

Green River Storage

2305 Caroline Street
Dickinson, TX 77539



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11-2-2015

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- 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.
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- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Buyer/Tenant/Seller/Landlord Initials

Date

Agent Disclaimers // **Green River Storage**

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** All property tours / visits must be scheduled through the listing team.

** Prospective purchasers are strongly encouraged to have been present on a formal property tour before submitting an offer.

** Contact with on-site management and/or ownership is strictly prohibited. Please contact the listing team with any questions.



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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

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OFFERING SUMMARY // Green River Storage



Listing Price
\$1,150,000



Cap Rate (End Year-One)
7.05%



of Units
236

VITAL DATA

Price	\$1,150,000
Total Units	236
Rentable SF	26,730
Price Per Rentable SF	\$43.02
Number of Buildings	Six
Number of Stories	One
Year Built / Expanded	1996 / 1999
Lot Size	Apx. 2.01 Acres (Two Parcels)

CURRENT END YEAR-ONE PRO FORMA

Cap Rate	3.07%	7.05%	10.10%
Effective Gross Income	\$80,137	\$185,332	\$223,267
Net Operating Income	\$35,345	\$81,105	\$116,109
Net Cash Flow After Debt Service	-6.97% / (\$28,053)	4.40% / \$17,707	13.10% / \$52,711
Debt Service Coverage Ratio	0.56	1.28	1.83
Debt Yield	4.73%	10.85%	15.53%



Green River Storage is a 26,730 net rentable square foot self-storage facility located in Dickinson, Texas – a suburb located in the southeast portion of the greater Houston MSA. The property sits on approximately 2.01 acres of land and is comprised of six single-story wood framed buildings containing 211 non-climate control self-storage units, as well as 25 uncovered parking spaces. Amenities include multiple automatic entry gates with digital keypads, an on-site management office with video surveillance, concrete driveways, and units with roll up doors and swing doors. The facility, originally constructed in 1994, has also been expanded twice in order to accommodate demand (in 1996 and 1999).

Green River Storage has over 50,000 residents living within a three-mile radius, and it is not only located less than a mile from Dickinson High School, but less than five miles from Galveston Bay. Demand for units at Green River Storage is traditionally sourced from what is colloquially known as the “Bay Area” – a thriving submarket that has historically been propelled by a diverse set of economic drivers – the bulk of which are associated with the aerospace, petrochemical, healthcare, tourism, and maritime industries.

At a purchase price of \$43.02 per rentable square foot, acquisition (and subsequent economic stabilization) of Green River Storage represents a unique opportunity to create tremendous value at a facility whose physical occupancy rate rests at only 32 percent as of May 2023. The current owner, a DFW-based investor whose portfolio is almost exclusively comprised of manufactured housing communities, is selling because the self-storage asset class lies well beyond his traditional strategic purview. To that end, the owner recently conducted an audit and determined that the previous property manager only focused on the mobile home park and neglected the storage business. While conducting the audit, the owner also discovered that potential tenant inquiries were being disregarded, and false information was being provided to management regarding leasing activity.

An investor could achieve unleveraged returns of approximately seven percent in the first year of operations by implementing more sophisticated management strategies. With that said, based on the owner/s historical experience, simply answering the telephone and properly engaging with walk-in inquiries will almost certainly make for an uncommonly easy “lift”. In fact, the new onsite manager has signed eight new leases in the last month – suggesting the revenue projections contained herein are reasonably achievable

Investment Highlights

- Clear Lake Area Location – Average Household Income Exceeds \$100,000
- 26,730 NRSF - 211 Enclosed Units + 25 Outdoor Parking Spaces
- Physical Occupancy: 32% - Massive Upside in Raising Physical Occupancy to Market Standards
- Less Than 1 Mile from Dickinson High School and Close to Galveston Bay
- 3-Mile Population: 50,100
- Significant Potential for a Dedicated Operator – Out of Area Ownership has Faced Severe Onsite Management Issues, However a New Onsite Manager has Recently Signed 8 New Leases






**GREEN RIVER
SELF STORAGE**
BY OAK WOOD
(346) 474 - 4900
BOAT, RV &
MINI STORAGE
AVAILABLE NOW

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SECTION 2

Property Information

PROPERTY DETAILS

REGIONAL MAP

LOCAL MAP

AERIAL MAP

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PROPERTY DETAILS // Green River Storage

SITE DESCRIPTION

Total Units	236
Number of Buildings	Six
Number of Stories	One
Year Built / Expanded	1996 / 1999
Rentable Square Feet	26,730
Lot Size	Apx. 2.01 Acres (Two Parcels)
Type of Ownership	Fee Simple
Parking	Ample
Highway Access	None
Street Frontage	Caroline Street
Cross Street	Branding Iron Circle

OPERATIONS

Management Software	Easy Storage Solutions
Personnel	Full Time Manager
Office Hours	Daily: 9 AM - 5 PM

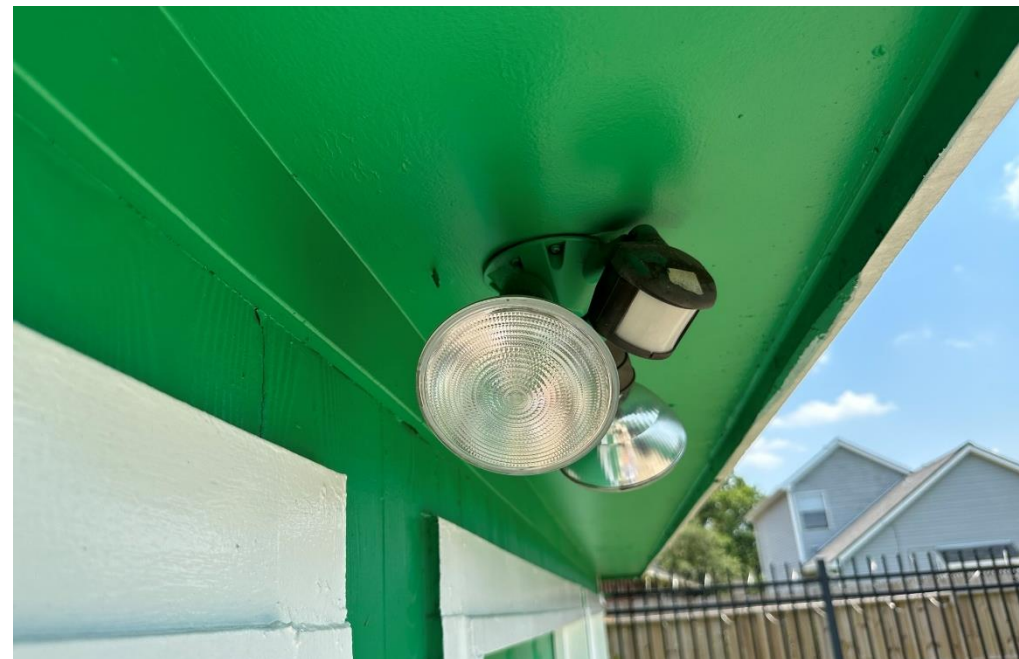
CONSTRUCTION

Foundation	Slab-on-Grade Concrete
Framing	Wood
Exterior Walls	Wood
Parking Surface	Concrete
Roof	Shingles
Fencing	Chain-Link & Iron
Entry	Personalized Key-Pad

