
Land Use and Demographics

East Downtown

Houston, Texas

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Prepared for:

East Downtown District

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Table of Contents

Table of Contents.....	i
Table of Exhibits.....	ii
Introduction and Overview	1
.....	2
Transportation	4
Freeways and Major Arterials.....	4
Public Transit.....	5
<i>Bus Routes in EaDo</i>	5
Light Rail in EaDo	9
Land Use	11
Land Use Maps.....	11
Development Summary	19
Current and Future Townhome Units.....	20
Multi-Family Housing	22
Retail	23
Office.....	25
Industrial/Warehouse/Distribution	26
Hospitality	29
Institutional.....	30
<i>Hospitals</i>	30
<i>Clinics in EaDo</i>	30
<i>Educational Institutions</i>	31
Parks and Recreation	32
Detailed Demographic Information	33
CDS Demographic Estimation Process	36

Table of Exhibits

East Downtown Location Map.....	1
East Downtown District (EaDo) Boundary Map	1
Residential Location of Workers.....	2
Work Location of Residents.....	2
Influence Zone Map	3
Freeways and Major Roads	4
Major Arterials.....	4
METRO Public Transit Services	5
METRO Bus – 29 Cullen/Hirsch	6
METRO Bus – 40 Telephone/Heights	7
METRO Bus – 41/Kirby/Polk.....	8
METRO Southeast Corridor Light Rail Map	9
METRO East End Light Rail Map.....	10
EaDo Map and Divisions.....	11
Overall Current Land Use Map	12
Northwest Current Land Use Map	13
Central Current Land Use Map	14
Southeast Current Land Use Map	15
Known Future Land Use	16
Block Number Map	17
Parcels affected by TxDOT I-45 Rerouting Project.....	18
Current Development in EaDo.....	19
Townhome Communities in EaDo	20
Announced Future Townhome Development	21
Apartments.....	22
Condominiums.....	22
Retail Centers	23
Office Buildings	25
Industrial/Warehouse/Distribution Facilities	26
Hotels and Motels.....	29
Hospital List - EaDo Influence Zone	30
Schools serving East Downtown	31
Influence Zone Independent School Districts.....	31
Influence Zone Universities and Colleges.....	31
Nearby Parks and Entertainment	32
EaDo District Map	33
Influence Zone	34
Houston-Baytown-Sugar Land Metropolitan Statistical Area (MSA).....	35
EaDo “Current” Housing Unit Count	36
Washington Corridor Comparison Area – Census Tracts	37
EaDo Current Demographic Estimates with 2016 Estimates for Comparable Areas	38

Introduction and Overview

This report presents a land use, development and demographic profile of the East Downtown District (“EaDo”). The Texas State Legislature created the East Downtown Management District in 1999 to supplement public services for the residents and owners in the area.

EaDo encompasses 776.8 acres (1.214 square miles) of land area.

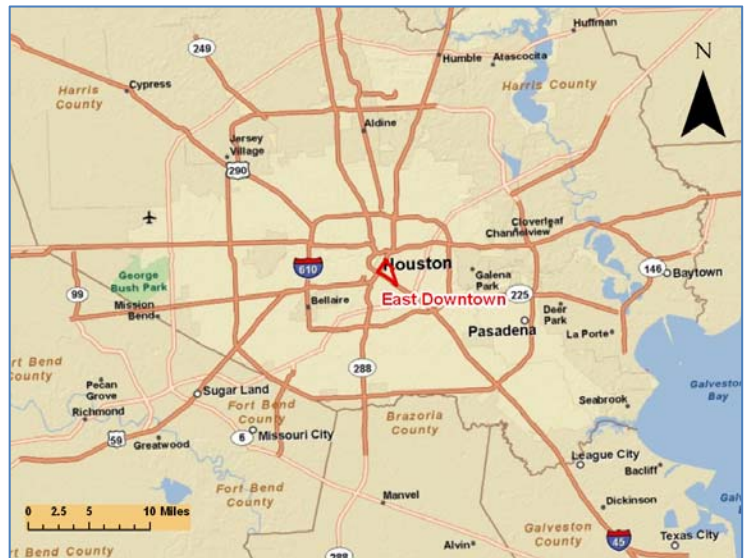
Largely included within EaDo’s boundaries on the western edge is Tax Increment Reinvestment Zone 15 which can provide economic incentives for investment in the area. Working together, these two entities propose to stimulate new development and implement services to improve the physical, social, and economic well-being of East Downtown.

EaDo is situated between two of the largest three employment centers in Houston (the Houston Ship Channel and Central Business District/Downtown) and near two of Houston’s major universities, the University of Houston and Texas Southern University.

The map at the right illustrates the boundaries of EaDo, just to the east and south of Houston’s central business district. EaDo is adjacent to regional attractions such as Toyota Center, Minute Maid Park and the George R. Brown Convention Center. EaDo is also home to the BBVA Compass Stadium, home of Houston’s Major League Soccer (MLS) team, the Houston Dynamo.

EaDo remains dominated by light industrial and warehouse land uses but in the last decade has seen a dramatic increase in new residential development, mostly in the form of townhomes. Within EaDo’s boundaries are an estimated 5,600 residents and about 5,000 jobs. EaDo contains over 4 million square feet of industrial/warehouse space, over 700,000 square feet of retail, and 180,000 square feet of office.

East Downtown Location Map



East Downtown District (EaDo) Boundary Map



Another geographic area that will be used in this report is a much larger area which will be referred to as the “Influence Zone,” which includes the zip codes that are most likely to be the residential location of workers in EaDo and work locations of EaDo residents.

The following two maps and two tables represent 2014 survey data generated by the US Census Longitudinal Employee-Household Dynamics system and their tool “OnTheMap” (OTM). The first map represents the home location of workers in EaDo. According to the U.S. Bureau of the Census, the persons who work in EaDo commute from all over the Houston region. Less than 15% of those employed in EaDo live in one of the top 10 zip codes. The largest number live in 77023, immediately east of the district.

The second map shows the reverse, that is it illustrates the work location of the residents of EaDo. In this case, those living in EaDo have more concentrated work locations. About 18% work in zips 77002 and 77003. Another 10.4% work in the Galleria and 6.4% in the Medical Center area.

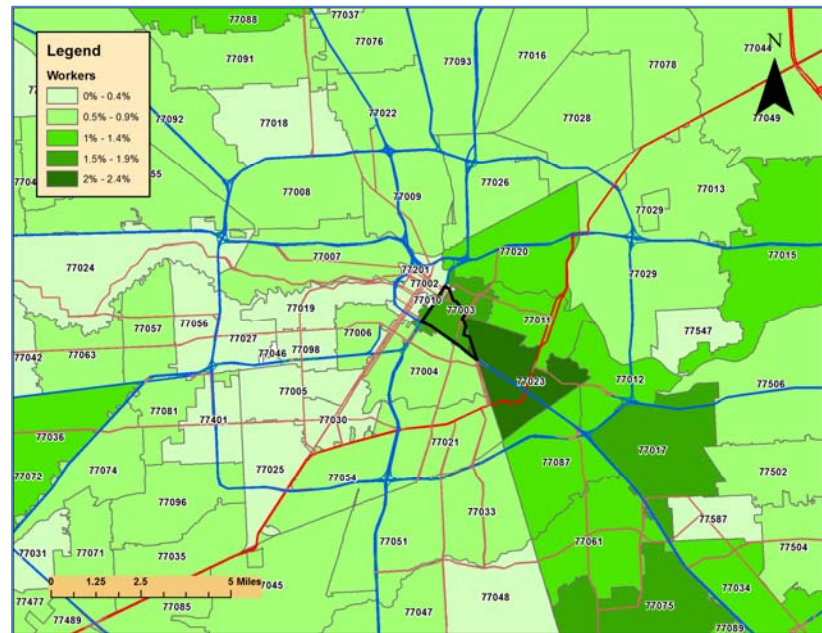
Home Zips of Workers

Zip	%
77023	2.43%
77003	1.89%
77075	1.50%
77017	1.44%
77087	1.30%
77089	1.30%
77012	1.25%
77036	1.17%
77088	1.17%
77061	1.15%
Others	85.40%

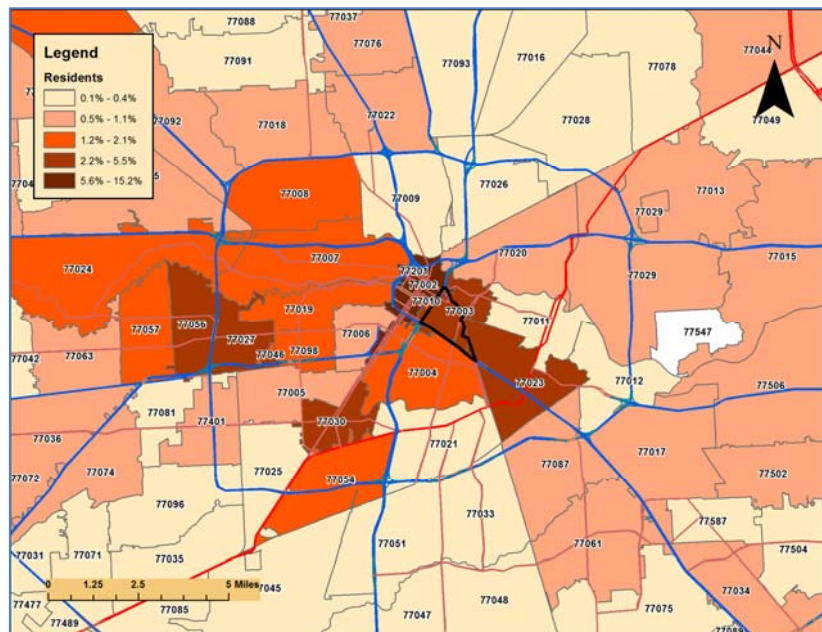
Work Zips of Residents

Zip	%
77002	15.21%
77030	4.86%
77056	4.39%
77027	4.29%
77003	3.08%
77023	2.30%
77024	1.88%
77057	1.73%
77098	1.73%
77032	1.57%
Others	58.96%

Residential Location of Workers
EaDo Influence Zone Determination



Work Location of Residents
EaDo Influence Zone Determination

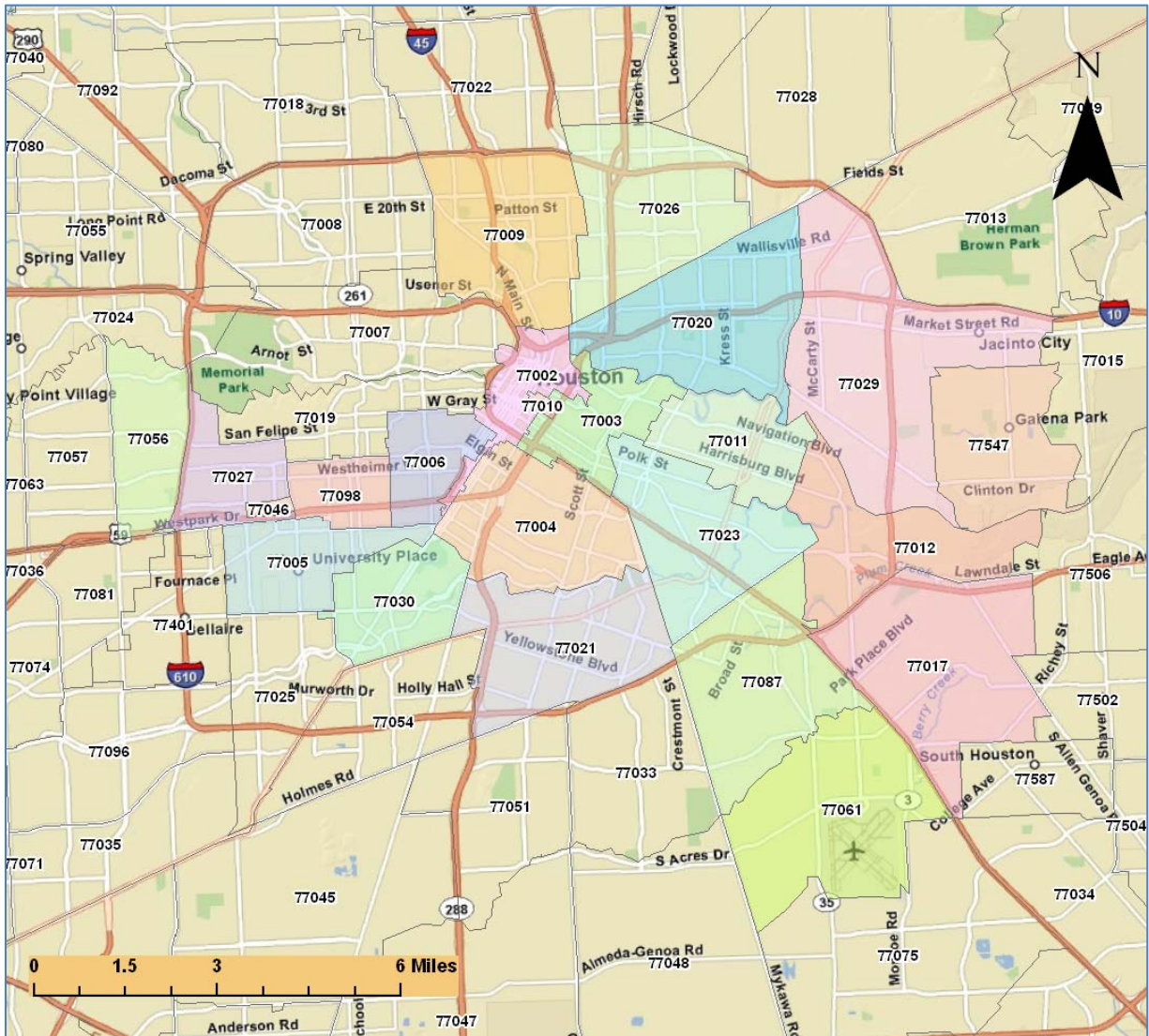


Source: U.S Bureau of the Census Longitudinal Employee-Household Dynamics 2014

There is no precise definition of a commute zone for the workers in EaDo nor is there a clearly defined pattern of where EaDo residents work. For the purposes of this project, we have defined the zone of influence as the colored zip codes on the map below.

Influence Zone Map

EaDo



EaDo's influence zone includes zip codes, 77002, 77003, 77004, 77005, 77006, 77009, 77010, 77011, 77012, 77017, 77020, 77021, 77023, 77026, 77027, 77029, 77030, 77046, 77056, 77061, 77087, 77098, 77547

Transportation

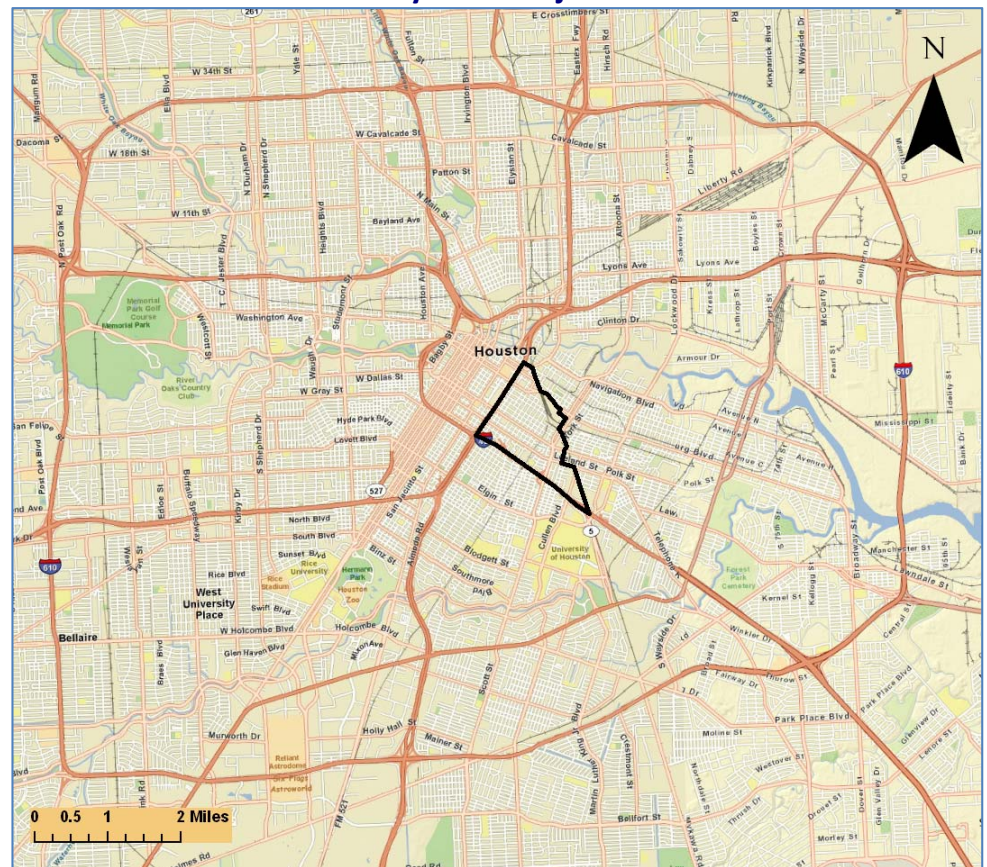
Freeways and Major Arterials

EaDo is centrally located in the Houston metropolitan area near the center of the region's hub and spoke freeway system. Interstate 45 (along EaDo's southwest boundary) and U.S. Highway 59 (EaDo's northwest boundary) provide the two major freeway access facilities for the area.

