

13.85 ACRES US HIGHWAY 90, ALL OR PART

US Highway 90 Business | Brookshire, TX
OFFERING MEMORANDUM

Henriksen
Jet Center



GOYA

igloo



COSTCO



amazon



EMPIRE WEST

13.85 Acres
ALL or PART

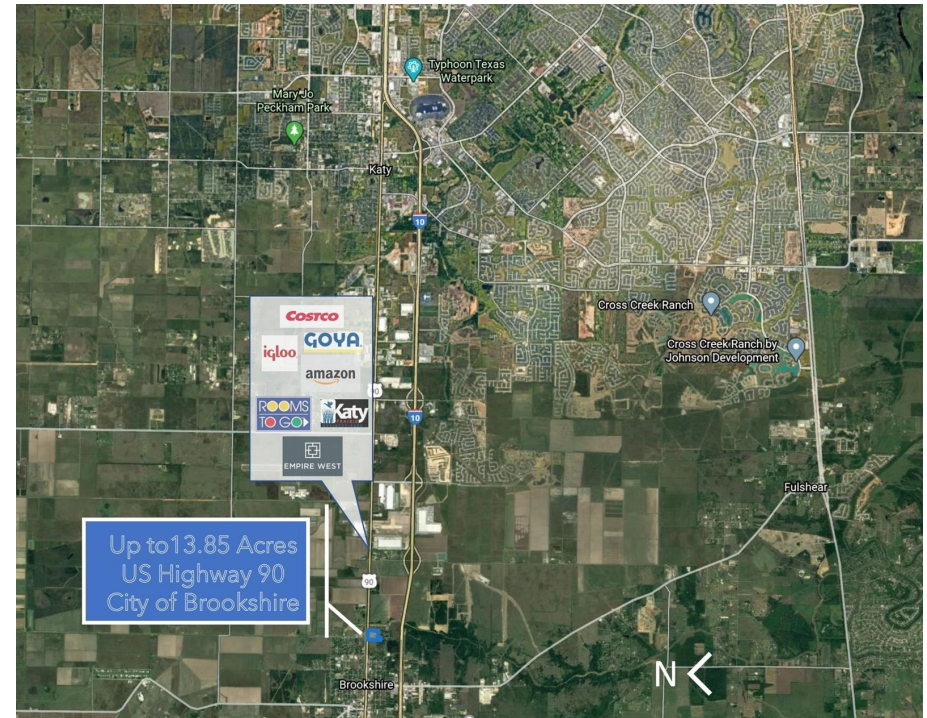


EST. 1971
FORT BEND
REAL ESTATE CORPORATION

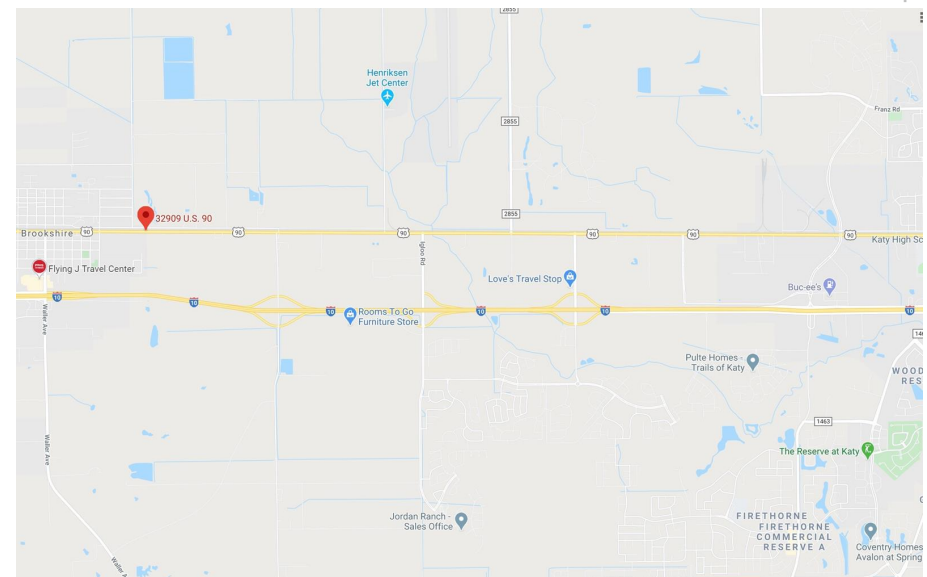
Available for Sale: Up to 13.85 Acres

- Comprised of approximately 8-acre interior development tract plus commercial reserves
- City of Brookshire Utilities
- Over 700' of frontage on US Highway 90
- Near Empire West Business Park and distribution facilities for companies including Amazon, Costco, Goya, Igloo and Rooms to Go
- Property is in the path of burgeoning commercial and residential development