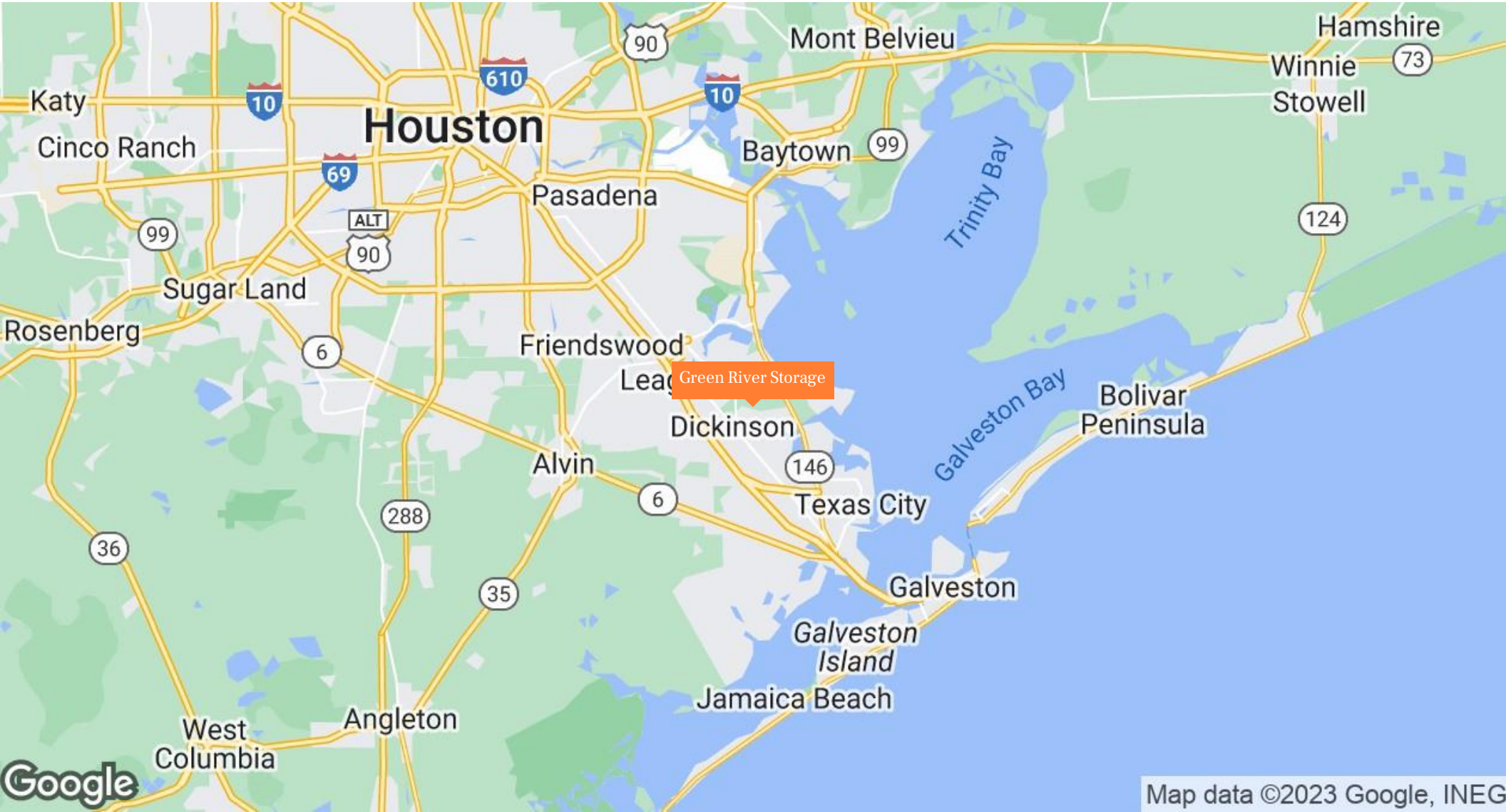
MECHANICAL

Climate Control	Yes - 15.34%
Security	24-Hour Video Surveillance Cameras
Fire Protection	Fire Extinguishers

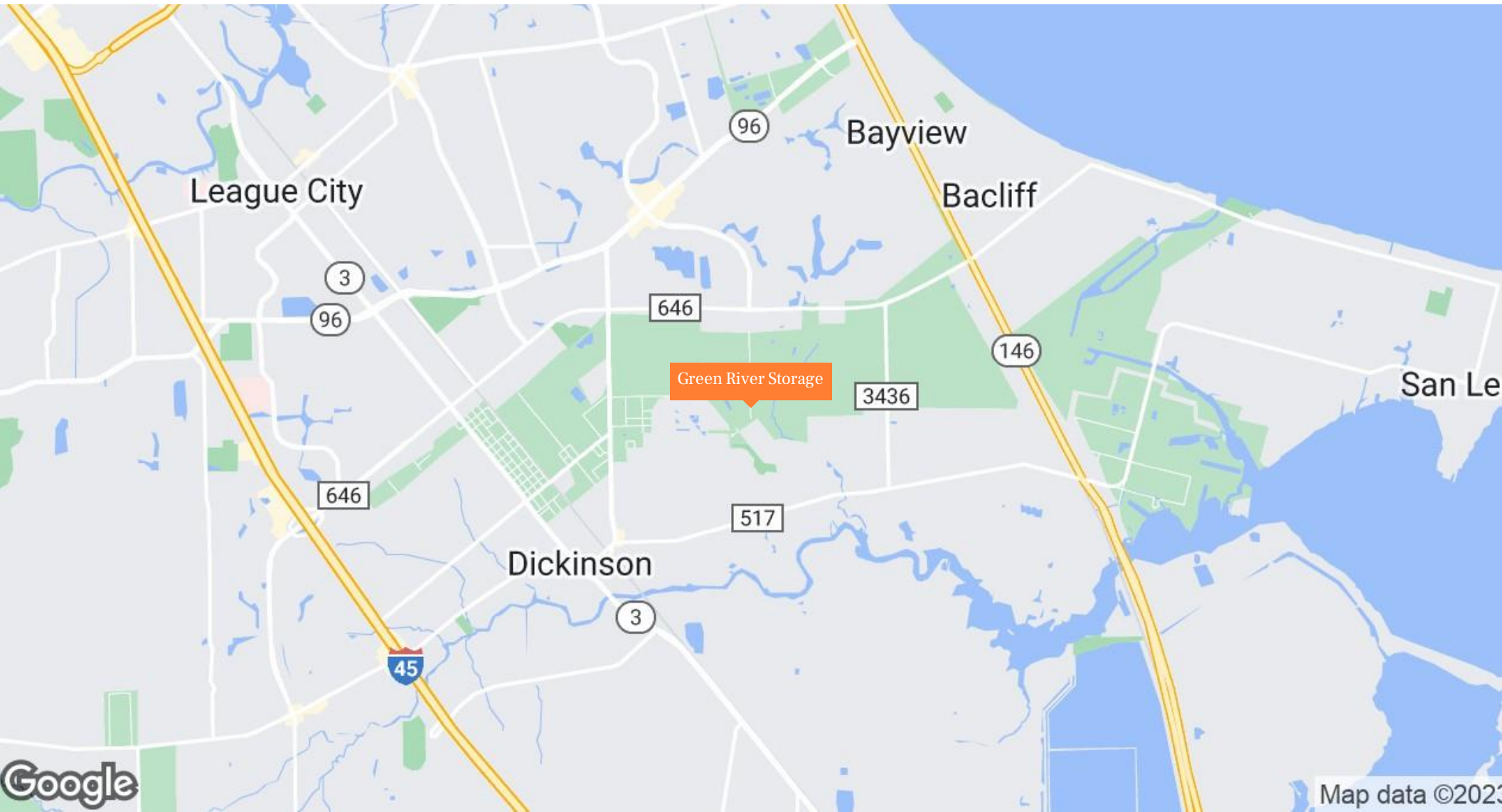
On-Site Residential Quarters	None
Gate Hours	24/7
Water / Sewer / Trash	City

