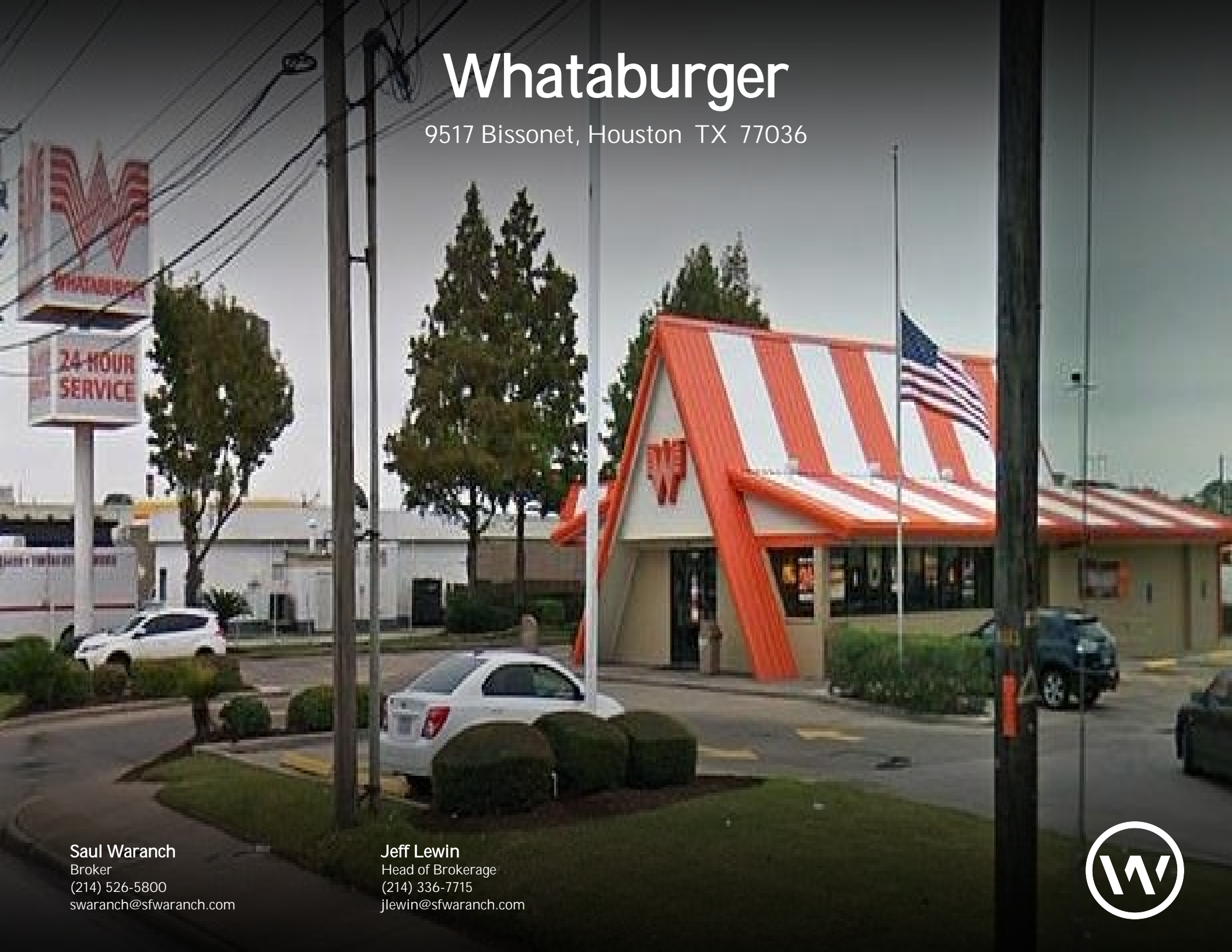


Whataburger

9517 Bissonet, Houston TX 77036



Saul Waranch

Broker
(214) 526-5800
swaranch@sfiwaranch.com

Jeff Lewin

Head of Brokerage
(214) 336-7715
jlewin@sfiwaranch.com



THE SPACE

Location	9517 Bissonet, Houston, TX, 77036
Square Feet	2,700

Notes Whataburger on-site many years

HIGHLIGHTS

- Westwood neighborhood in Houston, Texas
- Drive-Thru
- Excellent visibility and access



