

For Lease 713.270.5400

Danny Nguyen, CCIM
713.478.2972



Oceanview Center



Danny Nguyen Commercial

728 Seawall, Galveston, TX

For Lease

728 Seawall Blvd



UTMB GALVESTON

Site

Pleasure Pier

- Hard Corner Lot
- Ocean View
- Approx. 4,500 - 9,598 SF
- \$1.83-2.17 SF/MO + NNN
- Divisible
- Newly Renovated Building
- Approx .07 miles to UTMB Galveston
- Approx 1.4 miles to Pleasure Pier
- Across from Stewart and Porretto Beaches



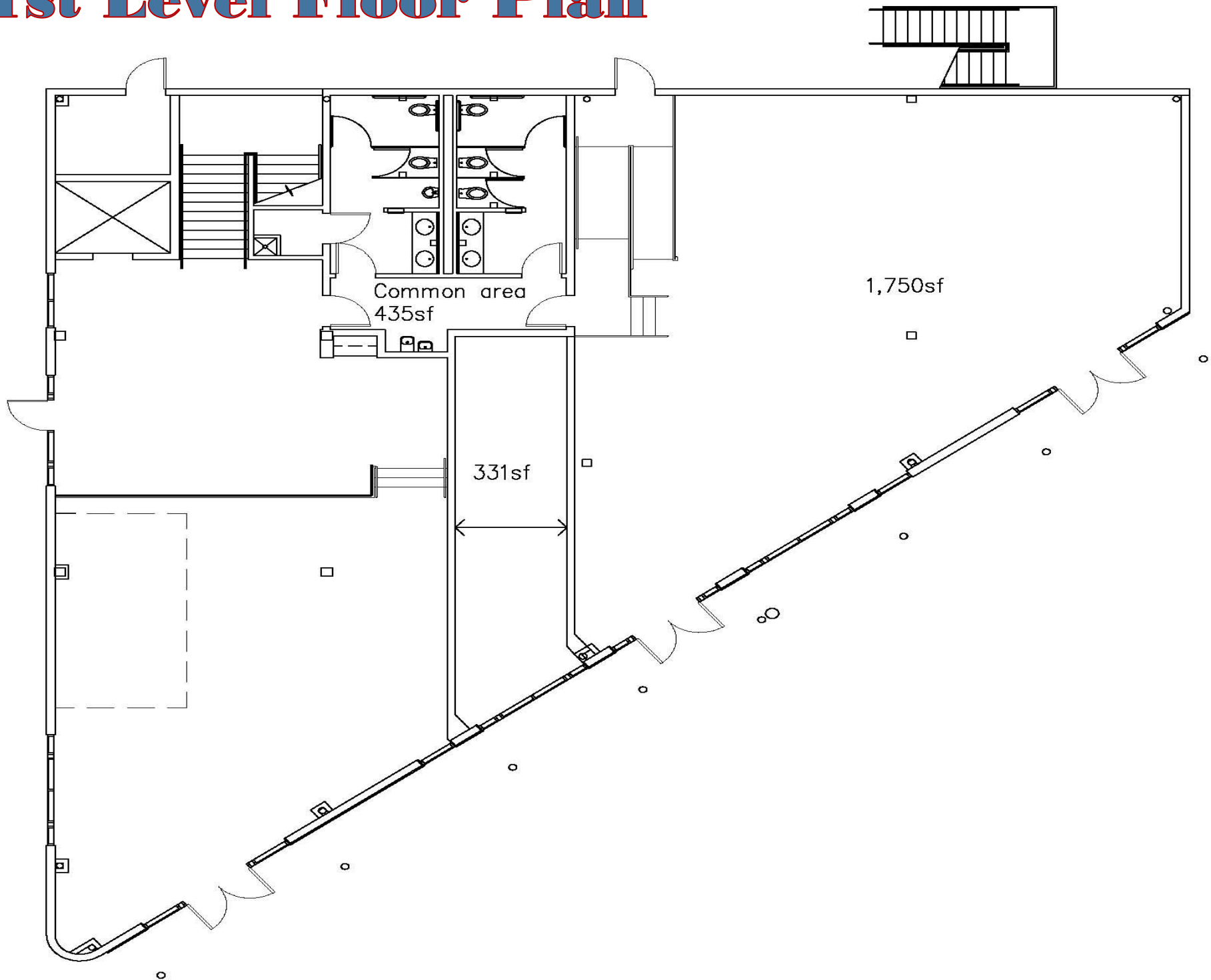
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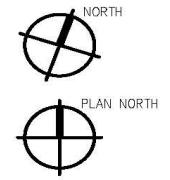
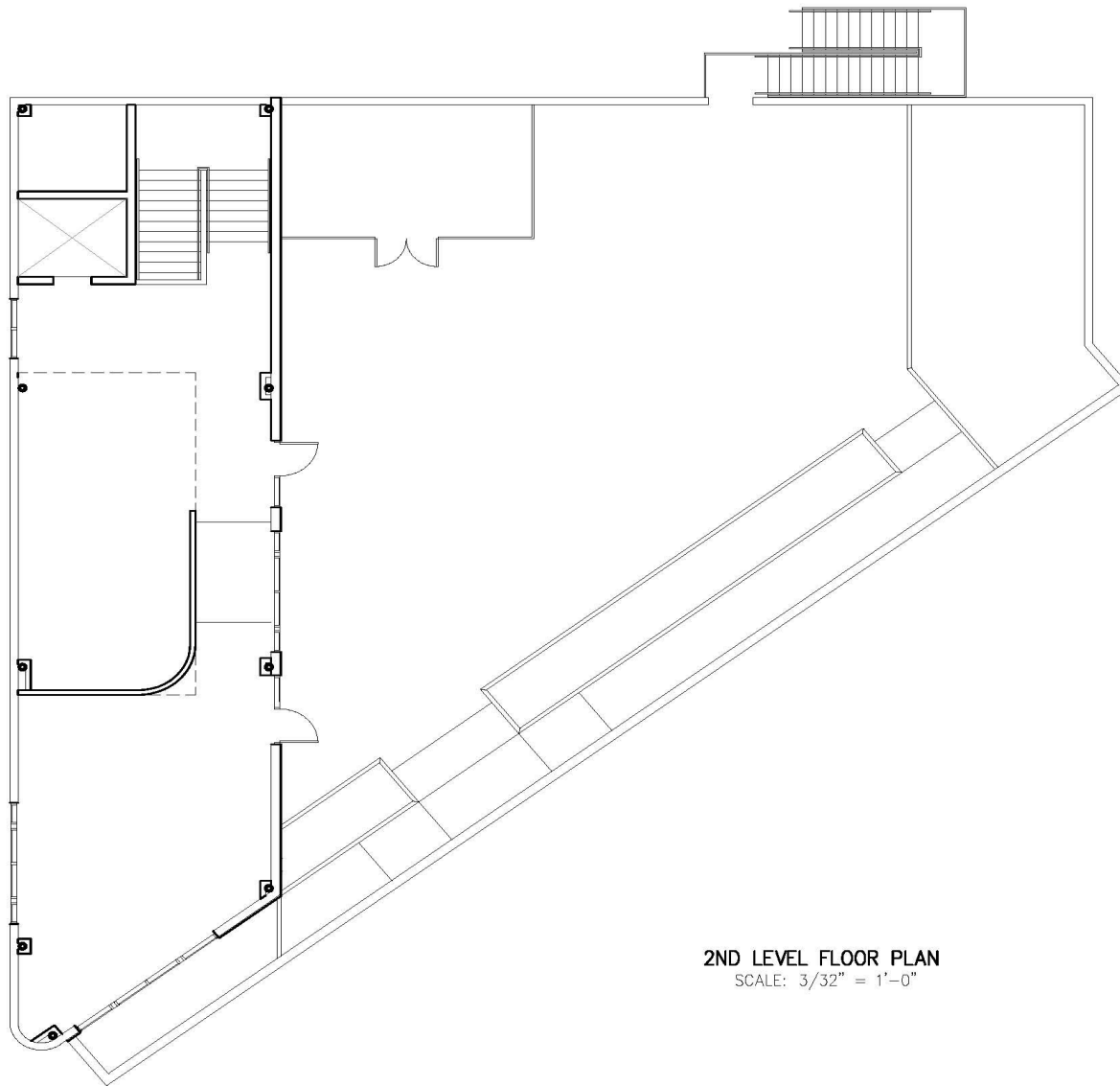
Danny Nguyen, CCIM - Broker
M - 713-478-2972, O - 713-270-5400

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1st Level Floor Plan

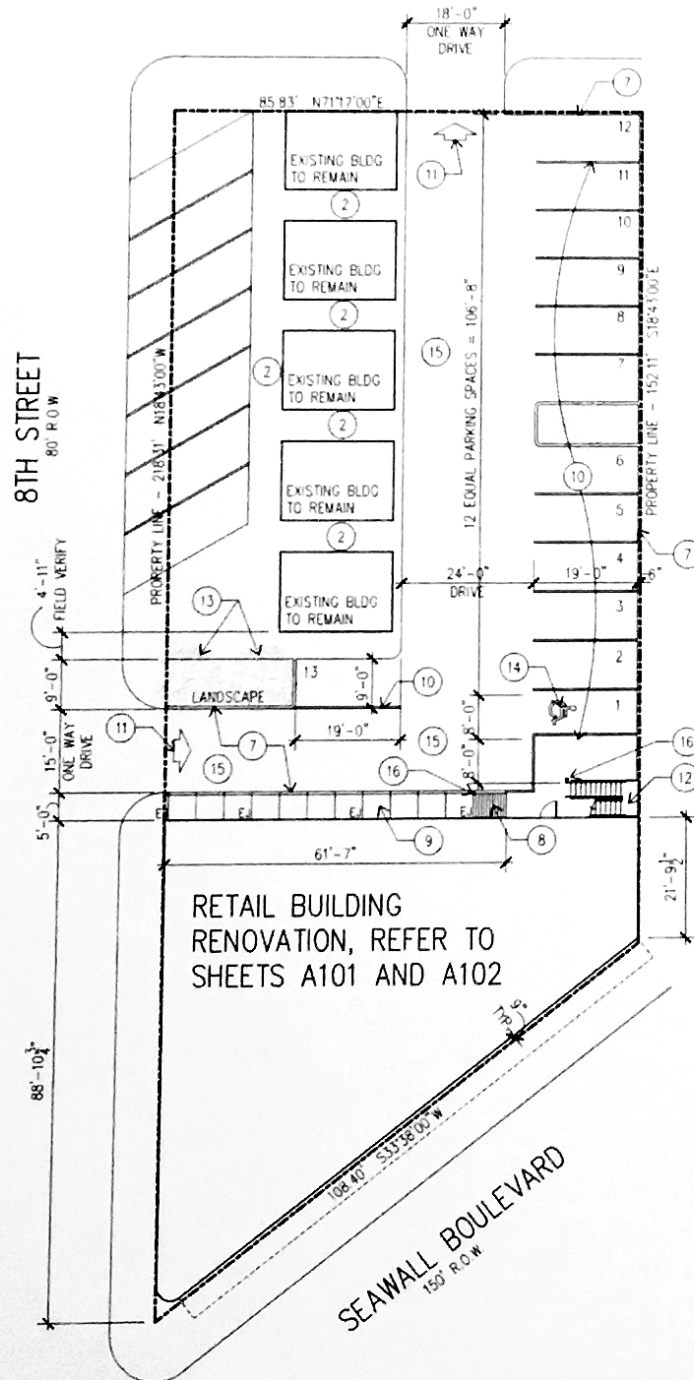


2nd Level Floor Plan



2ND LEVEL FLOOR PLAN
SCALE: $\frac{3}{32}'' = 1'-0''$

Additional Parking In The Back



Description

108 FT Frontage on Seawall Blvd

Hard Corner Lot with Beautiful Ocean View

+/- 4,500 SF - Down Stairs Interior Area

+/- 1,563 SF - Upstairs Interior Condition Space Area

+/- 3,535 SF - Roof Deck, Including lower Front Deck

\$1.83-2.17 SF/MO + NNN

Divisible

Newly renovated building

Approx .07 miles to UTMB Galveston

Approx 1.4 miles to Pleasure Pier

Across from Stewart & Porretto Beaches

Great for Restaurant & Retail/Office use.

2- story building located on the corner of Seawall & 8th ST.