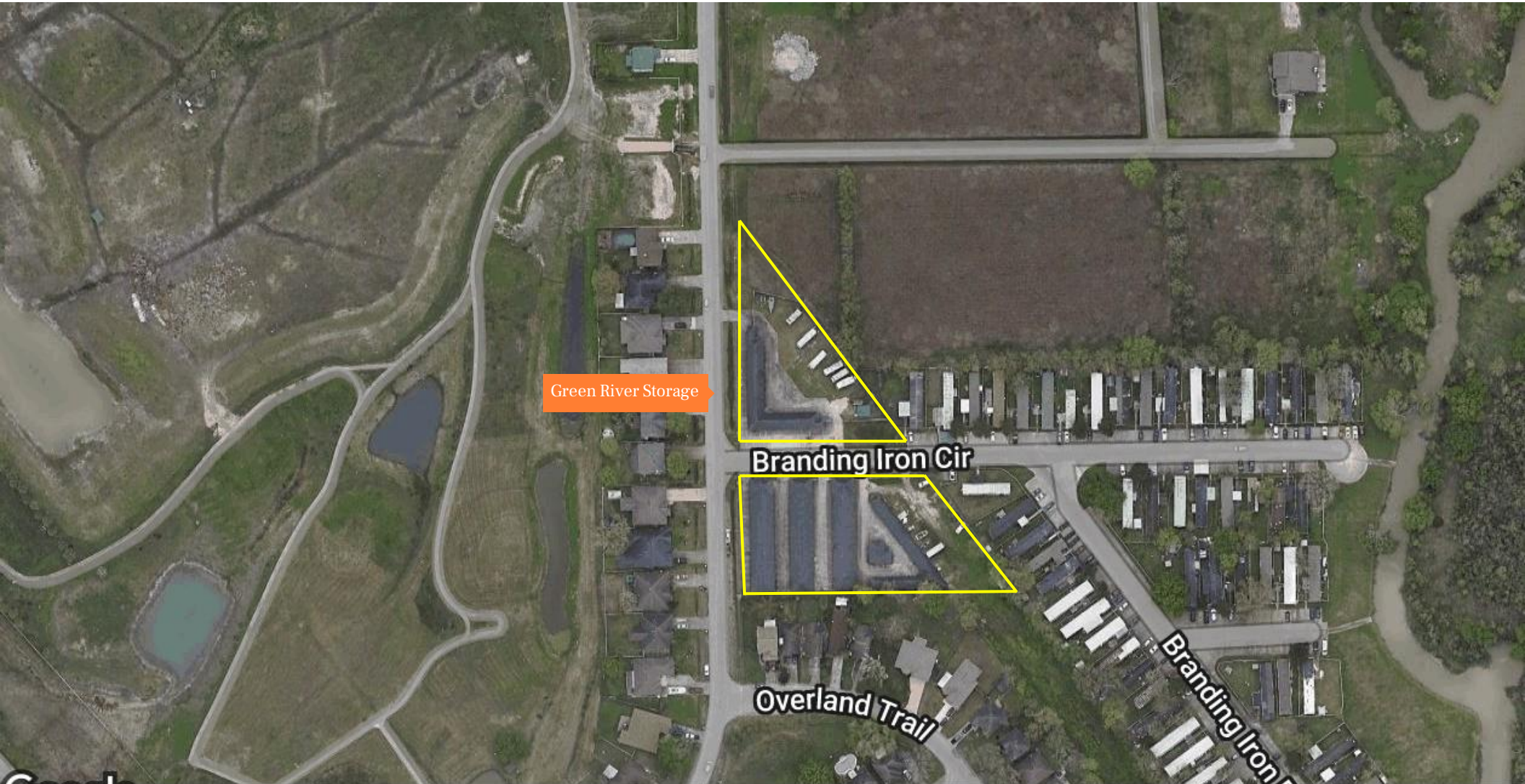


Green River Storage // REGIONAL MAP



LOCAL MAP // **Green River Storage**







SECTION 3

Financial Analysis

UNIT MIX OVERVIEW

OPERATING STATEMENT

OPERATING STATEMENT NOTES

MARCUS & MILLICHAP CAPITAL
CORPORATION CAPABILITIES

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Green River Storage // UNIT MIX OVERVIEW

As of 05/31/2023

	UNITS	OCCUPIED	SIZE	RSF	RATE	GROSS POTENTIAL	RENT / SF	OCCUPIED SQ FT	SQ FT
<u>Climate-Controlled</u>	41	15	10x10	100	\$99	\$4,059	\$0.99	1,500	4,100
	41	15				\$4,059	\$0.99	1,500	4,100
	UNITS	OCCUPIED	SIZE	RSF	RATE	GROSS POTENTIAL	RENT / SF	OCCUPIED SQ FT	SQ FT
<u>Non-Climate Drive Up</u>	67	11	10x10	100	\$77	\$5,159	\$0.77	1,100	6,700
	87	27	10x15	150	\$89	\$7,743	\$0.59	4,050	13,050
	16	11	10x18	180	\$89	\$1,424	\$0.49	1,980	2,880
	170	49				\$14,326	\$0.63	7,130	22,630
	UNITS	OCCUPIED	SIZE	RSF	RATE	GROSS POTENTIAL	RENT / SF	OCCUPIED SQ FT	SQ FT
<u>Uncovered Parking</u>	25	0	18x10	0	\$80	\$2,000		0	0
	25	0				\$2,000		0	0
	UNITS	OCCUPIED	SIZE	RSF	RATE	GROSS POTENTIAL	RENT / SF	OCCUPIED SQ FT	SQ FT
Total	236	64				\$20,385	\$0.76	8,630	26,730

OPERATING STATEMENT // Green River Storage

INCOME	CURRENT			END YEAR-ONE			PRO FORMA		
	\$ / OCC. SF	\$244,620	% EGI	\$ / OCC. SF	\$244,620	% EGI	\$ / OCC. SF	\$244,620	% EGI
GROSS POTENTIAL RENT									
Storage Rental Income ¹	\$0.75	77,420	96.61%	\$0.56	171,234	92.39%	\$0.68	207,927	93.13%
Administrative Fees ²		50			1,443			1,530	
Late, Lien, NSF Fees ³		300			2,569			3,119	
Tenant Insurance Commissions ⁴		0			7,577			8,032	
Truck Rental Profit		307			325			345	
Other Income		2,060			2,184			2,315	
EFFECTIVE GROSS INCOME	% GPR	\$80,137		% GPR	\$185,332		% GPR	\$223,267	
Economic Vacancy	68.35%	(167,200)		30.00%	(73,386)		15.00%	(36,693)	
EXPENSES	% EGI	CURRENT	\$ / SF	% EGI	END YEAR-ONE	\$ / SF	% EGI	PRO FORMA	\$ / SF
Bank & Credit Card Fees ⁵	0.85%	679	0.03	1.75%	3,243	0.12	1.75%	3,907	0.15
Office & Administrative ⁶		158	0.01		1,689	0.06		1,740	0.07
Contract Services (Fire, Security & Grounds) ⁷		615	0.02		3,520	0.13		3,626	0.14
Miscellaneous ⁸		0	0.00		500	0.02		515	0.02
Utilities & Trash		3,968	0.15		3,968	0.15		4,087	0.15
Telephone & Internet		1,672	0.06		1,672	0.06		1,722	0.06
Marketing & Promotion		4,247	0.16		4,247	0.16		4,374	0.16
Repairs & Maintenance ⁹		175	0.01		5,346	0.20		5,346	0.20
Property Insurance ¹⁰		14,166	0.53		45,000	1.68		46,350	1.73
Management ¹¹		2,369	0.09		15,000	0.56		15,450	0.58
Property Taxes ¹²		16,743	0.63		20,041	0.75		20,041	0.75
TOTAL EXPENSES		\$44,792	\$1.68		\$104,227	\$3.90		\$107,158	\$4.01
Expenses % EGI	55.89%			56.24%			48.00%		
NET OPERATING INCOME		\$35,345			\$81,105			\$116,109	
(Debt Service)		(63,398)			(63,398)			(63,398)	
NET CASH FLOW AFTER DEBT SERVICE		(\$28,053)			\$17,707			\$52,711	

Green River Storage // OPERATING STATEMENT NOTES

Current Effective Gross Income represents seller's actual June 2022 – May 2023 collections, annualized

Except whereas otherwise notated, Year One (Broker-Adjusted) Effective Gross Income represents seller's actual June 2022 – May 2023 annualized collections:

1. Storage Rental Income represents current Gross Potential Rent at 85% Economic Occupancy.
2. Administrative Fees assumes a \$12 fee for all tenants and 5% monthly turnover of climate-controlled self-storage units at 95% physical occupancy.
3. Late, Lien, NSF Fees assumes a 1.50% increase from Current.
4. Tenant Insurance assumes 50% penetration of all units with a \$9 monthly premium and a 70% commission structure to owner.