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
32,026	216,282	530,150



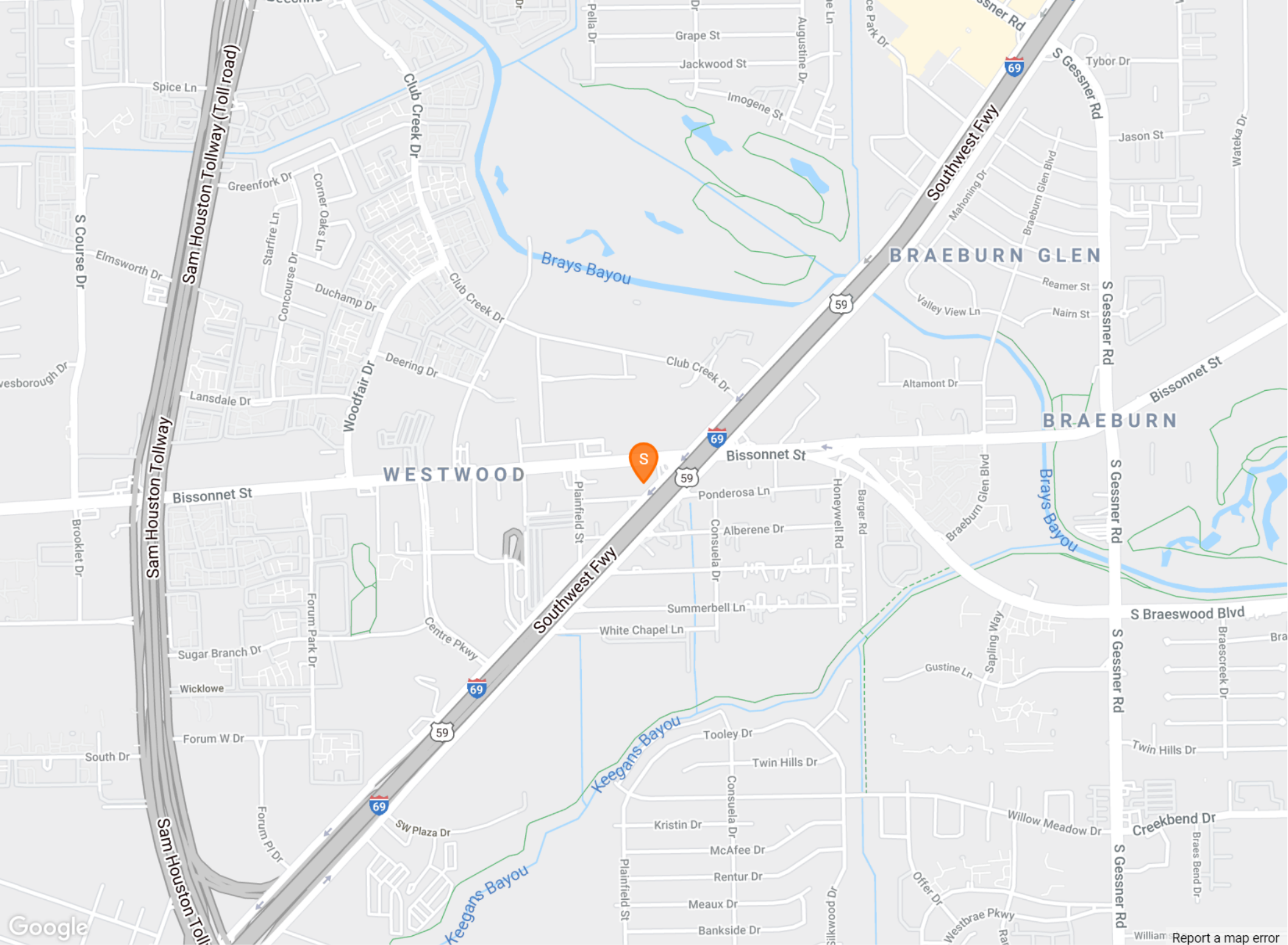
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$43,520	\$54,644	\$65,166

