

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 CC	\$138	\$2.76
10X10 CC	\$--	\$--
10X15 CC	\$269	\$1.79
10X20 CC	\$--	\$--
AVERAGE:		\$2.28
5X10 NCC	\$79	\$1.58
10X10 NCC	\$--	\$--
10X15 NCC	\$221	\$1.47
10X20 NCC	\$214	\$1.07
AVERAGE:		\$1.37

S E C T I O N 5

# DEMOGRAPHIC ANALYSIS

MID CONSTRUCTION  
DEVELOPMENT OPPORTUNITY

# WELCOME TO Houston, TX



## ECONOMIC DRIVERS



### ENERGY

Known as the “Energy Capital of the World,” Houston plays a central role in oil, natural gas, and increasingly, renewable energy industries. This sector not only attracts global investments but also offers extensive employment across engineering, environmental science, and technical fields.



### HEALTHCARE AND BIOTECHNOLOGY

Houston’s healthcare sector, centered around the Texas Medical Center, is one of the city’s largest employers, spanning hospitals, research facilities, and biotech firms. It also leads in cutting-edge medical research, making Houston a destination for healthcare professionals and innovations.



### INTERNATIONAL TRADE

The Port of Houston is one of the busiest in the U.S., facilitating a massive flow of imports and exports that supports global trade. This port generates a wide range of logistics, warehousing, and transportation jobs, driving Houston’s economy.



### AEROSPACE

Home to NASA’s Johnson Space Center, Houston is a key location for space exploration, engineering, and astronaut training. This sector drives opportunities in STEM fields, including aerospace engineering, robotics, and scientific research.



### MANUFACTURING

Houston’s diverse manufacturing industry produces petrochemicals, machinery, electronics, and more, serving both domestic and international markets. This sector employs thousands in production, engineering, and quality control roles, supporting local economic stability.



### FINANCE AND PROFESSIONAL SERVICES

With a growing finance sector, Houston is home to numerous banks, investment firms, and insurance providers that support business and consumer needs. These services are vital to the city’s economy, facilitating growth for local companies and attracting national and international clients.

**Houston, Texas, is a major economic hub known for its thriving energy sector, particularly in oil and gas, which provides a wide range of job opportunities. The city also has a robust healthcare sector, featuring the Texas Medical Center, one of the largest medical complexes globally, which attracts top talent in medicine and research. Additionally, Houston’s port is one of the busiest in the United States, supporting logistics and trade-related employment. With a diverse economy that includes finance, aerospace, and technology, Houston offers varied career options for professionals in multiple industries.**



2024 POPULATION

1-MILE	3-MILE	5-MILE
9,828	77,792	36,084



2024 HOUSEHOLDS

1-MILE	3-MILE	5-MILE
3,654	27,083	86,282



2024 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$105,846	\$84,420	\$87,485



2029 POPULATION

1-MILE	3-MILE	5-MILE
10,465	82,860	251,900



2024-29 ANNUAL AVG GROWTH

1-MILE	3-MILE	5-MILE
42	314	1,089



2029 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$120,284	\$97,272	\$99,403



\*DATA COLLECTED BY YARDI MATRIX & TRACTIQ. ALL DATA WITHIN 3-5 MILE RADIUS OF THE SUBJECT.

## MID CONSTRUCTION DEVELOPMENT OPPORTUNITY

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STORAGE INVESTMENT SALES