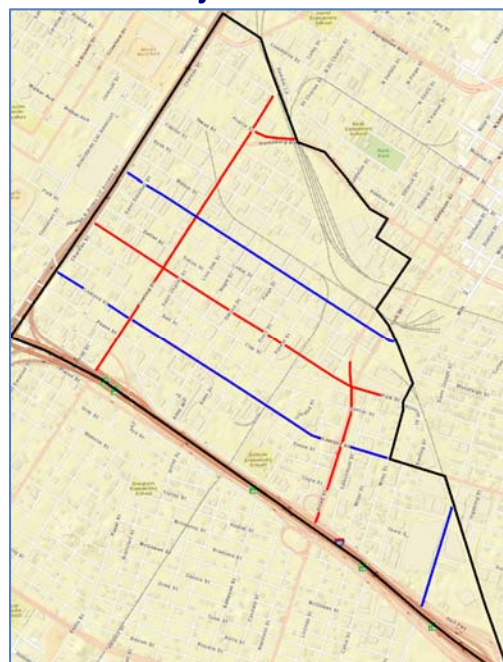
The Texas Department of Transportation (TxDOT) has proposed rerouting Interstate 45 from its present course around Downtown Houston west of the district to a course parallel with the current US 59 route on EaDo's northwestern border. This proposal would require the acquisition of a significant amount of property in EaDo for right of way purposes. The parcels affected by this proposal are illustrated on Page 18.

EaDo benefits from the continuation of most of downtown's "efficient" street grid (streets on 320-foot centers), providing unparalleled access to the central business district's 140,000+ job base. The City of Houston designated major thoroughfares (arterials) serving EaDo are Harrisburg, Dowling, Polk and Scott. These are seen in **red** in the map to the right. McKinney, Cullen and Leeland are designated by the City of Houston as major collector streets, illustrated in **blue**.

Freeways and Major Roads



Major Arterials



Public Transit

EaDo is well-served by public transit from the Metropolitan Transit Authority of Harris County (METRO), including three through bus routes and two light rail routes. METRO overhauled their bus routes in 2015, and the new routes that serve EaDo are listed below.

Bus Routes in EaDo

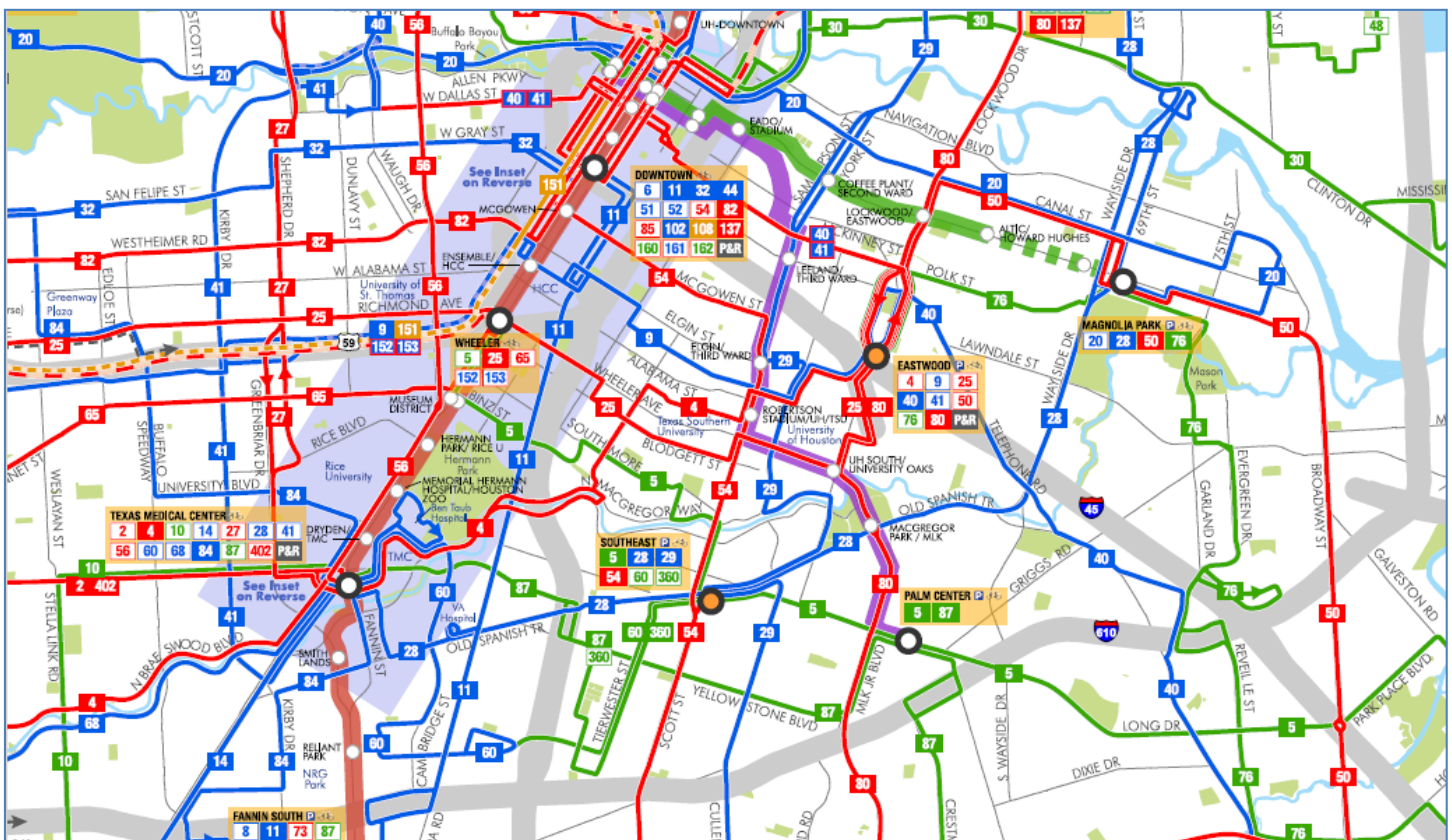
The map below illustrates the bus routes serving the area. The three routes that serve the area all connect to important destinations directly but more importantly, two connect to the downtown area where METRO's offers connections to the entire service area via transfer(s). The three bus routes serving EaDo are:

- **29 Cullen/Hirsh**, along Scott, Sampson, and York, connects EaDo with the Northline Transit Center on the north and Sunnyside to the south.
- **40 Telephone/Heights**, along Polk, connects EaDo with the Heights and Independence Heights on the North and Hobby Airport on the south.
- **41 Kirby/Polk**, along Polk, connects EaDo with Upper Kirby and the Texas medical Center on the west and Eastwood on the east.

Maps of these three routes can be seen on the following pages.

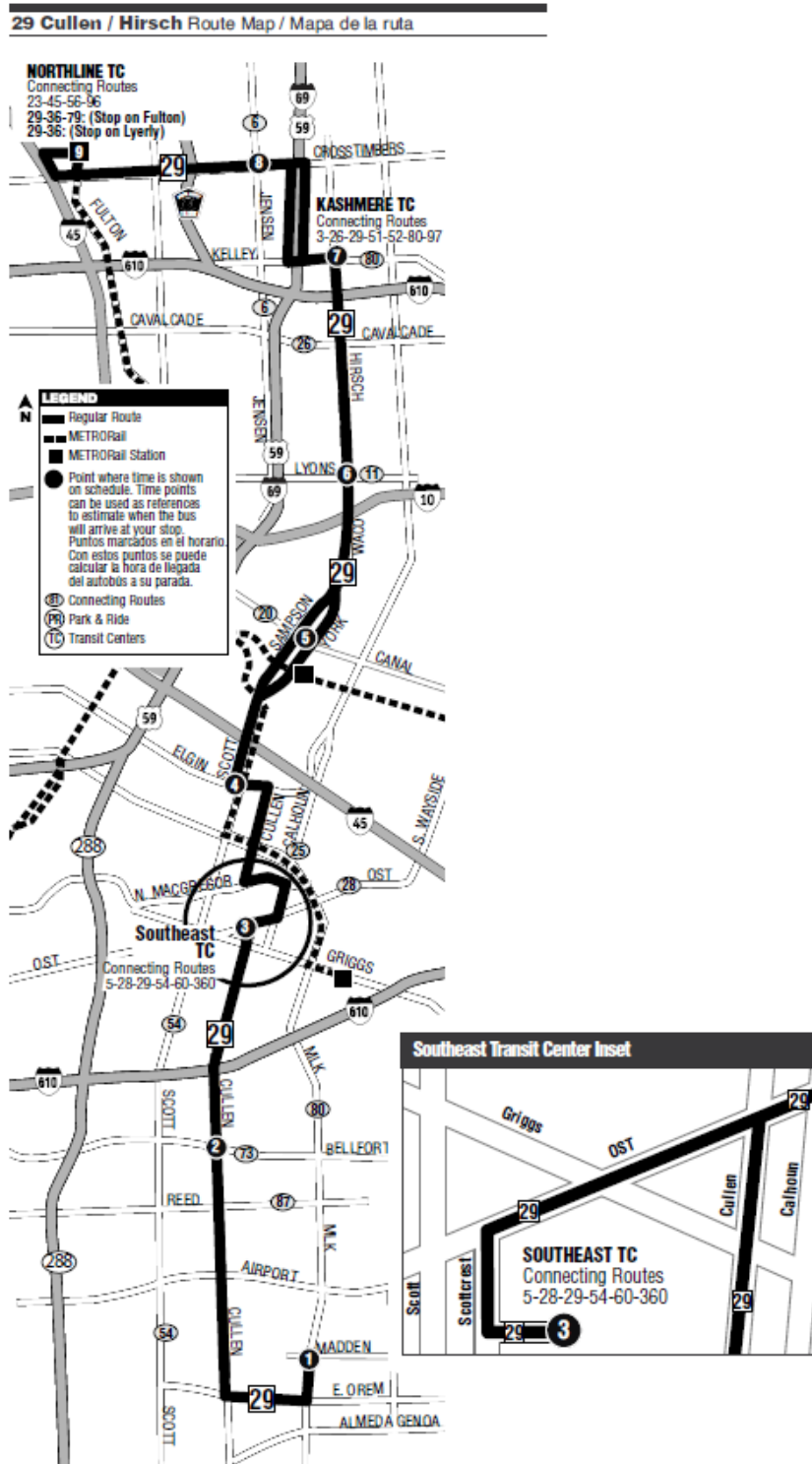
METRO Public Transit Services

East Downtown and Environs



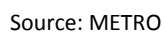
Source: METRO

METRO Bus – 29 Cullen/Hirsch



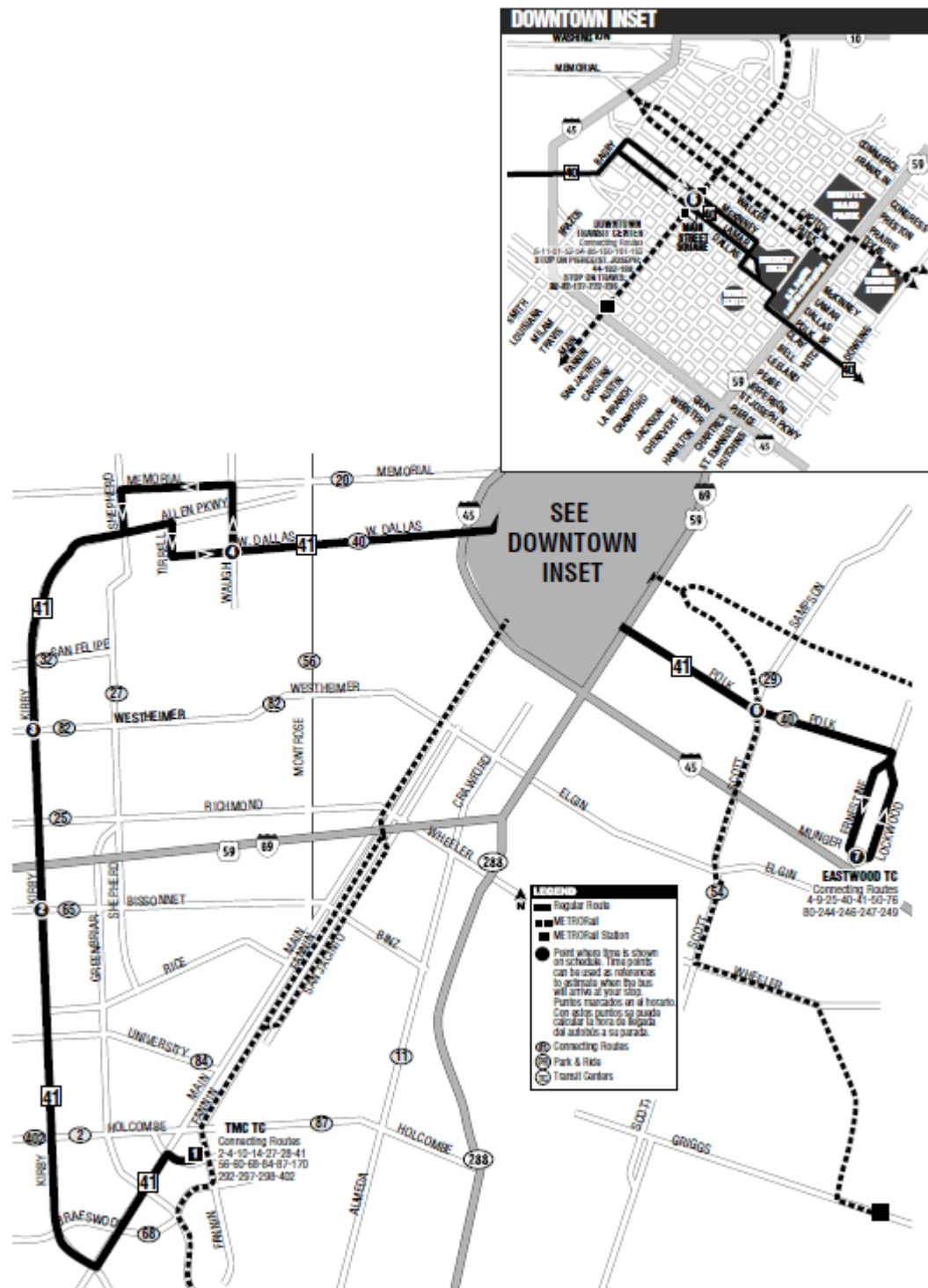
Source: METRO

40 Telephone / Heights Route Map / Mapa de la ruta



METRO Bus – 41/Kirby/Polk

41 Kirby / Polk Route Map / Mapa de la ruta



Source: METRO

Light Rail in EaDo

EaDo is now served by the Southeast Corridor Light rail line, shown at right in violet. There are two stations in EaDo:

