

2615 Appian Way

2615 Appian Way, New Caney TX 77357

Income Generating Opportunity



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2615 Appian Way

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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	2615 Appian Way New Caney TX 77357
COUNTY	Montgomery
MARKET	Houston
SUBMARKET	New Caney
BUILDING SF	5,000 SF
LAND ACRES	0.70
LAND SF	30,492 SF
YEAR BUILT	1981

FINANCIAL SUMMARY

OFFERING PRICE	\$485,000
PRICE PSF	\$97.00
OCCUPANCY	100 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	2,840	20,277	37,653
2022 Median HH Income	\$82,837	\$72,429	\$71,524
2022 Average HH Income	\$109,331	\$98,151	\$99,531



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Building Information

- Located in Roman Forest of US59 between New Caney and Splendor
0.70 Acres with a 5,000 SF building

Three spaces available for income generating opportunity
2,000 SF office
1,000 SF industrial w/roll-up door
2,000 SF office, retail or flex space

Parcel has additional space available on the east side/rear of the building for possible expansion or additional parking

Site Location

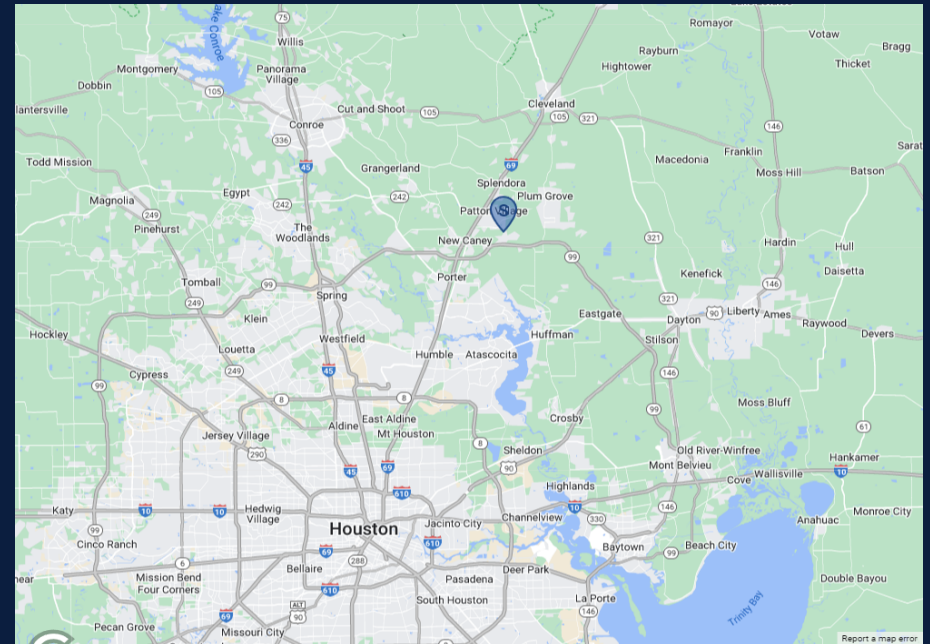
- Property is located near elementary school, churches, and local homeowners in Roman Forest, Tavola, New Caney and Splendor offering a unique opportunity for local businesses.

Travelers commuting to US59 use Appian Way thoroughfare for quick access.