Except whereas otherwise notated, Year One expenses represent seller's actual June 2022 – May 2023 expenses annualized:

5. Bank & Credit Card Fees represent the industry standard 1.75% of EGI.
6. Office & Administrative have been adjusted upward to reflect industry standard.
7. Contract Services have been adjusted upward to reflect industry standard.
8. Miscellaneous has been included to reflect industry standard.
9. Repairs & Maintenance has been calculated at \$0.20 per rentable-square foot.
10. Property Insurance has been adjusted to market standards for coastal properties. The estimate includes general liability, windstorm, and flood policies.
11. Management has been adjusted upward to reflect industry standard.
12. Property Taxes has been adjusted upward to reflect a sale: 2022 Galveston Co. Appraised value: \$552K. Tax rate: 2.18.

Marcus & Millichap Capital Corporation (MMCC) is a subsidiary of Marcus & Millichap (NYSE: MMI), a leading commercial real estate investment services firm with offices throughout the United States and Canada. **As the capital markets arm of the largest commercial real estate brokerage firm in the U.S., we source and structure financing for a wide variety of self-storage properties across the nation.**

Whether for acquisitions, development or recapitalizations, appropriate debt structuring is critical for not only favorable returns but to also prevent over-leveraging and create flexibility to respond to market trends. Customized structures are necessary to align the unique aspects of a transaction with the client's investment objectives. MMCC coordinates all the pieces in the capital stack for a seamless transaction maximizing the certainty of execution. **Ultimately, our Debt Placement capabilities drive lenders to work in partnership with our self-storage clients to achieve a balanced capital stack that results in favorable leverage levels, loan pricing, terms and options.**



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SECTION 4

Rent Comparables

RENT COMPS MAP

RENT COMPS SUMMARY

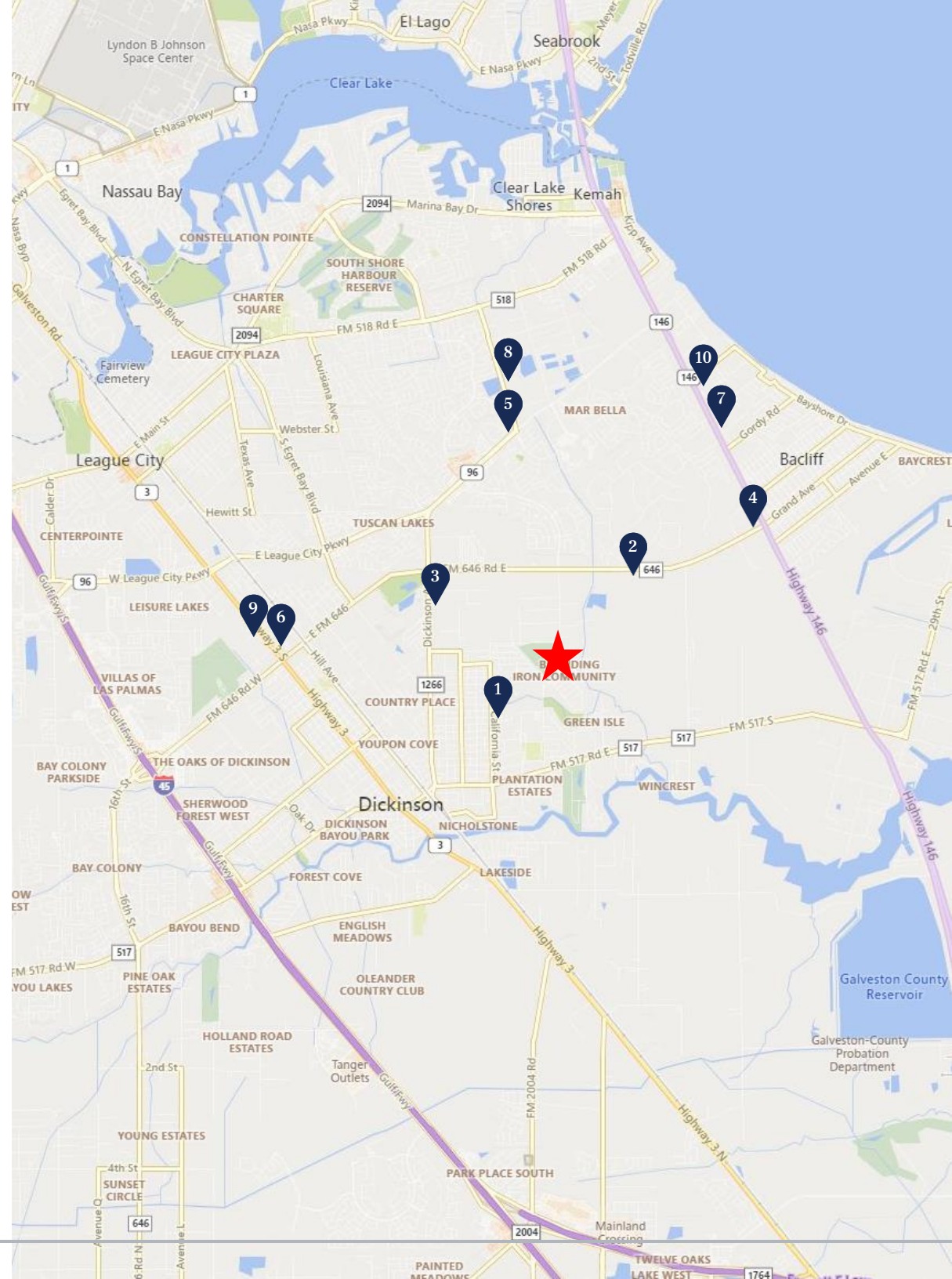
RENTAL RATE COMPARISON

RENT COMPS








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RENT COMPS MAP

-  Green River Storage
-  1 California Storage
-  2 Blue Sky Self Storage
-  3 All American Self Storage
-  4 Simply Self Storage
-  5 Public Storage
-  6 Big 7 Mini Storage
-  7 Iron Storage
-  8 FM 1266 Storage
-  9 Storage King USA
-  10 Go Store It