- Leeland/Third Ward Station, on the southeast side of EaDo at Scott and Leeland
- EaDo/Stadium Station on the far north side of EaDo and the north side of BBVA Compass Stadium near Bastrop at Texas

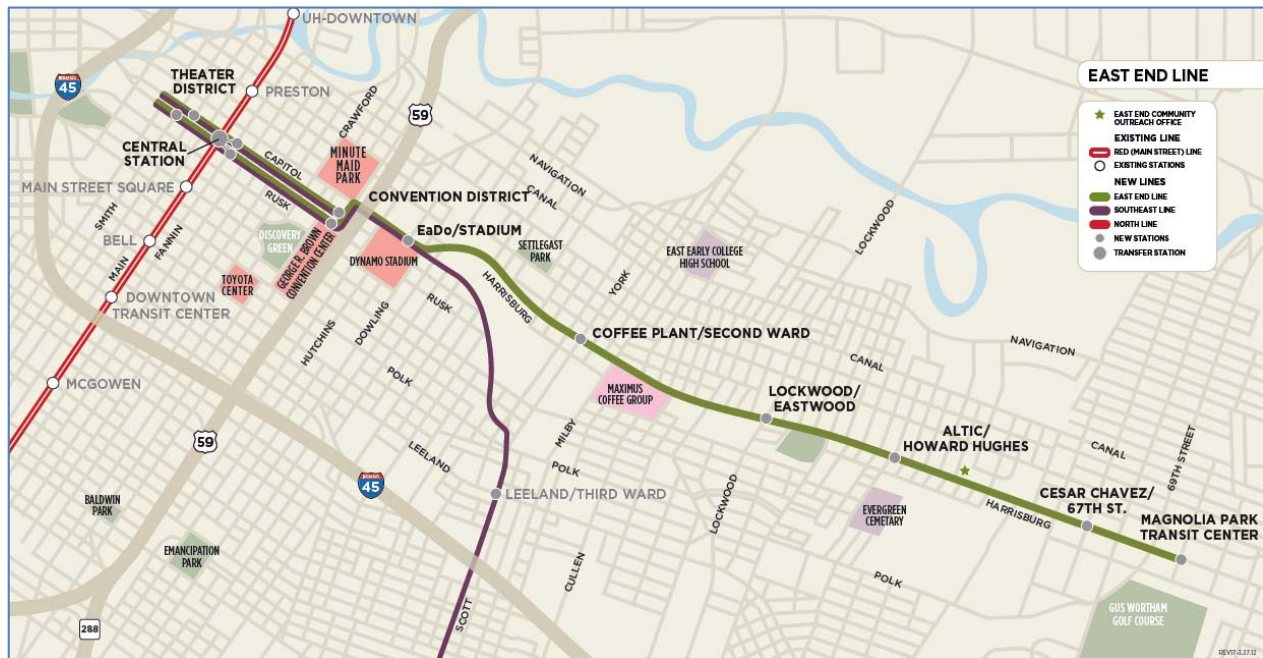
These stations will connect EaDo directly with Palm Center, the University of Houston and Texas Southern University on the south and downtown. In addition, the EaDo/Stadium Station will allow connection lines of METRO's East End light rail, shown on the following page.