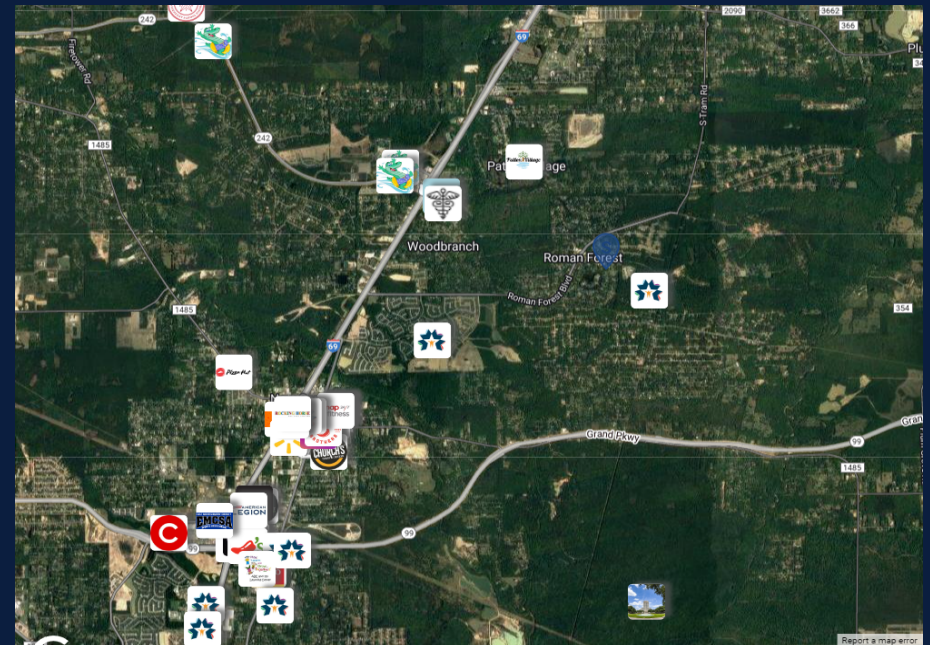
Travel Times

- 1 Minute to the Dogwood Elementary
5 Minutes to Hwy 59/I-69
9 Minutes to Grand Parkway/99
20 Minutes to IAH Airport
24 Minutes to Sam Houston Tollway/Beltway 8
32 Minutes to Downtown

Regional Map



Locator Map



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02

Property Description

Property Features

Aerial Map

Parcel Map

GLOBAL

NUMBER OF UNITS	1
BUILDING SF	5,000
LAND SF	30,492
LAND ACRES	0.70
YEAR BUILT	1981
TOPOGRAPHY	Flat
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
TRAFFIC COUNTS	2,265

MULTI-FAMILY VITALS

CURRENT OCCUPANCY	45.00 %
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COMMERCIAL VITALS

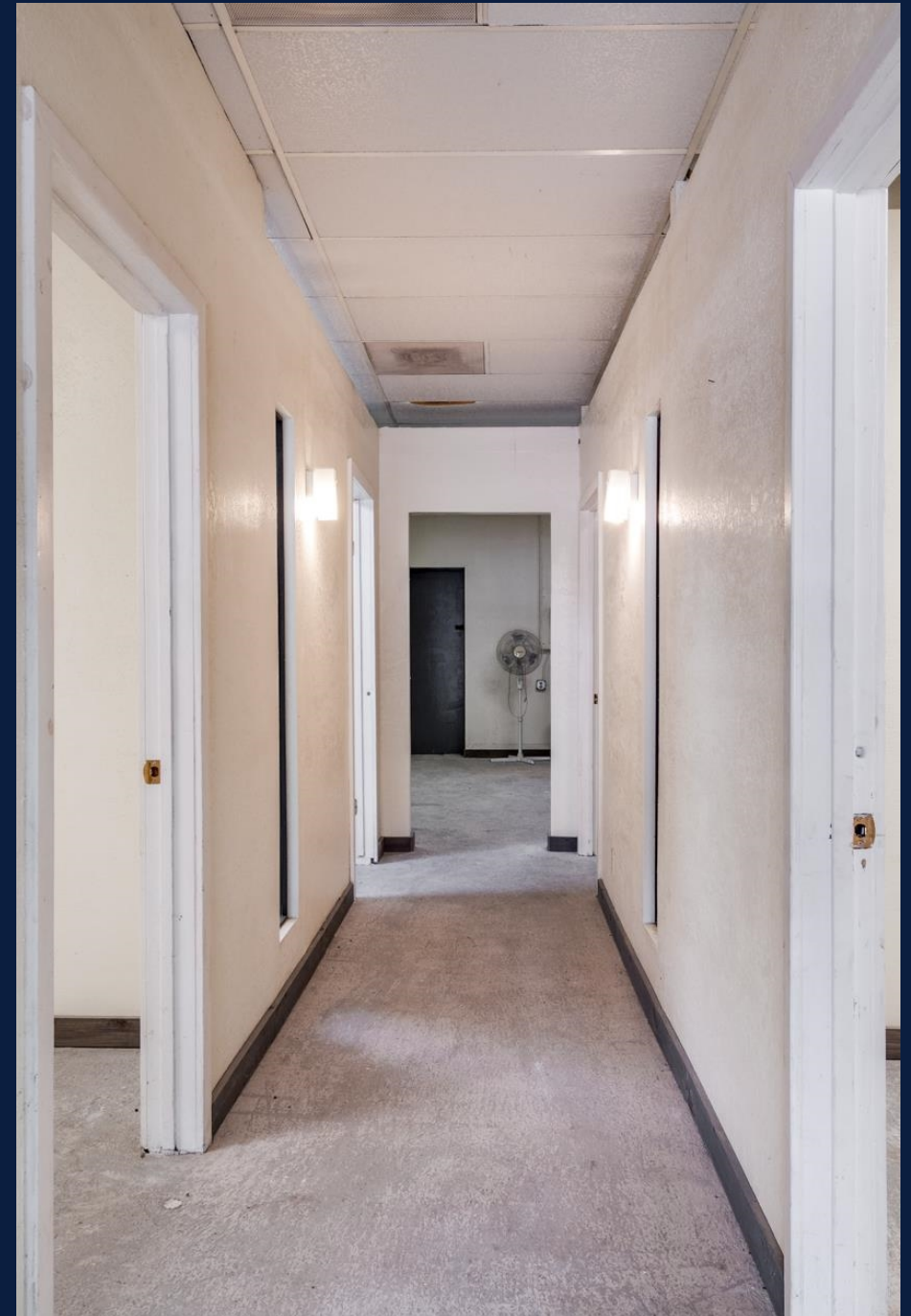
CURRENT OCCUPANCY	45.00 %
LIGHTING	Florescent