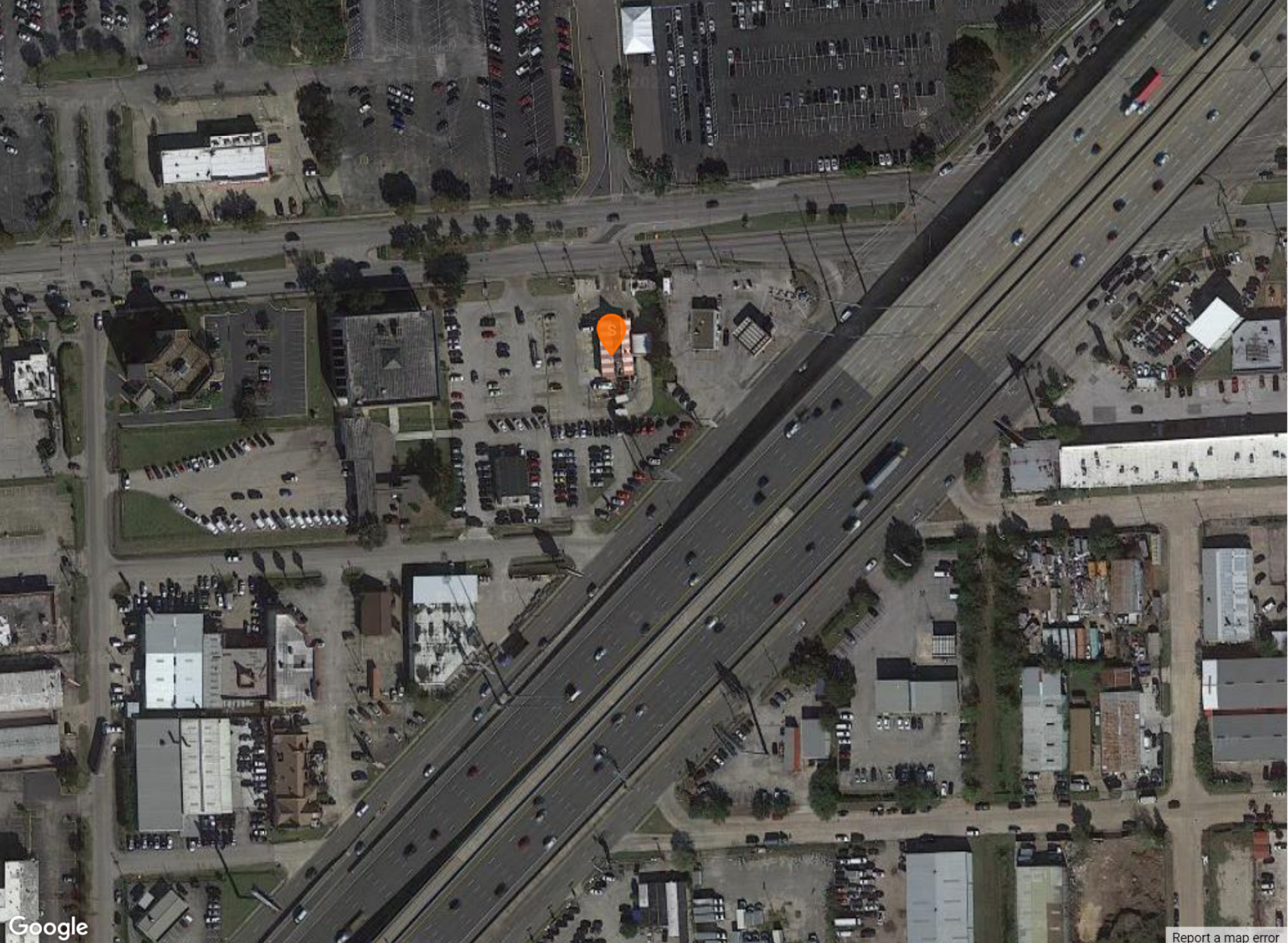


NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
10,754	72,251	189,101



William Report a map error



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	33,163	213,685	475,637
2010 Population	30,326	208,611	499,705
2021 Population	32,026	216,282	530,150
2026 Population	33,094	223,357	554,098
2021 African American	9,139	56,667	130,075
2021 American Indian	208	1,591	4,316
2021 Asian	1,427	25,565	72,637
2021 Hispanic	20,279	114,316	252,328
2021 Other Race	7,400	46,345	95,914
2021 White	12,265	76,267	202,838
2021 Multiracial	1,582	9,649	24,027
2021-2026: Population: Growth Rate	3.30 %	3.25 %	4.45 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,752	10,704	25,666
\$15,000-\$24,999	2,158	11,555	26,516
\$25,000-\$34,999	1,726	9,998	24,409
\$35,000-\$49,999	1,921	11,784	29,927
\$50,000-\$74,999	1,698	12,652	33,028
\$75,000-\$99,999	708	6,393	17,484
\$100,000-\$149,999	605	5,605	17,044
\$150,000-\$199,999	131	2,142	7,176
\$200,000 or greater	54	1,420	7,852
Median HH Income	\$33,052	\$38,835	\$42,774
Average HH Income	\$43,520	\$54,644	\$65,166

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,577	80,894	190,436
2010 Total Households	10,446	70,845	180,463
2021 Total Households	10,754	72,251	189,101