Prime Beach Front location





Seawall Blvd



Location Overview

Physical Advantage

Ocean view, directly across the street from Porretto and Stewart Beaches

Corner lot

High visibility - two sides for signage

Close proximity to I-45

Ample Parking space availability

Easy ingress and egress, Suitable for auto and walking traffic

2 Floors – 1st Fl. allows for optimum rental capacity – 2nd Fl. rental + Oceanview Patio seating



Market Advantage

Lack of retail and restaurant space on Seawall

Lodging Developments close by
Corner lot with ample parking;
therefore no direct competition

DEMAND

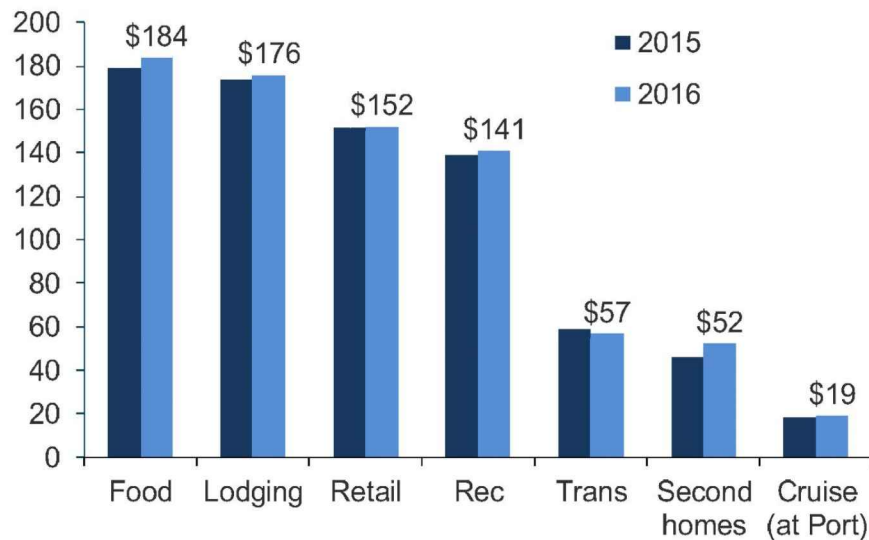
- Tourism is an integral part of the Galveston Island economy and continues to be a key driver of business sales, employment, and tax revenue.
- Visitors to Galveston Island spent \$780 million in 2016, which generated \$1.1 billion in total business sales, including indirect and induced impacts.
- Tourism on Galveston Island generated \$158 million in tax revenues in 2016, with \$76.6 million accruing to state and local governments.



Composition of visitor spending

Visitor Spending by Category

\$ millions



Source: Tourism Economics



- Visitors spent \$184 million on food and beverages, \$176 million on lodging, and \$152 million on retail shopping in 2016.
- The value of second home accommodations tallied \$52 million.
- Cruise-related spending at The Port of Galveston totaled \$19 million, including parking, ship fees, and water, porter, security, and utilities services. Cruise passengers' on-shore spending tallied \$58.5 million.

Composition of visitor spending

- Visitor spending increased 1.8% and reached a new peak in 2016.
- Growth in visitor spending was led by the food and beverage, retail, and recreation sectors.

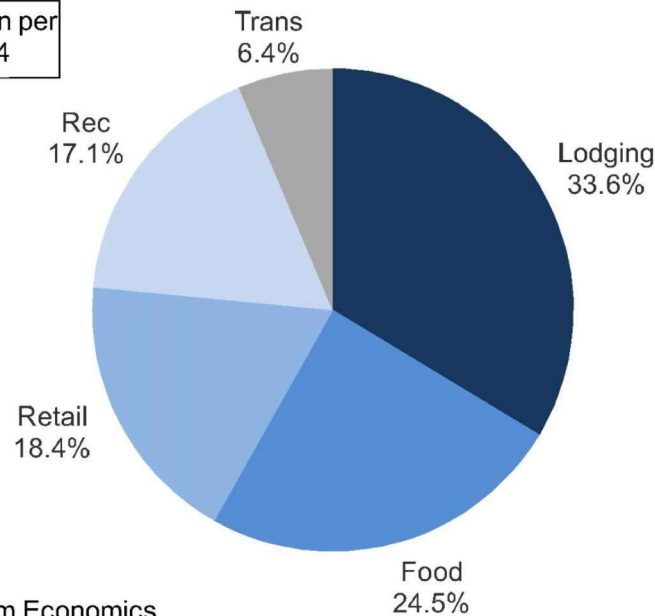
Visitor Spending By Category						
(US\$ Million)						
	2012	2013	2014	2015	2016	2015-16 % ch
Lodging	147.1	155.7	166.7	173.9	175.7	1.0%
Food and Beverage	152.6	159.9	165.6	179.3	183.7	2.4%
Retail	126.9	132.8	140.7	151.6	151.8	0.2%
Recreation	115.8	123.0	130.4	138.9	140.8	1.4%
Transportation	58.0	60.1	60.6	58.6	56.7	-3.2%
Second homes	42.6	43.7	46.0	45.6	52.0	14.0%
Cruise (at Port)	11.3	12.0	13.2	18.1	19.1	5.7%
Total	654.5	687.2	723.3	765.9	779.7	1.8%
<i>% change</i>	7.1%	5.0%	5.3%	5.9%	1.8%	

Visitor spending profiles

- Overnight visitors to Galveston spent \$114 per person per day, while day trippers spent \$50 per person per day. An estimated 61.0% of all visitors were day trippers.

Overnight Visitor Spending by Category

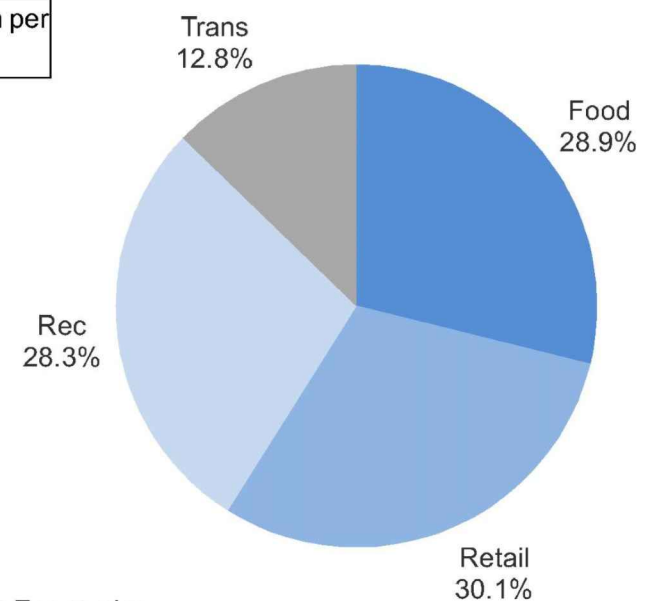
Avg per person per
day = \$114



Source: Tourism Economics

Day Visitor Spending by Category

Avg per person per
day = \$50

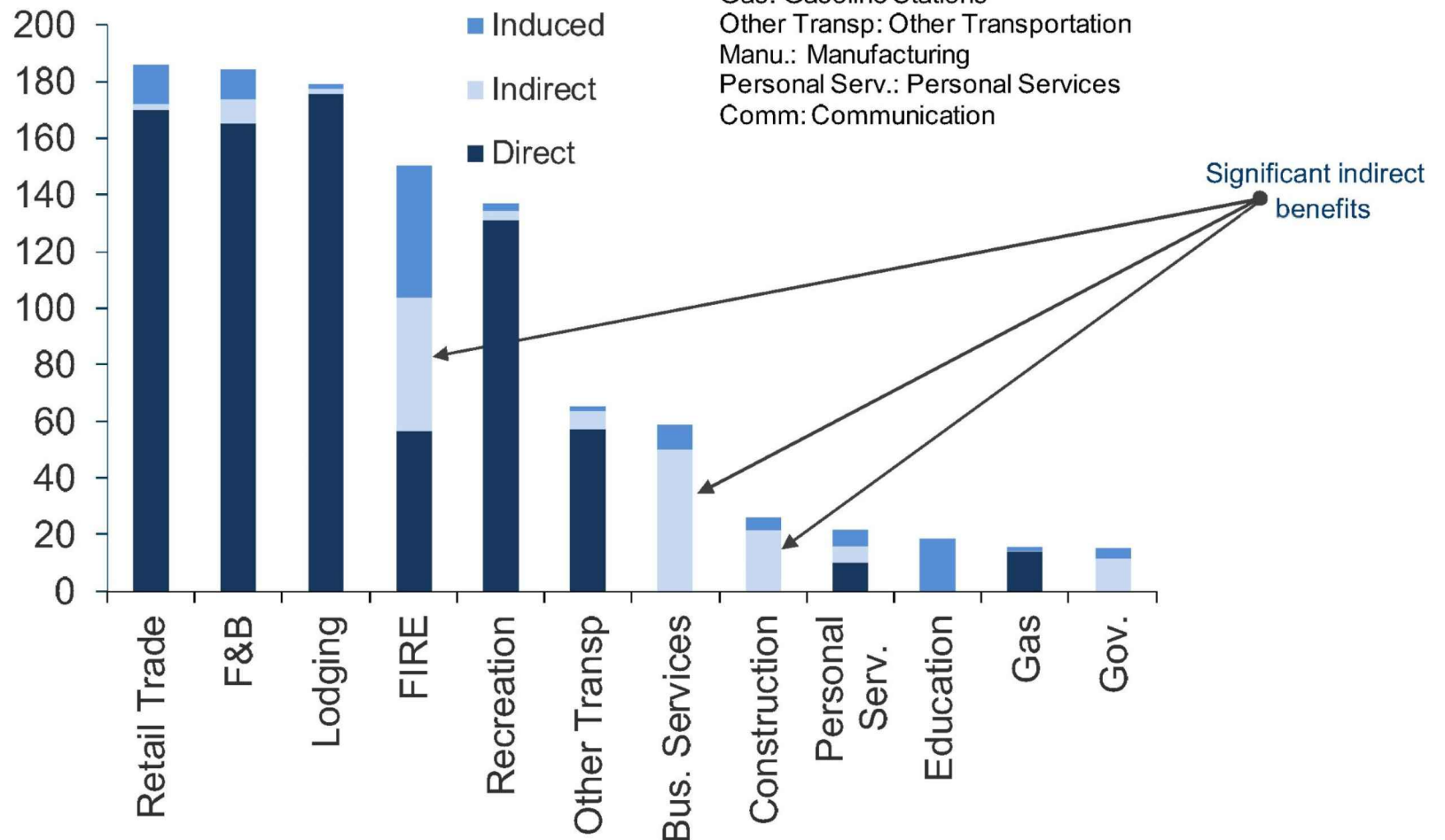


Source: Tourism Economics

Tourism sales

Tourism Sales by Industry

\$ million



* Direct sales include cost of goods sold for retail

SITE



Seawall Blvd





Galveston

Population: 50,180

- Planning has begun for a new bridge to Pelican Island.
- 6.4 million visitors during the last tourist season.
- Home to the 4th busiest cruise port in the US
- Warehouse and Office space available at Sholes International Airport



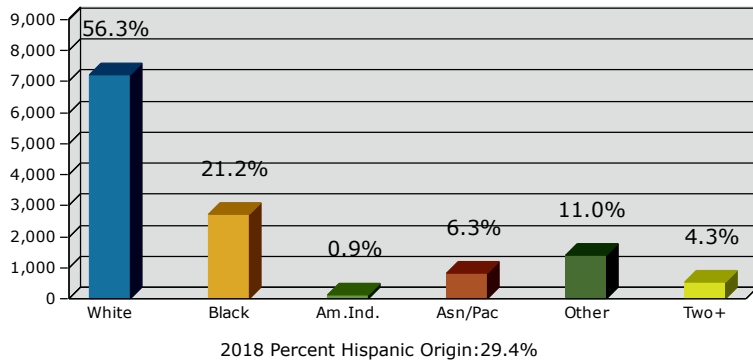
Graphic Profile

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 5 minute radius

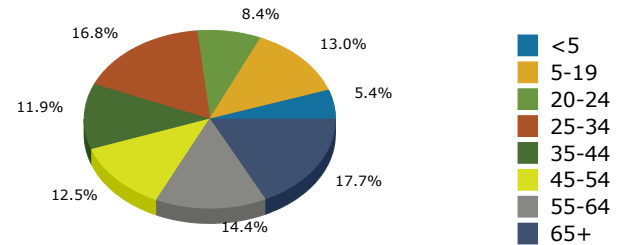
Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