NEIGHBORING PROPERTIES

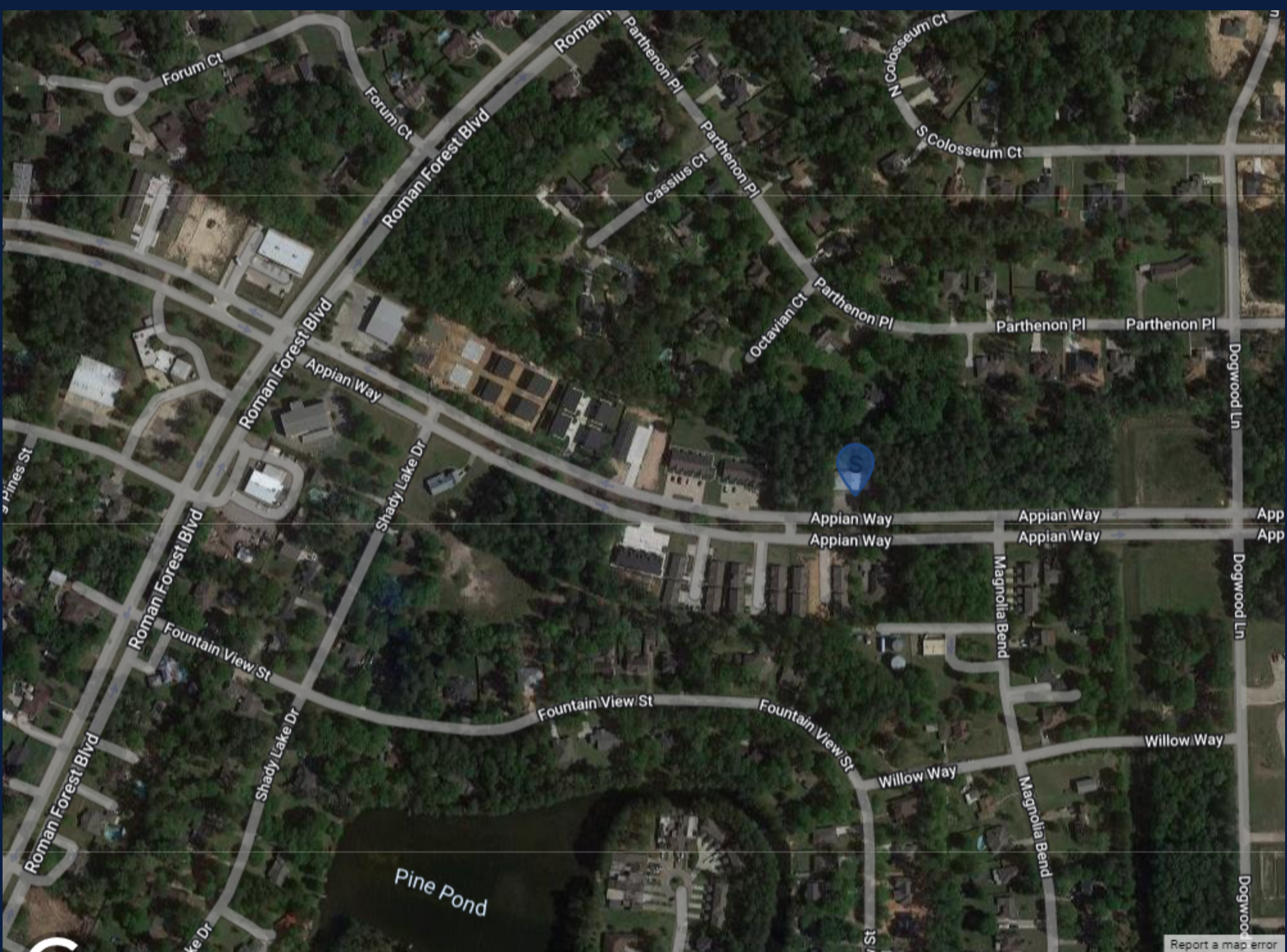
EAST	Dogwood Elementary
WEST	Dollar Tree

