

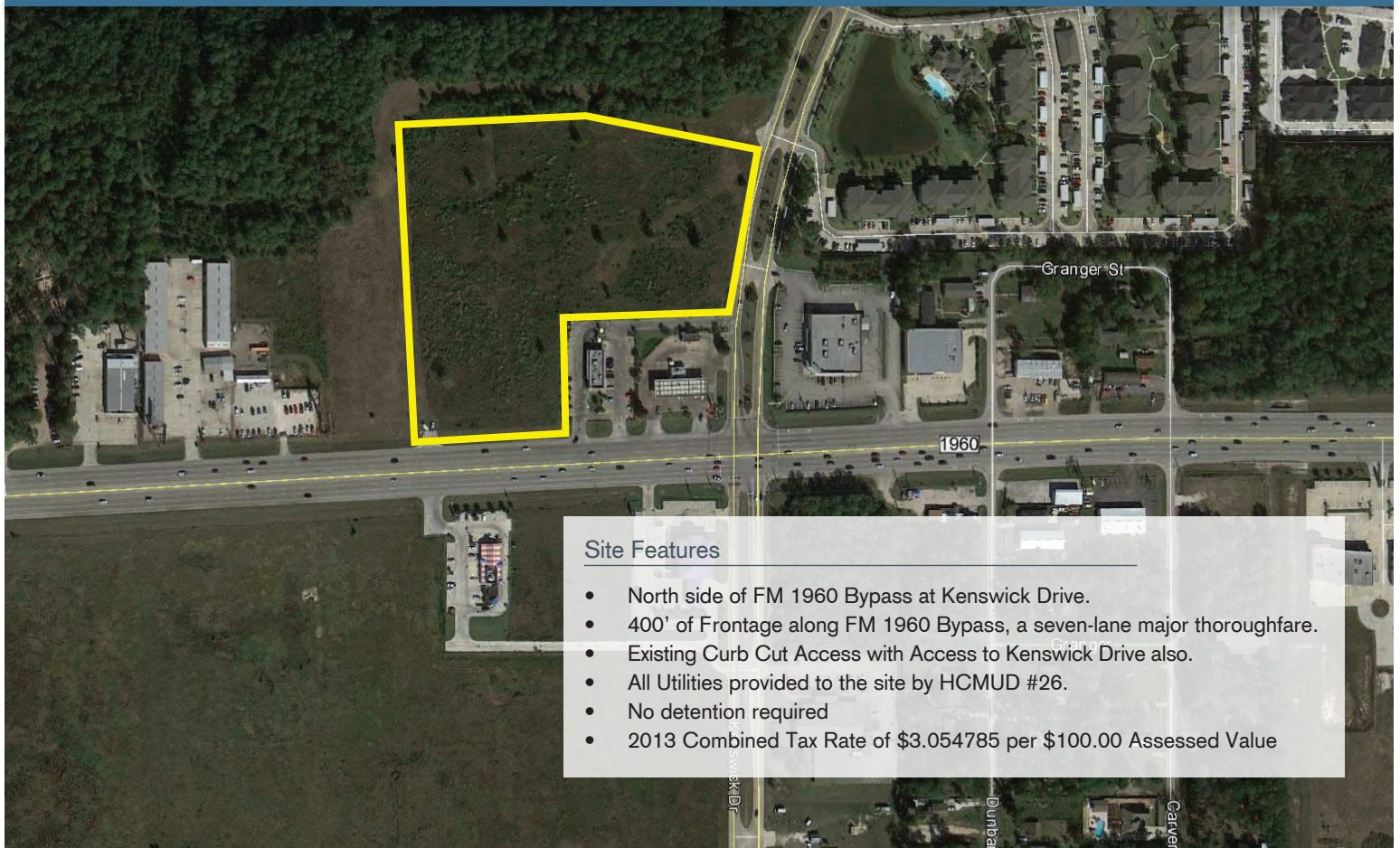


LAWSON GROUP  
CORPORATE REAL ESTATE SERVICES

FOR SALE  
10 ACRES @ \$4.50 PER SQUARE FOOT

# 1960 AT KENSWICK

Within 1.2 miles of Highway 59 and  
close proximity to Bush IAH's Air Cargo Facilities