METRO Southeast Corridor Light Rail Map



Source: METRO

METRO East End Light Rail Map

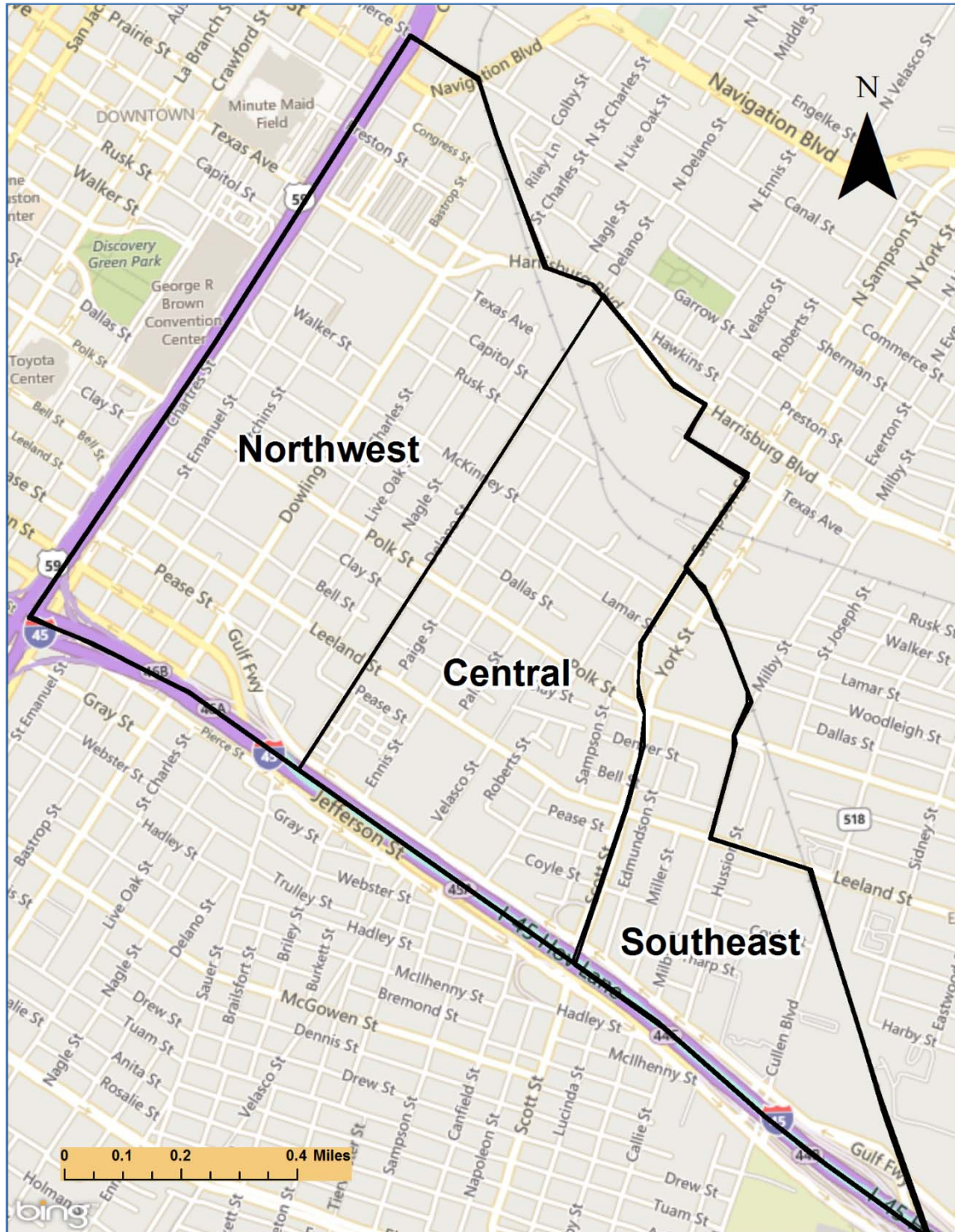


Source: METRO

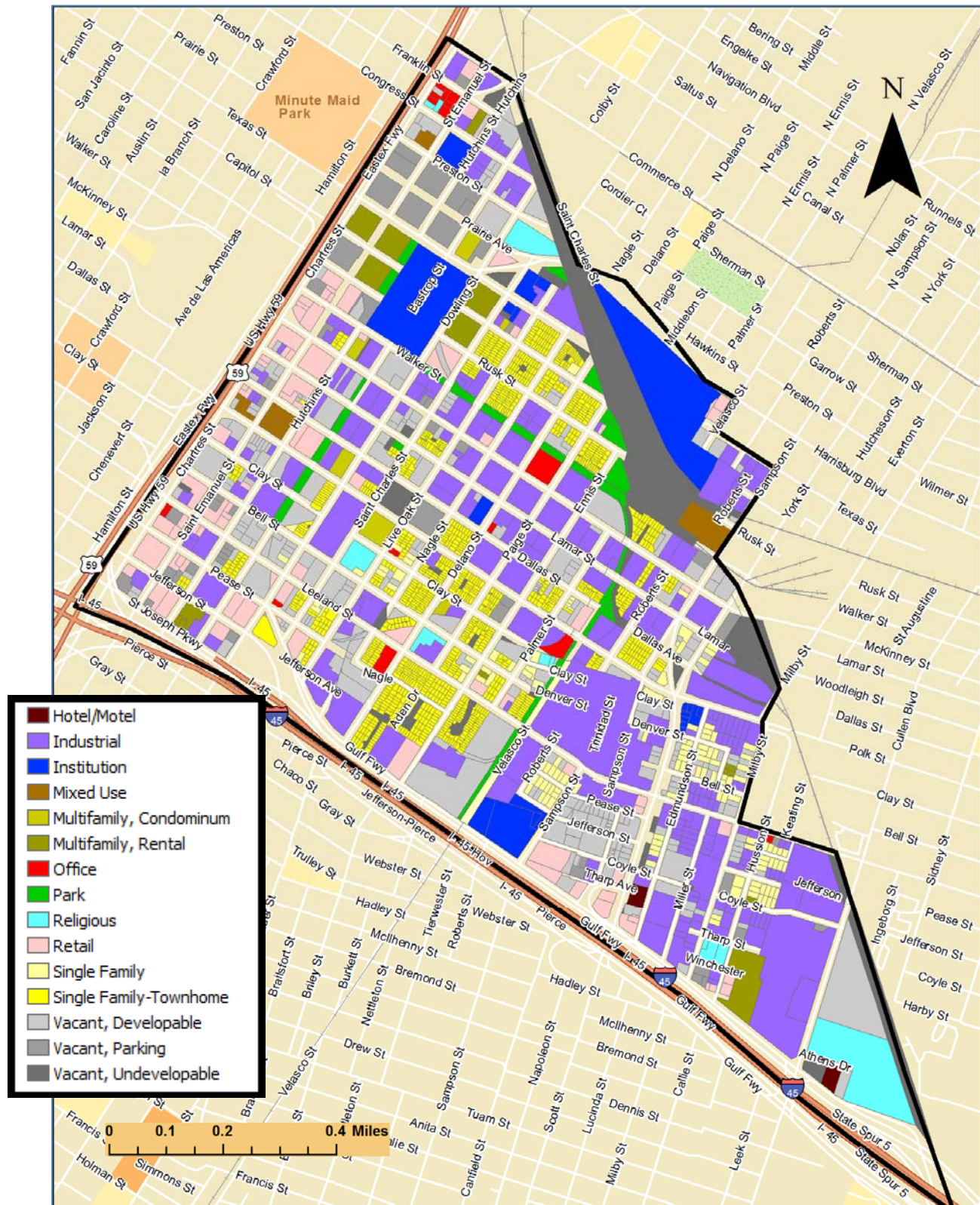
Land Use

Land Use Maps

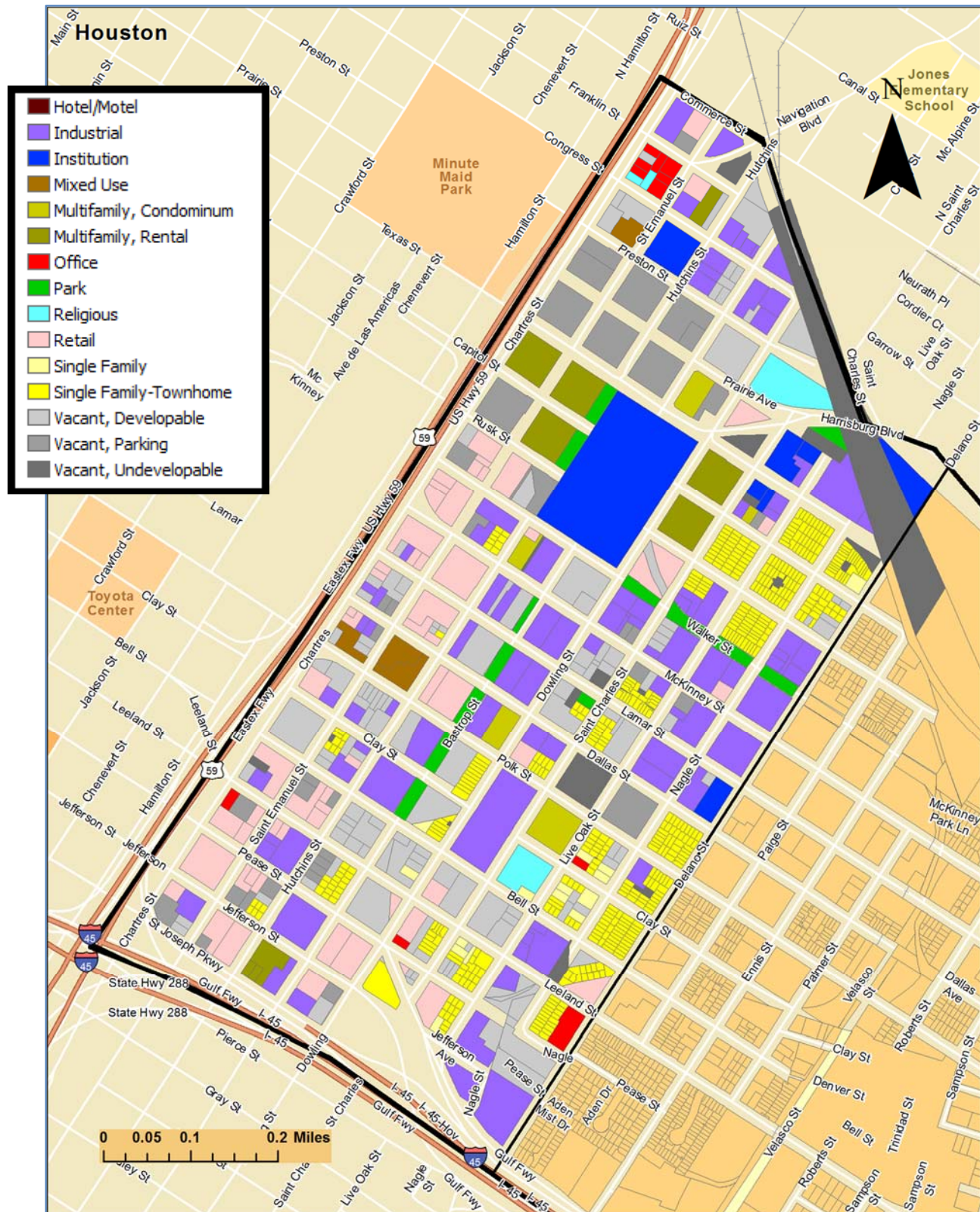
EaDo Map and Divisions



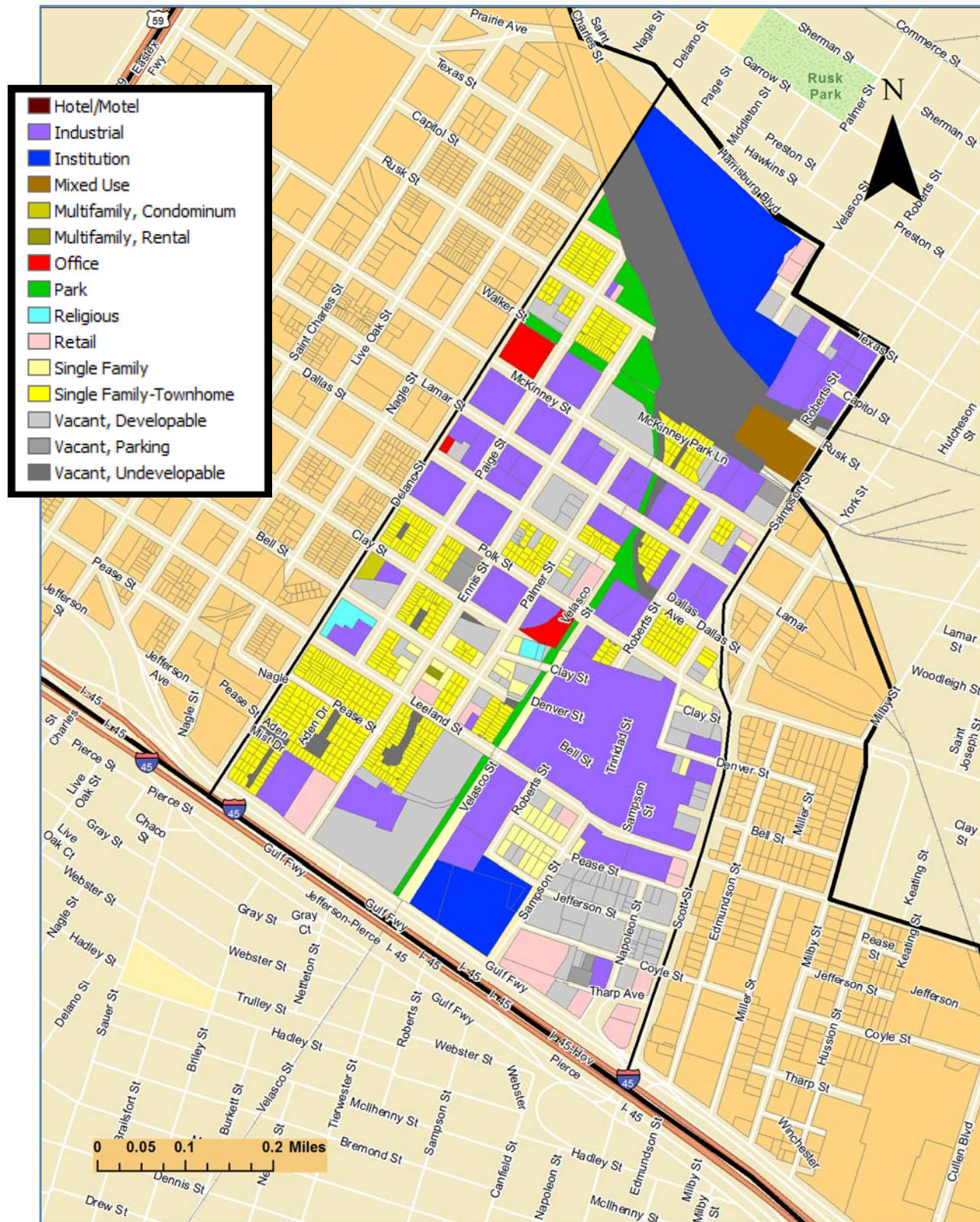
Overall Current Land Use Map



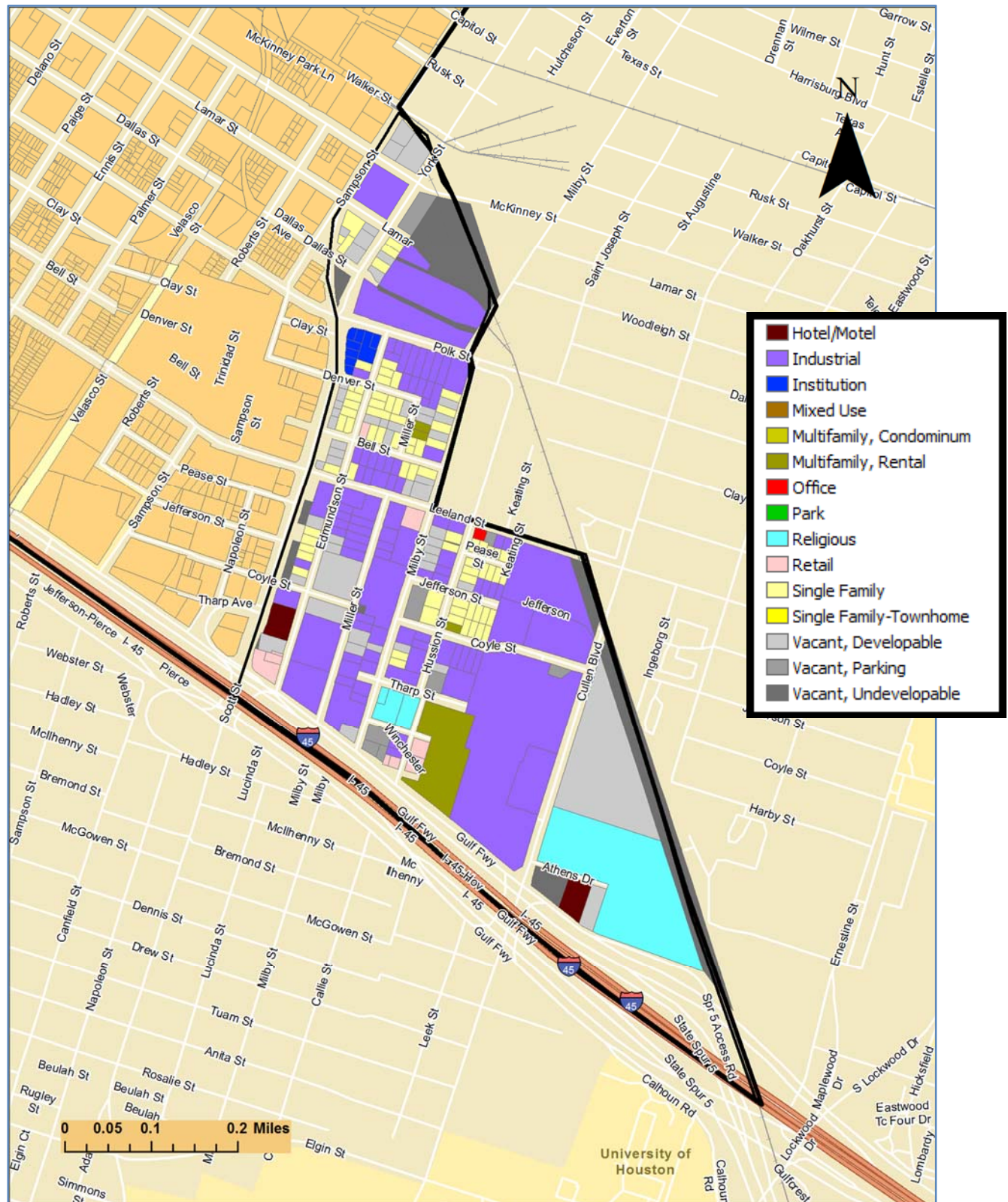
Northwest Current Land Use Map



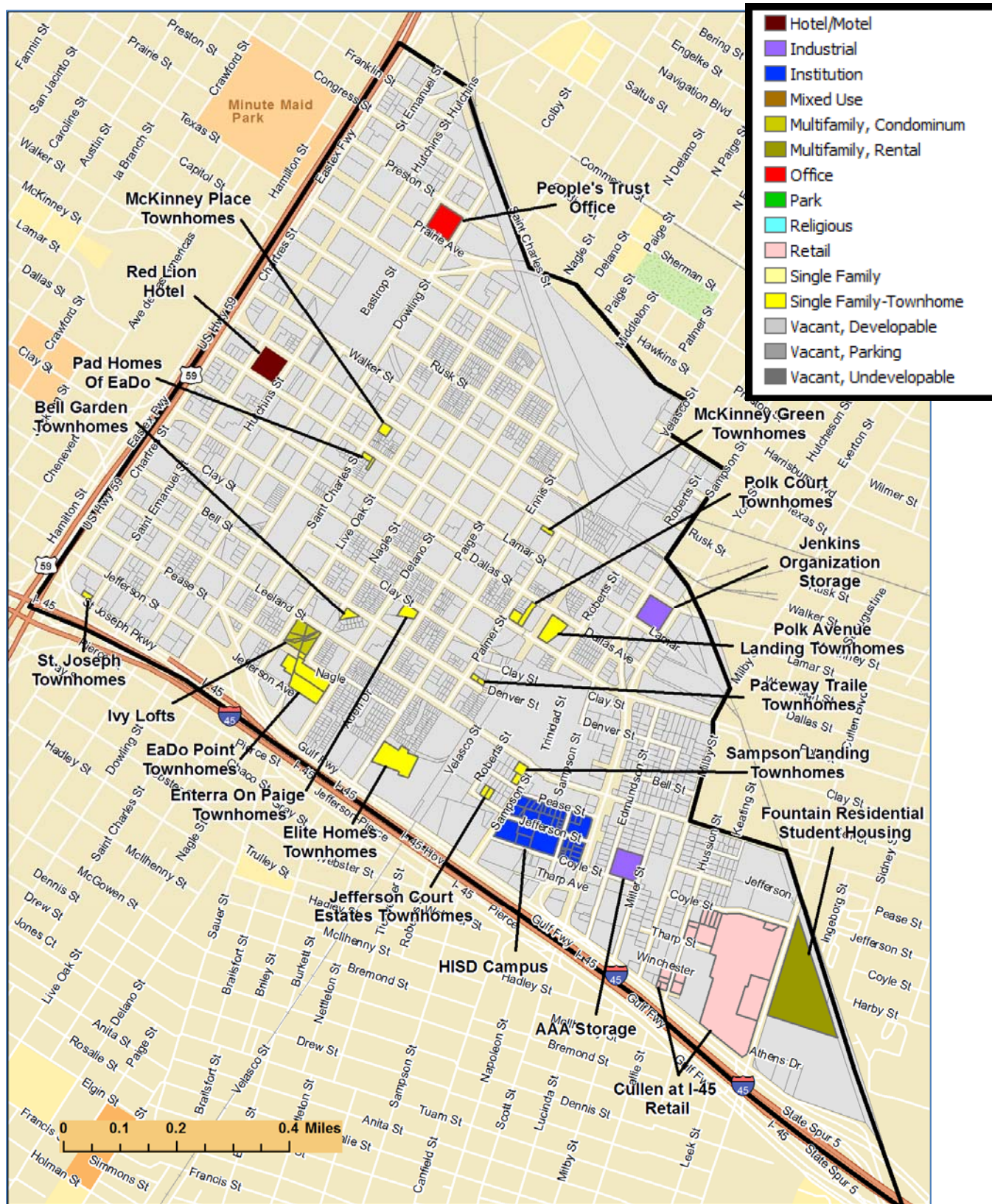
Central Current Land Use Map



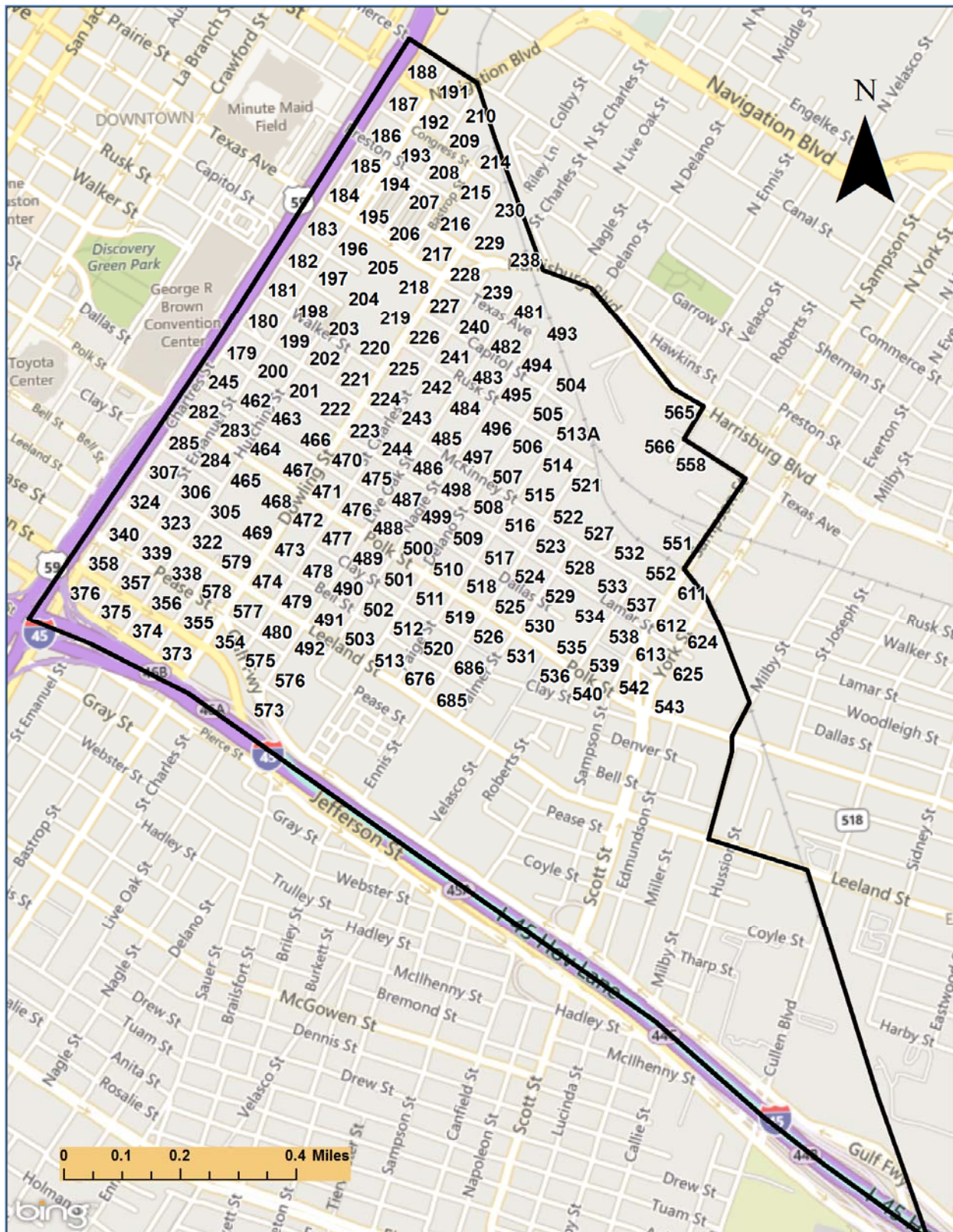
Southeast Current Land Use Map



Known Future Land Use



Block Number Map



Parcels affected by TxDOT I-45 Rerouting Project



Development Summary

The table below illustrates the total development in EaDo as of February 2016. This data is based on the parcel level GIS information on land use, illustrated on the previous pages, prepared by CDS Market Research. The parcel-level shape file and parcel information were downloaded from the Harris County Appraisal District. CDS provided the land use determination where HCAD's land use description proved to be inadequate or incorrect. The square footage and unit numbers in the table below may differ from the numbers in the tables that follow. This is because the tables that follow may include data supplemented from non-HCAD sources.