2026 Total Households	11,035	74,248	197,005
2021 Average Household Size	2.97	2.96	2.79
2000 Owner Occupied Housing	1,975	25,535	62,775
2000 Renter Occupied Housing	10,568	50,420	114,753
2021 Owner Occupied Housing	1,761	23,217	64,448
2021 Renter Occupied Housing	8,993	49,034	124,653
2021 Vacant Housing	2,193	12,525	25,539
2021 Total Housing	12,947	84,776	214,640
2026 Owner Occupied Housing	1,857	24,347	68,216
2026 Renter Occupied Housing	9,178	49,901	128,789
2026 Vacant Housing	2,251	12,855	26,417
2026 Total Housing	13,286	87,103	223,422
2021-2026: Households: Growth Rate	2.60 %	2.75 %	4.10 %



Source: esri

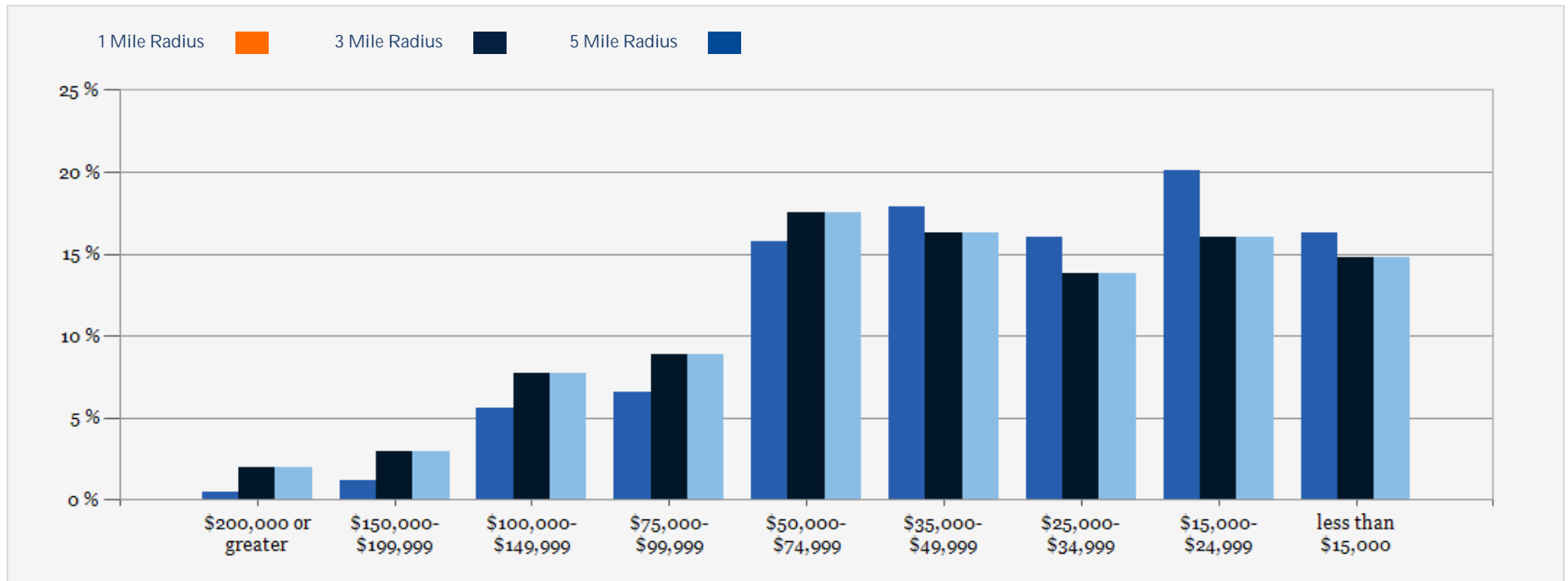
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	2,886	18,230	45,542
2021 Population Age 35-39	2,677	16,140	41,121
2021 Population Age 40-44	2,159	13,564	35,002
2021 Population Age 45-49	1,829	11,980	30,492
2021 Population Age 50-54	1,547	11,015	27,489
2021 Population Age 55-59	1,382	10,840	26,990
2021 Population Age 60-64	1,045	9,789	24,883
2021 Population Age 65-69	800	8,039	20,400
2021 Population Age 70-74	580	6,064	15,409
2021 Population Age 75-79	305	3,909	9,656
2021 Population Age 80-84	169	2,527	6,261
2021 Population Age 85+	122	2,636	6,449
2021 Population Age 18+	22,010	157,081	393,155
2021 Median Age	29	32	33