## Site Features

- North side of FM 1960 Bypass at Kenswick Drive.
- 400' of Frontage along FM 1960 Bypass, a seven-lane major thoroughfare.
- Existing Curb Cut Access with Access to Kenswick Drive also.
- All Utilities provided to the site by HCMUD #26.
- No detention required
- 2013 Combined Tax Rate of \$3.054785 per \$100.00 Assessed Value

For More Information Contact:

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| <b>Radius</b>                             | <b>1 Mile</b>   | <b>3 Mile</b>   | <b>5 Mile</b>   |
|-------------------------------------------|-----------------|-----------------|-----------------|
| <b>Population</b>                         |                 |                 |                 |
| 2017 Projection                           | 9,563           | 35,950          | 97,645          |
| 2012 Estimate                             | 8,398           | 32,673          | 88,446          |
| 2010 Census                               | 7,904           | 31,340          | 84,530          |
| Growth 2012 - 2017                        | 13.90%          | 10.00%          | 10.40%          |
| Growth 2010 - 2012                        | 6.20%           | 4.30%           | 4.60%           |
| <b>2012 Population by Hispanic Origin</b> | <b>3,430</b>    | <b>13,123</b>   | <b>33,488</b>   |
| <b>2012 Population By Race</b>            | <b>8,398</b>    | <b>32,673</b>   | <b>88,446</b>   |
| White                                     | 3,504 41.72%    | 14,900 45.60%   | 43,933 49.67%   |
| Black or African American                 | 2,953 35.16%    | 10,259 31.40%   | 26,311 29.75%   |
| American Indian and Alaska Native         | 43 0.51%        | 198 0.61%       | 604 0.68%       |
| Asian                                     | 231 2.75%       | 896 2.74%       | 2,110 2.39%     |
| Native Hawaiian and Pacific Islander      | 53 0.63%        | 252 0.77%       | 489 0.55%       |
| Other Race                                | 1,319 15.71%    | 4,981 15.25%    | 12,082 13.66%   |
| Two or More Races                         | 295 3.51%       | 1,189 3.64%     | 2,917 3.30%     |
| <b>Households</b>                         |                 |                 |                 |
| 2017 Projection                           | 3,245           | 12,049          | 32,474          |
| 2012 Estimate                             | 2,872           | 11,090          | 29,632          |
| 2010 Census                               | 2,704           | 10,671          | 28,343          |
| Growth 2012 - 2017                        | 13.00%          | 8.60%           | 9.60%           |
| Growth 2010 - 2012                        | 6.20%           | 3.90%           | 4.50%           |
| Owner Occupied                            | 1,969 68.56%    | 6,536 58.94%    | 17,053 57.55%   |
| Renter Occupied                           | 903 31.44%      | 4,554 41.06%    | 12,579 42.45%   |
| <b>2012 Households by HH Income</b>       | <b>2,871</b>    | <b>11,089</b>   | <b>29,631</b>   |
| Income Less Than \$15,000                 | 163 5.68%       | 1,055 9.51%     | 3,547 11.97%    |
| Income: \$15,000 - \$24,999               | 199 6.93%       | 1,207 10.88%    | 3,410 11.51%    |
| Income: \$25,000 - \$34,999               | 271 9.44%       | 1,263 11.39%    | 3,392 11.45%    |
| Income: \$35,000 - \$49,999               | 552 19.23%      | 1,837 16.57%    | 5,017 16.93%    |
| Income: \$50,000 - \$74,999               | 935 32.57%      | 2,852 25.72%    | 7,136 24.08%    |
| Income: \$75,000 - \$99,999               | 405 14.11%      | 1,473 13.28%    | 3,451 11.65%    |
| Income: \$100,000 - \$149,999             | 264 9.20%       | 1,091 9.84%     | 2,567 8.66%     |
| Income: \$150,000 - \$199,999             | 71 2.47%        | 250 2.25%       | 671 2.26%       |
| Income: \$200,000+                        | 11 0.38%        | 61 0.55%        | 440 1.48%       |
| <b>2012 Avg Household Income</b>          | <b>\$62,524</b> | <b>\$58,954</b> | <b>\$58,394</b> |
| <b>2012 Med Household Income</b>          | <b>\$54,199</b> | <b>\$50,962</b> | <b>\$47,809</b> |
| <b>2012 Per Capita Income</b>             | <b>\$20,211</b> | <b>\$20,135</b> | <b>\$19,974</b> |