Current Development in EaDo

Land Use	Housing	Parcels		Buildings		Land Area	
	Units	#	%	SF	%	Acres	%
Hotel/Motel		2	0.1%	37,166	0.4%	1.5	0.3%
Industrial		244	10.5%	4,254,592	46.3%	149.7	29.5%
Institution		20	0.9%	164,770	1.8%	40.7	8.0%
Mixed Use		5	0.2%	246,819	2.7%	5.1	1.0%
Office		15	0.6%	185,612	2.0%	4.6	0.9%
Retail		87	3.8%	717,987	7.8%	32.6	6.4%
Subtotal Commercial		373	16.1%	5,606,946	61.0%	234.2	30.2%
Single Family	135	127	5.5%	207,368	2.3%	15.2	3.0%
Single Family-Townhome	1180	1180	50.9%	1,838,953	20.0%	44.8	8.8%
Multifamily, Condominium	182	182	7.9%	240,286	2.6%	0.7	0.1%
Multifamily, Rental	998	14	0.6%	1,004,899	10.9%	13.0	2.6%
Subtotal Residential	2,495	1,503	64.8%	3,291,506	35.8%	73.6	9.5%
Park		12	0.5%	12800	0.1%	13.9	2.7%
Religious		11	0.5%	190,162	2.1%	16.4	3.2%
Vacant, Developable		289	12.5%	66,240	0.7%	85.2	16.8%
Vacant, Parking		55	2.4%	2,150	0.0%	20.5	4.0%
Vacant, Undevelopable		75	3.2%	15,607	0.2%	63.7	12.6%
Subtotal Other		442	19.1%	286,959	3.1%	199.7	25.7%
Grand Total of Parcels		2,318	100.0%	9,185,411	100.0%	507.6	65.3%
Additional land area - street, highway, railroad ROW, Utilities						269.2	34.7%
Total Land Area						776.8	100.0%

Source: Harris County Appraisal District, CDS Market Research

Current and Future Townhome Units

Townhome Communities in EaDo

Development	Homes	Block
Bell Avenue Townhomes	25	512
Bell Block Court	5	490
Capitol Commons	25	494
Capitol Oaks	159	241
Collard Nova Estates	2	490
Dallas Avenue Square	15	524
Dallas Avenue Townhomes	10	470
Delano Court	6	495
Delano Court Homes	3	506
Delano Crossing	22	502
Dowling at Polk Townhomes	11	468
EaDo Place	17	489
EaDo Skyline	15	502
EaDo Trails	17	534
Hutchins Street	6	357
Joseph Majumder II	14	338
Lamar Live Oak Crest	22	244
Leeland Avenue Place	3	676
Leeland Court	20	503
Leeland Gardens	48	No block #
Leeland Landing	3	No block #
Leeland Park	11	676
Leland Bell Landing	20	No block #
Live Oak Court	9	575
Live Oak Modern	4	490
Live Oak Terrace	38	242
Live Oak Townhomes	3	575
McKinney Court Homes	9	537
McKinney Landing	10	533
McKinney Park Homes	31	527
McKinney Townhomes	9	199
Midtown Village	119	No block #
Modern EaDo	26	501
Nagle Street Manor	13	503
Nagle Street Place	10	500
Omni Heights	3	469
Omni Heights At Clay	3	306
Omni Heights Two	4	306
Paige Street Townhomes	22	519
Palmer Square	21	525

Development	Homes	Block
Palmer Street Townhomes	12	685
Pease Street Townhomes	3	338
Polk Avenue Gardens	36	539
Polk Avenue Townhomes	32	511
Polk Green Townhomes	4	525
Polk Roberts Crossing	9	536
Rusk Manor	15	506
Samir Place	7	686
Sampson Street Court	2	542
Signe Oaks	11	480
St. Charles Court	7	476
St. Charles Street Place	9	476
St. Charles Townhomes	10	476
Talia Village	75	No block #
Trails at St. Charles Street	2	480
Waterhill Homes On Bell At Ennis	8	520
Waterhill Homes On Dallas	17	500
Waterhill Homes On Live Oak	2	490
Waterhill Homes On Polk Street	10	500
Waterhill Homes On Rusk	40	241
Others	27	No block #
Total	1,151	

Source: CDS Market Research, Harris County Appraisal District

Announced Future Townhome Development

Development	Homes	Block
Bell Garden	3	503
EaDo Point	56	576
Enterra on Paige	9	512
Jefferson Court Estates	6	No block #
McKinney Green	3	523
McKinney Place	6	244
Paceway Traile	4	No block #
Pad Homes of EaDo	3	475
Polk Avenue Landing	19	535
Sampson Landing	9	No block #
St. Joseph Townhomes	2	376
Villas on Polk/Polk Court	13	530
Total	133	

Source: CDS Market Research, Harris County Appraisal District

Multi-Family Housing

Apartments

Name	Address	Units	Built
Lofts at the Ballpark	610 Saint Emanuel	378	2001
EaDo Place	2414 Capitol St	316	2016
Fenix Estates	3815 Gulf Fwy	200	2016
Temenos Place	2200 Jefferson St	80	2014
Small Apartment Complex	2121 Congress St	6	1920
Small Apartment Complex	3907 Coyle St	6	1925
Four Plex	1501 Ennis St	4	1940
Four Plex	1409 Miller St	4	1928
Four Plex	1411 Miller St	4	1928
Totals		998	

Source: CDS Market Research, Harris County Appraisal District

Fountain Residential has announced a 531 bed student housing project at the vacant property at 1901 Cullen on EaDo's far southeast edge. The project will be called Gateway on Cullen or Dakota on Cullen. Units will be fully-furnished. The project is expected to be open by the fall of 2017.

Condominiums

Name	Address	Units	Built
Delano Place Condominiums	1403 Delano St	13	2008
Herrin Lofts	2205 McKinney St	52	2007
Live Oak Lofts	1312 Live Oak St	46	2006
Promenade Place Condominiums	2323 Polk St	29	1923
St. Charles Street Place	2507 Capitol St	3	1945
Stanford Condominiums	505 Bastrop St	39	2002
Totals		182	

Source: CDS Market Research, Harris County Appraisal District

The proposed Ivy Lofts is a 24-story, 550-unit condominium project. It will be located at what is now 1601 Live Oak St. The project will largely feature "micro" units under 500 square feet, but there will be units as large as 950 square feet as well. Ivy Lofts units will cost from \$119,000 for a 300 square foot unit to over \$400,000 for the largest units. The project is now actively selling units and is expected to begin construction in the summer of 2016. Delivery is expected by fall 2018.

Retail

Retail Centers

EaDo (ranked by size)

Retail Center Name	Address	Building SF	Year Built	Block
Kim Hung Market Strip Center	1005 Saint Emanuel St	54,418	1929	200
Meridian Night Club	1503 Chartres St	49,503	1957	324
Carpet Giant/Import Auto Parts	3401 Gulf Fwy	36,910	1960	
Retail Building	2118 Lamar St	36,435	1955	462
Lucky's Bar/The Warehouse Night Club	813 St Emanuel St	34,024	1928	198
Crossfit Facility	2955 Gulf Fwy	29,239	1965	
Planned Brewpub	3118 Harrisburg Blvd	25,629	1941	565
Kim Son Restaurant	2001 Jefferson	22,712	1992	358
AAHS Company Appliance	2003 Clay St	19,500	1957	285
In a Flash Photography	2020 Commerce St	18,500	1950	188
Kim Son Ballroom	2101 Leeland St	17,336	1955	323
Be Fit Gym	0 Walker	16,752	1955	225
Empty Strip Center	2709 Leeland St	16,263	1927	503
Small Strip Center	3115 Polk St	15,840	1975	530
Jimmy's Auto Repair	2501 Jefferson St	15,750	1977	575
Strip Center including Café Bida	2110 Jefferson St	15,577	1986	375
8th Wonder Brewery	2202 Dallas St	15,000	1949	464
Strip Center	910 St Emanuel St	14,805	1978	180
Sid Supply	0 Walker	12,486	1925	225
Strip Center	2110 Pease St	11,934	1957	357
Empty Strip Center	2020 McKinney St	11,295	1984	
Tires International	2104 Franklin St	11,000	1950	192
Empty Retail Building	2012 Rusk St	10,370	1979	181
Bargain Bazaar	2121 Hussion St	10,000	1950	
East Village Retail	2119 Dallas St	9,600	1924	462
Long Fing Grocery	2017 Walker St	8,260	1978	181
Hispanic-Oriented Convenience Store	903 Chartres St	7,548	1970	180
Labor Contractor	1930 Scott St	7,520	1978	
Empty Retail Building	2011 Lamar St	6,900	1950	179
Studio 20/20 Night Club	2020 Leeland St	6,600	1980	340
Retail Building	1613 Dowling St	6,304	1920	577
Empty Retail Building	2019 Pease St	6,150	1946	340
Yitting Ho	907 Chartres St	6,064	1980	180
Asiatic Imports	909 Chartres St	6,048	1978	180
Small Strip Center	2017 Lamar St	5,936	1950	179
Restaurant	1801 Saint Emanuel St	5,460	1982	375
Care Seven	1906 Scott St	5,250	1984	
Empty Retail Building/House	3701 Bell St	5,236	1920	

Retail Center Name	Address	Building SF	Year Built	Block
CT Printing	2102 Leeland St	5,100	1946	339
Famous Auto Repair	3101 Leeland St	5,100	1969	688
Enterprise Rent-A-Car	3433 Gulf Fwy	5,000	1958	
Convenience Store	1612 Scott St	4,962	1961	
PhotoLive Inc.	1410 Hutchins St	4,800	1950	306
Yen Huang Bakery	1203 Chartres St	4,704	1965	282
Texas BBQ	2401 Texas St	4,670	1950	228
Herrin	903 Hutchins St	4,620	1929	202
Small Strip Center	1711 Saint Emanuel St	4,600	1956	357
Silver House Restaurant	1103 Chartres St	4,356	1940	245
Empty Retail Building	3005 Leeland St	4,080	1952	685
Cadillac Liquor	2004 Jefferson St	4,018	1982	376
Long Fing Grocery	2019 Walker St	3,942	1950	181
The League	2905 Rusk St	3,600	1970	513
Empty Retail Building	3320 Leeland St	3,583	1930	
Around the Corner Bar	1510 Hutchins St	3,430	1910	323
Empty Restaurant	1107 Chartres St	3,410	1980	245
Shell Gas Station	3505 Gulf Fwy	3,330	1994	
Delicatessen	2617 McKinney St	3,224	1930	485
Retail Building	2108 Leeland St	3,080	1946	339
Phillips Gas Station	3503 Gulf Fwy	2,992	1997	
Retail Building	2517 Capitol St	2,700	1963	240
Chevron Gasoline Station and Store	1700 Dowling St	2,552	1992	355
Sweeny Marble	2401 Polk St	2,128	1951	471
Shell Gasoline Station and Store	2003 Pease St	2,100	1995	340
Tire Store	3446 Leeland St	1,591	1961	
King Autobody	2300 Jefferson St	1,512	1989	373
Arlo's Ballroom	1510 Hutchins St	1,441	1910	323
Auto Service Center	3730 Leeland St	1,200	1993	
Taco House	1604 Dowling St	1,190	1974	578
Auto Service Center	3322 Mckinney St	818	1950	553
Total Square Feet		717,987		

Source: CDS Market Research, Harris County Appraisal District

Office

Office Buildings

EaDo (listed by size)

Name	Address	Building SF	Year Built	Block
City of Houston building	2805 McKinney St	125,228	1984	507
Former Schlumberger office	2720 Leeland St	25,167	1970	
Small office	2020 Franklin St	10,000	1950	187
Concentra Medical Center	2004 Leeland St	7,750	1946	340
Medical Office/Dialysis	3150 Polk St	5,605	2005	
START Houston	1121 Delano St	4,564	1963	509
Search Homless Services office	2018 Franklin St	4,238	1950	187
Lee Printing Co.	3904 Leeland St	1,932	1940	
Medical Office	1319 Live Oak St	1,128	1935	489
Total		185,612		

Source: CDS Market Research, Harris County Appraisal District

Industrial/Warehouse/Distribution

Industrial/Warehouse/Distribution Facilities

Industrial/Distribution Center Name	Address	Building SF	Year Built	Block
Finger Furniture	4001 Gulf Fwy	957,290	1965	
Creative Office Furniture	812 Live Oak St	137,986	1940	242
Carquest and Empty Warehouse Space	4001 Leeland St	131,447	1949	
Alpha Tires	2929 McKinney St	118,764	1963	515
Master Mattress	908 Live Oak St	100,958	1930	243
Empty Industrial	3503 Polk St	99,996	1953	543
Warehouse	1212 Milby St	70,585	1920	
Warehouse	2710 McKinney St	67,400	1952	498
Abraives and Allied Products	2910 McKinney St	65,753	1953	516
Warehouse	2300 McKinney St	63,324	1935	222
Showcase Manufacturing	1702 Cullen Blvd	62,702	1950	
AF Wholesale Food and Restaurant Supplies	2201 Jefferson St	60,800	1950	356
Freedman Meats/Sysco	2901 Polk St	56,354	1980	518
Stan Roberts and Associates	3300 Capitol St	53,720	1945	
MT Trading	1411 Hutchins St	48,126	1996	305
Warehouse	2619 Texas St	46,245	1932	481
Empty Industrial	1018 York St	45,900	1955	612
Premier IMS	2612 McKinney Dr	44,044	1950	486
Empty Industrial	1810 Milby St	43,800	1950	
Frankel's Costume Company	1207 Delano St	41,950	1927	510
Stinger	905 Live Oak St	39,740	1924	485
Empty Industrial	1120 Sampson St	38,358	1942	538
Reece Supply	2606 Bell St	37,360	1970	491
Sherwin Williams Warehouse	2801 Gulf Fwy	37,320	1984	
Warehouse	2818 McKinney St	36,632	1955	
Empty Industrial	1111 Live Oak St	36,075	1946	487
OWSI	1909 Edmundson St	35,198	1952	
May Food - Produce	1808 Bastrop St	34,798	1938	374
Warehouse	2215 McKinney St	33,250	1940	202
Porter Warner	3202 McKinney St	32,760	1930	522
Warehouse	3719 Leeland St	32,760	1960	
Empty Industrial	3110 McKinney St	32,550	1950	528
Warehouse	3100 Lamar St	32,428	1954	529
Warehouse	1005 Ennis St	31,250	1979	523
Warehouse	1111 Nagle St	31,000	1968	499
Evergood Imports	1320 Scott St	29,440	1970	
Warehouse	2223 Dallas St	28,916	1960	466
Sepco	2401 McKinney St	28,791	1930	224
Empty Industrial	1000 Dowling St	27,720	1945	222
Empty Industrial	2315 Polk St	27,552	1978	467
Greenleaf Wholesale Florist	2112 Leeland St	26,200	1946	339
ECP Technology	3313 McKinney St	25,739	1950	552
Porter Warner	1004 Roberts St	25,464	1930	533
Warehouse	1115 Live Oak St	25,000	1949	487

Industrial/Distribution Center Name	Address	Building SF	Year Built	Block
Warehouse	1302 Palmer St	25,000	1956	526
Warehouse	1315 Palmer St	25,000	1928	531
Hbs Warehouses	904 Hutchins St	25,000	1940	199
Empty Industrial	1102 Sampson St	23,625	1960	538
Houston Marine Supply	1707 Velasco St	22,540	1983	
Warehouse	2300 Congress St	21,358	1956	215
Multi-tenant Warehouse	3200 Texas St	20,000	1960	558
Mileage Specialists	4003 Coyle	19,440	1945	
Wholesale Facility	3200 Polk St	19,014	1955	536
Weber Supply	1110 Paige St	18,750	1960	509
Warehouse	1601 Live Oak St	17,888	1960	492
Cuz N Law	3510 Leeland St	17,575	1972	
ECP Technology	3215 McKinney St	17,505	1929	
Warehouse	1613 Saint Emanuel St	17,405	1990	339
Warehouse	2301 Dallas St	17,350	1975	466
Empty Industrial	1005 Hutchins St	16,500	1950	201
Warehouse	1120 Roberts St	16,500	1930	534
El Espresso Bus Barn	812 Delano St	16,250	1980	496
Empty Industrial	1927 Scott St	16,012	1972	
Warehouse	2920 Lamar St	15,671	1961	517
Empty Industrial	1107 Hutchins St	15,000	1949	463
Warehouse	1901 Hussion St	15,000	1979	
Lenert Company	1420 Hutchins St	14,980	1947	306
Empty Industrial	1801 Milby St	14,962	1951	
Warehouse	2311 Congress St	14,240	1941	214
Empty Industrial	2105 McKinney St	14,180	1940	199
Phillips Charles L	1020 Sampson	14,125	1960	553
Gribble Stamp and Stencil	0 Franklin	14,100	1940	191
Warehouse	3302 Polk St	13,210	1941	540
Warehouse	2022 Milby St	13,205	1970	
Office/Warehouse	1910 Napoleon St	13,156	1981	
Gulf Coast Electric	1212 Roberts St	12,962	1950	535
Warehouse	2212 Polk St	12,838	1930	465
Warehouse	3608 Polk St	12,824	1950	
Downtown Body Shop	3611 Gulf Fwy	12,715	1969	
Warehouse	3702 Polk St	12,697	1950	
Warehouse	1402 Paige St	12,560	1922	512
Warehouse	912 Saint Charles St	12,500	1930	224
Empty Industrial	2208 McKinney St	11,900	1928	201
Empty Industrial	215 Saint Emanuel St	11,584	1950	192
Empty Industrial	2704 Polk St	11,398	1949	501
Warehouse	2301 St Joseph Pky	11,250	1950	373
Warehouse	2302 Congress St	10,985	1960	215
Empty Industrial	1800 Delano St	10,900	1978	
Mustang Metal	1107 Delano St	10,840	1975	509
Warehouse	1611 Miller St	10,769	1969	
Warehouse	1202 Saint Charles St	10,525	1997	471
Empty Industrial	2215 Congress St	10,500	1895	209