CONSTRUCTION

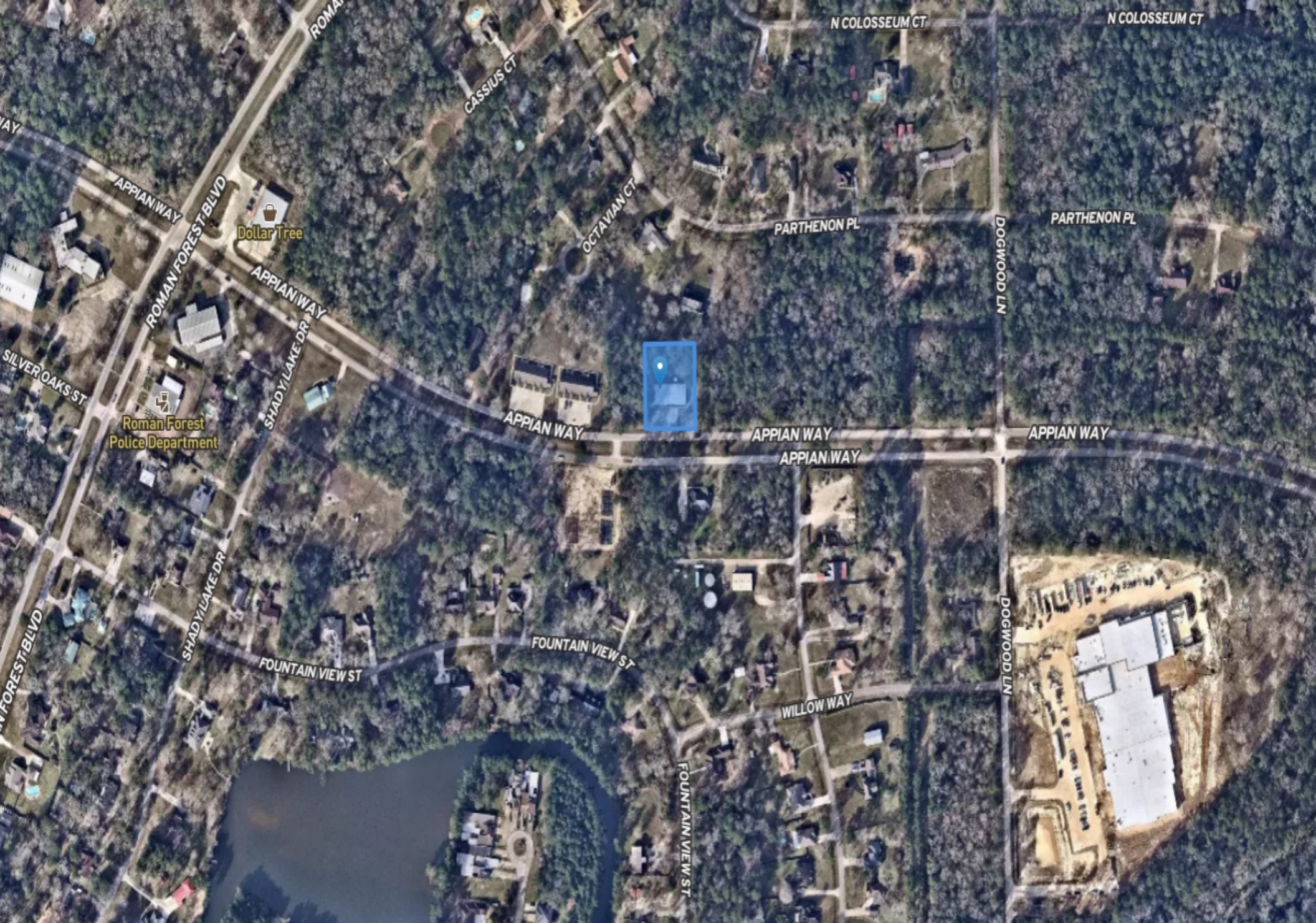
FOUNDATION	Concrete Slab
EXTERIOR	Brick, Metal
PARKING SURFACE	Asphalt
ROOF	Metal
LANDSCAPING	Grass, Pine Trees