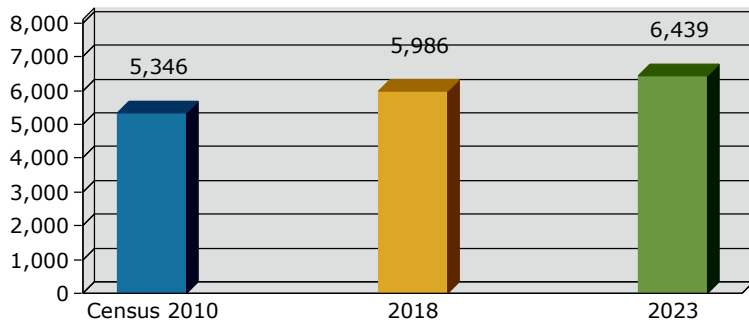
2018 Population by Race



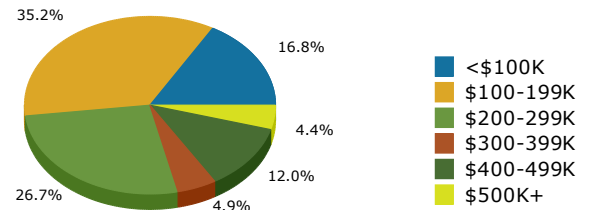
2018 Population by Age



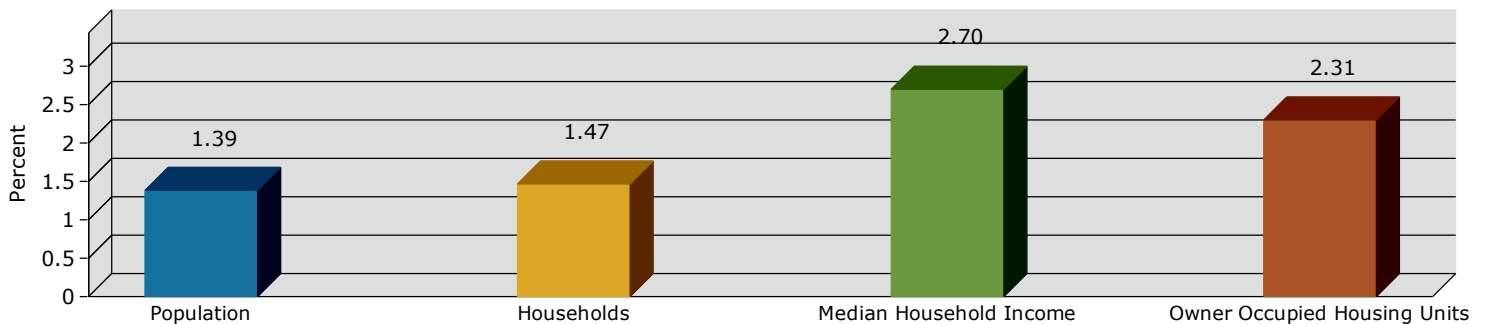
Households



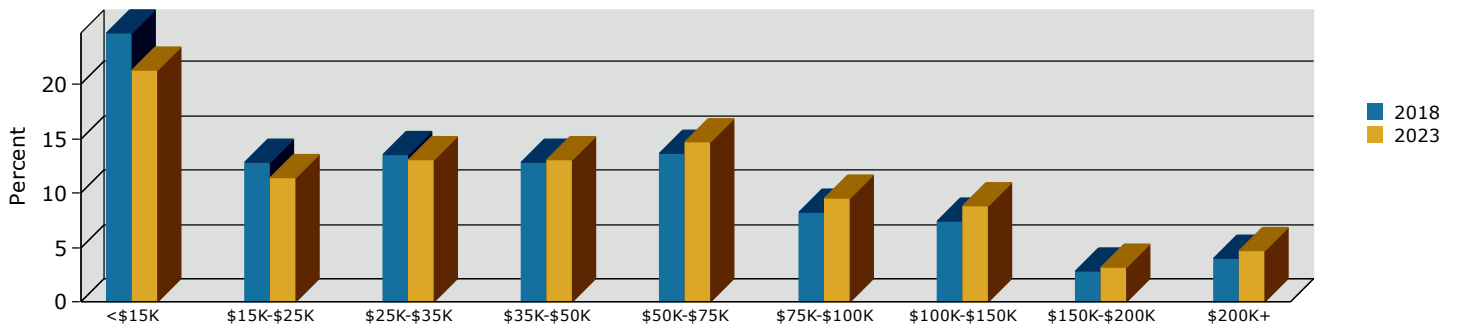
2018 Home Value



2018-2023 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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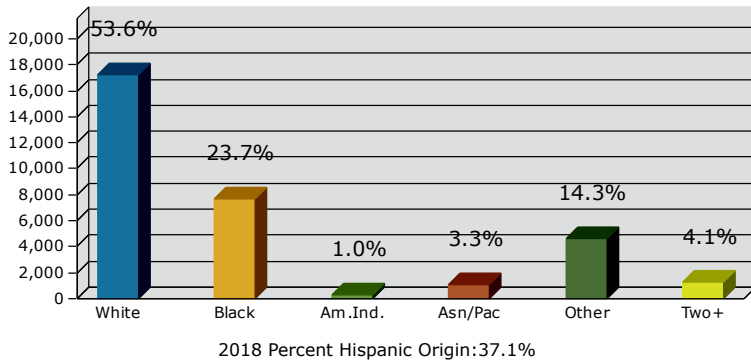
Graphic Profile

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 10 minute radius

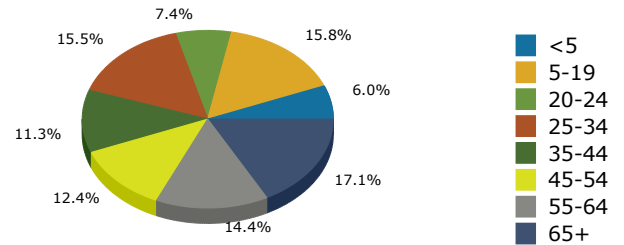
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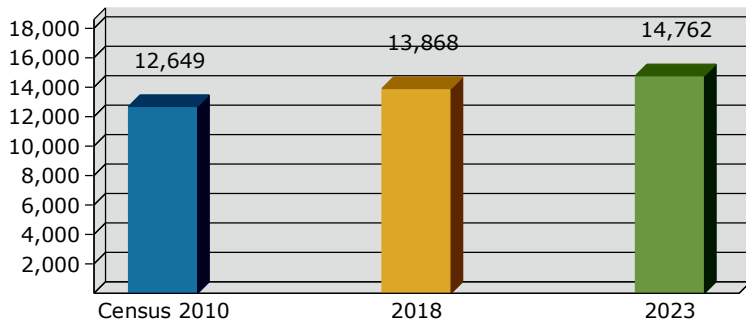
2018 Population by Race



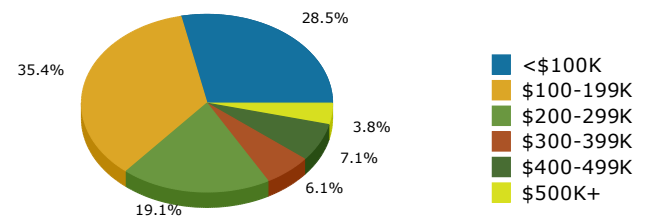
2018 Population by Age



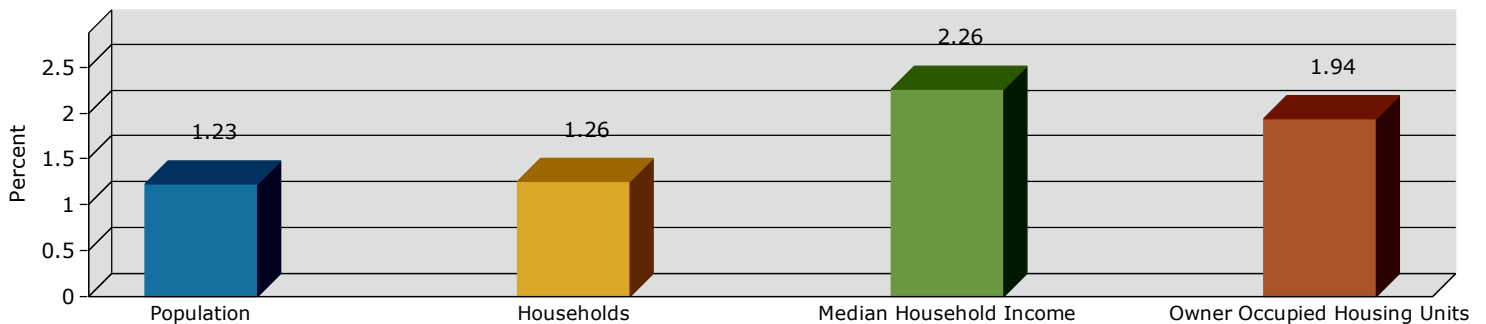
Households



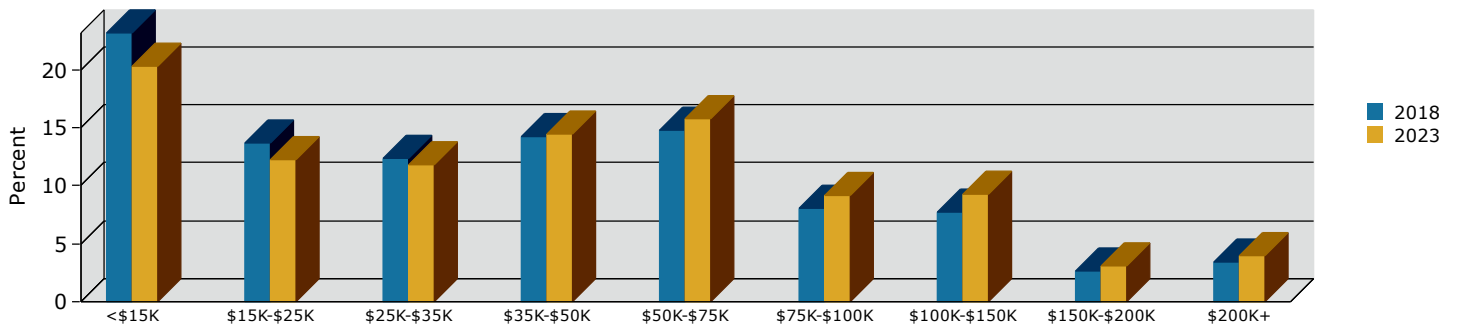
2018 Home Value



2018-2023 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

March 29, 2019



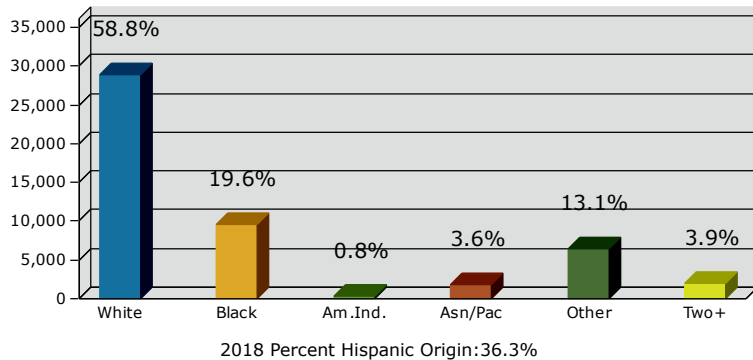
Graphic Profile

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 15 minute radius

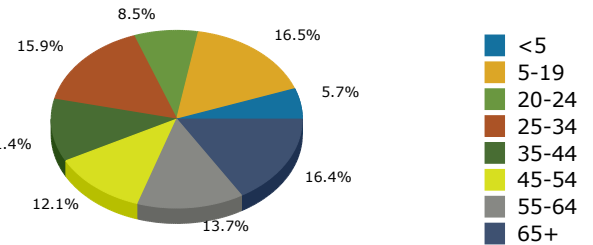
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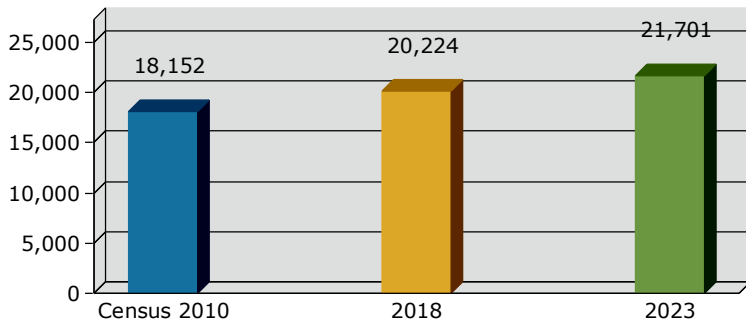
2018 Population by Race