Industrial/Distribution Center Name	Address	Building SF	Year Built	Block
Old Finger Furniture Building	3519 Tharp St	10,490	1965	
Warehouse	2201 Preston St	10,406	1930	208
Warehouse	2515 Texas St	10,356	1955	239
Warehouse	101 Chartres St	10,320	1950	188
Houston Elbow Nipple	1714 Hussion St	10,114	1935	
Warehouse	312 Dowling St	9,750	1939	215
Houston Engineering	2020 Jefferson St	9,728	1975	376
Warehouse	2100 Hussion St	9,702	1965	
Calico T-Shirts	1004 Palmer St	9,612	1918	523
Warehouse	2615 Gulf Fwy	9,300	1970	573
Auto Service Center	1315 Saint Emanuel St	9,296	1965	284
Power Tool Service	1314 Milby St	8,781	1970	
Warehouse	1912 Hussion St	8,766	1940	
Warehouse	3720 Leeland St	8,724	1965	
Houston Elbow Nipple	1704 Hussion St	8,640	1944	
Warehouse	2019 Clay St	8,500	1951	285
Empty Industrial	3119 Lamar St	8,250	1950	528
Empty Industrial	3612 Leeland St	8,225	1963	
Empty Industrial	2215 Congress St	8,081	1930	209
Warehouse	2524 McKinney St	8,054	1935	244
Texford	2002 Milby St	8,000	1952	
Empty Industrial	3100 McKinney St	8,000	1920	528
Warehouse	1926 Milby St	7,904	1936	
Warehouse	1929 Miller St	7,489	1947	
Ston Inc.	2402 Dallas St	7,200	1986	471
Warehouse	3801 Tharp	6,736	1954	
Gas Company	0 Leeland	6,660	1950	
Warehouse	1901 Miller St	6,500	1956	
Warehouse	3802 Leeland St	6,464	1964	
Warehouse	1614 Miller St	6,432	1979	
Warehouse	1616 Miller St	6,120	1946	
Warehouse	1608 Miller St	6,000	1979	
Britton Electric complex	2011 Dallas St	5,760	1955	245
Commercial Equipment and Sales	2819 Leeland St	5,668	1975	513
Warehouse	2210 Congress St	5,500	1955	208
Empty Industrial	2011 Leeland St	5,084	1968	324
CMC Design	1402 Hutchins St	5,000	1950	306
Warehouse	2120 Polk St	5,000	1928	284
Empty Industrial	2402 McKinney St	5,000	1923	223
Pipeyard	3301 Capitol St	5,000	1945	549
Warehouse	0 Leeland St	4,800	1976	
Warehouse	1610 Miller St	4,800	1977	
Warehouse	612 Live Oak St	4,750	1936	240
Empty Industrial	2901 Rusk St	4,725	1982	513
Warehouse	3600 Leeland St	4,714	1964	
Warehouse	1619 Milby St	4,320	1945	
Empty Industrial	2011 Lamar St	4,278	1950	179
Warehouse	2012 Dallas St	4,100	1975	282

Industrial/Distribution Center Name	Address	Building SF	Year Built	Block
Warehouse	2014 Dallas St	4,100	1965	282
Warehouse	1929 Miller St	4,000	1983	
Warehouse	1420 Milby St	3,986	1960	
Warehouse	3737 Gulf Fwy	3,924	1965	
Warehouse	3721 Leeland St	3,780	2008	
Warehouse	2503 Capitol St	3,688	1981	240
Warehouse	3914 Leeland St	3,684	1940	
Pipeyard	618 Sampson St	3,600	1960	549
Empty Industrial	2215 Congress St	3,500	1885	209
Empty Industrial	3107 Leeland St	3,400	1949	688
Empty Industrial	2211 Congress St	3,360	1900	209
Empty Industrial	1605 Edmundson St	3,341	1944	
Pipeyard	3308 Texas St	3,200	1973	549
Warehouse	1929 Miller St	2,944	1948	
Empty Industrial	0 Delano St	2,500	1987	497
Tree Of Life Project Llc	3918 Leeland St	2,465	2008	
Warehouse	1702 Edmundson St	2,400	1961	
Warehouse	1810 Milby St	2,400	1966	
Empty Industrial	1900 Milby St	2,338	1946	
Empty Industrial	1611 Edmundson St	2,250	1973	
Empty Industrial	2520 Texas St	2,090	1963	240
Warehouse	3716 Bell St	2,070	2009	
Vacant Industrial	3710 Polk St	1,920	1950	
Warehouse	1318 Edmundson St	1,800	1970	
Empty Industrial	1609 Edmundson St	1,400	1973	
Salvage Yard	3508 Denver St	1,382	1936	
Scrap Metal Facility	1011 Live Oak St	1,200	1920	486
Warehouse	3912 Coyle St	1,200	1986	
Warehouse	2002 Milby St	1,000	1952	
Warehouse	3723 Leeland St	838	1936	
Total		4,254,592		

Source: CDS Market Research, Harris County Appraisal District

Hospitality

Hotels and Motels

Existing in EaDo

Existing Hotel/Motel	Address	Rooms
Scott Inn and Suites	1933 Scott St	32
Bestway Motor Inn	4115 Gulf Fwy	48
	Total Units	80

Source: CDS Market Research, Harris County Appraisal District

Bestway Motor Inn may be demolished in the near future to make way for a new exit ramp off of Interstate 45. Red Lion Hotels Corp. plans to open a 150 room Hotel RL on the site of Kim Hung market at 1005 St. Emanuel. The hotel will feature retail space and a restaurant and bar as well.

Institutional

Hospitals

EaDo does not currently house any hospitals. However, EaDo's Influence Zone (See map on page 3) includes 20 significant hospitals with a total of 6,950 beds. Included in the zone is the renowned Texas Medical Center which is home to 46 clinical, educational and research facilities.

Hospital List - EaDo Influence Zone

(Sorted by Zip Code)

Hospital Name	Beds	ZIP
Dubuis Hospital of Houston	30	77002
St. Joseph Medical Center	433	77002
Park Plaza Hospital	381	77004
Plaza Specialty Hospital	57	77004
Quentin Mease Community Hospital	49	77004
Riverside General Hospital	83	77004
Triumph Hospital Central Houston	38	77006
The University of Texas - Harris County Psychiatric Center	203	77021
Ben Taub General Hospital	771	77030
Kindred Hospital - Houston	62	77030
Memorial Hermann Hospital - Texas Medical Center	952	77030
Memorial Hermann Institute for Rehabilitation and Research	96	77030
Michael E. DeBakey VA Medical Center	859	77030
Saint Luke's Episcopal Hospital	714	77030
Shriners Hospitals for Children - Houston	30	77030
Texas Children's Hospital	462	77030
Texas Orthopedic Hospital	49	77030
The Methodist Hospital	961	77030
The University of Texas M. D. Anderson Cancer Center	654	77030
Texas Specialty Hospital of Houston	66	77087
Total Beds	6,950	

Source: American Hospital Directory, US Hospital Finder

Clinics in EaDo

Clinic	Address	Services
Jennings Lesajean M PHD	1319 Live Oak St.	Mental Health Clinic
Concentra	2004 Leeland St.	Full service and urgent care
DaVita Summit Dialysis	3150 Polk St.	Dialysis

Source: CDS Market Research

Educational Institutions

EaDo lies wholly within the Houston Independent School District (HISD). There is only one HISD campus within the EaDo boundaries, The Energy Institute High School magnet school, formerly the site of Dodson Elementary School. Data on schools that EaDo residents are zoned to is located in the table to the right. HISD has proposed building a new magnet school campus on the land bounded by Sampson, Coyle, Pease, and Scott. The school district now owns the land on each of the four blocks in that area and has begun clearing away the existing structures.

Schools serving East Downtown

School	Address	Fall 2014 Enrollment	2015 TEA Rating
Austin High	1700 Dumble	1,841	Met Standard
Wheatley High	4801 Providence	775	Improvement Required
Energy Institute High	1800 Sampson	352	Met Standard
Jackson Middle	5100 Polk	913	Met Standard
Lantrip Elementary	100 Telephone	801	Met Standard
Rusk Elementary	2805 Garrow	618	Met Standard
Totals		5,300	

Source: Houston ISD, Texas Education Agency (TEA)

In the influence zone, in addition to the HISD, the school districts of Pasadena and Galena Park. The table below on the right illustrates the size and academic ratings of the three districts.

Influence Zone Independent School Districts

ISD	Fall 2014 Enrollment	2015 TEA Rating
Houston	210,716	Met Standard
Galena Park	22,515	Met Standard
Pasadena	54,382	Met Standard
Totals	287,613	

Source: Texas Education Agency (TEA)

Also in the influence zone are ten colleges and universities with over 142,000 students enrolled in community colleges, graduate degree universities, medical colleges and law schools.

Influence Zone Universities and Colleges

School	Total Fall 2015 Enrollment
Baylor College of Medicine	1,564
Houston Community College System	58,257
Rice University	6,719
South Texas College of Law	1,038
Texas Southern University	8,965
Texas Woman's University – Health Center	1,000
University of Houston Central	42,704
University of Houston Downtown	14,255
University of St. Thomas	3,343
University of Texas–Health Science Center	4,811
Totals	142,656

Source: Texas Higher Education Coordinating Board

Parks and Recreation

Nearby Parks and Entertainment

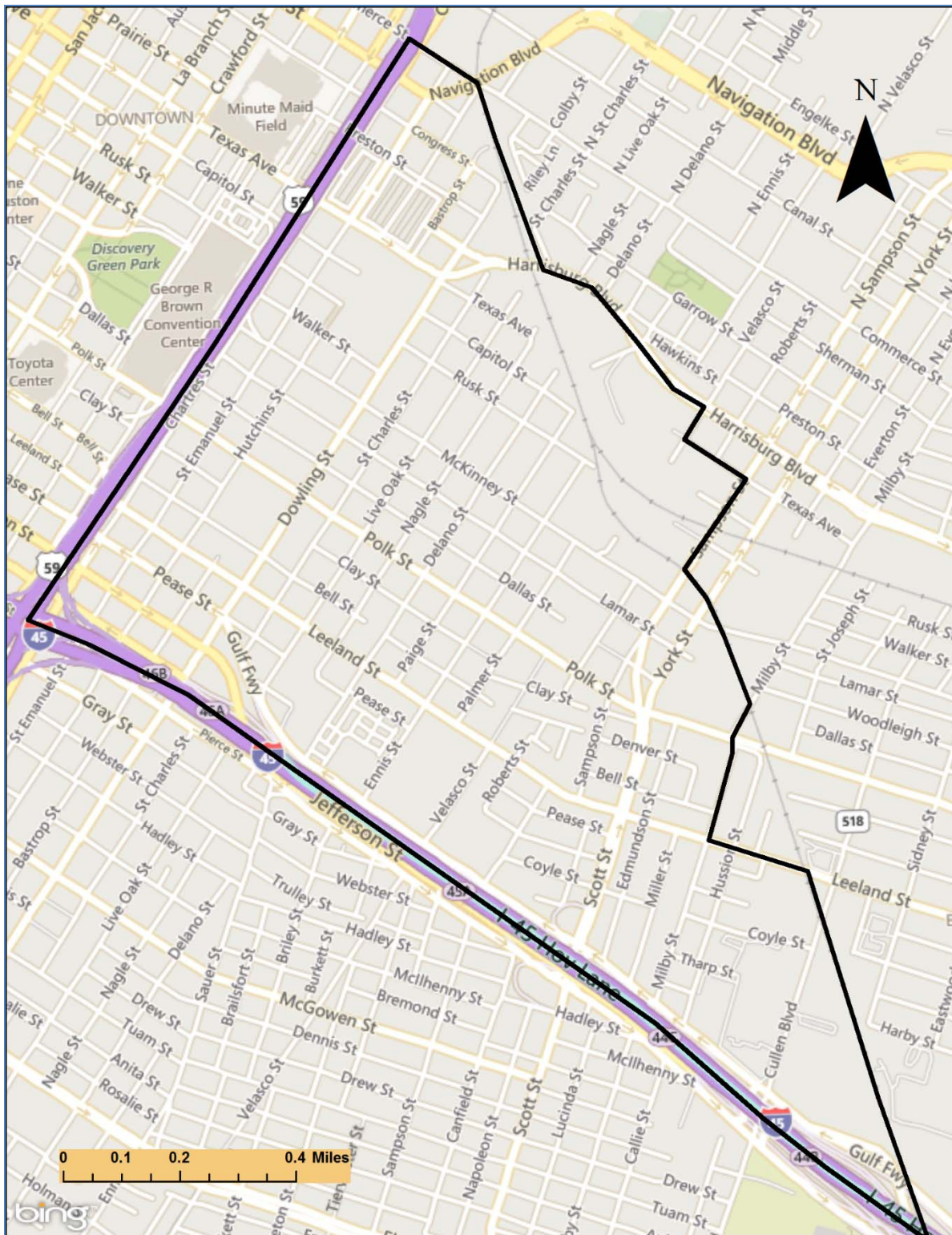


Because it is historically a warehouse and industrial area, EaDo does not currently have a formal city park. However, due to significant new projects and residential growth, several walking and biking trails and greenways have been developed along abandoned street right of way, specifically, along Walker, Velasco, and, most recently, Bastrop. There are also numerous recreational opportunities within walking distance of the district. Houston's downtown is home to the Discovery Green and other city parks, Minute Maid Park for baseball, Toyota Center for basketball, hockey and concerts, and the new soccer stadium.

In the Influence Zone are many of Houston's major parks including Memorial Park, Buffalo Bayou Park, Hermann Park, McGregor Park, and Mason Park. Public golf courses are located at Memorial Park, Hermann Park and the Gus Wortham Park.