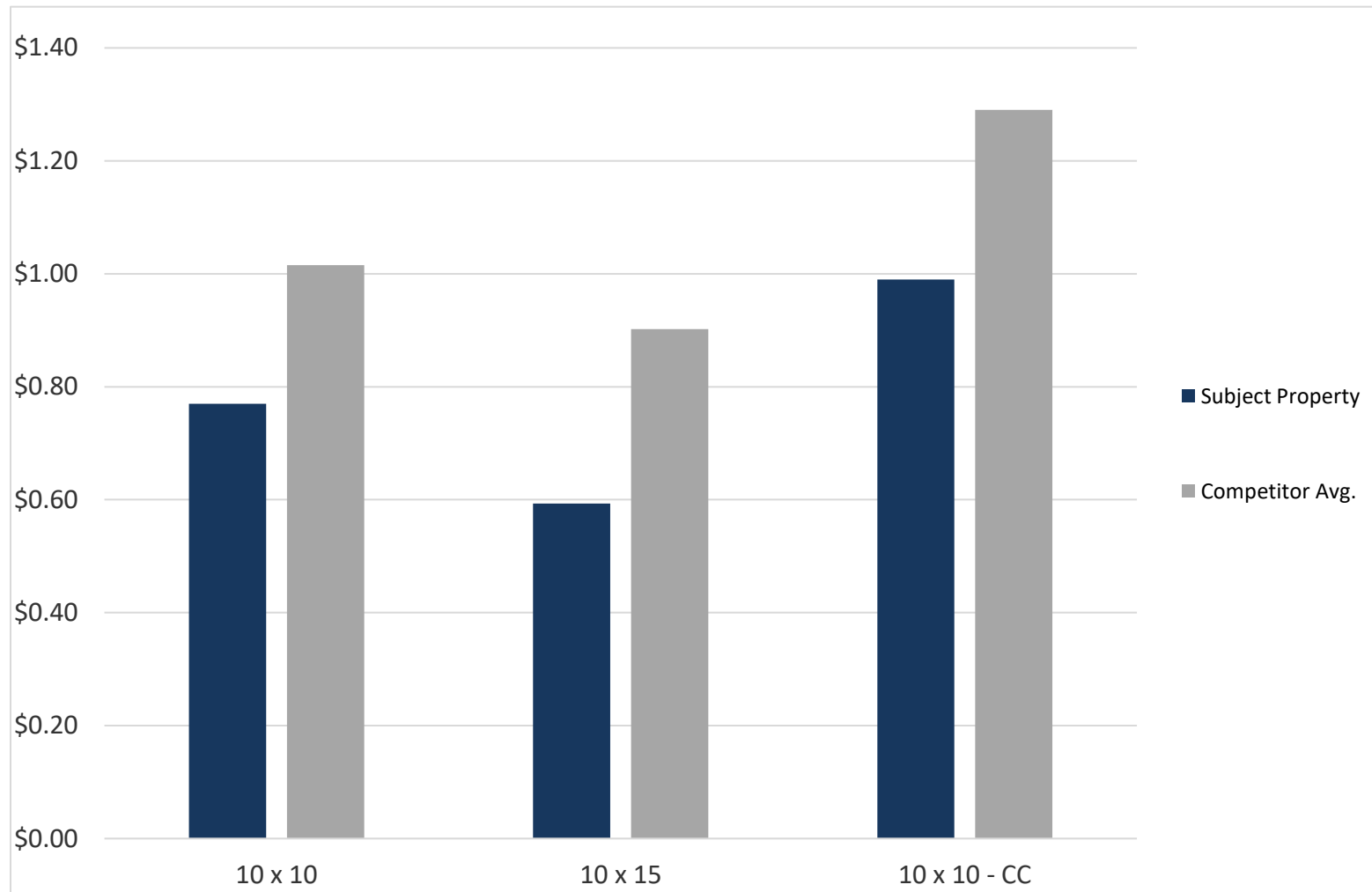
Green River Storage // RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENTABLE SF
	Green River Storage 2305 Caroline Street Dickinson, TX 77539	26,730 SF
	RENT COMPARABLES	RENTABLE SF
	California Storage 2911 California Avenue Dickinson, TX 77539	23,060 SF
	Blue Sky Self Storage 4600 Farm-to-Market 646 Dickinson, TX 77539	105,600 SF
	All American Self Storage 1515 Dickinson Avenue Dickinson, TX 77539	25,922 SF
	Simply Self Storage 5741 Farm-to-Market 646 Dickinson, TX 77539	112,244 SF
	Public Storage 3730 Columbia Memorial Parkway League City, TX 77573	94,804 SF
	Big 7 Mini Storage 1350 Highway 3 South Dickinson, TX 77539	39,180 SF

RENT COMPS SUMMARY // Green River Storage

	RENT COMPARABLES	RENTABLE SF
7	Iron Storage 906 Reppert Street Bacliff, TX 77518	17,180 SF
8	FM 1266 Storage 2607 Columbia Memorial Parkway Kemah, TX 77565	7,085 SF
9	Storage King USA 2615 State Highway 3 League City, TX 77573	45,195 SF
10	Go Store It 2919 North Highway 146 La Porte, TX 77571	103,138 SF
	AVERAGES	57,341 SF

Green River Storage // RENTAL RATE COMPARISON



RENT COMPS // Green River Storage



Green River Storage
2305 Caroline Street Dickinson, TX 77539



236 Units



32.29% Total Occupancy



Year Built 1996 - 1999



PROPERTY INFORMATION

Lot Size: 2.01 Acres

Rentable SF: 26,730 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 10 x 10	100 SF	\$77	\$0.77
Non-CC 10 x 15	150 SF	\$89	\$0.59
CC 10 x 10	100 SF	\$99	\$0.99



California Storage
2911 California Avenue Dickinson, TX 77539



Year Built 1982



Distance from subject property: 0.78 mi.

PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 23,060 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 10 x 10	100 SF	No Answer	No Answer
Non-CC 10 x 15	150 SF	No Answer	No Answer
CC 10 x 10	100 SF	No Answer	No Answer

2 Blue Sky Self Storage
 4600 Farm-To-Market 646 Dickinson, TX 77539

 Year Built 2001



Distance from subject property: 1.15 mi.

PROPERTY INFORMATION

Year Renovated: N/A Rentable SF: 105,600 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 10 x 10	100 SF	\$76	\$0.76
Non-CC 10 x 15	150 SF	\$138	\$0.92
CC 10 x 10	100 SF	N/A	N/A

3 All American Self Storage
 1515 Dickinson Avenue Dickinson, TX 77539

 Year Built 2007



Distance from subject property: 1.31 mi.

PROPERTY INFORMATION

Year Renovated: N/A Rentable SF: 25,922 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 10 x 10	100 SF	\$89	\$0.89
Non-CC 10 x 15	150 SF	\$119	\$0.79
CC 10 x 10	100 SF	N/A	N/A

RENT COMPS // Green River Storage

4 **Simply Self Storage**
5741 Farm-to-Market 646 Dickinson, TX 77539

 Year Built 1996



Distance from subject property: 2.19 mi.

PROPERTY INFORMATION

Year Renovated: 2004

Rentable SF: 112,244 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 10 x 10	100 SF	\$112	\$1.12
Non-CC 10 x 15	150 SF	N/A	N/A
CC 10 x 10	100 SF	\$155	\$1.55

5 **Public Storage**
3730 Columbia Memorial Parkway League City, TX 77573

 Year Built 2009



Distance from subject property: 2.32 mi.

PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 94,804 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 10 x 10	100 SF	\$112	\$1.12
Non-CC 10 x 15	150 SF	\$141	\$0.94
CC 10 x 10	100 SF	\$126	\$1.26

6 **Big 7 Mini Storage**
1350 Highway 3 South Dickinson, TX 77539

 Year Built 1982



Distance from subject property: 2.63 mi.

PROPERTY INFORMATION

Year Renovated: N/A Rentable SF: 39,180 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 10 x 10	100 SF	\$100	\$1.00
Non-CC 10 x 15	150 SF	\$140	\$0.93
CC 10 x 10	100 SF	\$130	\$1.30

7 **Iron Storage**
906 Reppert Street Bacliff, TX 77518

 Year Built 1999



Distance from subject property: 2.65 mi.

PROPERTY INFORMATION

Year Renovated: N/A Rentable SF: 17,180 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 10 x 10	100 SF	\$89	\$0.89
Non-CC 10 x 15	150 SF	\$99	\$0.66
CC 10 x 10	100 SF	N/A	N/A

RENT COMPS // Green River Storage

8 **FM 1266 Storage**
2607 Columbia Memorial Parkway Kemah, TX 77565

 Year Built 1993



Distance from subject property: 2.66 mi.

PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 7,085 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 10 x 10	100 SF	\$85	\$0.85
Non-CC 10 x 15	150 SF	\$115	\$0.77
CC 10 x 10	100 SF	N/A	N/A

9 **Storage King USA**
2615 State Highway 3 League City, TX 77573

 Year Built 2017



Distance from subject property: 2.83 mi.

PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 45,195 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 10 x 10	100 SF	N/A	N/A
Non-CC 10 x 15	150 SF	N/A	N/A
CC 10 x 10	100 SF	\$125	\$1.25

10 Go Store It
 2919 North Highway 146 Bacliff, TX 77518

 Year Built 2014



Distance from subject property: 2.89 mi.

PROPERTY INFORMATION

Year Renovated: 2015 Rentable SF: 103,138 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 10 x 10	100 SF	\$149	\$1.49
Non-CC 10 x 15	150 SF	\$195	\$1.30
CC 10 x 10	100 SF	\$109	\$1.09



SECTION 5

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

TRAFFIC COUNT MAP

Marcus & Millichap

HOUSTON

As the fifth-most populous metro area in the United States, Houston houses more than 7.3 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.

METRO HIGHLIGHTS



CORPORATE GROWTH

Houston is a top destination for corporate relocations, due to its business-friendly environment. More than 20 Fortune 500 companies are headquartered in the metro.



HIGHER EDUCATION

Over 40 post-secondary educational institutions are in the metro. Roughly 32 percent of citizens ages 25 and older have a bachelor's degree, with 11 percent also holding a graduate or professional degree.



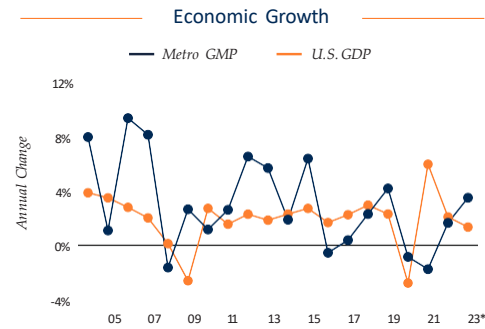
LOW COST-OF-LIVING, DOING BUSINESS

Houston has a lower cost-of-living than many major metros, no state income tax and a median home price below the national level.



ECONOMY

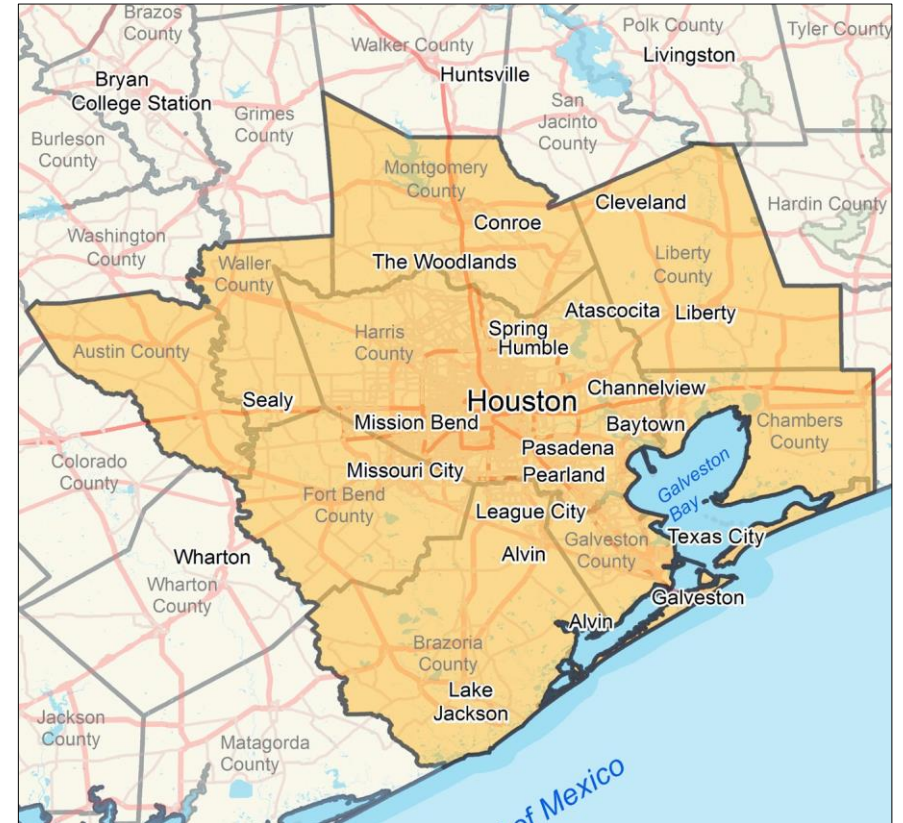
- The economy is diversifying to include biotechnology, distribution, nanotechnology and logistics. The metro remains the center of energy production.
- Local product manufacturing is a large segment of the economy and includes paper, electrical and electronic machinery, iron, steel and petrochemicals.
- Health care is gaining economic prominence. Specialized medical education and training institutions boost the economy and supply a growing hospital system.
- The Port of Houston is one of the country's busiest for exports, supplying thousands of jobs and generating billions of dollars in revenue.



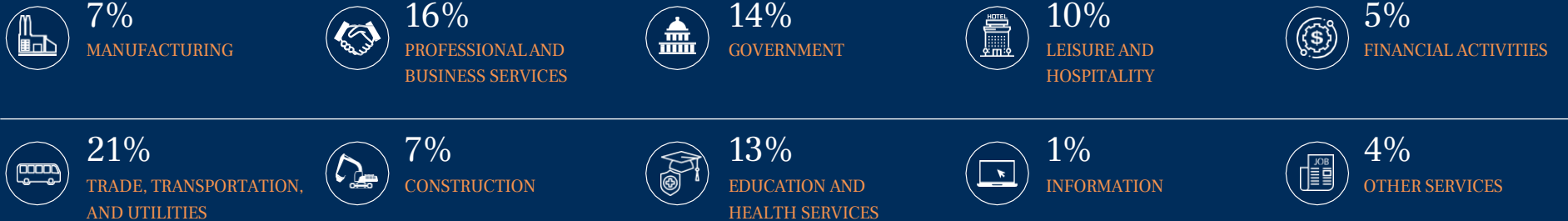
* Estimate, ** Forecast

MAJOR AREA EMPLOYERS

- Memorial Hermann Health System
- H-E-B
- The Kroger Co.
- Exxon Mobil Corp.
- Shell Oil Co.
- Houston Methodist Hospital
- United Airlines
- Walmart
- CHI St. Luke's Health
- Schlumberger



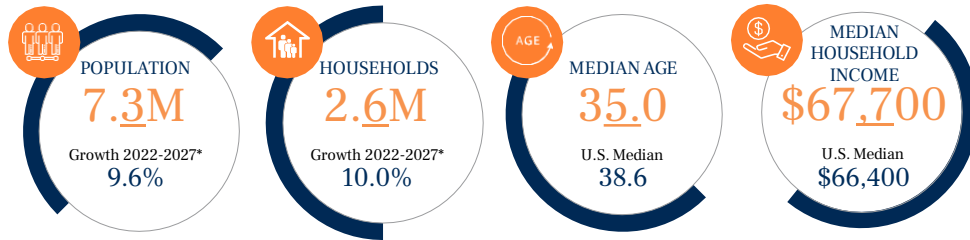
SHARE OF 2022 TOTAL EMPLOYMENT



MARKET OVERVIEW // Green River Storage

DEMOGRAPHICS

- The Houston metro is expected to add 700,800 people through 2027, translating to the formation of roughly 260,000 households, generating demand for housing.
- The homeownership rate of 61 percent trails the national rate of 64 percent. The median home price of roughly \$341,000 is \$44,000 below the U.S. average.
- The metro's median household income exceeds \$67,700, surpassing the national rate by roughly \$1,300.