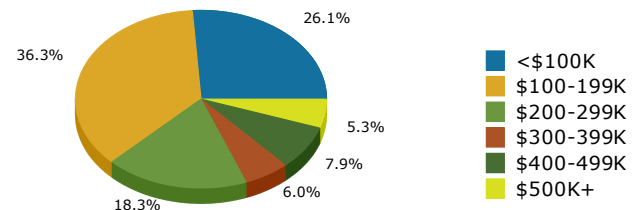
2018 Population by Age



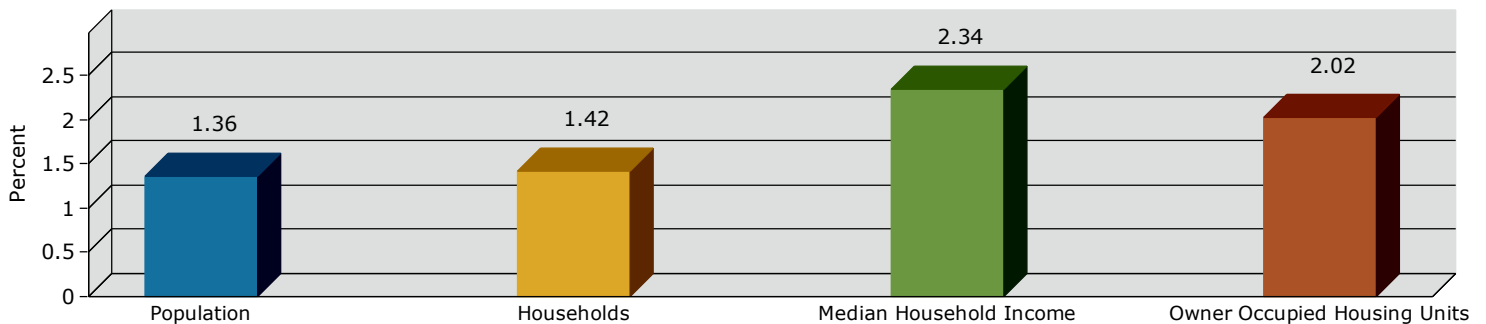
Households



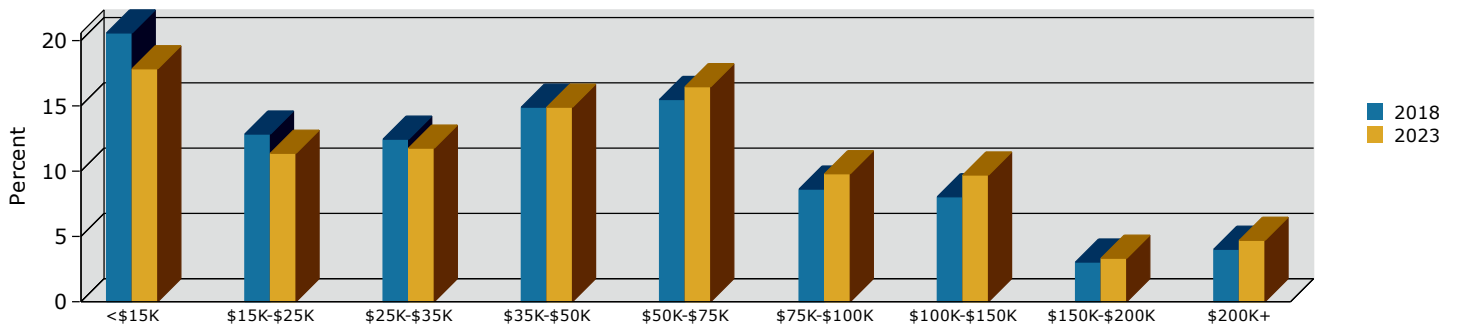
2018 Home Value



2018-2023 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

March 29, 2019



Executive Summary

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 5, 10, 15 minute radii

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	15,792	36,815	53,992
2010 Population	11,485	29,306	43,906
2018 Population	12,846	32,176	49,151
2023 Population	13,767	34,205	52,579
2000-2010 Annual Rate	-3.13%	-2.26%	-2.05%
2010-2018 Annual Rate	1.37%	1.14%	1.38%
2018-2023 Annual Rate	1.39%	1.23%	1.36%
2018 Male Population	51.7%	50.1%	51.0%
2018 Female Population	48.3%	49.9%	49.0%
2018 Median Age	40.1	39.4	37.9

In the identified area, the current year population is 49,151. In 2010, the Census count in the area was 43,906. The rate of change since 2010 was 1.38% annually. The five-year projection for the population in the area is 52,579 representing a change of 1.36% annually from 2018 to 2023. Currently, the population is 51.0% male and 49.0% female.

Median Age

The median age in this area is 40.1, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	56.3%	53.6%	58.8%
2018 Black Alone	21.2%	23.7%	19.6%
2018 American Indian/Alaska Native Alone	0.9%	1.0%	0.8%
2018 Asian Alone	6.2%	3.2%	3.6%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	11.0%	14.3%	13.1%
2018 Two or More Races	4.3%	4.1%	3.9%
2018 Hispanic Origin (Any Race)	29.4%	37.1%	36.3%

Persons of Hispanic origin represent 36.3% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 79.2 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	6,698	15,439	22,436
2010 Households	5,346	12,649	18,152
2018 Total Households	5,986	13,868	20,224
2023 Total Households	6,439	14,762	21,701
2000-2010 Annual Rate	-2.23%	-1.97%	-2.10%
2010-2018 Annual Rate	1.38%	1.12%	1.32%
2018-2023 Annual Rate	1.47%	1.26%	1.42%
2018 Average Household Size	2.05	2.26	2.29

The household count in this area has changed from 18,152 in 2010 to 20,224 in the current year, a change of 1.32% annually. The five-year projection of households is 21,701, a change of 1.42% annually from the current year total. Average household size is currently 2.29, compared to 2.29 in the year 2010. The number of families in the current year is 10,524 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

March 29, 2019



Executive Summary

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 5, 10, 15 minute radii

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

	5 minutes	10 minutes	15 minutes
Median Household Income			
2018 Median Household Income	\$33,990	\$35,606	\$38,191
2023 Median Household Income	\$38,828	\$39,809	\$42,864
2018-2023 Annual Rate	2.70%	2.26%	2.34%
Average Household Income			
2018 Average Household Income	\$56,255	\$55,319	\$59,486
2023 Average Household Income	\$64,452	\$63,043	\$67,592
2018-2023 Annual Rate	2.76%	2.65%	2.59%
Per Capita Income			
2018 Per Capita Income	\$27,548	\$24,496	\$25,891
2023 Per Capita Income	\$31,376	\$27,803	\$29,224
2018-2023 Annual Rate	2.64%	2.57%	2.45%
Households by Income			

Current median household income is \$38,191 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$42,864 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$59,486 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$67,592 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$25,891 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$29,224 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	7,916	18,302	26,659
2000 Owner Occupied Housing Units	2,272	6,294	9,365
2000 Renter Occupied Housing Units	4,425	9,144	13,071
2000 Vacant Housing Units	1,219	2,864	4,223
2010 Total Housing Units	8,047	18,069	26,559
2010 Owner Occupied Housing Units	1,984	5,556	8,093
2010 Renter Occupied Housing Units	3,362	7,093	10,059
2010 Vacant Housing Units	2,701	5,420	8,407
2018 Total Housing Units	8,800	19,513	28,959
2018 Owner Occupied Housing Units	1,812	5,096	7,629
2018 Renter Occupied Housing Units	4,175	8,771	12,595
2018 Vacant Housing Units	2,814	5,645	8,735
2023 Total Housing Units	9,411	20,748	30,846
2023 Owner Occupied Housing Units	2,031	5,611	8,430
2023 Renter Occupied Housing Units	4,408	9,151	13,271
2023 Vacant Housing Units	2,972	5,986	9,145

Currently, 26.3% of the 28,959 housing units in the area are owner occupied; 43.5%, renter occupied; and 30.2% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 26,559 housing units in the area - 30.5% owner occupied, 37.9% renter occupied, and 31.7% vacant. The annual rate of change in housing units since 2010 is 3.92%. Median home value in the area is \$169,337, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.22% annually to \$198,409.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

March 29, 2019



Restaurant Market Potential

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 5 minute radius

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

Demographic Summary		2018	2023
Population		12,846	13,767
Population 18+		10,742	11,515
Households		5,986	6,439
Median Household Income		\$33,990	\$38,828
		Expected Number of	
Product/Consumer Behavior	Adults	Percent	MPI
Went to family restaurant/steak house in last 6 mo	7,780	72.4%	96
Went to family restaurant/steak house 4+ times/mo	2,733	25.4%	95
Spent at family restaurant/30 days: <\$31	1,050	9.8%	112
Spent at family restaurant/30 days: \$31-50	1,169	10.9%	109
Spent at family restaurant/30 days: \$51-100	1,420	13.2%	85
Spent at family restaurant/30 days: \$101-200	702	6.5%	70
Spent at family restaurant/30 days: \$201-300	214	2.0%	80
Family restaurant/steak house last 6 months: breakfast	1,324	12.3%	92
Family restaurant/steak house last 6 months: lunch	1,810	16.8%	86
Family restaurant/steak house last 6 months: dinner	4,556	42.4%	91
Family restaurant/steak house last 6 months: snack	237	2.2%	112
Family restaurant/steak house last 6 months: weekday	3,069	28.6%	93
Family restaurant/steak house last 6 months: weekend	4,266	39.7%	93
Fam rest/steak hse/6 months: Applebee`s	2,469	23.0%	102
Fam rest/steak hse/6 months: Bob Evans Farms	494	4.6%	126
Fam rest/steak hse/6 months: Buffalo Wild Wings	1,226	11.4%	109
Fam rest/steak hse/6 months: California Pizza Kitchen	234	2.2%	77
Fam rest/steak hse/6 months: Carrabba`s Italian Grill	288	2.7%	89
Fam rest/steak hse/6 months: The Cheesecake Factory	611	5.7%	79
Fam rest/steak hse/6 months: Chili`s Grill & Bar	922	8.6%	83
Fam rest/steak hse/6 months: CiCi`s Pizza	393	3.7%	103
Fam rest/steak hse/6 months: Cracker Barrel	1,150	10.7%	97
Fam rest/steak hse/6 months: Denny`s	854	8.0%	93
Fam rest/steak hse/6 months: Golden Corral	910	8.5%	114
Fam rest/steak hse/6 months: IHOP	1,111	10.3%	101
Fam rest/steak hse/6 months: Logan`s Roadhouse	316	2.9%	93
Fam rest/steak hse/6 months: LongHorn Steakhouse	570	5.3%	101
Fam rest/steak hse/6 months: Olive Garden	1,623	15.1%	90
Fam rest/steak hse/6 months: Outback Steakhouse	780	7.3%	81
Fam rest/steak hse/6 months: Red Lobster	1,214	11.3%	108
Fam rest/steak hse/6 months: Red Robin	615	5.7%	81
Fam rest/steak hse/6 months: Ruby Tuesday	557	5.2%	96
Fam rest/steak hse/6 months: Texas Roadhouse	1,048	9.8%	98
Fam rest/steak hse/6 months: T.G.I. Friday`s	484	4.5%	80
Fam rest/steak hse/6 months: Waffle House	591	5.5%	95
Went to fast food/drive-in restaurant in last 6 mo	9,750	90.8%	101
Went to fast food/drive-in restaurant 9+ times/mo	4,323	40.2%	102
Spent at fast food restaurant/30 days: <\$11	577	5.4%	104
Spent at fast food restaurant/30 days: \$11-\$20	1,113	10.4%	98
Spent at fast food restaurant/30 days: \$21-\$40	1,752	16.3%	100
Spent at fast food restaurant/30 days: \$41-\$50	1,009	9.4%	105
Spent at fast food restaurant/30 days: \$51-\$100	1,721	16.0%	96
Spent at fast food restaurant/30 days: \$101-\$200	794	7.4%	93
Spent at fast food restaurant/30 days: \$201+	243	2.3%	81

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.

March 29, 2019



Restaurant Market Potential

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 5 minute radius

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

Product/Consumer Behavior	Expected Number of		MPI
	Adults	Percent	
Fast food/drive-in last 6 months: eat in	3,765	35.0%	95
Fast food/drive-in last 6 months: home delivery	1,034	9.6%	115
Fast food/drive-in last 6 months: take-out/drive-thru	5,193	48.3%	102
Fast food/drive-in last 6 months: take-out/walk-in	2,303	21.4%	102
Fast food/drive-in last 6 months: breakfast	3,693	34.4%	99
Fast food/drive-in last 6 months: lunch	5,410	50.4%	99
Fast food/drive-in last 6 months: dinner	5,142	47.9%	104
Fast food/drive-in last 6 months: snack	1,348	12.5%	101
Fast food/drive-in last 6 months: weekday	6,339	59.0%	99
Fast food/drive-in last 6 months: weekend	5,092	47.4%	99
Fast food/drive-in last 6 months: A & W	298	2.8%	107
Fast food/drive-in last 6 months: Arby's	1,832	17.1%	102
Fast food/drive-in last 6 months: Baskin-Robbins	323	3.0%	86
Fast food/drive-in last 6 months: Boston Market	330	3.1%	93
Fast food/drive-in last 6 months: Burger King	3,428	31.9%	108
Fast food/drive-in last 6 months: Captain D's	423	3.9%	94
Fast food/drive-in last 6 months: Carl's Jr.	543	5.1%	88
Fast food/drive-in last 6 months: Checkers	395	3.7%	109
Fast food/drive-in last 6 months: Chick-fil-A	2,446	22.8%	104
Fast food/drive-in last 6 months: Chipotle Mex. Grill	1,223	11.4%	86
Fast food/drive-in last 6 months: Chuck E. Cheese's	266	2.5%	80
Fast food/drive-in last 6 months: Church's Fr. Chicken	469	4.4%	122
Fast food/drive-in last 6 months: Cold Stone Creamery	420	3.9%	121
Fast food/drive-in last 6 months: Dairy Queen	1,971	18.3%	120
Fast food/drive-in last 6 months: Del Taco	350	3.3%	92
Fast food/drive-in last 6 months: Domino's Pizza	1,454	13.5%	110
Fast food/drive-in last 6 months: Dunkin' Donuts	988	9.2%	67
Went to Five Guys in last 6 months	979	9.1%	94
Fast food/drive-in last 6 months: Hardee's	674	6.3%	100
Fast food/drive-in last 6 months: Jack in the Box	758	7.1%	89
Went to Jimmy John's in last 6 months	706	6.6%	113
Fast food/drive-in last 6 months: KFC	2,197	20.5%	101
Fast food/drive-in last 6 months: Krispy Kreme	633	5.9%	102
Fast food/drive-in last 6 months: Little Caesars	1,536	14.3%	106
Fast food/drive-in last 6 months: Long John Silver's	422	3.9%	108
Fast food/drive-in last 6 months: McDonald's	5,584	52.0%	99
Went to Panda Express in last 6 months	922	8.6%	91
Fast food/drive-in last 6 months: Panera Bread	1,075	10.0%	78
Fast food/drive-in last 6 months: Papa John's	986	9.2%	104
Fast food/drive-in last 6 months: Papa Murphy's	697	6.5%	128
Fast food/drive-in last 6 months: Pizza Hut	1,909	17.8%	104
Fast food/drive-in last 6 months: Popeyes Chicken	1,016	9.5%	101
Fast food/drive-in last 6 months: Sonic Drive-In	1,400	13.0%	111
Fast food/drive-in last 6 months: Starbucks	1,750	16.3%	90
Fast food/drive-in last 6 months: Steak 'n Shake	641	6.0%	108
Fast food/drive-in last 6 months: Subway	2,819	26.2%	96
Fast food/drive-in last 6 months: Taco Bell	3,488	32.5%	113
Fast food/drive-in last 6 months: Wendy's	2,683	25.0%	99
Fast food/drive-in last 6 months: Whataburger	422	3.9%	83
Fast food/drive-in last 6 months: White Castle	360	3.4%	106

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.