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03

Demographics

Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,644	10,279	19,471
2010 Population	1,907	11,527	22,930
2022 Population	2,840	20,277	37,653
2027 Population	3,127	23,997	43,621
2022-2027: Population: Growth Rate	9.70 %	17.15 %	14.95 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	41	284	651
\$15,000-\$24,999	59	624	1,109
\$25,000-\$34,999	52	563	1,161
\$35,000-\$49,999	125	846	1,442
\$50,000-\$74,999	151	933	1,801
\$75,000-\$99,999	181	1,040	1,778
\$100,000-\$149,999	179	974	1,908
\$150,000-\$199,999	125	608	1,122
\$200,000 or greater	84	486	983
Median HH Income	\$82,837	\$72,429	\$71,524
Average HH Income	\$109,331	\$98,151	\$99,531

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	595	3,717	7,130
2010 Total Households	703	3,910	7,777
2022 Total Households	998	6,357	11,956
2027 Total Households	1,096	7,497	13,838
2022 Average Household Size	2.85	3.19	3.15
2000 Owner Occupied Housing	511	2,925	5,501
2000 Renter Occupied Housing	62	562	1,154
2022 Owner Occupied Housing	873	5,277	9,768
2022 Renter Occupied Housing	126	1,079	2,189
2022 Vacant Housing	77	574	1,114
2022 Total Housing	1,075	6,931	13,070
2027 Owner Occupied Housing	961	6,354	11,531
2027 Renter Occupied Housing	135	1,143	2,307
2027 Vacant Housing	99	741	1,407
2027 Total Housing	1,195	8,238	15,245
2022-2027: Households: Growth Rate	9.45 %	16.75 %	14.85 %



Source: esri



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2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	183	1,365	2,516
2022 Population Age 35-39	198	1,326	2,451
2022 Population Age 40-44	180	1,298	2,427
2022 Population Age 45-49	174	1,237	2,372
2022 Population Age 50-54	205	1,316	2,436
2022 Population Age 55-59	223	1,348	2,546
2022 Population Age 60-64	205	1,287	2,467
2022 Population Age 65-69	189	1,087	2,081
2022 Population Age 70-74	155	910	1,656
2022 Population Age 75-79	113	603	1,066
2022 Population Age 80-84	53	314	562
2022 Population Age 85+	38	206	364
2022 Population Age 18+	2,263	15,401	28,586
2022 Median Age	43	38	38

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,613	\$78,832	\$79,195
Average Household Income 25-34	\$109,452	\$100,231	\$101,007
Median Household Income 35-44	\$82,439	\$83,797	\$82,062
Average Household Income 35-44	\$118,433	\$116,319	\$114,836
Median Household Income 45-54	\$87,726	\$81,579	\$82,606
Average Household Income 45-54	\$122,705	\$111,148	\$113,850
Median Household Income 55-64	\$90,110	\$73,929	\$75,278
Average Household Income 55-64	\$119,816	\$100,668	\$104,028
Median Household Income 65-74	\$79,593	\$56,338	\$55,266
Average Household Income 65-74	\$94,497	\$81,881	\$84,205
Average Household Income 75+	\$83,899	\$69,465	\$67,608

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	179	1,583	2,835
2027 Population Age 35-39	234	1,663	3,003
2027 Population Age 40-44	234	1,570	2,832
2027 Population Age 45-49	206	1,520	2,799
2027 Population Age 50-54	191	1,416	2,661
2027 Population Age 55-59	223	1,520	2,789
2027 Population Age 60-64	229	1,491	2,772
2027 Population Age 65-69	210	1,390	2,609
2027 Population Age 70-74	185	1,110	2,061
2027 Population Age 75-79	142	858	1,543
2027 Population Age 80-84	94	517	902
2027 Population Age 85+	52	300	528
2027 Population Age 18+	2,501	18,214	33,116
2027 Median Age	44	39	40

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,187	\$88,227	\$90,726
Average Household Income 25-34	\$130,877	\$118,448	\$121,723
Median Household Income 35-44	\$93,004	\$97,330	\$96,554
Average Household Income 35-44	\$140,456	\$136,890	\$138,325
Median Household Income 45-54	\$104,858	\$93,694	\$94,342
Average Household Income 45-54	\$146,206	\$131,954	\$135,901
Median Household Income 55-64	\$107,028	\$84,103	\$85,985
Average Household Income 55-64	\$143,065	\$120,737	\$125,783
Median Household Income 65-74	\$89,446	\$70,424	\$74,460
Average Household Income 65-74	\$113,360	\$100,012	\$106,447
Average Household Income 75+	\$105,842	\$89,033	\$88,966



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