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## REALTY & INVESTMENTS

# Houston CBSA Location Aerial Chart
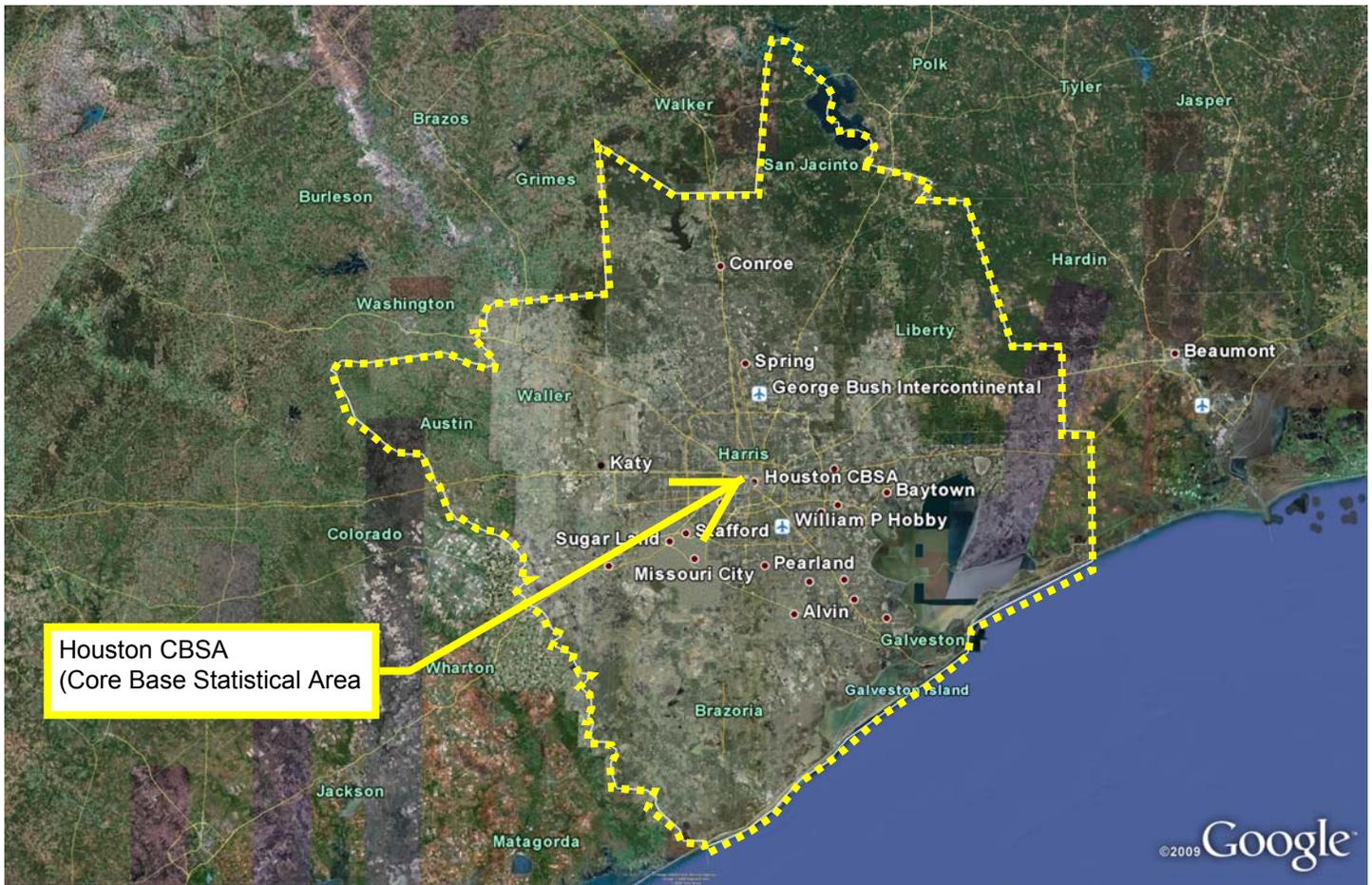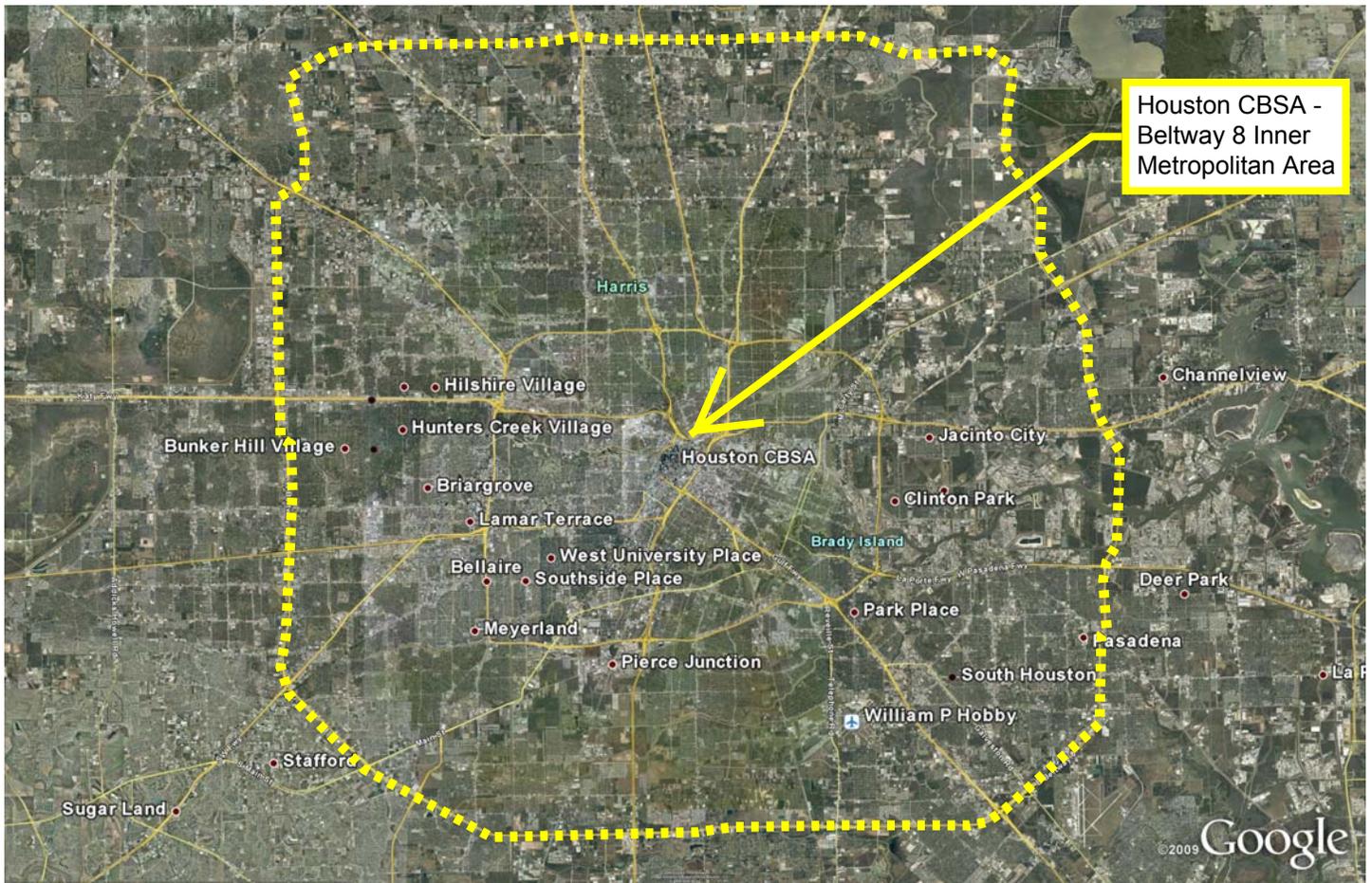## Prep'd by James T. Saint, CCIM - Halo Realty & Investments Corp