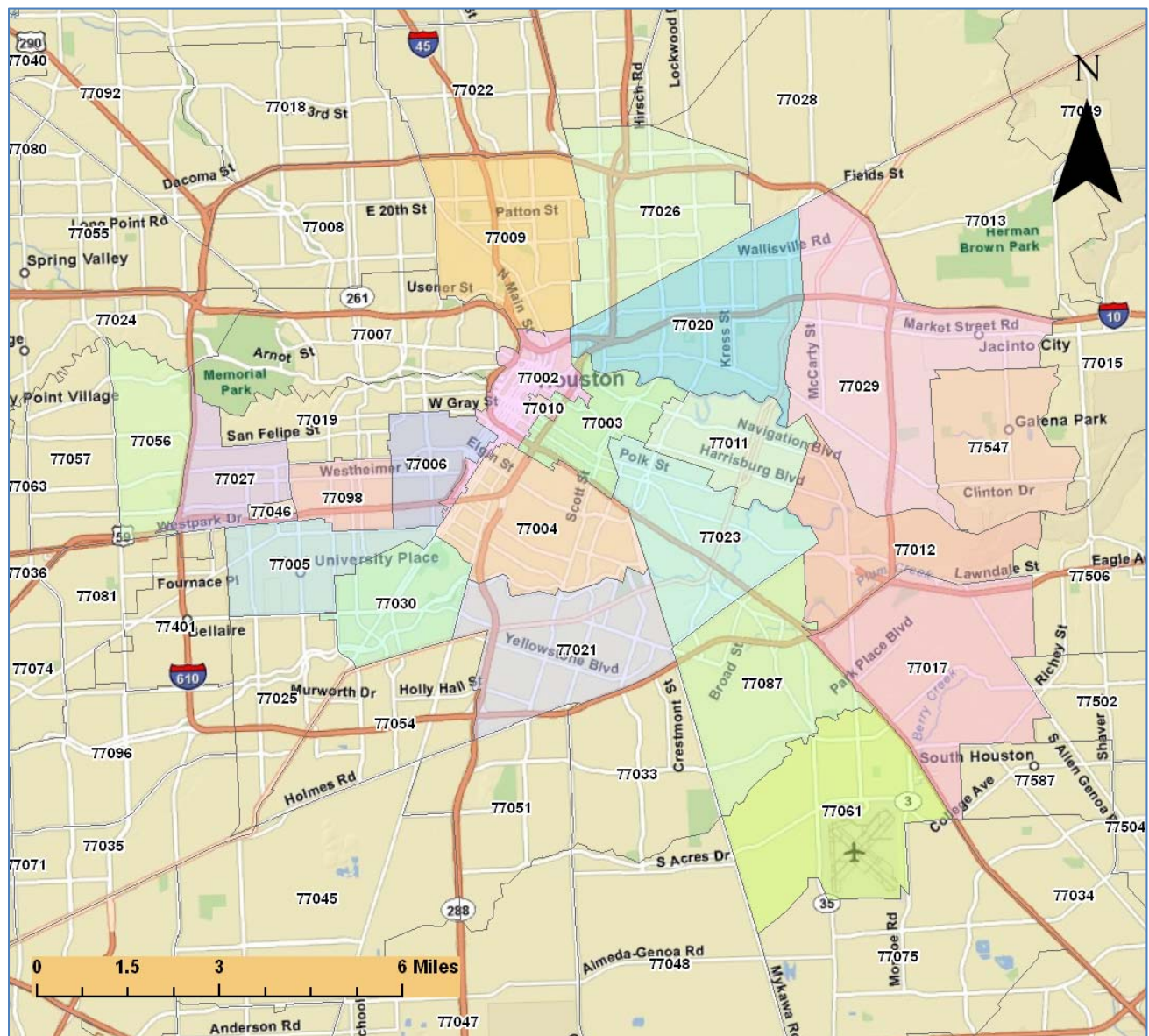
Detailed Demographic Information

EaDo District Map



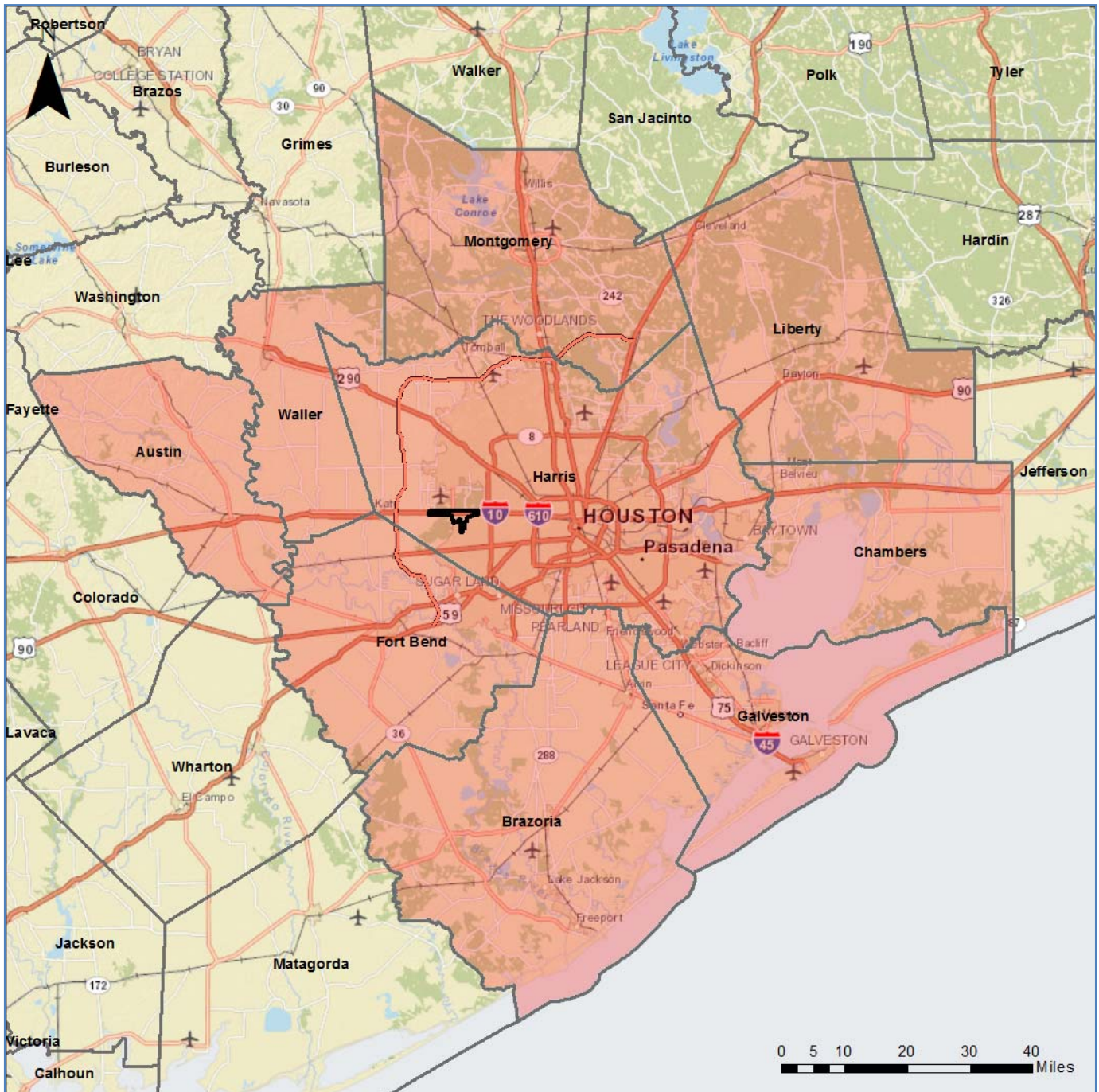
Influence Zone

East Downtown District



EaDo's influence zone includes zip codes, 77002, 77003, 77004, 77005, 77006, 77009, 77010, 77011, 77012, 77017, 77020, 77021, 77023, 77026, 77027, 77029, 77030, 77046, 77056, 77061, 77087, 77098, 77547

Houston-Baytown-Sugar Land Metropolitan Statistical Area (MSA)



Including Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller Counties

CDS Demographic Estimation Process

Including projects currently under construction and those proposed that have announced construction schedules, over half of the housing units located in EaDo will have been built since 2010. This dramatic increase in the number of housing units since the last Census makes it difficult to obtain reasonably accurate demographic estimates for the district. Many estimates are based on historical trends, which will not account for the accelerated rate of new housing development that has occurred. The new housing that has been and continues to be built in EaDo likely draws from different demographics than those that have historically lived in the district as well, making estimates based on historical trends a poor picture of EaDo's current residents even if adjusted to an actual current housing unit count.

To provide a more likely set of demographics for EaDo, CDS approached this issue from two fronts. First, all current housing units were counted, using the parcel land use analysis seen on previous pages. All housing projects currently under construction, platted, or proposed with announced construction schedules were counted. This means that the "current" housing unit count is an estimate of EaDo's housing landscape in the very near future, not the exact number of currently-existing housing units as of February 2016. The housing unit count is found in the table below.

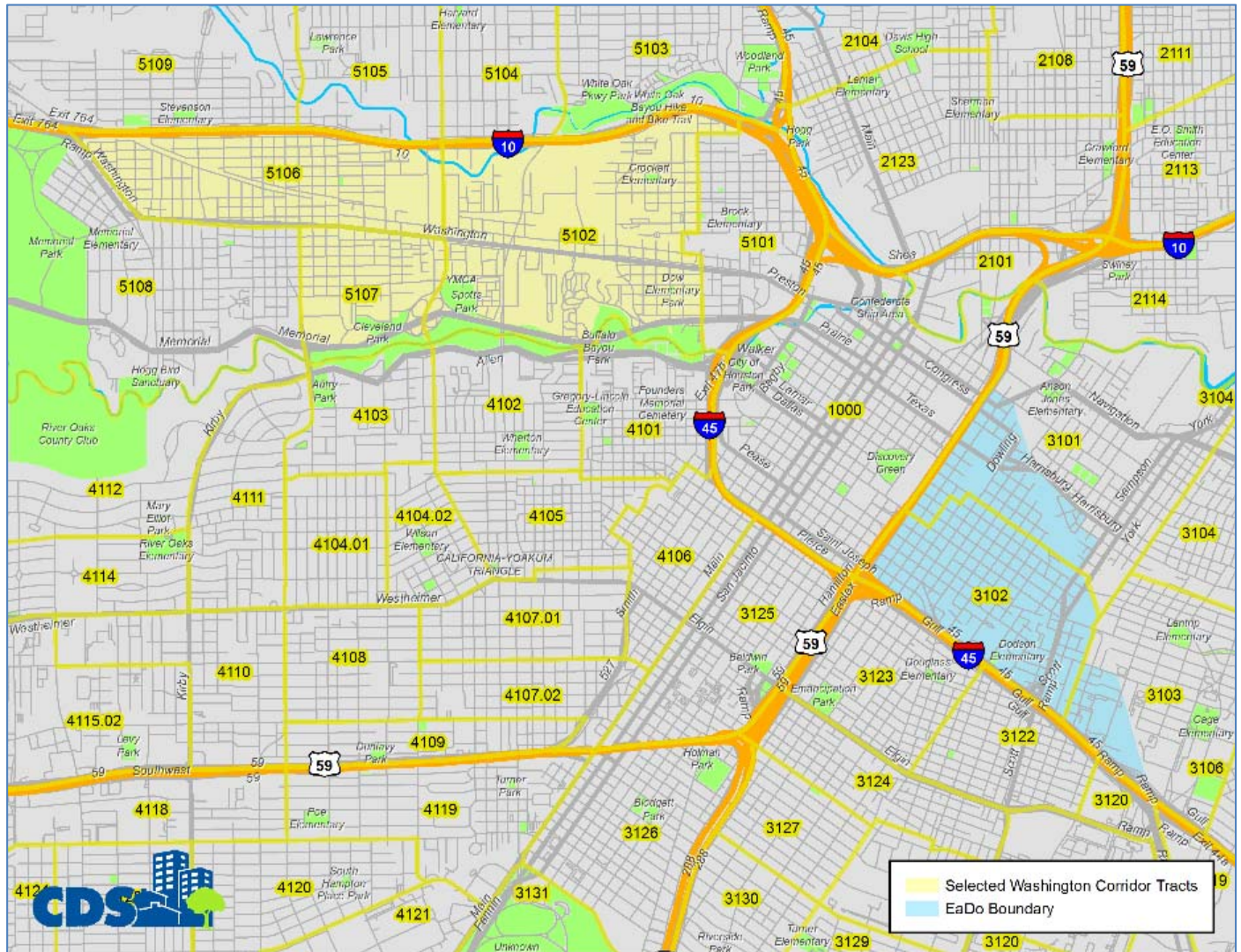
EaDo "Current" Housing Unit Count

Housing Type	Units
Multifamily, Condominium	732
Single Family	135
Single Family-Townhome	1,180
Total Likely Owned Units	2,047
Multifamily, Rental	998
Student-focused Rental	531
Total Rental Units	1,529
Total All Housing Units	3,576

Second, to account for the likely demographic makeup of the residents occupying these newer housing units, CDS chose another area of Houston with housing characteristics similar to those now seen in EaDo to use as a demographic comparable. CDS applied the demographic characteristics of this area to EaDo's current housing unit count in order to create an estimate of the district's current demographics. This estimate is just that, and it will likely be the 2020 Census before the impact of the new housing in EaDo is fully known.

The area chosen as a comparable is fairly close to EaDo, just to the west along Washington Avenue between Interstate 10 and Buffalo Bayou. Specifically, the combined area of Census Tracts 5102, 5106, and 5107 was used. This area is illustrated on a map on the following page.

Washington Corridor Comparison Area – Census Tracts



EaDo Current Demographic Estimates with 2016 Estimates for Comparable Areas

Pop Facts: Demographic Snapshot	EaDo (CDS Estimate)		EaDo Influence Zone		Houston MSA	
Population						
CURRENT Estimate	5,635		492,323		6,677,340	
2010 Census	2,940		467,131		5,920,416	
2000 Census	1,858		472,475		4,693,140	
Growth 2010-CURRENT	91.7%		5.4%		12.8%	
Growth 2000-2010	58.2%		-1.1%		26.2%	
CURRENT Est. Population by Ethnicity	5,635		492,323		6,677,340	
White	3,554	63.1%	124,722	25.3%	2,486,341	37.2%
Black or African American	258	4.6%	89,942	18.3%	1,117,206	16.7%
American Indian and Alaska Native	15	0.3%	870	0.2%	15,553	0.2%
Asian	493	8.8%	22,798	4.6%	490,626	7.3%
Native Hawaiian and Other Pacific Islander	4	0.1%	111	0.0%	3,489	0.1%
Some Other Race	12	0.2%	1,238	0.3%	12,172	0.2%
Two or More Races	132	2.3%	5,326	1.1%	101,396	1.5%
Hispanic or Latino	1,167	20.7%	247,316	50.2%	2,450,557	36.7%
CURRENT Est. Population by Single-Classification Race	5,635		492,323		6,677,340	
White Alone	4,299	76.3%	279,109	56.7%	3,911,489	58.6%
Black or African American Alone	272	4.8%	92,381	18.8%	1,148,586	17.2%
American Indian and Alaska Native Alone	22	0.4%	3,152	0.6%	43,902	0.7%
Asian Alone	499	8.9%	23,122	4.7%	495,813	7.4%
Native Hawaiian and Other Pacific Islander Alone	6	0.1%	176	0.0%	4,595	0.1%
Some Other Race Alone	350	6.2%	79,317	16.1%	850,160	12.7%
Two or More Races	188	3.3%	15,066	3.1%	222,795	3.3%
CURRENT Est. Population Hispanic or Latino by Origin	5,635		492,323		6,677,340	
Not Hispanic or Latino	4,468	79.3%	245,007	49.8%	4,226,783	63.3%
Hispanic or Latino	1,167	20.7%	247,316	50.2%	2,450,557	36.7%
Hispanic or Latino by Origin	1,167		247,316		2,450,557	
Mexican	861	73.8%	207,987	84.1%	1,834,537	74.9%
Puerto Rican	20	1.7%	1,479	0.6%	35,920	1.5%
Cuban	15	1.3%	921	0.4%	23,001	0.9%

Pop Facts: Demographic Snapshot	EaDo (CDS Estimate)		EaDo Influence Zone		Houston MSA	
All Other Hispanic or Latino	271	23.2%	36,929	14.9%	557,099	22.7%
CURRENT Est. Hisp. or Latino Pop by Single-Classification Race	1,167		247,316		2,450,557	
White Alone	744	63.8%	154,387	62.4%	1,425,148	58.2%
Black or African American Alone	14	1.2%	2,439	1.0%	31,380	1.3%
American Indian and Alaska Native Alone	7	0.6%	2,282	0.9%	28,349	1.2%
Asian Alone	5	0.5%	324	0.1%	5,187	0.2%
Native Hawaiian and Other Pacific Islander Alone	2	0.2%	65	0.0%	1,106	0.1%
Some Other Race Alone	338	28.9%	78,079	31.6%	837,988	34.2%
Two or More Races	56	4.8%	9,740	3.9%	121,399	5.0%
CURRENT Est. Pop by Race, Asian Alone, by Category	499		23,122		495,813	
Chinese, except Taiwanese	96	19.3%	5774	25.0%	87371	17.6%
Filipino	53	10.6%	1073	4.6%	51593	10.4%
Japanese	11	2.1%	655	2.8%	6026	1.2%
Asian Indian	170	34.2%	5300	22.9%	123223	24.9%
Korean	32	6.4%	1361	5.9%	19448	3.9%
Vietnamese	46	9.2%	5311	23.0%	127819	25.8%
Cambodian	0	0.0%	68	0.3%	5697	1.2%
Hmong	0	0.0%	0	0.0%	0	0.0%
Laotian	0	0.0%	140	0.6%	2846	0.6%
Thai	0	0.0%	443	1.9%	3911	0.8%
All other Asian Races, including 2 or more	91	18.2%	2997	13.0%	67879	13.7%
CURRENT Est. Pop Age 5+ by Language Spoken At Home	5,635		458,584		6,182,889	
Speak only English	4,188	74.3%	233,217	50.9%	3,866,851	62.5%
Speak Asian or Pacific Island Language	174	3.1%	11,680	2.6%	274,384	4.4%
Speak IndoEuropean Language	233	4.1%	12,086	2.6%	192,016	3.1%
Speak Spanish	954	16.9%	199,004	43.4%	1,788,215	28.9%
Speak Other Language	86	1.5%	2,597	0.6%	61,423	1.0%
CURRENT Est. Population by Sex	5,635		492,323		6,677,340	
Male	3,056	54.2%	255,806	52.0%	3,322,778	49.8%
Female	2,579	45.8%	236,517	48.0%	3,354,562	50.2%
CURRENT Est. Population by Age	5,635		492,323		6,677,340	

