



# ALDINE CROSSING

RENOVATED CENTER LOCATED AT THE NWC OF I-45N & US 249

9411 North Freeway, Houston, TX 77037



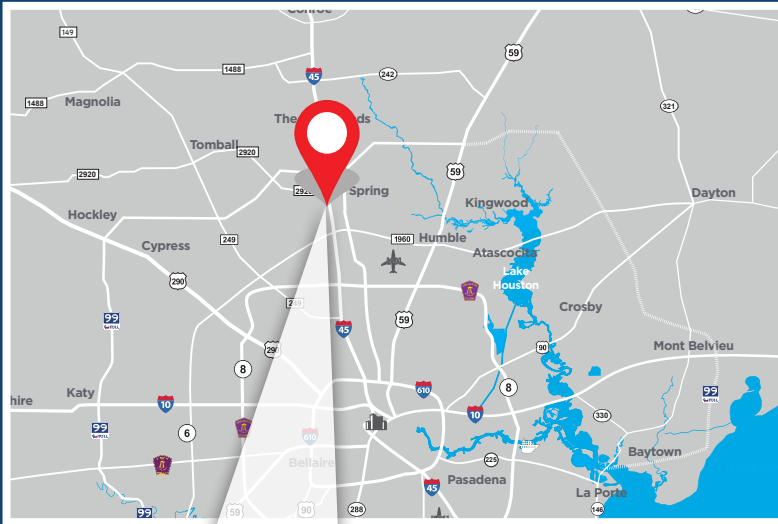
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# ALDINE CROSSING

HOUSTON, TEXAS

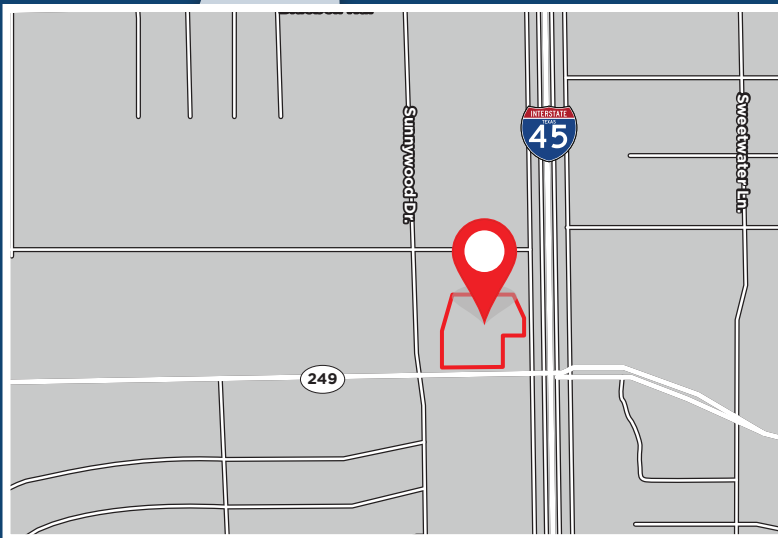
PROJECT HIGHLIGHTS



**43K**  
VEHICLES PER DAY



**13K**  
CURRENT POPULATION



**\$57,000**  
AVERAGE HOUSEHOLD  
INCOME



**485**  
BUSINESSES WITHIN 1 MILE

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# ALDINE CROSSING



FRONTING I-45 N  
(AVERAGE 305,353 VPD)