March 29, 2019



Restaurant Market Potential

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 5 minute radius

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

Went to fine dining restaurant last month	858	8.0%	74
Went to fine dining restaurant 3+ times last month	261	2.4%	75
Spent at fine dining restaurant/30 days: <\$51	201	1.9%	115
Spent at fine dining restaurant/30 days: \$51-\$100	295	2.7%	83
Spent at fine dining restaurant/30 days: \$101-\$200	152	1.4%	54

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.

March 29, 2019



Restaurant Market Potential

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 10 minute radius

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

Demographic Summary		2018	2023
Population		32,176	34,205
Population 18+		25,872	27,506
Households		13,868	14,762
Median Household Income		\$35,606	\$39,809
Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Went to family restaurant/steak house in last 6 mo	18,526	71.6%	95
Went to family restaurant/steak house 4+ times/mo	6,598	25.5%	95
Spent at family restaurant/30 days: <\$31	2,343	9.1%	104
Spent at family restaurant/30 days: \$31-50	2,556	9.9%	99
Spent at family restaurant/30 days: \$51-100	3,590	13.9%	90
Spent at family restaurant/30 days: \$101-200	1,784	6.9%	74
Spent at family restaurant/30 days: \$201-300	490	1.9%	76
Family restaurant/steak house last 6 months: breakfast	3,183	12.3%	92
Family restaurant/steak house last 6 months: lunch	4,650	18.0%	92
Family restaurant/steak house last 6 months: dinner	10,735	41.5%	89
Family restaurant/steak house last 6 months: snack	620	2.4%	122
Family restaurant/steak house last 6 months: weekday	7,163	27.7%	90
Family restaurant/steak house last 6 months: weekend	10,108	39.1%	92
Fam rest/steak hse/6 months: Applebee`s	5,908	22.8%	101
Fam rest/steak hse/6 months: Bob Evans Farms	1,161	4.5%	123
Fam rest/steak hse/6 months: Buffalo Wild Wings	2,728	10.5%	101
Fam rest/steak hse/6 months: California Pizza Kitchen	556	2.1%	76
Fam rest/steak hse/6 months: Carrabba`s Italian Grill	704	2.7%	90
Fam rest/steak hse/6 months: The Cheesecake Factory	1,523	5.9%	81
Fam rest/steak hse/6 months: Chili`s Grill & Bar	2,282	8.8%	85
Fam rest/steak hse/6 months: CiCi`s Pizza	1,092	4.2%	119
Fam rest/steak hse/6 months: Cracker Barrel	2,754	10.6%	97
Fam rest/steak hse/6 months: Denny`s	2,339	9.0%	105
Fam rest/steak hse/6 months: Golden Corral	2,361	9.1%	123
Fam rest/steak hse/6 months: IHOP	2,486	9.6%	93
Fam rest/steak hse/6 months: Logan`s Roadhouse	792	3.1%	97
Fam rest/steak hse/6 months: LongHorn Steakhouse	1,259	4.9%	93
Fam rest/steak hse/6 months: Olive Garden	3,819	14.8%	88
Fam rest/steak hse/6 months: Outback Steakhouse	1,990	7.7%	86
Fam rest/steak hse/6 months: Red Lobster	2,874	11.1%	106
Fam rest/steak hse/6 months: Red Robin	1,474	5.7%	81
Fam rest/steak hse/6 months: Ruby Tuesday	1,382	5.3%	99
Fam rest/steak hse/6 months: Texas Roadhouse	2,436	9.4%	95
Fam rest/steak hse/6 months: T.G.I. Friday`s	1,281	5.0%	88
Fam rest/steak hse/6 months: Waffle House	1,518	5.9%	101
Went to fast food/drive-in restaurant in last 6 mo	23,382	90.4%	100
Went to fast food/drive-in restaurant 9+ times/mo	10,410	40.2%	102
Spent at fast food restaurant/30 days: <\$11	1,344	5.2%	100
Spent at fast food restaurant/30 days: \$11-\$20	2,747	10.6%	100
Spent at fast food restaurant/30 days: \$21-\$40	4,227	16.3%	100
Spent at fast food restaurant/30 days: \$41-\$50	2,378	9.2%	103
Spent at fast food restaurant/30 days: \$51-\$100	4,181	16.2%	97
Spent at fast food restaurant/30 days: \$101-\$200	1,850	7.2%	90
Spent at fast food restaurant/30 days: \$201+	648	2.5%	90

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.

March 29, 2019



Restaurant Market Potential

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 10 minute radius

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

Product/Consumer Behavior	Expected Number of		MPI
	Adults	Percent	
Fast food/drive-in last 6 months: eat in	9,038	34.9%	95
Fast food/drive-in last 6 months: home delivery	2,412	9.3%	111
Fast food/drive-in last 6 months: take-out/drive-thru	12,164	47.0%	100
Fast food/drive-in last 6 months: take-out/walk-in	5,268	20.4%	97
Fast food/drive-in last 6 months: breakfast	8,753	33.8%	98
Fast food/drive-in last 6 months: lunch	12,789	49.4%	97
Fast food/drive-in last 6 months: dinner	11,939	46.1%	100
Fast food/drive-in last 6 months: snack	3,118	12.1%	97
Fast food/drive-in last 6 months: weekday	14,792	57.2%	96
Fast food/drive-in last 6 months: weekend	12,173	47.1%	98
Fast food/drive-in last 6 months: A & W	674	2.6%	100
Fast food/drive-in last 6 months: Arby's	4,313	16.7%	100
Fast food/drive-in last 6 months: Baskin-Robbins	745	2.9%	82
Fast food/drive-in last 6 months: Boston Market	851	3.3%	99
Fast food/drive-in last 6 months: Burger King	8,631	33.4%	112
Fast food/drive-in last 6 months: Captain D's	1,104	4.3%	101
Fast food/drive-in last 6 months: Carl's Jr.	1,415	5.5%	96
Fast food/drive-in last 6 months: Checkers	1,098	4.2%	126
Fast food/drive-in last 6 months: Chick-fil-A	5,040	19.5%	89
Fast food/drive-in last 6 months: Chipotle Mex. Grill	2,658	10.3%	78
Fast food/drive-in last 6 months: Chuck E. Cheese's	738	2.9%	92
Fast food/drive-in last 6 months: Church's Fr. Chicken	1,354	5.2%	147
Fast food/drive-in last 6 months: Cold Stone Creamery	887	3.4%	106
Fast food/drive-in last 6 months: Dairy Queen	4,320	16.7%	109
Fast food/drive-in last 6 months: Del Taco	786	3.0%	86
Fast food/drive-in last 6 months: Domino's Pizza	3,342	12.9%	105
Fast food/drive-in last 6 months: Dunkin' Donuts	2,646	10.2%	74
Went to Five Guys in last 6 months	2,195	8.5%	87
Fast food/drive-in last 6 months: Hardee's	1,736	6.7%	107
Fast food/drive-in last 6 months: Jack in the Box	2,043	7.9%	99
Went to Jimmy John's in last 6 months	1,463	5.7%	97
Fast food/drive-in last 6 months: KFC	5,755	22.2%	110
Fast food/drive-in last 6 months: Krispy Kreme	1,482	5.7%	100
Fast food/drive-in last 6 months: Little Caesars	4,188	16.2%	120
Fast food/drive-in last 6 months: Long John Silver's	1,232	4.8%	131
Fast food/drive-in last 6 months: McDonald's	13,828	53.4%	102
Went to Panda Express in last 6 months	2,264	8.8%	92
Fast food/drive-in last 6 months: Panera Bread	2,444	9.4%	74
Fast food/drive-in last 6 months: Papa John's	2,349	9.1%	103
Fast food/drive-in last 6 months: Papa Murphy's	1,503	5.8%	115
Fast food/drive-in last 6 months: Pizza Hut	4,685	18.1%	106
Fast food/drive-in last 6 months: Popeyes Chicken	2,565	9.9%	106
Fast food/drive-in last 6 months: Sonic Drive-In	3,352	13.0%	110
Fast food/drive-in last 6 months: Starbucks	3,779	14.6%	80
Fast food/drive-in last 6 months: Steak 'n Shake	1,541	6.0%	108
Fast food/drive-in last 6 months: Subway	6,712	25.9%	95
Fast food/drive-in last 6 months: Taco Bell	8,175	31.6%	110
Fast food/drive-in last 6 months: Wendy's	6,300	24.4%	97
Fast food/drive-in last 6 months: Whataburger	1,187	4.6%	96
Fast food/drive-in last 6 months: White Castle	897	3.5%	109

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.

March 29, 2019



Restaurant Market Potential

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 10 minute radius

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

Went to fine dining restaurant last month	2,011	7.8%	72
Went to fine dining restaurant 3+ times last month	594	2.3%	71
Spent at fine dining restaurant/30 days: <\$51	437	1.7%	104
Spent at fine dining restaurant/30 days: \$51-\$100	686	2.7%	80
Spent at fine dining restaurant/30 days: \$101-\$200	439	1.7%	64

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.

March 29, 2019



Restaurant Market Potential

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 15 minute radius

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

Demographic Summary		2018	2023
Population		49,151	52,579
Population 18+		39,890	42,695
Households		20,224	21,701
Median Household Income		\$38,191	\$42,864
		Expected Number of	
Product/Consumer Behavior	Adults	Percent	MPI
Went to family restaurant/steak house in last 6 mo	28,884	72.4%	96
Went to family restaurant/steak house 4+ times/mo	10,349	25.9%	97
Spent at family restaurant/30 days: <\$31	3,783	9.5%	108
Spent at family restaurant/30 days: \$31-50	4,022	10.1%	101
Spent at family restaurant/30 days: \$51-100	5,610	14.1%	91
Spent at family restaurant/30 days: \$101-200	2,902	7.3%	78
Spent at family restaurant/30 days: \$201-300	805	2.0%	81
Family restaurant/steak house last 6 months: breakfast	5,052	12.7%	95
Family restaurant/steak house last 6 months: lunch	7,549	18.9%	97
Family restaurant/steak house last 6 months: dinner	16,802	42.1%	90
Family restaurant/steak house last 6 months: snack	970	2.4%	124
Family restaurant/steak house last 6 months: weekday	11,166	28.0%	91
Family restaurant/steak house last 6 months: weekend	15,913	39.9%	94
Fam rest/steak hse/6 months: Applebee`s	8,853	22.2%	98
Fam rest/steak hse/6 months: Bob Evans Farms	1,707	4.3%	118
Fam rest/steak hse/6 months: Buffalo Wild Wings	4,365	10.9%	104
Fam rest/steak hse/6 months: California Pizza Kitchen	900	2.3%	80
Fam rest/steak hse/6 months: Carrabba`s Italian Grill	1,129	2.8%	94
Fam rest/steak hse/6 months: The Cheesecake Factory	2,459	6.2%	85
Fam rest/steak hse/6 months: Chili`s Grill & Bar	3,663	9.2%	89
Fam rest/steak hse/6 months: CiCi`s Pizza	1,663	4.2%	117
Fam rest/steak hse/6 months: Cracker Barrel	4,231	10.6%	96
Fam rest/steak hse/6 months: Denny`s	3,801	9.5%	111
Fam rest/steak hse/6 months: Golden Corral	3,441	8.6%	116
Fam rest/steak hse/6 months: IHOP	3,816	9.6%	93
Fam rest/steak hse/6 months: Logan`s Roadhouse	1,178	3.0%	94
Fam rest/steak hse/6 months: LongHorn Steakhouse	2,016	5.1%	97
Fam rest/steak hse/6 months: Olive Garden	6,169	15.5%	92
Fam rest/steak hse/6 months: Outback Steakhouse	3,127	7.8%	88
Fam rest/steak hse/6 months: Red Lobster	4,394	11.0%	105
Fam rest/steak hse/6 months: Red Robin	2,464	6.2%	88
Fam rest/steak hse/6 months: Ruby Tuesday	2,105	5.3%	98
Fam rest/steak hse/6 months: Texas Roadhouse	3,909	9.8%	98
Fam rest/steak hse/6 months: T.G.I. Friday`s	1,966	4.9%	87
Fam rest/steak hse/6 months: Waffle House	2,281	5.7%	99
Went to fast food/drive-in restaurant in last 6 mo	35,970	90.2%	100
Went to fast food/drive-in restaurant 9+ times/mo	15,947	40.0%	101
Spent at fast food restaurant/30 days: <\$11	2,171	5.4%	105
Spent at fast food restaurant/30 days: \$11-\$20	4,164	10.4%	99
Spent at fast food restaurant/30 days: \$21-\$40	6,504	16.3%	100
Spent at fast food restaurant/30 days: \$41-\$50	3,657	9.2%	102
Spent at fast food restaurant/30 days: \$51-\$100	6,417	16.1%	97
Spent at fast food restaurant/30 days: \$101-\$200	2,952	7.4%	93
Spent at fast food restaurant/30 days: \$201+	1,034	2.6%	93

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.

