

# Demographic Summary Report

## Cornerstone Center

3355-3403 W FM-1960, Houston, TX 77068

Building Type: **General Retail**  
 Secondary: -  
 GLA: **55,772 SF**  
 Year Built: **1984**

Total Available: **11,668 SF**  
 % Leased: **79.08%**  
 Rent/SF/Yr: **\$8.40**



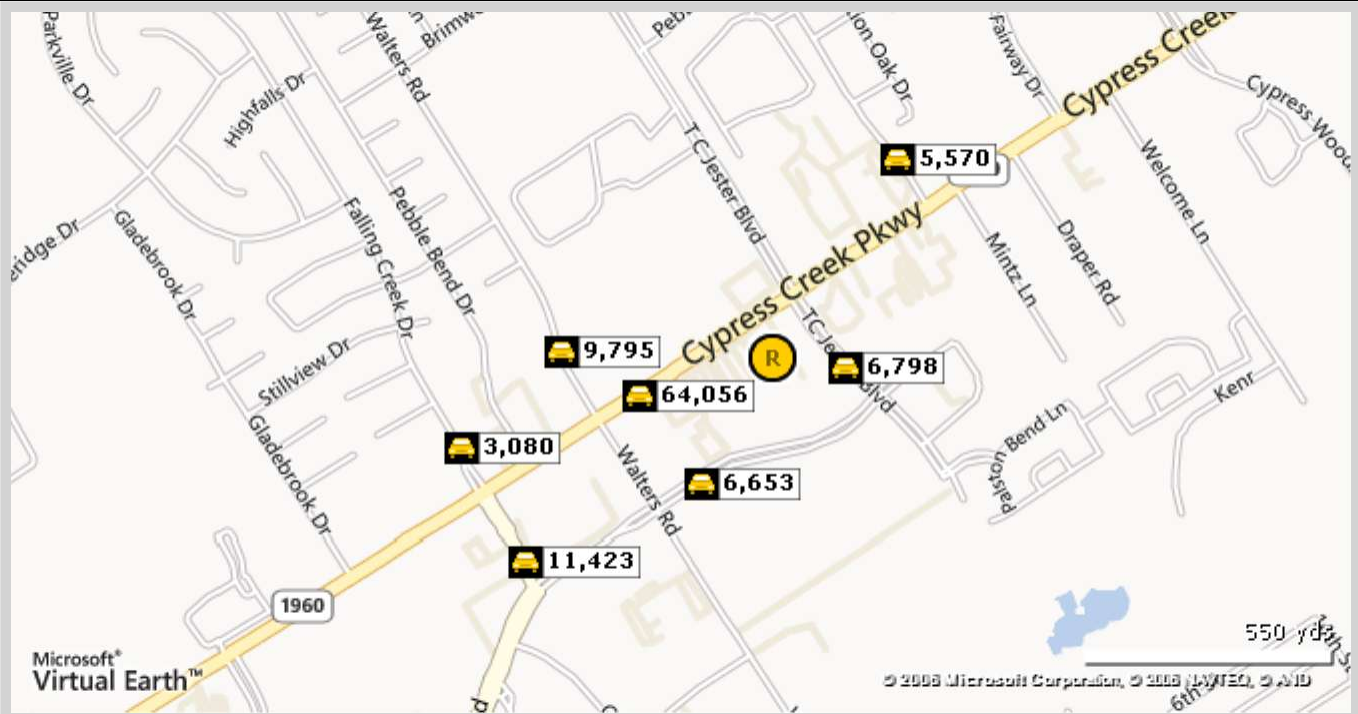
Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2017 Projection	17,402		119,320		320,714	
2012 Estimate	15,161		109,245		294,133	
2010 Census	14,059		105,225		283,118	
Growth 2012 - 2017	14.80%		9.20%		9.00%	
Growth 2010 - 2012	7.80%		3.80%		3.90%	
<b>2012 Population by Hispanic Origin</b>	5,492		35,915		97,405	
<b>2012 Population By Race</b>	15,161		109,245		294,133	
White	6,100	40.23%	51,263	46.92%	146,328	49.75%
Black or African American	4,597	30.32%	29,095	26.63%	75,523	25.68%
American Indian and Alaska Native	101	0.67%	568	0.52%	1,549	0.53%
Asian	1,326	8.75%	9,419	8.62%	22,555	7.67%
Native Hawaiian and Pacific Islander	17	0.11%	69	0.06%	344	0.12%
Other Race	2,534	16.71%	15,149	13.87%	37,740	12.83%
Two or More Races	487	3.21%	3,682	3.37%	10,092	3.43%
<b>Households</b>						
2017 Projection	6,433		42,121		111,814	
2012 Estimate	5,654		38,786		102,996	
2010 Census	5,243		37,302		99,006	
Growth 2012 - 2017	13.80%		8.60%		8.60%	
Growth 2010 - 2012	7.80%		4.00%		4.00%	
Owner Occupied	2,463	43.56%	22,577	58.21%	58,697	56.99%
Renter Occupied	3,191	56.44%	16,209	41.79%	44,299	43.01%
<b>2012 Households by HH Income</b>	5,655		38,785		102,996	
Income Less Than \$15,000	610	10.79%	3,235	8.34%	8,366	8.12%
Income: \$15,000 - \$24,999	778	13.76%	3,727	9.61%	9,761	9.48%
Income: \$25,000 - \$34,999	901	15.93%	4,141	10.68%	10,473	10.17%
Income: \$35,000 - \$49,999	620	10.96%	5,248	13.53%	14,502	14.08%
Income: \$50,000 - \$74,999	952	16.83%	7,115	18.34%	20,099	19.51%
Income: \$75,000 - \$99,999	385	6.81%	4,686	12.08%	12,475	12.11%
Income: \$100,000 - \$149,999	582	10.29%	5,514	14.22%	15,013	14.58%
Income: \$150,000 - \$199,999	348	6.15%	2,478	6.39%	6,232	6.05%
Income: \$200,000+	479	8.47%	2,641	6.81%	6,075	5.90%
<b>2012 Avg Household Income</b>	\$78,919		\$83,259		\$81,133	
<b>2012 Med Household Income</b>	\$47,502		\$58,374		\$58,079	
<b>2012 Per Capita Income</b>	\$29,231		\$29,532		\$28,433	

# Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 T C Jester Blvd	Bammel N Houston Rd	0.06 SE	2011	6,798	MPSI	.10
2 Bammel Rd	Walters Rd	0.06 SW	2011	64,041	MPSI	.17
3 F-M 1960 W	Walters Rd	0.06 SW	2010	64,056	MPSI	.17
4 Bammel North Houston Rd	Walters Rd	0.06 SW	2011	6,653	MPSI	.18
5 Walters Rd	F-M 1960 W	0.10 SE	2010	9,658	MPSI	.27
6 Walters Rd	Bammel Rd	0.10 SE	2011	9,795	MPSI	.27
7 Terrace Oaks Dr	Bammel Rd	0.07 SE	2011	5,626	MPSI	.30
8 Terrace Oaks Dr	F-M 1960 W	0.07 SE	2010	5,570	MPSI	.30
9 Falling Creek Dr	Bammel North Houston Rd	0.05 S	2011	11,423	MPSI	.41
10 Falling Creek Dr	Highpines Dr	0.07 NW	2011	3,080	MPSI	.41