Pop Facts: Demographic Snapshot	EaDo (CDS Estimate)		EaDo Influence Zone		Houston MSA	
Age 0 to 4	225	4.0%	33,739	6.9%	494,451	7.4%
Age 5 to 9	263	4.7%	33,369	6.8%	499,631	7.5%
Age 10 to 14	165	2.9%	30,488	6.2%	501,558	7.5%
Age 15 to 17	75	1.3%	18,053	3.7%	295,713	4.4%
Age 18 to 20	102	1.8%	21,654	4.4%	276,761	4.1%
Age 21 to 24	221	3.9%	28,146	5.7%	366,237	5.5%
Age 25 to 34	2,008	35.6%	89,028	18.1%	961,109	14.4%
Age 35 to 44	1,097	19.5%	69,313	14.1%	938,762	14.1%
Age 45 to 54	664	11.8%	59,518	12.1%	878,053	13.2%
Age 55 to 64	454	8.1%	54,124	11.0%	761,659	11.4%
Age 65 to 74	242	4.3%	32,913	6.7%	444,984	6.7%
Age 75 to 84	88	1.6%	15,320	3.1%	189,188	2.8%
Age 85 and over	30	0.5%	6,658	1.4%	69,234	1.0%
Age 16 and over	4,957	88.0%	388,828	79.0%	5,084,651	76.2%
Age 18 and over	4,906	87.1%	376,674	76.5%	4,885,987	73.2%
Age 21 and over	4,805	85.3%	355,020	72.1%	4,609,226	69.0%
Age 65 and over	360	6.4%	54,891	11.2%	703,406	10.5%
CURRENT Est. Median Age	33.8		34.1		34.4	
CURRENT Est. Average Age	36.0		36.2		35.6	
CURRENT Est. Male Population by Age	3,056		255,806		3,322,778	
Age 0 to 4	115	3.8%	17,161	6.7%	252,490	7.6%
Age 5 to 9	130	4.3%	16,961	6.6%	255,017	7.7%
Age 10 to 14	81	2.7%	15,578	6.1%	256,396	7.7%
Age 15 to 17	39	1.3%	9,300	3.6%	151,328	4.6%
Age 18 to 20	50	1.7%	11,259	4.4%	143,169	4.3%
Age 21 to 24	104	3.4%	14,670	5.7%	188,210	5.7%
Age 25 to 34	1,104	36.1%	48,340	18.9%	489,299	14.7%
Age 35 to 44	600	19.6%	37,459	14.6%	465,448	14.0%
Age 45 to 54	387	12.7%	32,113	12.6%	434,862	13.1%
Age 55 to 64	264	8.6%	28,194	11.0%	371,648	11.2%
Age 65 to 74	130	4.3%	16,069	6.3%	210,230	6.3%
Age 75 to 84	42	1.4%	6,502	2.5%	81,019	2.4%
Age 85 and over	9	0.3%	2,200	0.9%	23,662	0.7%
CURRENT Est. Median Age, Male	34.1		33.9		33.5	
CURRENT Est. Average Age, Male	36.4		35.7		34.8	
CURRENT Est. Female Population by Age	2,579		236,517		3,354,562	

Pop Facts: Demographic Snapshot	EaDo (CDS Estimate)		EaDo Influence Zone		Houston MSA	
Age 0 to 4	110	4.3%	16578	7.0%	241961	7.2%
Age 5 to 9	133	5.2%	16408	6.9%	244614	7.3%
Age 10 to 14	84	3.3%	14910	6.3%	245162	7.3%
Age 15 to 17	36	1.4%	8753	3.7%	144385	4.3%
Age 18 to 20	51	2.0%	10395	4.4%	133592	4.0%
Age 21 to 24	117	4.6%	13476	5.7%	178027	5.3%
Age 25 to 34	904	35.1%	40688	17.2%	471810	14.1%
Age 35 to 44	497	19.3%	31854	13.5%	473314	14.1%
Age 45 to 54	277	10.8%	27405	11.6%	443191	13.2%
Age 55 to 64	191	7.4%	25930	11.0%	390011	11.6%
Age 65 to 74	111	4.3%	16844	7.1%	234754	7.0%
Age 75 to 84	46	1.8%	8818	3.7%	108169	3.2%
Age 85 and over	21	0.8%	4458	1.9%	45572	1.4%
CURRENT Est. Median Age, Female	33.4		34.3		35.4	
CURRENT Est. Average Age, Female	35.5		36.7		36.4	
CURRENT Est. Pop Age 15+ by Marital Status	4,981		394,727		5,181,700	
Total, Never Married	2,807	56.4%	171,998	43.6%	1,711,962	33.0%
Males, Never Married	1,643	33.0%	97,464	24.7%	919,964	17.8%
Females, Never Married	1,165	23.4%	74,534	18.9%	791,998	15.3%
Married, Spouse present	1,411	28.3%	131,890	33.4%	2,396,592	46.3%
Married, Spouse absent	143	2.9%	31,629	8.0%	320,626	6.2%
Widowed	106	2.1%	20,240	5.1%	233,251	4.5%
Males, Widowed	15	0.3%	4,973	1.3%	48,432	0.9%
Females, Widowed	91	1.8%	15,267	3.9%	184,819	3.6%
Divorced	514	10.3%	38,970	9.9%	519,269	10.0%
Males, Divorced	241	4.8%	18,435	4.7%	216,872	4.2%
Females, Divorced	273	5.5%	20,535	5.2%	302,397	5.8%
CURRENT Est. Pop Age 25+ by Edu. Attainment	4,583		326,874		4,242,989	
Less than 9th grade	279	6.1%	53,522	16.4%	403,623	9.5%
Some High School, no diploma	138	3.0%	36,983	11.3%	369,279	8.7%
High School Graduate (or GED)	448	9.8%	69,835	21.4%	1,012,893	23.9%
Some College, no degree	543	11.9%	50,912	15.6%	909,430	21.4%
Associate Degree	127	2.8%	11,241	3.4%	263,174	6.2%
Bachelor's Degree	1,785	38.9%	55,351	16.9%	837,237	19.7%
Master's Degree	789	17.2%	28,254	8.6%	309,611	7.3%
Professional School Degree	358	7.8%	13,601	4.2%	82,517	1.9%
Doctorate Degree	116	2.5%	7,175	2.2%	55,225	1.3%

Pop Facts: Demographic Snapshot	EaDo (CDS Estimate)		EaDo Influence Zone		Houston MSA	
Households						
CURRENT Estimate	2,836		185,722		2,320,806	
2010 Census	1,280		172,093		2,062,529	
2000 Census	594		165,937		1,648,146	
Growth 2010-CURRENT	121.5%		7.9%		12.5%	
Growth 2000-2010	115.5%		3.7%		25.1%	
CURRENT Est. Households by Household Type	2,836		185,722		2,320,806	
Family Households	971	34.3%	103,685	55.8%	1,649,881	71.1%
Nonfamily Households	1,864	65.7%	82,037	44.2%	670,925	28.9%
CURRENT Est. Group Quarters Population	531		27426		80,012	
CURRENT HHs by Ethnicity: Hispanic/Latino	419	14.8%	71,147	38.3%	659,537	28.4%
CURRENT Est. Households by HH Income	2,836		185,722		2,320,806	
Income < \$15,000	208	7.3%	30,737	16.6%	239,229	10.3%
Income \$15,000 to \$24,999	176	6.2%	23,578	12.7%	223,811	9.6%
Income \$25,000 to \$34,999	126	4.4%	18,461	9.9%	213,320	9.2%
Income \$35,000 to \$49,999	221	7.8%	23,938	12.9%	298,439	12.9%
Income \$50,000 to \$74,999	383	13.5%	27,537	14.8%	387,693	16.7%
Income \$75,000 to \$99,999	334	11.8%	16,691	9.0%	271,376	11.7%
Income \$100,000 to \$124,999	351	12.4%	11,500	6.2%	202,091	8.7%
Income \$125,000 to \$149,999	223	7.9%	7,254	3.9%	136,531	5.9%
Income \$150,000 to \$199,999	276	9.8%	8,155	4.4%	154,484	6.7%
Income \$200,000 to \$249,999	173	6.1%	4,461	2.4%	69,109	3.0%
Income \$250,000 to \$499,999	248	8.7%	7,664	4.1%	84,151	3.6%
Income \$500,000+	118	4.2%	5,746	3.1%	40,572	1.8%
CURRENT Est. Average Household Income	\$131,052		\$84,404		\$88,764	
CURRENT Est. Median Household Income	\$97,801		\$47,586		\$61,968	

Pop Facts: Demographic Snapshot	EaDo (CDS Estimate)		EaDo Influence Zone		Houston MSA	
CURRENT Median HH Income by Single-Class. Race or Ethn.						
White Alone	\$102,015		\$58,388		\$70,271	
Black or African American Alone	\$33,529		\$26,673		\$44,283	
American Indian and Alaska Native Alone	\$56,250		\$46,516		\$47,738	
Asian Alone	\$108,102		\$74,744		\$83,303	
Native Hawaiian and Other Pacific Islander Alone	\$22,500		\$38,333		\$43,786	
Some Other Race Alone	\$43,170		\$38,708		\$44,192	
Two or More Races	\$61,585		\$54,695		\$59,542	
Hispanic or Latino	\$52,457		\$37,351		\$45,754	
Not Hispanic or Latino	\$103,395		\$59,820		\$70,338	
CURRENT Est. Family HH Type by Presence of Own Children	971		103,685		1,649,881	
Married-Couple Family, own children	212	21.8%	30489	29.4%	600451	36.4%
Married-Couple Family, no own children	491	50.5%	36303	35.0%	591594	35.9%
Male Householder, own children	32	3.3%	3956	3.8%	60933	3.7%
Male Householder, no own children	69	7.1%	6691	6.5%	68424	4.2%
Female Householder, own children	73	7.5%	12781	12.3%	187756	11.4%
Female Householder, no own children	94	9.7%	13465	13.0%	140723	8.5%
CURRENT Est. Households by Household Size	2,836		185,722		2,320,806	
1-person	1,387	48.9%	66,947	36.1%	549,060	23.7%
2-person	964	34.0%	50,031	26.9%	653,701	28.2%
3-person	296	10.4%	24,681	13.3%	398,805	17.2%
4-person	106	3.7%	19600	10.6%	352410	15.2%
5-person	44	1.6%	12133	6.5%	202547	8.7%
6-person	24	0.9%	6767	3.6%	95122	4.1%
7-or-more-person	14	0.5%	5563	3.0%	69161	3.0%
CURRENT Est. Average Household Size	1.8		2.5		2.8	

Pop Facts: Demographic Snapshot	EaDo (CDS Estimate)		EaDo Influence Zone		Houston MSA	
CURRENT Est. Households by Presence of People Under 18	2,836		185,722		2,320,806	
Households with 1 or more People under Age 18	355	12.5%	56,186	30.3%	953,184	41.1%
Households with No People under Age 18	2,480	87.5%	129,536	69.8%	1,367,622	58.9%
Households with 1 or more People under Age 18	355		56,186		953,184	
Married-Couple Family	223	62.9%	34057	60.6%	645488	67.7%
Other Family, Male Householder	39	10.9%	5211	9.3%	74981	7.9%
Other Family, Female Householder	90	25.4%	16545	29.5%	226021	23.7%
Nonfamily, Male Householder	3	0.7%	256	0.5%	4886	0.5%
Nonfamily, Female Householder	0	0.0%	117	0.2%	1808	0.2%
Households with No People under Age 18	2,480		129,536		1,367,622	
Married-Couple Family	480	19.3%	32,736	25.3%	546,548	40.0%
Other Family, Male Householder	63	2.5%	5446	4.2%	54393	4.0%
Other Family, Female Householder	76	3.1%	9689	7.5%	102457	7.5%
Nonfamily, Male Householder	1067	43.0%	44807	34.6%	335413	24.5%
Nonfamily, Female Householder	794	32.0%	36,858	28.5%	328,811	24.0%
CURRENT Est. Households by Number of Vehicles	2,836		185,722		2,320,806	
No Vehicles	130	4.6%	22429	12.1%	136718	5.9%
1 Vehicle	1385	48.9%	80033	43.1%	780213	33.6%
2 Vehicles	1115	39.3%	60590	32.6%	954338	41.1%
3 Vehicles	173	6.1%	16493	8.9%	324930	14.0%
4 Vehicles	26	0.9%	4845	2.6%	97782	4.2%
5 or more Vehicles	7	0.3%	1332	0.7%	26825	1.2%
CURRENT Est. Average Number of Vehicles	1.5		1.5		1.8	
Family Households						
CURRENT Estimate	971		103,685		1,649,881	
2010 Census	548		97,634		1,463,328	
2000 Census	254		100,912		1,175,969	
Growth 2010-CURRENT	77.3%		6.2%		12.8%	
Growth 2000-2010	115.5%		-3.3%		24.4%	

Pop Facts: Demographic Snapshot	EaDo (CDS Estimate)		EaDo Influence Zone		Houston MSA	
CURRENT Est. Families by Poverty Status	971		103,685		1,649,881	
CURRENT Families at or Above Poverty	892	91.8%	81,488	78.6%	1,430,626	86.7%
CURRENT Families at or Above Poverty with Children	246	25.3%	34,979	33.7%	733,379	44.5%
CURRENT Families Below Poverty	80	8.2%	22,197	21.4%	219,255	13.3%
CURRENT Families Below Poverty with Children	45	4.7%	17,315	16.7%	177,290	10.8%
CURRENT Est. Housing Units by Units in Structure	3,576		215,037		2,558,519	
1 Unit Attached	1,180	33.0%	12,441	5.8%	85,366	3.3%
1 Unit Detached	135	3.8%	103,953	48.3%	1,599,899	62.5%
2 Units	0	0.0%	7,768	3.6%	28,661	1.1%
3 or 4 Units	12	0.3%	9,874	4.6%	65,266	2.6%
5 to 19 Units	12	0.3%	25,685	11.9%	355,816	13.9%
20 to 49 Units	0	0.0%	12,912	6.0%	120,451	4.7%
50 or More Units	2,055	57.5%	40,880	19.0%	176,039	6.9%
Mobile Home or Trailer	0	0.0%	1,399	0.7%	123,824	4.8%
Boat, RV, Van, etc.	0	0.0%	125	0.1%	3,197	0.1%
Dominant structure type	50 or More Units		1 Unit Detached		1 Unit Detached	
CURRENT Est. Housing Units by Year Structure Built	3,576		215,037		2,558,519	
Housing Units Built 2010 or later	1,905	53.3%	16,593	7.7%	302,947	11.8%
Housing Units Built 2000 to 2009	1,085	30.3%	32,280	15.0%	610,311	23.9%
Housing Units Built 1990 to 1999	0	0.0%	17,208	8.0%	333,101	13.0%
Housing Units Built 1980 to 1989	0	0.0%	14,456	6.7%	362,253	14.2%
Housing Units Built 1970 to 1979	0	0.0%	22,925	10.7%	449,189	17.6%
Housing Units Built 1960 to 1969	3	0.1%	26,111	12.1%	213,672	8.4%
Housing Units Built 1950 to 1959	318	8.9%	34,518	16.1%	158,148	6.2%
Housing Units Built 1940 to 1949	21	0.6%	24,897	11.6%	67,021	2.6%
Housing Units Built 1939 or Earlier	244	6.8%	26,049	12.1%	61,877	2.4%
CURRENT Est. Median Year Structure Built**	2007		1968		1989	
Dominant Year Structure Built	2010 or later		1950 to 1959		2000 to 2009	



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