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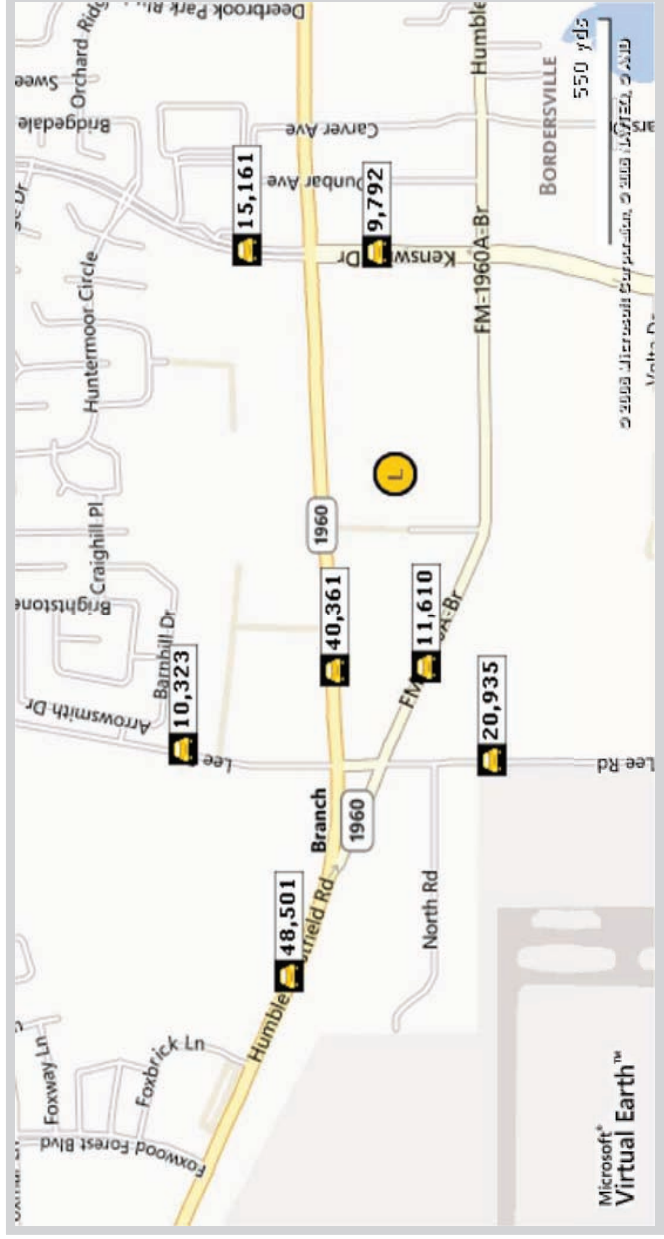




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Kenswick Dr, Humble, TX 77338



| Street                | Cross Street      | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|-----------------------|-------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 Humble Westfield Rd | Lee Rd            | 0.14 NW        | 2010       | 11,304           | MPSI        | .28                     |
| 2 FM 1960 Rd W        | Lee Rd            | 0.14 NW        | 2011       | 11,610           | MPSI        | .28                     |
| 3 F-M Rd 1960 Byp W   | Lee Rd            | 0.13 W         | 2011       | 40,361           | MPSI        | .29                     |
| 4 Kenswick Dr         | F-M Rd 1960 Byp W | 0.08 N         | 2011       | 9,792            | MPSI        | .31                     |
| 5 Kenswick Dr         | F-M Rd 1960 Byp W | 0.09 S         | 2011       | 15,161           | MPSI        | .38                     |
| 6 Lee Rd              | FM 1960 Rd W      | 0.15 N         | 2011       | 20,935           | MPSI        | .43                     |
| 7 Lee Rd              | Cherrystone Dr    | 0.08 N         | 2011       | 10,323           | MPSI        | .49                     |
| 8 F-M 1960 Rd W       | F-M Rd 1960 Byp W | 0.10 SE        | 2010       | 48,946           | MPSI        | .72                     |
| 9 FM 1960 Rd W        | F-M Rd 1960 Byp W | 0.10 SE        | 2011       | 48,501           | MPSI        | .72                     |

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