March 29, 2019



Restaurant Market Potential

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 15 minute radius

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

Product/Consumer Behavior	Expected Number of		MPI
	Adults	Percent	
Fast food/drive-in last 6 months: eat in	14,117	35.4%	96
Fast food/drive-in last 6 months: home delivery	3,997	10.0%	119
Fast food/drive-in last 6 months: take-out/drive-thru	18,425	46.2%	98
Fast food/drive-in last 6 months: take-out/walk-in	8,132	20.4%	97
Fast food/drive-in last 6 months: breakfast	13,369	33.5%	97
Fast food/drive-in last 6 months: lunch	19,911	49.9%	98
Fast food/drive-in last 6 months: dinner	18,431	46.2%	100
Fast food/drive-in last 6 months: snack	4,953	12.4%	99
Fast food/drive-in last 6 months: weekday	22,890	57.4%	96
Fast food/drive-in last 6 months: weekend	18,956	47.5%	99
Fast food/drive-in last 6 months: A & W	1,032	2.6%	100
Fast food/drive-in last 6 months: Arby's	6,439	16.1%	97
Fast food/drive-in last 6 months: Baskin-Robbins	1,190	3.0%	85
Fast food/drive-in last 6 months: Boston Market	1,338	3.4%	101
Fast food/drive-in last 6 months: Burger King	12,939	32.4%	109
Fast food/drive-in last 6 months: Captain D's	1,533	3.8%	91
Fast food/drive-in last 6 months: Carl's Jr.	2,311	5.8%	101
Fast food/drive-in last 6 months: Checkers	1,526	3.8%	114
Fast food/drive-in last 6 months: Chick-fil-A	8,052	20.2%	92
Fast food/drive-in last 6 months: Chipotle Mex. Grill	4,420	11.1%	84
Fast food/drive-in last 6 months: Chuck E. Cheese's	1,148	2.9%	93
Fast food/drive-in last 6 months: Church's Fr. Chicken	1,942	4.9%	137
Fast food/drive-in last 6 months: Cold Stone Creamery	1,489	3.7%	116
Fast food/drive-in last 6 months: Dairy Queen	6,600	16.5%	108
Fast food/drive-in last 6 months: Del Taco	1,255	3.1%	89
Fast food/drive-in last 6 months: Domino's Pizza	5,203	13.0%	106
Fast food/drive-in last 6 months: Dunkin' Donuts	4,209	10.6%	77
Went to Five Guys in last 6 months	3,581	9.0%	92
Fast food/drive-in last 6 months: Hardee's	2,462	6.2%	98
Fast food/drive-in last 6 months: Jack in the Box	3,260	8.2%	103
Went to Jimmy John's in last 6 months	2,517	6.3%	108
Fast food/drive-in last 6 months: KFC	8,436	21.1%	105
Fast food/drive-in last 6 months: Krispy Kreme	2,358	5.9%	103
Fast food/drive-in last 6 months: Little Caesars	6,294	15.8%	117
Fast food/drive-in last 6 months: Long John Silver's	1,715	4.3%	118
Fast food/drive-in last 6 months: McDonald's	21,103	52.9%	101
Went to Panda Express in last 6 months	3,684	9.2%	97
Fast food/drive-in last 6 months: Panera Bread	4,103	10.3%	80
Fast food/drive-in last 6 months: Papa John's	3,756	9.4%	106
Fast food/drive-in last 6 months: Papa Murphy's	2,325	5.8%	115
Fast food/drive-in last 6 months: Pizza Hut	6,952	17.4%	102
Fast food/drive-in last 6 months: Popeyes Chicken	3,765	9.4%	101
Fast food/drive-in last 6 months: Sonic Drive-In	4,803	12.0%	103
Fast food/drive-in last 6 months: Starbucks	6,186	15.5%	85
Fast food/drive-in last 6 months: Steak 'n Shake	2,301	5.8%	105
Fast food/drive-in last 6 months: Subway	10,390	26.0%	95
Fast food/drive-in last 6 months: Taco Bell	12,350	31.0%	108
Fast food/drive-in last 6 months: Wendy's	9,505	23.8%	95
Fast food/drive-in last 6 months: Whataburger	2,000	5.0%	105
Fast food/drive-in last 6 months: White Castle	1,322	3.3%	105

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.

March 29, 2019



Restaurant Market Potential

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 15 minute radius

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

Went to fine dining restaurant last month	3,343	8.4%	78
Went to fine dining restaurant 3+ times last month	947	2.4%	74
Spent at fine dining restaurant/30 days: <\$51	683	1.7%	105
Spent at fine dining restaurant/30 days: \$51-\$100	1,108	2.8%	84
Spent at fine dining restaurant/30 days: \$101-\$200	723	1.8%	69

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.

March 29, 2019



Market Profile

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 5, 10, 15 minute radii

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

	5 minutes	10 minutes	15 minutes
Population Summary			
2000 Total Population	15,792	36,815	53,992
2010 Total Population	11,485	29,306	43,906
2018 Total Population	12,846	32,176	49,151
2018 Group Quarters	594	838	2,785
2023 Total Population	13,767	34,205	52,579
2018-2023 Annual Rate	1.39%	1.23%	1.36%
2018 Total Daytime Population	34,694	54,940	70,866
Workers	27,058	36,517	43,696
Residents	7,636	18,423	27,170
Household Summary			
2000 Households	6,698	15,439	22,436
2000 Average Household Size	2.18	2.28	2.31
2010 Households	5,346	12,649	18,152
2010 Average Household Size	2.05	2.26	2.29
2018 Households	5,986	13,868	20,224
2018 Average Household Size	2.05	2.26	2.29
2023 Households	6,439	14,762	21,701
2023 Average Household Size	2.05	2.26	2.29
2018-2023 Annual Rate	1.47%	1.26%	1.42%
2010 Families	2,372	6,561	9,666
2010 Average Family Size	2.93	3.07	3.07
2018 Families	2,584	7,023	10,524
2018 Average Family Size	2.99	3.13	3.13
2023 Families	2,752	7,407	11,192
2023 Average Family Size	3.01	3.15	3.16
2018-2023 Annual Rate	1.27%	1.07%	1.24%
Housing Unit Summary			
2000 Housing Units	7,916	18,302	26,659
Owner Occupied Housing Units	28.7%	34.4%	35.1%
Renter Occupied Housing Units	55.9%	50.0%	49.0%
Vacant Housing Units	15.4%	15.6%	15.8%
2010 Housing Units	8,047	18,069	26,559
Owner Occupied Housing Units	24.7%	30.7%	30.5%
Renter Occupied Housing Units	41.8%	39.3%	37.9%
Vacant Housing Units	33.6%	30.0%	31.7%
2018 Housing Units	8,800	19,513	28,959
Owner Occupied Housing Units	20.6%	26.1%	26.3%
Renter Occupied Housing Units	47.4%	44.9%	43.5%
Vacant Housing Units	32.0%	28.9%	30.2%
2023 Housing Units	9,411	20,748	30,846
Owner Occupied Housing Units	21.6%	27.0%	27.3%
Renter Occupied Housing Units	46.8%	44.1%	43.0%
Vacant Housing Units	31.6%	28.9%	29.6%
Median Household Income			
2018	\$33,990	\$35,606	\$38,191
2023	\$38,828	\$39,809	\$42,864
Median Home Value			
2018	\$195,312	\$162,352	\$169,337
2023	\$232,500	\$194,542	\$198,409
Per Capita Income			
2018	\$27,548	\$24,496	\$25,891
2023	\$31,376	\$27,803	\$29,224
Median Age			
2010	39.1	38.5	37.1
2018	40.1	39.4	37.9
2023	41.0	40.2	38.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 29, 2019



Market Profile

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 5, 10, 15 minute radii

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

	5 minutes	10 minutes	15 minutes
2018 Households by Income			
Household Income Base	5,986	13,868	20,224
<\$15,000	24.7%	23.2%	20.6%
\$15,000 - \$24,999	12.8%	13.7%	12.8%
\$25,000 - \$34,999	13.5%	12.4%	12.5%
\$35,000 - \$49,999	12.8%	14.3%	14.9%
\$50,000 - \$74,999	13.7%	14.8%	15.5%
\$75,000 - \$99,999	8.2%	8.0%	8.6%
\$100,000 - \$149,999	7.4%	7.7%	8.1%
\$150,000 - \$199,999	2.8%	2.7%	3.0%
\$200,000+	4.0%	3.4%	4.0%
Average Household Income	\$56,255	\$55,319	\$59,486
2023 Households by Income			
Household Income Base	6,439	14,762	21,701
<\$15,000	21.3%	20.3%	17.9%
\$15,000 - \$24,999	11.4%	12.3%	11.4%
\$25,000 - \$34,999	13.1%	11.8%	11.7%
\$35,000 - \$49,999	13.1%	14.4%	14.9%
\$50,000 - \$74,999	14.8%	15.8%	16.5%
\$75,000 - \$99,999	9.6%	9.2%	9.8%
\$100,000 - \$149,999	8.8%	9.3%	9.8%
\$150,000 - \$199,999	3.2%	3.0%	3.3%
\$200,000+	4.7%	4.0%	4.7%
Average Household Income	\$64,452	\$63,043	\$67,592
2018 Owner Occupied Housing Units by Value			
Total	1,811	5,096	7,624
<\$50,000	4.1%	7.0%	6.1%
\$50,000 - \$99,999	12.6%	21.4%	20.0%
\$100,000 - \$149,999	14.9%	17.1%	16.1%
\$150,000 - \$199,999	20.3%	18.3%	20.1%
\$200,000 - \$249,999	14.4%	11.1%	10.1%
\$250,000 - \$299,999	12.3%	8.0%	8.2%
\$300,000 - \$399,999	4.9%	6.1%	6.0%
\$400,000 - \$499,999	12.0%	7.1%	7.9%
\$500,000 - \$749,999	3.1%	2.5%	3.1%
\$750,000 - \$999,999	0.8%	1.0%	1.6%
\$1,000,000 - \$1,499,999	0.5%	0.3%	0.6%
\$1,500,000 - \$1,999,999	0.2%	0.2%	0.1%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$237,383	\$202,026	\$217,014
2023 Owner Occupied Housing Units by Value			
Total	2,031	5,610	8,424
<\$50,000	2.4%	5.0%	4.3%
\$50,000 - \$99,999	7.9%	15.7%	14.7%
\$100,000 - \$149,999	10.6%	13.5%	12.9%
\$150,000 - \$199,999	18.2%	17.7%	18.6%
\$200,000 - \$249,999	16.7%	13.1%	13.0%
\$250,000 - \$299,999	12.9%	10.6%	10.0%
\$300,000 - \$399,999	6.2%	7.8%	7.8%
\$400,000 - \$499,999	18.0%	10.3%	10.7%
\$500,000 - \$749,999	4.8%	4.0%	4.4%
\$750,000 - \$999,999	1.4%	1.6%	2.6%
\$1,000,000 - \$1,499,999	0.7%	0.4%	0.8%
\$1,500,000 - \$1,999,999	0.2%	0.2%	0.1%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$282,475	\$241,009	\$255,226