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$29,507	\$34,615	\$38,162
Average Household Income 25-34	\$40,784	\$49,282	\$54,453
Median Household Income 35-44	\$32,244	\$37,025	\$42,441
Average Household Income 35-44	\$43,180	\$53,627	\$65,028
Median Household Income 45-54	\$39,445	\$47,686	\$52,330
Average Household Income 45-54	\$49,735	\$63,977	\$77,390
Median Household Income 55-64	\$39,094	\$49,206	\$52,805
Average Household Income 55-64	\$48,793	\$63,027	\$80,270
Median Household Income 65-74	\$37,953	\$42,170	\$44,828
Average Household Income 65-74	\$46,061	\$57,130	\$68,652
Average Household Income 75+	\$35,941	\$44,521	\$53,953

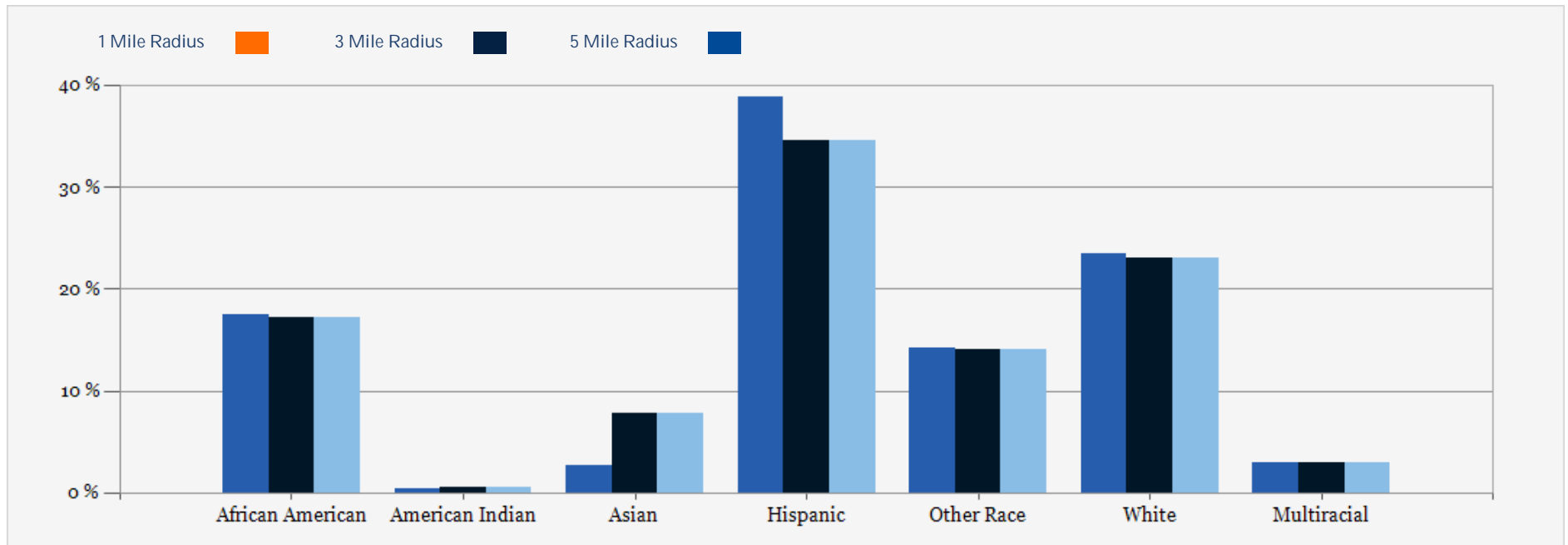
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,684	18,025	45,860
2026 Population Age 35-39	2,597	17,224	43,094
2026 Population Age 40-44	2,346	14,827	37,867
2026 Population Age 45-49	1,906	12,558	32,520
2026 Population Age 50-54	1,662	11,130	28,377
2026 Population Age 55-59	1,368	10,271	25,950
2026 Population Age 60-64	1,126	9,490	24,237
2026 Population Age 65-69	835	8,632	22,182
2026 Population Age 70-74	641	6,739	17,458
2026 Population Age 75-79	433	5,125	12,999
2026 Population Age 80-84	216	3,026	7,715
2026 Population Age 85+	139	2,856	7,161
2026 Population Age 18+	22,974	162,970	412,555
2026 Median Age	29	32	33