Houston CBSA Location
(Core Based Statistical Area)

CBSA: Houston-Sugar Land-Baytown,
TX Metropolitan Statistical Area



Houston CBSA
(Core Base Statistical Area

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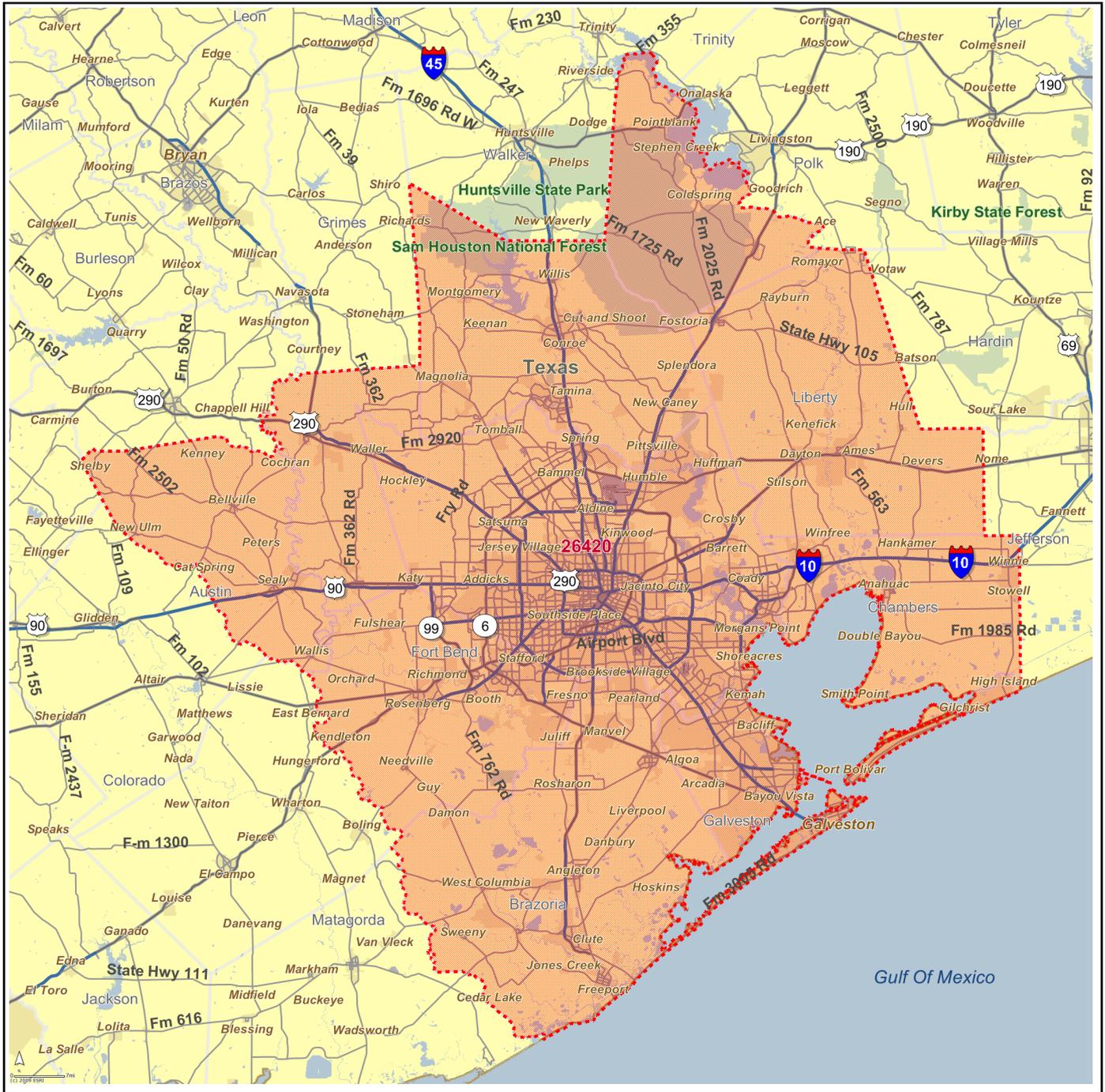REALTY & INVESTMENTS

Houston CBSA Location
(Core Based Statistical Area)

CBSA: Houston-Sugar Land-Baytown,
TX Metropolitan Statistical Area



Houston CBSA -
Beltway 8 Inner
Metropolitan Area

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# HALO
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Houston Industrial

**Site Map**

July 6, 2009

# Houston CBSA - (Core Based Statistical Area)

**CBSA: Houston-Sugar Land-Baytown, TX Metropolitan Statistical Area**
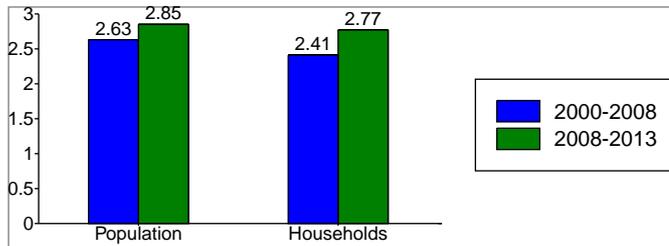
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**CBSA: Houston-Sugar Land-Baytown, TX Metropolitan Statistical Area**

## Population and Households

The size of the market area, measured by population and households, has changed from 2000 through the forecast year as follows:

| Year | Population | Households |
|------|-----------|------------|
| 2000 | 4,715,407 | 1,656,799 |
| 2008 | 5,843,450 | 2,017,013 |
| 2013 | 6,725,466 | 2,312,148 |