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 29, 2019



Market Profile

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 5, 10, 15 minute radii

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

	5 minutes	10 minutes	15 minutes
2010 Population by Age			
Total	11,485	29,305	43,906
0 - 4	5.8%	6.5%	6.1%
5 - 9	4.5%	5.4%	5.3%
10 - 14	3.8%	4.9%	4.9%
15 - 24	14.8%	14.9%	16.9%
25 - 34	16.4%	14.4%	14.3%
35 - 44	11.4%	11.3%	11.3%
45 - 54	15.8%	15.7%	15.3%
55 - 64	14.0%	13.4%	12.7%
65 - 74	7.6%	7.2%	7.1%
75 - 84	4.2%	4.4%	4.3%
85 +	1.9%	1.7%	1.6%
18 +	83.2%	79.7%	80.2%
2018 Population by Age			
Total	12,845	32,175	49,150
0 - 4	5.4%	6.0%	5.7%
5 - 9	4.7%	5.6%	5.4%
10 - 14	3.9%	5.1%	4.9%
15 - 24	12.8%	12.5%	14.6%
25 - 34	16.8%	15.5%	15.9%
35 - 44	11.9%	11.3%	11.4%
45 - 54	12.5%	12.4%	12.1%
55 - 64	14.4%	14.4%	13.7%
65 - 74	10.7%	10.3%	9.8%
75 - 84	4.7%	4.7%	4.6%
85 +	2.3%	2.1%	2.0%
18 +	83.6%	80.4%	81.2%
2023 Population by Age			
Total	13,767	34,204	52,579
0 - 4	5.4%	6.0%	5.7%
5 - 9	4.6%	5.5%	5.2%
10 - 14	4.0%	5.1%	5.0%
15 - 24	12.6%	12.2%	14.3%
25 - 34	15.8%	14.6%	14.9%
35 - 44	12.3%	12.0%	12.3%
45 - 54	11.9%	11.3%	11.0%
55 - 64	13.1%	13.2%	12.6%
65 - 74	12.1%	12.0%	11.3%
75 - 84	5.8%	5.8%	5.7%
85 +	2.4%	2.2%	2.1%
18 +	83.6%	80.4%	81.2%
2010 Population by Sex			
Males	5,981	14,792	22,439
Females	5,504	14,514	21,467
2018 Population by Sex			
Males	6,635	16,131	25,051
Females	6,211	16,045	24,100
2023 Population by Sex			
Males	7,075	17,081	26,683
Females	6,692	17,125	25,896

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 29, 2019



Market Profile

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 5, 10, 15 minute radii

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

	5 minutes	10 minutes	15 minutes
2010 Population by Race/Ethnicity			
Total	11,486	29,307	43,906
White Alone	57.9%	54.7%	59.9%
Black Alone	21.9%	24.8%	20.6%
American Indian Alone	1.0%	1.0%	0.9%
Asian Alone	5.6%	3.0%	3.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.7%	12.8%	11.8%
Two or More Races	3.8%	3.6%	3.5%
Hispanic Origin	26.6%	33.8%	33.1%
Diversity Index	76.4	80.0	77.6
2018 Population by Race/Ethnicity			
Total	12,847	32,175	49,152
White Alone	56.3%	53.6%	58.8%
Black Alone	21.2%	23.7%	19.6%
American Indian Alone	0.9%	1.0%	0.8%
Asian Alone	6.2%	3.2%	3.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	11.0%	14.3%	13.1%
Two or More Races	4.3%	4.1%	3.9%
Hispanic Origin	29.4%	37.1%	36.3%
Diversity Index	78.6	81.6	79.2
2023 Population by Race/Ethnicity			
Total	13,767	34,204	52,580
White Alone	55.3%	53.1%	58.3%
Black Alone	20.4%	22.7%	18.8%
American Indian Alone	0.9%	1.0%	0.8%
Asian Alone	6.7%	3.5%	3.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	11.7%	15.2%	13.9%
Two or More Races	4.8%	4.4%	4.3%
Hispanic Origin	31.6%	39.6%	38.8%
Diversity Index	80.0	82.6	80.2
2010 Population by Relationship and Household Type			
Total	11,485	29,306	43,906
In Households	95.6%	97.5%	94.6%
In Family Households	63.1%	71.6%	70.2%
Householder	20.6%	22.3%	22.0%
Spouse	12.2%	12.8%	13.4%
Child	23.4%	28.2%	27.2%
Other relative	4.4%	5.4%	4.9%
Nonrelative	2.5%	2.9%	2.7%
In Nonfamily Households	32.5%	25.9%	24.4%
In Group Quarters	4.4%	2.5%	5.4%
Institutionalized Population	1.5%	1.0%	2.9%
Noninstitutionalized Population	2.9%	1.5%	2.5%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 29, 2019



Market Profile

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 5, 10, 15 minute radii

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

	5 minutes	10 minutes	15 minutes
2018 Population 25+ by Educational Attainment			
Total	9,404	22,760	34,108
Less than 9th Grade	6.6%	7.8%	7.4%
9th - 12th Grade, No Diploma	8.3%	9.8%	9.7%
High School Graduate	20.7%	22.9%	22.1%
GED/Alternative Credential	3.3%	3.4%	4.0%
Some College, No Degree	17.7%	20.2%	21.0%
Associate Degree	7.3%	6.7%	7.0%
Bachelor's Degree	17.5%	16.4%	16.1%
Graduate/Professional Degree	18.6%	12.8%	12.7%
2018 Population 15+ by Marital Status			
Total	11,045	26,794	41,305
Never Married	42.9%	42.3%	42.5%
Married	37.0%	37.3%	37.8%
Widowed	6.7%	6.9%	6.1%
Divorced	13.4%	13.5%	13.6%
2018 Civilian Population 16+ in Labor Force			
Civilian Employed	91.3%	92.4%	92.5%
Civilian Unemployed (Unemployment Rate)	8.7%	7.6%	7.5%
2018 Employed Population 16+ by Industry			
Total	5,065	13,620	20,807
Agriculture/Mining	0.8%	0.8%	1.0%
Construction	5.1%	6.8%	7.1%
Manufacturing	4.2%	3.6%	3.3%
Wholesale Trade	1.1%	1.0%	1.3%
Retail Trade	9.8%	9.4%	9.1%
Transportation/Utilities	5.3%	6.1%	5.6%
Information	0.6%	0.8%	0.7%
Finance/Insurance/Real Estate	2.9%	3.8%	5.0%
Services	66.7%	64.5%	63.5%
Public Administration	3.7%	3.4%	3.4%
2018 Employed Population 16+ by Occupation			
Total	5,065	13,621	20,807
White Collar	60.0%	52.2%	53.8%
Management/Business/Financial	10.8%	9.1%	9.9%
Professional	33.3%	24.1%	23.5%
Sales	8.5%	7.5%	8.3%
Administrative Support	7.3%	11.5%	12.0%
Services	24.2%	30.2%	28.3%
Blue Collar	15.8%	17.6%	18.0%
Farming/Forestry/Fishing	0.1%	0.1%	0.2%
Construction/Extraction	3.1%	4.8%	5.1%
Installation/Maintenance/Repair	2.8%	2.7%	3.0%
Production	4.9%	4.5%	4.1%
Transportation/Material Moving	4.9%	5.7%	5.5%
2010 Population By Urban/ Rural Status			
Total Population	11,485	29,306	43,906
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	99.5%	99.8%	99.0%
Rural Population	0.5%	0.2%	1.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 29, 2019



Market Profile

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 5, 10, 15 minute radii

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

	5 minutes	10 minutes	15 minutes
2010 Households by Type			
Total	5,346	12,649	18,152
Households with 1 Person	44.5%	38.7%	37.4%
Households with 2+ People	55.5%	61.3%	62.6%
Family Households	44.4%	51.9%	53.3%
Husband-wife Families	26.2%	29.9%	32.4%
With Related Children	9.2%	11.8%	12.9%
Other Family (No Spouse Present)	18.2%	22.0%	20.9%
Other Family with Male Householder	4.4%	5.3%	5.2%
With Related Children	1.9%	2.5%	2.5%
Other Family with Female Householder	13.7%	16.7%	15.7%
With Related Children	8.1%	10.2%	9.7%
Nonfamily Households	11.1%	9.4%	9.3%
All Households with Children	19.7%	24.8%	25.5%
Multigenerational Households	3.9%	5.0%	4.8%
Unmarried Partner Households	7.6%	7.6%	7.7%
Male-female	5.6%	6.1%	6.4%
Same-sex	2.0%	1.5%	1.3%
2010 Households by Size			
Total	5,347	12,649	18,153
1 Person Household	44.5%	38.7%	37.4%
2 Person Household	30.5%	30.2%	31.0%
3 Person Household	11.3%	13.1%	13.4%
4 Person Household	7.2%	8.9%	9.3%
5 Person Household	3.8%	5.2%	5.1%
6 Person Household	1.5%	2.1%	2.0%
7 + Person Household	1.2%	1.9%	1.7%
2010 Households by Tenure and Mortgage Status			
Total	5,346	12,649	18,152
Owner Occupied	37.1%	43.9%	44.6%
Owned with a Mortgage/Loan	18.9%	22.3%	23.0%
Owned Free and Clear	18.2%	21.6%	21.6%
Renter Occupied	62.9%	56.1%	55.4%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	8,047	18,069	26,559
Housing Units Inside Urbanized Area	0.0%	0.0%	0.1%
Housing Units Inside Urbanized Cluster	97.5%	98.9%	98.1%
Rural Housing Units	2.5%	1.1%	1.8%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 29, 2019



Market Profile

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 5, 10, 15 minute radii

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

	5 minutes	10 minutes	15 minutes
Top 3 Tapestry Segments			
1.	Old and Newcomers (8F)	Old and Newcomers (8F)	Old and Newcomers (8F)
2.	Set to Impress (11D)	Set to Impress (11D)	Set to Impress (11D)
3.	College Towns (14B)	Small Town Simplicity	Young and Restless (11B)
2018 Consumer Spending			
Apparel & Services: Total \$	\$9,172,927	\$20,623,553	\$32,391,568
Average Spent	\$1,532.40	\$1,487.13	\$1,601.64
Spending Potential Index	70	68	74
Education: Total \$	\$6,040,352	\$13,222,842	\$20,826,852
Average Spent	\$1,009.08	\$953.48	\$1,029.81
Spending Potential Index	70	66	71
Entertainment/Recreation: Total \$	\$13,034,822	\$29,832,993	\$46,602,161
Average Spent	\$2,177.55	\$2,151.21	\$2,304.30
Spending Potential Index	68	67	72
Food at Home: Total \$	\$21,535,702	\$48,945,276	\$76,472,724
Average Spent	\$3,597.68	\$3,529.37	\$3,781.29
Spending Potential Index	72	70	75
Food Away from Home: Total \$	\$15,000,098	\$33,486,613	\$52,643,015
Average Spent	\$2,505.86	\$2,414.67	\$2,603.00
Spending Potential Index	71	69	74
Health Care: Total \$	\$22,567,315	\$52,904,161	\$82,336,126
Average Spent	\$3,770.02	\$3,814.84	\$4,071.21
Spending Potential Index	66	67	71
HH Furnishings & Equipment: Total \$	\$8,435,788	\$19,229,091	\$30,209,350
Average Spent	\$1,409.25	\$1,386.58	\$1,493.74
Spending Potential Index	67	66	72
Personal Care Products & Services: Total \$	\$3,423,017	\$7,725,087	\$12,140,240
Average Spent	\$571.84	\$557.04	\$600.29
Spending Potential Index	69	67	73
Shelter: Total \$	\$72,482,161	\$161,933,450	\$253,854,893
Average Spent	\$12,108.61	\$11,676.77	\$12,552.16
Spending Potential Index	72	70	75
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$9,708,701	\$22,483,916	\$35,023,186
Average Spent	\$1,621.90	\$1,621.28	\$1,731.76
Spending Potential Index	65	65	70
Travel: Total \$	\$8,135,417	\$18,586,433	\$29,302,079
Average Spent	\$1,359.07	\$1,340.24	\$1,448.88
Spending Potential Index	63	62	67
Vehicle Maintenance & Repairs: Total \$	\$4,478,769	\$10,196,239	\$15,966,224
Average Spent	\$748.21	\$735.24	\$789.47
Spending Potential Index	70	68	73

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 29, 2019



Recreation Expenditures

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 5 minute radius

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

Demographic Summary		2018	2023
Population		12,846	13,767
Households		5,986	6,439
Families		2,584	2,752
Median Age		40.1	41.0
Median Household Income		\$33,990	\$38,828
	Spending Potential Index	Average Amount Spent	Total
Tv/Video/Audio	73	\$953.52	\$5,707,743
Cable & Satellite Television Services	72	\$694.14	\$4,155,105
Televisions & Video	78	\$190.64	\$1,141,182
Audio	70	\$65.59	\$392,641
Rental of TV/VCR/Radio/Sound Equipment	118	\$1.18	\$7,042
Repair of TV/Radio/Sound Equipment	81	\$1.97	\$11,773
Entertainment/Recreation Fees and Admissions	62	\$425.88	\$2,549,300
Tickets to Theatre/Operas/Concerts	65	\$43.14	\$258,214
Tickets to Movies/Museums/Parks	71	\$56.85	\$340,329
Admission to Sporting Events, excl.Trips	61	\$36.11	\$216,125
Fees for Participant Sports, excl.Trips	64	\$71.81	\$429,869
Fees for Recreational Lessons	56	\$77.76	\$465,471
Membership Fees for Social/Recreation/Civic Clubs	62	\$139.50	\$835,031
Dating Services	106	\$0.71	\$4,260
Toys/Games/Crafts/Hobbies	72	\$82.68	\$494,934
Toys/Games/Arts/Crafts/Tricycles	72	\$72.04	\$431,239
Playground Equipment	67	\$2.42	\$14,466
Play Arcade Pinball/Video Games	67	\$1.92	\$11,510
Online Entertainment and Games	77	\$3.35	\$20,045
Stamp & Coin Collecting	66	\$2.95	\$17,674
Recreational Vehicles and Fees	53	\$58.52	\$350,314
Docking and Landing Fees for Boats and Planes	53	\$6.23	\$37,295
Camp Fees	49	\$16.13	\$96,565
Payments on Boats/Trailers/Campers/RVs	53	\$23.47	\$140,464
Rental of RVs or Boats	63	\$12.69	\$75,991
Sports, Recreation and Exercise Equipment	65	\$115.73	\$692,768
Exercise Equipment and Gear, Game Tables	64	\$36.93	\$221,040
Bicycles	69	\$20.18	\$120,799
Camping Equipment	71	\$10.12	\$60,606
Hunting and Fishing Equipment	63	\$34.40	\$205,893
Winter Sports Equipment	61	\$3.96	\$23,716
Water Sports Equipment	58	\$3.77	\$22,561
Other Sports Equipment	66	\$5.11	\$30,572
Rental/Repair of Sports/Recreation/Exercise Equipment	54	\$1.27	\$7,581
Photographic Equipment and Supplies	67	\$35.81	\$214,352
Film	78	\$0.91	\$5,451
Film Processing	65	\$5.59	\$33,488
Photographic Equipment	65	\$14.77	\$88,408
Photographer Fees/Other Supplies & Equip Rental/Repair	69	\$14.53	\$87,005
Reading	67	\$75.90	\$454,321
Magazine/Newspaper Subscriptions	61	\$23.65	\$141,581
Magazine/Newspaper Single Copies	68	\$4.80	\$28,708
Books	68	\$25.95	\$155,352
Digital Book Readers	75	\$21.50	\$128,680

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.
Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2018 and 2023; Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics.