Regional Map



Locator Map





Henriksen
Jet Center



GOYA

iQloo

Katy

COSTCO

ROOMS
TO GO

amazon

90

EMPIRE WEST

13.85 Acres
ALL or PART





4th St

Depot St

McAllister Rd

McAllister Rd

90

13.85
Acres



Kenney Ave

Gresham Ave

Fratt Ave

Maxwell Ave

South St

South St

Hereford Dr

10th St

10

732

10

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,060	4,679	5,880
2010 Population	3,531	5,577	7,356
2019 Population	4,069	6,693	16,282
2024 Population	4,390	7,249	20,446
2019 African American	1,466	2,087	2,797
2019 American Indian	30	51	115
2019 Asian	11	21	299
2019 Hispanic	1,984	3,264	5,997
2019 Other Race	841	1,377	2,293
2019 White	1,604	2,968	10,307
2019 Multiracial	116	188	459
2019-2024: Population: Growth Rate	7.65 %	8.05 %	23.30 %
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	203	312	489
\$15,000-\$24,999	204	306	404
\$25,000-\$34,999	237	336	454
\$35,000-\$49,999	186	337	570
\$50,000-\$74,999	229	348	697
\$75,000-\$99,999	83	168	444
\$100,000-\$149,999	61	131	788
\$150,000-\$199,999	28	67	389
\$200,000 or greater	33	67	647
Median HH Income	\$34,310	\$37,754	\$67,105
Average HH Income	\$50,460	\$56,115	\$102,391

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,101	1,663	2,127
2010 Total Households	1,103	1,734	2,333
2019 Total Households	1,265	2,070	4,883
2024 Total Households	1,364	2,243	6,094
2019 Average Household Size	3.12	3.12	3.28
2000 Owner Occupied Housing	589	923	1,246
2000 Renter Occupied Housing	403	580	663
2019 Owner Occupied Housing	664	1,145	3,740
2019 Renter Occupied Housing	601	925	1,142
2019 Vacant Housing	191	298	543
2019 Total Housing	1,456	2,368	5,426
2024 Owner Occupied Housing	739	1,277	4,842
2024 Renter Occupied Housing	625	966	1,252
2024 Vacant Housing	198	309	503
2024 Total Housing	1,562	2,552	6,597
2019-2024: Households: Growth Rate	7.60 %	8.10 %	22.65 %

2019 Population by Age	1 Mile	3 Mile	5 Mile
2019 Population Age 30-34	316	502	1,106
2019 Population Age 35-39	264	443	1,164
2019 Population Age 40-44	239	387	1,101
2019 Population Age 45-49	215	361	1,047
2019 Population Age 50-54	209	348	974
2019 Population Age 55-59	221	392	1,025
2019 Population Age 60-64	179	331	873
2019 Population Age 65-69	137	254	678
2019 Population Age 70-74	136	226	523
2019 Population Age 75-79	59	109	284
2019 Population Age 80-84	47	82	180
2019 Population Age 85+	38	75	149
2019 Population Age 18+	2,767	4,643	11,501
2019 Median Age	30	32	34

2019 Income by Age	1 Mile	3 Mile	5 Mile
Median Household Income 25-34	\$38,872	\$40,943	\$58,866
Average Household Income 25-34	\$52,689	\$55,566	\$85,405
Median Household Income 35-44	\$34,059	\$37,086	\$91,068
Average Household Income 35-44	\$50,759	\$56,000	\$119,529
Median Household Income 45-54	\$40,829	\$43,363	\$98,759
Average Household Income 45-54	\$60,538	\$66,807	\$128,864
Median Household Income 55-64	\$40,801	\$44,423	\$73,219
Average Household Income 55-64	\$55,342	\$62,331	\$107,853
Median Household Income 65-74	\$28,489	\$32,677	\$54,972
Average Household Income 65-74	\$41,454	\$50,291	\$80,884
Average Household Income 75+	\$36,909	\$43,498	\$61,664

2024 Population by Age	1 Mile	3 Mile	5 Mile
2024 Population Age 30-34	348	533	1,563
2024 Population Age 35-39	283	474	1,491
2024 Population Age 40-44	291	488	1,492
2024 Population Age 45-49	220	375	1,252
2024 Population Age 50-54	211	353	1,159
2024 Population Age 55-59	202	347	1,062
2024 Population Age 60-64	184	345	1,060
2024 Population Age 65-69	164	302	914
2024 Population Age 70-74	164	270	726
2024 Population Age 75-79	79	152	454
2024 Population Age 80-84	57	99	260
2024 Population Age 85+	41	82	195
2024 Population Age 18+	2,968	4,979	14,414
2024 Median Age	31	32	35

2024 Income by Age	1 Mile	3 Mile	5 Mile
Median Household Income 25-34	\$43,398	\$45,318	\$72,824
Average Household Income 25-34	\$59,009	\$62,021	\$104,316
Median Household Income 35-44	\$38,029	\$41,728	\$108,780
Average Household Income 35-44	\$58,805	\$64,904	\$138,267
Median Household Income 45-54	\$47,856	\$51,067	\$113,915
Average Household Income 45-54	\$70,678	\$78,090	\$150,569
Median Household Income 55-64	\$46,095	\$51,461	\$89,213
Average Household Income 55-64	\$63,888	\$72,258	\$127,806
Median Household Income 65-74	\$30,387	\$36,013	\$64,133
Average Household Income 65-74	\$46,950	\$57,209	\$95,867
Average Household Income 75+	\$43,173	\$51,741	\$73,620

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