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$32,667	\$38,503	\$42,490
Average Household Income 25-34	\$45,542	\$55,141	\$60,917
Median Household Income 35-44	\$35,819	\$40,919	\$47,752
Average Household Income 35-44	\$48,645	\$61,251	\$73,241
Median Household Income 45-54	\$42,646	\$51,685	\$56,275
Average Household Income 45-54	\$55,526	\$71,379	\$85,859
Median Household Income 55-64	\$42,489	\$52,624	\$56,273
Average Household Income 55-64	\$53,912	\$69,631	\$86,448
Median Household Income 65-74	\$39,954	\$46,339	\$50,051
Average Household Income 65-74	\$49,837	\$64,232	\$77,260
Average Household Income 75+	\$39,749	\$49,962	\$60,066

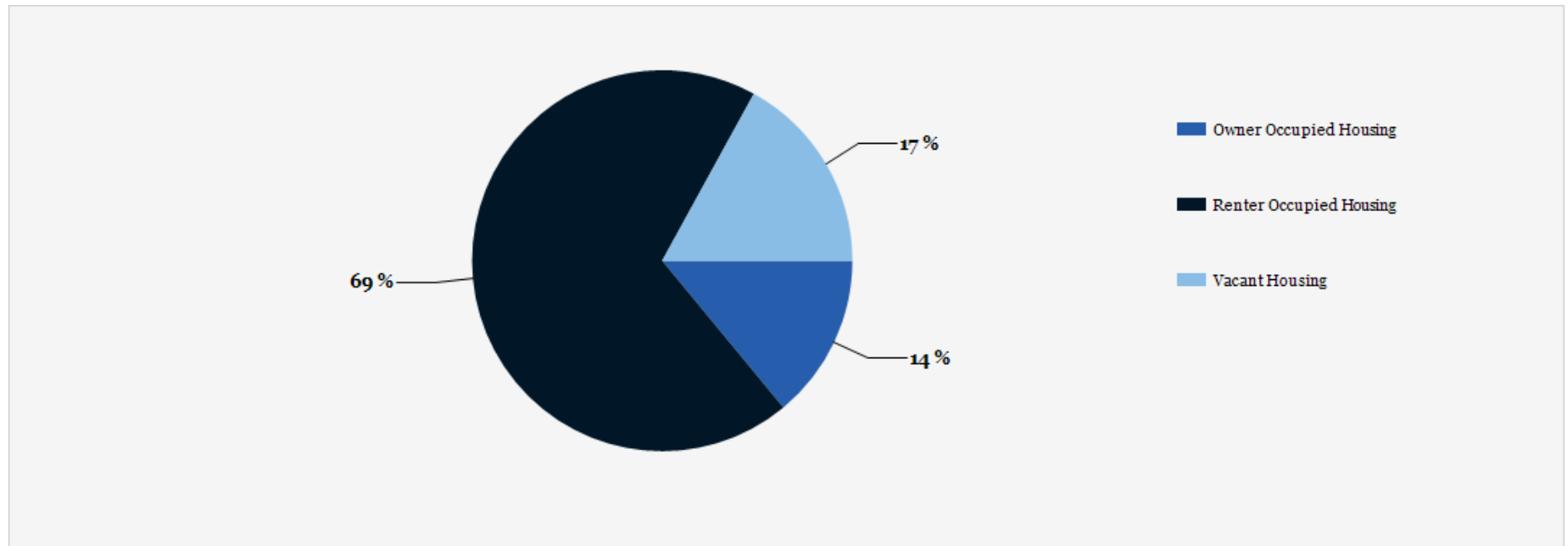
2021 Household Income



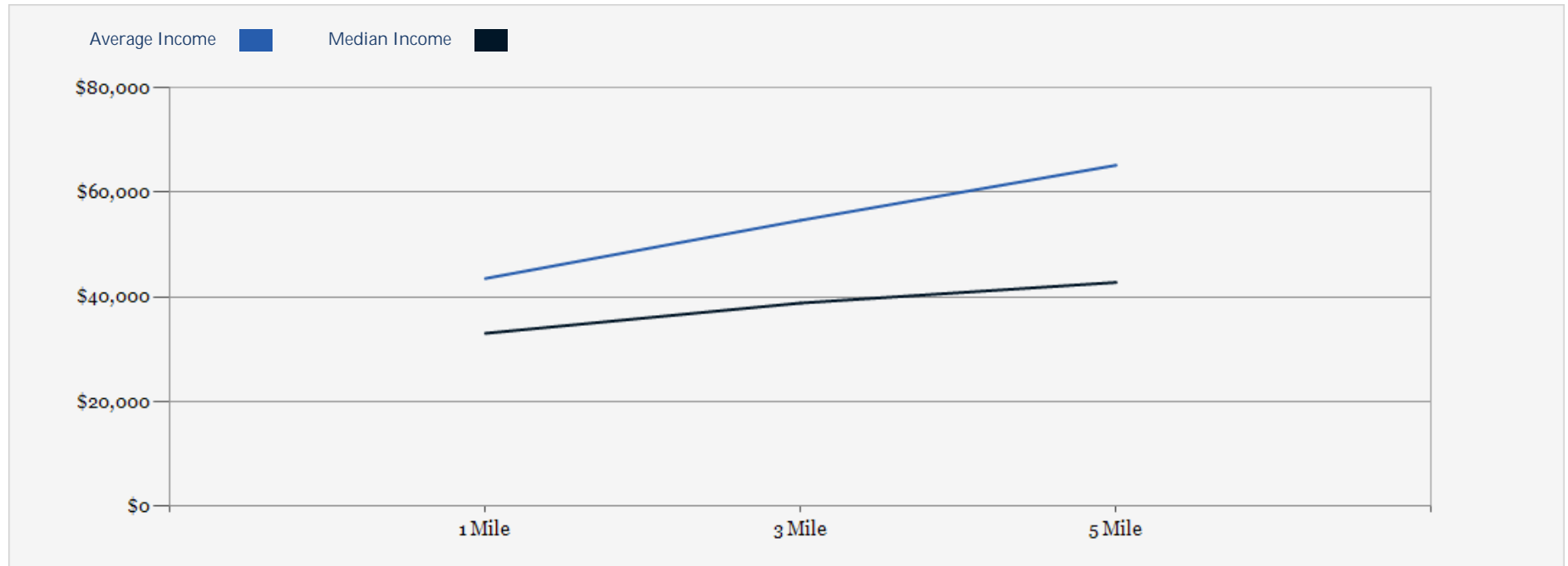
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The S.F. Waranch Company and it should not be made available to any other person or entity without the written consent of The S.F. Waranch Company.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to The S.F. Waranch Company. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The S.F. Waranch Company has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, The S.F. Waranch Company has not verified, and will not verify, any of the information contained herein, nor has The S.F. Waranch Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

Saul F. Waranch	9003270	sfwaranch@sfwaranch.com	214-526-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Saul F. Waranch	0395950	swaranch@sfwaranch.com	214-893-4788
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date