2022 POPULATION BY AGE



QUALITY OF LIFE

The metropolitan area's favorable location and climate translates to an abundance of outdoor activities. More than a dozen state parks and recreation areas lie within a short drive of Houston's city limits, as well as more than 500 local parks and open spaces, various cultural venues and museums. Johnson Space Center is a popular tourist and educational destination. The metropolitan area is also known internationally for its medical community and is home to Texas Medical Center, the largest of its kind in the world. Houston hosts four professional sports teams: the Houston Texans, the Houston Astros, the Houston Rockets and the Houston Dynamo.

SPORTS

- Baseball | [MLB](#) | HOUSTON ASTROS
- Football | [NFL](#) | HOUSTON TEXANS
- Basketball | [NBA](#) | HOUSTON ROCKETS
- Soccer | [MLS](#) | HOUSTON DYNAMO

EDUCATION

- UNIVERSITY OF HOUSTON
- RICE UNIVERSITY
- TEXAS STATE UNIVERSITY
- HOUSTON COMMUNITY COLLEGE

ARTS & ENTERTAINMENT

- CHILDREN'S MUSEUM OF HOUSTON
- THE MUSEUM OF FINE ARTS, HOUSTON
- LAWNDALE ART CENTER
- SPACE CENTER HOUSTON

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

Green River Storage // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	6,734	56,913	125,999
2022 Estimate			
Total Population	6,458	50,100	113,520
2010 Census			
Total Population	5,838	36,698	88,146
2000 Census			
Total Population	4,023	25,440	60,888
Daytime Population			
2022 Estimate	8,024	36,618	91,139
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	2,338	19,948	46,589
2022 Estimate			
Total Households	2,236	17,586	41,882
Average (Mean) Household Size	2.9	2.8	2.7
2010 Census			
Total Households	1,982	12,799	32,147
2000 Census			
Total Households	1,363	8,825	22,084

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$250,000 or More	1.7%	4.8%	6.2%
\$200,000-\$249,999	3.9%	4.5%	4.5%
\$150,000-\$199,999	2.2%	8.2%	9.9%
\$125,000-\$149,999	7.7%	7.8%	8.8%
\$100,000-\$124,999	10.5%	13.1%	13.1%
\$75,000-\$99,999	13.6%	13.3%	13.4%
\$50,000-\$74,999	18.7%	15.9%	16.3%
\$35,000-\$49,999	11.7%	9.2%	8.5%
\$25,000-\$34,999	10.3%	7.2%	6.2%
\$15,000-\$24,999	10.8%	9.1%	7.6%
Under \$15,000	9.0%	6.9%	5.6%
Average Household Income	\$77,990	\$103,980	\$114,319
Median Household Income	\$59,624	\$77,805	\$85,357
Per Capita Income	\$27,005	\$36,534	\$42,250

DEMOGRAPHICS // Green River Storage

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate	6,458	50,100	113,520
0 to 4 Years	7.8%	7.6%	6.8%
5 to 14 Years	16.9%	16.4%	14.9%
15 to 17 Years	4.5%	4.4%	4.3%
18 to 19 Years	2.5%	2.4%	2.4%
20 to 24 Years	6.0%	5.5%	5.4%
25 to 29 Years	8.2%	6.9%	6.9%
30 to 34 Years	8.6%	7.8%	7.5%
35 to 39 Years	8.2%	8.2%	7.8%
40 to 49 Years	12.5%	13.4%	13.5%
50 to 59 Years	9.8%	11.1%	12.2%
60 to 64 Years	4.7%	5.2%	5.8%
65 to 69 Years	4.1%	4.3%	4.8%
70 to 74 Years	3.0%	3.1%	3.5%
75 to 79 Years	1.7%	1.9%	2.1%
80 to 84 Years	0.9%	1.1%	1.2%
Age 85+	0.7%	0.8%	1.0%
Median Age	32.4	34.4	36.2

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2022 Estimate Population Age 25+	4,026	31,897	75,110
Elementary (0-8)	9.2%	6.6%	4.7%
Some High School (9-11)	9.4%	6.9%	5.5%
High School Graduate (12)	29.1%	26.3%	23.7%
Some College (13-15)	25.2%	23.0%	22.6%
Associate Degree Only	13.5%	10.2%	9.8%
Bachelor's Degree Only	9.7%	17.7%	22.0%
Graduate Degree	4.0%	9.3%	11.8%
HOUSING UNITS			
Occupied Units			
2027 Projection	2,456	20,851	49,084
2022 Estimate	2,348	18,457	44,261
Owner Occupied	1,347	12,473	28,657
Renter Occupied	889	5,113	13,225
Vacant	112	871	2,379
Persons in Units			
2022 Estimate Total Occupied Units	2,236	17,586	41,882
1 Person Units	21.0%	20.7%	23.6%
2 Person Units	28.4%	29.9%	31.9%
3 Person Units	20.2%	18.6%	17.8%
4 Person Units	15.3%	16.6%	14.8%
5 Person Units	8.7%	8.4%	7.3%
6+ Person Units	6.5%	5.8%	4.6%



POPULATION

In 2022, the population in your selected geography is 113,520. The population has changed by 86.4 percent since 2000. It is estimated that the population in your area will be 125,999 five years from now, which represents a change of 11.0 percent from the current year. The current population is 49.1 percent male and 50.9 percent female. The median age of the population in your area is 36.2, compared with the U.S. average, which is 38.6. The population density in your area is 1,447 people per square mile.



HOUSEHOLDS

There are currently 41,882 households in your selected geography. The number of households has changed by 89.6 percent since 2000. It is estimated that the number of households in your area will be 46,589 five years from now, which represents a change of 11.2 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2022, the median household income for your selected geography is \$85,357, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 61.2 percent since 2000. It is estimated that the median household income in your area will be \$97,957 five years from now, which represents a change of 14.8 percent from the current year.

The current year per capita income in your area is \$42,250, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$114,319, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 59,933 people in your selected area were employed. The 2000 Census revealed that 65.1 percent of employees are in white-collar occupations in this geography, and 34.9 percent are in blue-collar occupations. In 2022, unemployment in this area was 5.0 percent. In 2000, the average time traveled to work was 24.8 minutes.



HOUSING

The median housing value in your area was \$234,694 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 15,623 owner-occupied housing units and 6,461 renter-occupied housing units in your area. The median rent at the time was \$547.