LOCATED 1 MILE FROM ALDINE HIGH SCHOOL - HOME TO 2,800+ STUDENTS



ALDINE CROSSING HAS SEEN A 77% INCREASE IN VISITS WITHIN THE LAST 12 MONTHS



JUST COMPLETED A \$1 MILLION MAJOR RENOVATION INCLUDING A NEW ROOF, FACADE, AND MUCH MORE



PYLON SIGNAGE AVAILABLE ON I-45 N

HOUSTON CBD



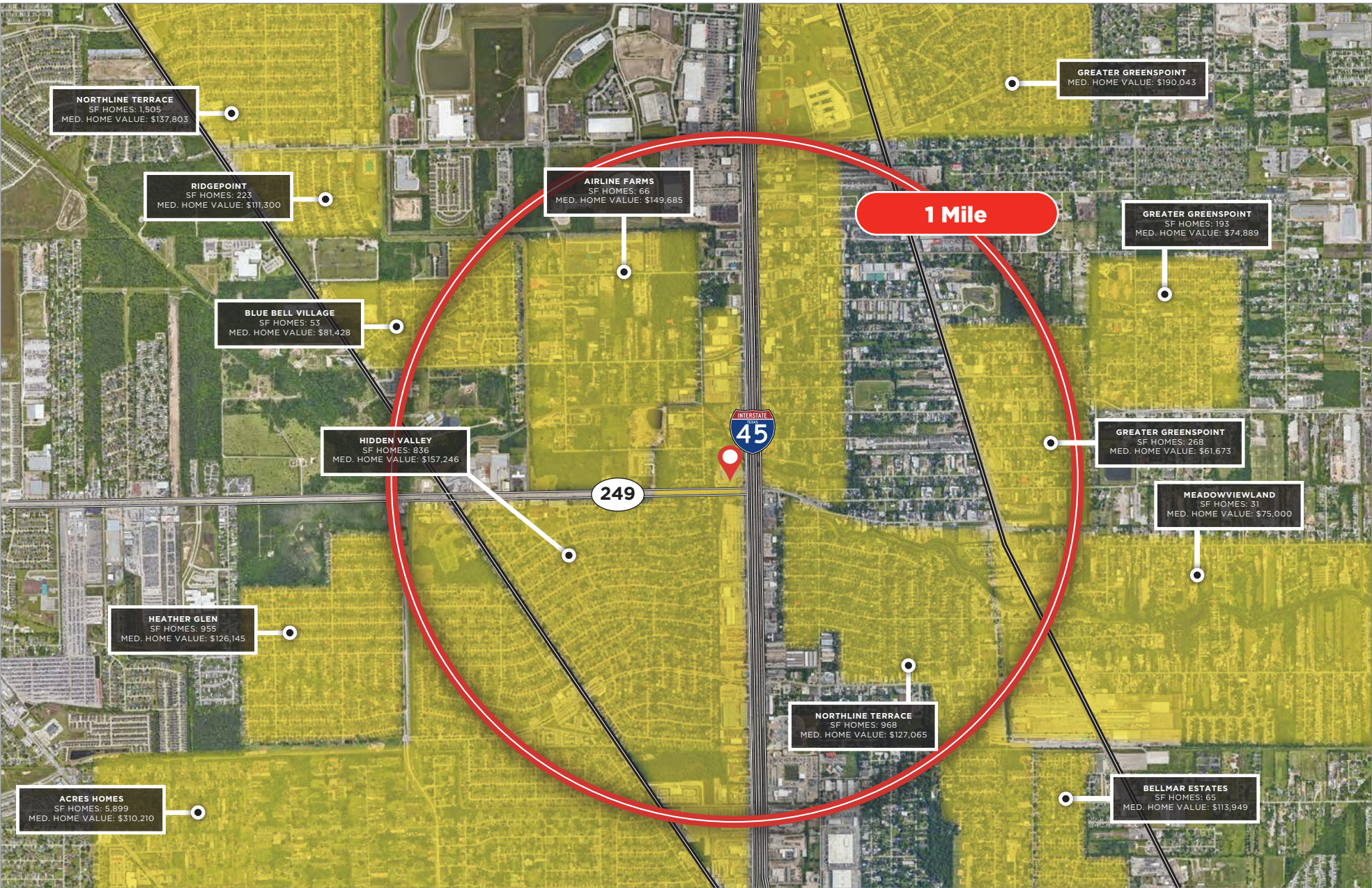
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# RESIDENTIAL AERIAL



NO.	TENANT	SF
1	Laundry 4U	3,300
2	AVAILABLE	9,007
3	AVAILABLE	16,800
4	AVAILABLE	7,950
5	Affordable Furniture	8,000





ALDINE CROSSING | HOUSTON, TEXAS





# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
CURRENT POPULATION	14,932	117,875	336,912
2010 POPULATION	14,532	107,668	311,390
2027 POP. PROJECTION	15,227	121,393	346,360
POPULATION GROWTH	0.4%	0.6%	0.6%
MEDIAN AGE	32.7	32.2	32.5

## INCOME

	1 MILE	3 MILES	5 MILES
AVERAGE HH INCOME	\$53,821	\$51,165	\$56,718
MEDIAN HH INCOME	\$42,438	\$38,365	\$40,761

## RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
WHITE	9,364	76,733	223,781
HISPANIC	9,263	76,290	210,963
BLACK/AFRICAN AMERICAN	4,670	33,887	92,000
ASIAN	412	3,563	10,729
OTHER RACES	195	1,499	4,812

## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
CURRENT HOUSEHOLDS	4,380	33,912	103,337
2010 HOUSEHOLDS	4,267	31,012	95,632
2027 HH. PROJECTION	4,468	34,927	106,231
HH GROWTH '22-'27	0.4%	0.6%	0.6%
HH GROWTH '10-'22	0.7%	0.9%	0.7%
OWNER OCCUPIED HH	2,571	19,669	54,325
RENTER OCCUPIED HH	1,897	15,258	51,906
AVG. HH SIZE	3.4	3.5	3.2
TOTAL CONSUMER SPEND	\$115.5M	\$976.2M	\$2.7B

DATA FROM COSTAR

**ALDINE CROSSING | HOUSTON, TEXAS**





## Our Story

Founded in 2009, our portfolio consists of over two million square feet of Retail, Multifamily, and Industrial properties.

## Our Firm

We are a fully integrated Real Estate Investment Firm that specializes in the acquisition, development, leasing, and management of a rapidly growing commercial real estate portfolio.

## Our Mission

We seek to add value to the properties we manage and the communities they serve. We are a for-profit enterprise, but proudly manage a large annual philanthropic budget that supports education and community involvement.

## Leasing Contact

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