March 29, 2019



Recreation Expenditures

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 10 minute radius

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314

Longitude: -94.77388

Demographic Summary		2018	2023
Population		32,176	34,205
Households		13,868	14,762
Families		7,023	7,407
Median Age		39.4	40.2
Median Household Income		\$35,606	\$39,809
	Spending Potential Index	Average Amount Spent	Total
Tv/Video/Audio	72	\$938.51	\$13,015,207
Cable & Satellite Television Services	72	\$692.32	\$9,601,074
Televisions & Video	74	\$180.32	\$2,500,647
Audio	68	\$62.93	\$872,686
Rental of TV/VCR/Radio/Sound Equipment	105	\$1.05	\$14,603
Repair of TV/Radio/Sound Equipment	78	\$1.89	\$26,197
Entertainment/Recreation Fees and Admissions	61	\$418.22	\$5,799,845
Tickets to Theatre/Operas/Concerts	63	\$41.47	\$575,067
Tickets to Movies/Museums/Parks	67	\$53.62	\$743,596
Admission to Sporting Events, excl.Trips	61	\$36.05	\$499,896
Fees for Participant Sports, excl.Trips	63	\$71.29	\$988,630
Fees for Recreational Lessons	56	\$77.82	\$1,079,159
Membership Fees for Social/Recreation/Civic Clubs	61	\$137.35	\$1,904,794
Dating Services	94	\$0.63	\$8,705
Toys/Games/Crafts/Hobbies	69	\$79.48	\$1,102,278
Toys/Games/Arts/Crafts/Tricycles	69	\$69.13	\$958,634
Playground Equipment	67	\$2.41	\$33,414
Play Arcade Pinball/Video Games	67	\$1.90	\$26,405
Online Entertainment and Games	71	\$3.08	\$42,661
Stamp & Coin Collecting	67	\$2.97	\$41,164
Recreational Vehicles and Fees	56	\$61.77	\$856,628
Docking and Landing Fees for Boats and Planes	55	\$6.42	\$88,973
Camp Fees	51	\$17.06	\$236,591
Payments on Boats/Trailers/Campers/RVs	58	\$25.92	\$359,520
Rental of RVs or Boats	62	\$12.37	\$171,544
Sports, Recreation and Exercise Equipment	63	\$111.84	\$1,551,026
Exercise Equipment and Gear, Game Tables	62	\$35.93	\$498,216
Bicycles	65	\$18.92	\$262,336
Camping Equipment	67	\$9.62	\$133,374
Hunting and Fishing Equipment	62	\$33.60	\$465,956
Winter Sports Equipment	57	\$3.72	\$51,572
Water Sports Equipment	58	\$3.79	\$52,522
Other Sports Equipment	64	\$4.96	\$68,767
Rental/Repair of Sports/Recreation/Exercise Equipment	56	\$1.32	\$18,283
Photographic Equipment and Supplies	65	\$34.54	\$478,972
Film	74	\$0.86	\$11,889
Film Processing	63	\$5.41	\$74,995
Photographic Equipment	63	\$14.19	\$196,835
Photographer Fees/Other Supplies & Equip Rental/Repair	67	\$14.08	\$195,253
Reading	66	\$74.55	\$1,033,834
Magazine/Newspaper Subscriptions	63	\$24.49	\$339,584
Magazine/Newspaper Single Copies	68	\$4.82	\$66,845
Books	65	\$24.89	\$345,241
Digital Book Readers	71	\$20.35	\$282,163

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2018 and 2023; Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics.

March 29, 2019



Recreation Expenditures

728 Seawall Blvd, Galveston, Texas, 77550
Drive Time: 15 minute radius

Prepared by Danny Nguyen, CCIM

Latitude: 29.30314
Longitude: -94.77388

Demographic Summary		2018	2023
Population		49,151	52,579
Households		20,224	21,701
Families		10,524	11,192
Median Age		37.9	38.8
Median Household Income		\$38,191	\$42,864
	Spending Potential Index	Average Amount Spent	Total
Tv/Video/Audio	77	\$1,000.97	\$20,243,690
Cable & Satellite Television Services	76	\$736.15	\$14,887,996
Televisions & Video	79	\$193.69	\$3,917,100
Audio	73	\$68.00	\$1,375,138
Rental of TV/VCR/Radio/Sound Equipment	111	\$1.11	\$22,505
Repair of TV/Radio/Sound Equipment	83	\$2.02	\$40,951
Entertainment/Recreation Fees and Admissions	66	\$453.39	\$9,169,422
Tickets to Theatre/Operas/Concerts	68	\$44.83	\$906,742
Tickets to Movies/Museums/Parks	73	\$58.22	\$1,177,425
Admission to Sporting Events, excl.Trips	66	\$38.88	\$786,321
Fees for Participant Sports, excl.Trips	68	\$77.16	\$1,560,447
Fees for Recreational Lessons	61	\$84.83	\$1,715,510
Membership Fees for Social/Recreation/Civic Clubs	66	\$148.81	\$3,009,539
Dating Services	99	\$0.66	\$13,438
Toys/Games/Crafts/Hobbies	74	\$85.30	\$1,725,032
Toys/Games/Arts/Crafts/Tricycles	74	\$74.26	\$1,501,906
Playground Equipment	71	\$2.55	\$51,511
Play Arcade Pinball/Video Games	72	\$2.04	\$41,193
Online Entertainment and Games	77	\$3.33	\$67,377
Stamp & Coin Collecting	70	\$3.12	\$63,044
Recreational Vehicles and Fees	60	\$66.07	\$1,336,184
Docking and Landing Fees for Boats and Planes	59	\$6.96	\$140,797
Camp Fees	56	\$18.56	\$375,408
Payments on Boats/Trailers/Campers/RVs	61	\$27.09	\$547,793
Rental of RVs or Boats	67	\$13.46	\$272,187
Sports, Recreation and Exercise Equipment	68	\$121.08	\$2,448,639
Exercise Equipment and Gear, Game Tables	68	\$38.99	\$788,616
Bicycles	71	\$20.58	\$416,208
Camping Equipment	72	\$10.37	\$209,681
Hunting and Fishing Equipment	67	\$36.20	\$732,190
Winter Sports Equipment	62	\$4.06	\$82,116
Water Sports Equipment	64	\$4.16	\$84,104
Other Sports Equipment	68	\$5.27	\$106,664
Rental/Repair of Sports/Recreation/Exercise Equipment	62	\$1.44	\$29,060
Photographic Equipment and Supplies	70	\$37.41	\$756,667
Film	78	\$0.91	\$18,481
Film Processing	69	\$5.85	\$118,229
Photographic Equipment	68	\$15.47	\$312,901
Photographer Fees/Other Supplies & Equip Rental/Repair	73	\$15.18	\$307,056
Reading	71	\$79.78	\$1,613,493
Magazine/Newspaper Subscriptions	67	\$25.96	\$524,956
Magazine/Newspaper Single Copies	71	\$5.08	\$102,760
Books	70	\$26.82	\$542,318
Digital Book Readers	77	\$21.93	\$443,460

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.
Detail may not sum to totals due to rounding.

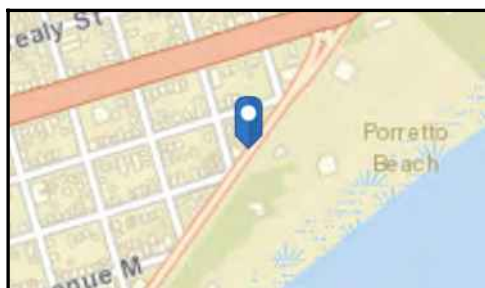
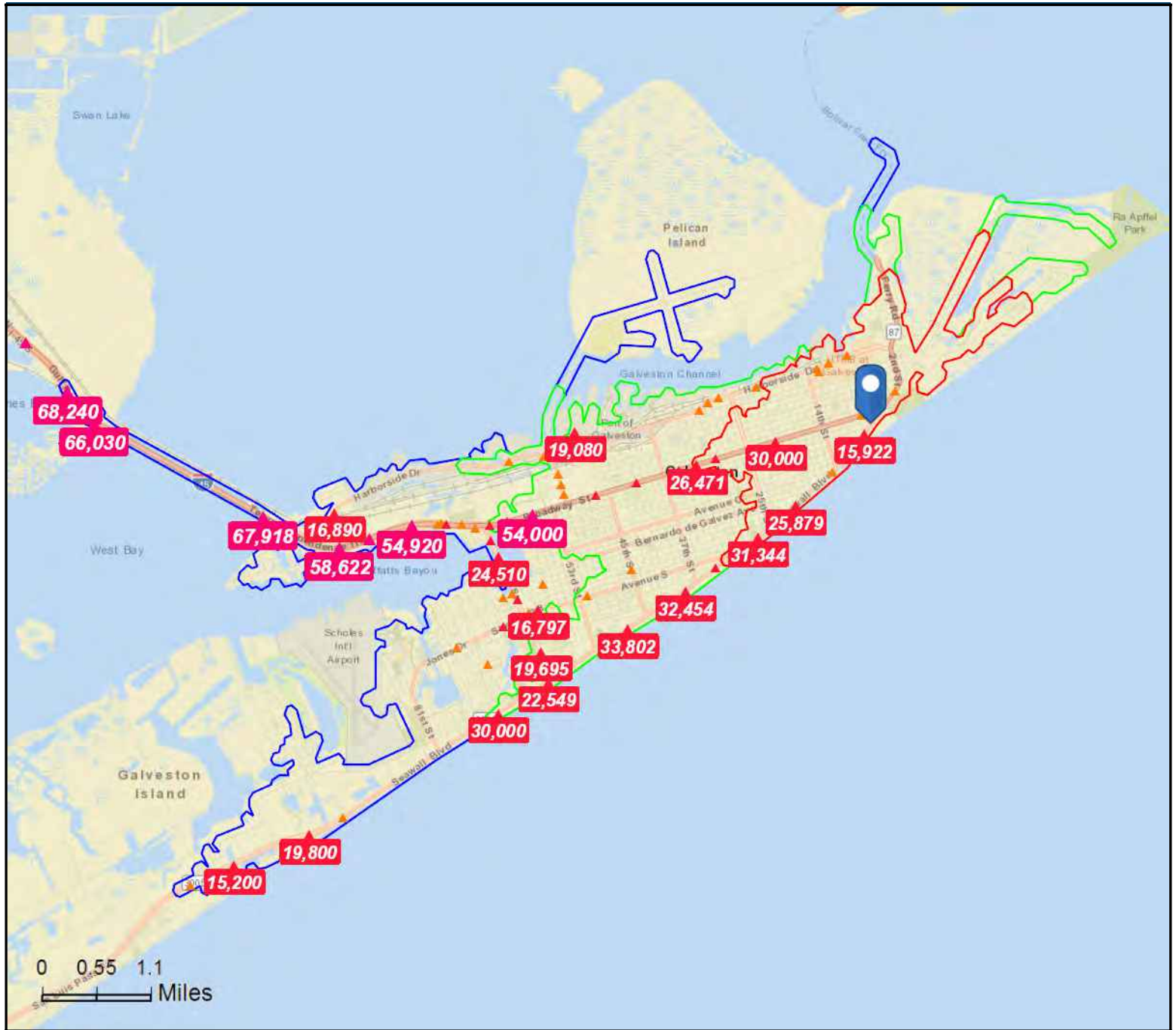
Source: Esri forecasts for 2018 and 2023; Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics.

March 29, 2019

Traffic Count Map

728 Seawall Blvd, Galveston, Texas, 77550
 Drive Time: 5, 10, 15 minute radii

Prepared by Danny Nguyen, CCIM
 Latitude: 29.30314
 Longitude: -94.77388



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q4 2018).

March 29, 2019



Information About Brokerage Services

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

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 coincidental 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.

Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen Commercial			
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date