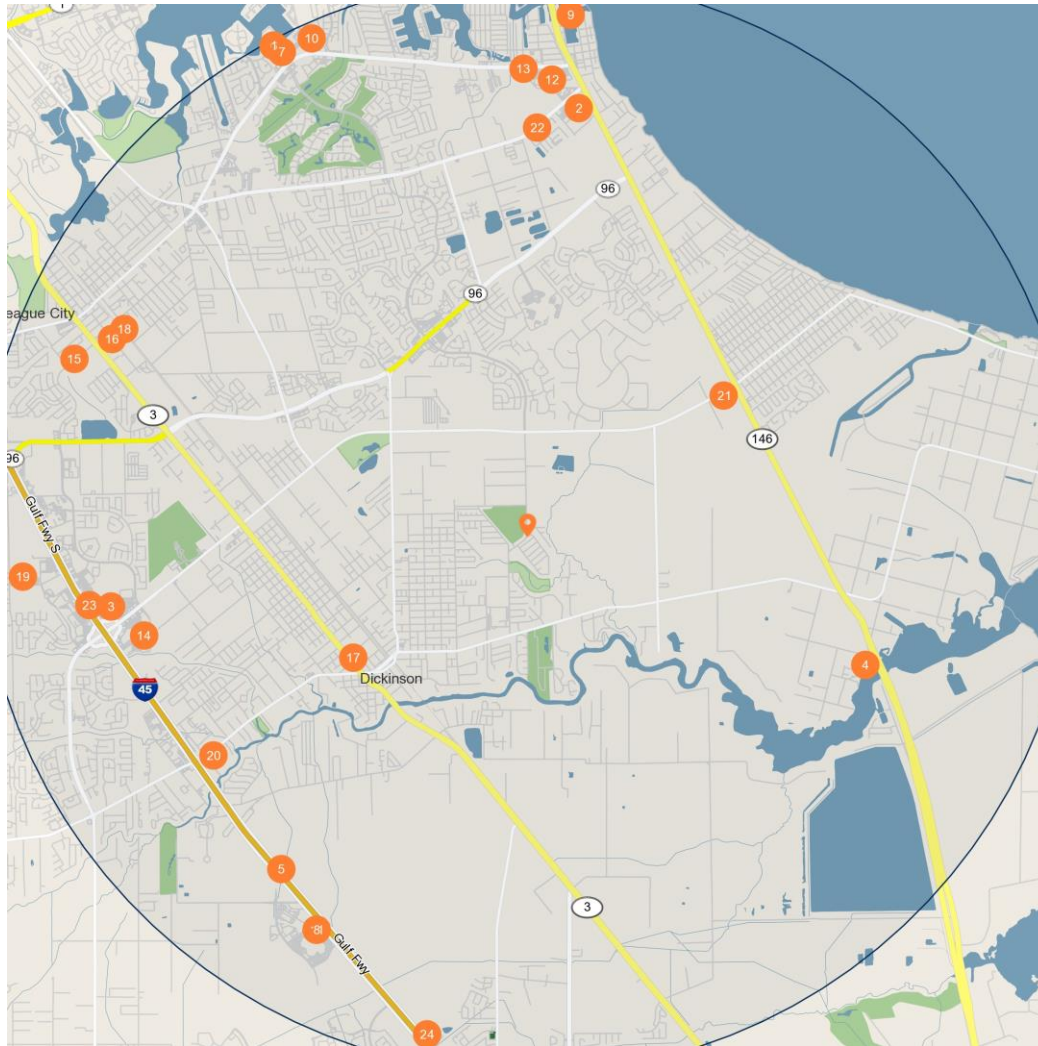
EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. Only 11.8 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 22.0 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

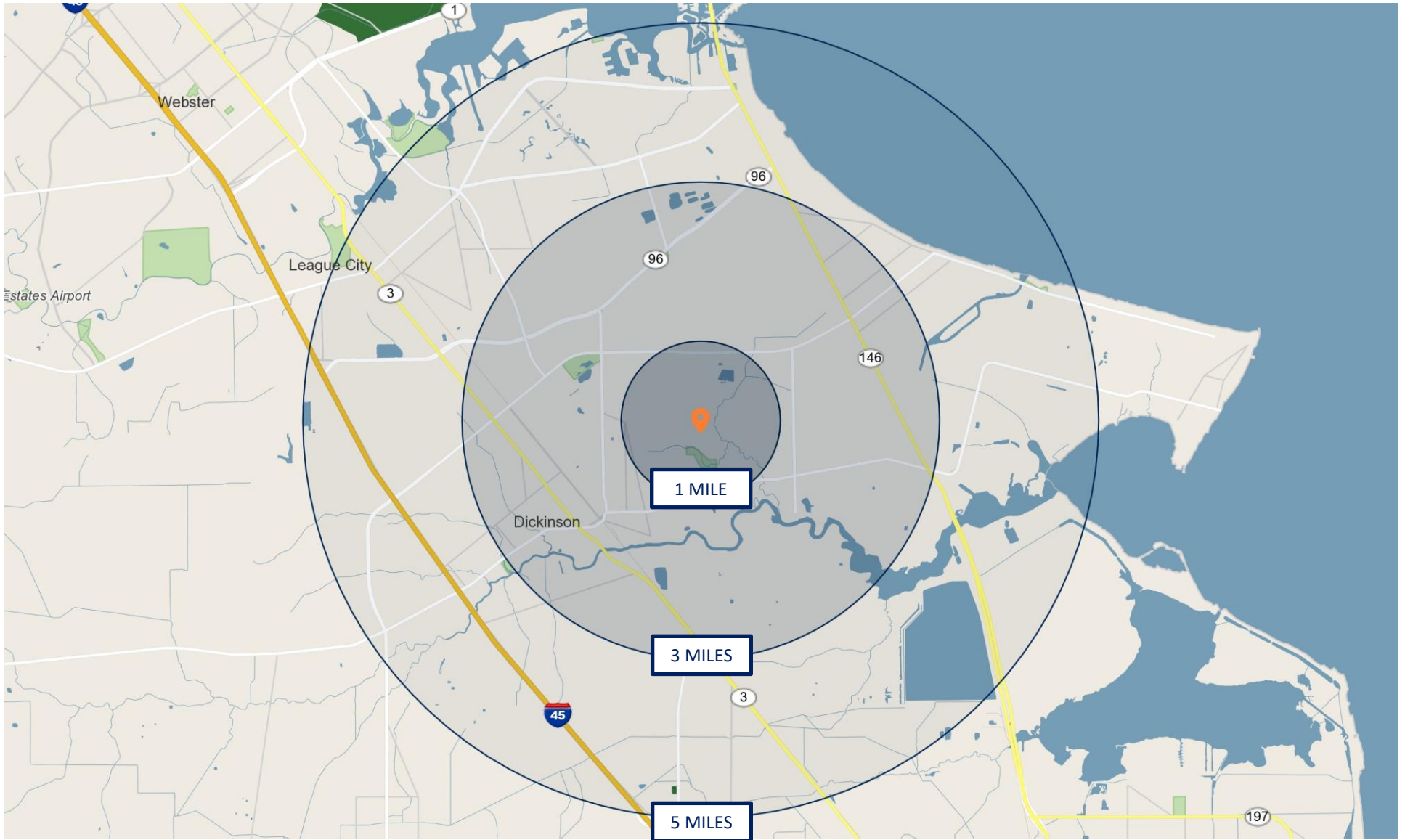
The number of area residents with an associate degree was higher than the nation's at 9.8 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 23.7 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 22.6 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // Green River Storage



Major Employers		Employees
1	Ohmstede Industrial Svcs Inc	850
2	Walmart Inc-Walmart	405
3	Walmart Inc-Walmart	360
4	Hillman Shrimp & Oyster Co	300
5	Buc-Ees Ltd	289
6	Securities Management Research	250
7	Ineos USA LLC-Ineos	243
8	Columbia Sportswear Company	225
9	Joes Crab Shack - Texas Inc-Joes Crab Shack	200
10	Harbourview Care Center	198
11	Haggar Clothing Co	185
12	Target Stores Inc-Target	180
13	Home Depot USA Inc-Home Depot The	180
14	Target Stores Inc-Target	177
15	City of League City-League City Police Dept	164
16	C2c Technical Services LLC	160
17	Zions Bancorporation Nat Assn-Amegy Bank	154
18	American Janitorial Svcs Ltd	150
19	Big Lgue Dreams Consulting LLC	142
20	Diocese of Glvstn-Hston Edcatn-True Cross Catholic School	141
21	Harsco Services Group LLC-H S G	140
22	Ulta Beauty Inc	139
23	Goodwill Industries Houston-Goodwill Industries	138
24	Demontrond Autocounty Inc-Genesis	132
25	H E Butt Grocery Company	131



TRAFFIC COUNT MAP // Green River Storage



TRAFFIC COUNT

YEAR	COUNT
2022	3,787

3,787 (2022)

Green River Storage

Branding Iron Cir

Overland Trail

Branding Iron Dr



EXCLUSIVELY LISTED BY

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