The difference between change in population and change in households is a result of two factors—the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 74,143 in 2000, or 1.6 percent of the total population. Average household size is 2.86 in 2008, compared to 2.80 in the year 2000.
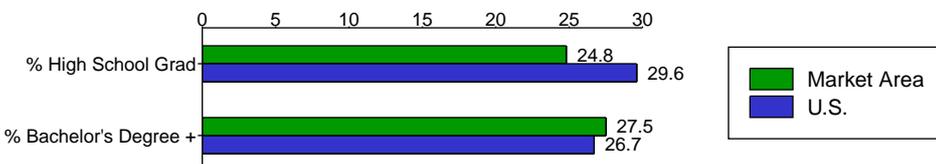


## Population by Age

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 32.0, compared to 33.3 years currently. By age group, the changes in the percent distribution of the market area population show the following:
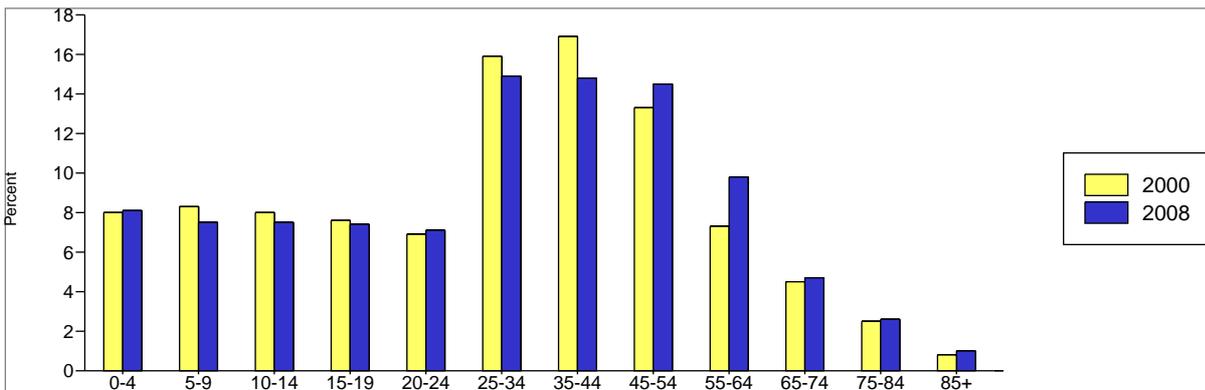


## Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area can be summarized:



**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

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**Page 1 of 3**

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## Population by Race/Ethnicity

Currently, the racial composition of the population in the market area breaks down as follows:
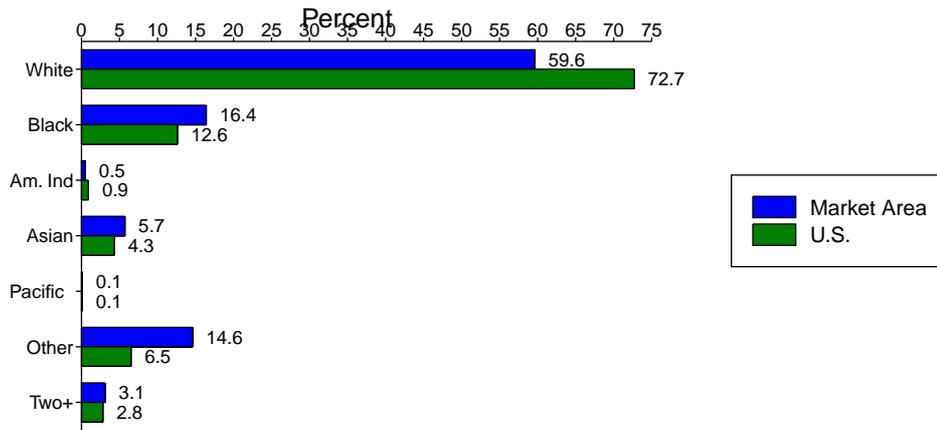


Persons of Hispanic origin represent 33.9 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 78.7 in the identified market area, compared to 59.3 in the U.S. population.

## Population by Employment

In 2000, 65.4 percent of the population aged 16 years or older in the market area participated in the labor force; 0.1 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:

| Year | %Employed | %Unemployed |
|------|-----------|-------------|
| 2008 | 93.4 | 6.6 |
| 2013 | 93.6 | 6.4 |
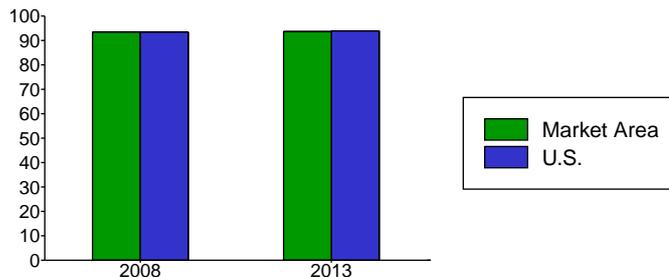


And by occupational status:
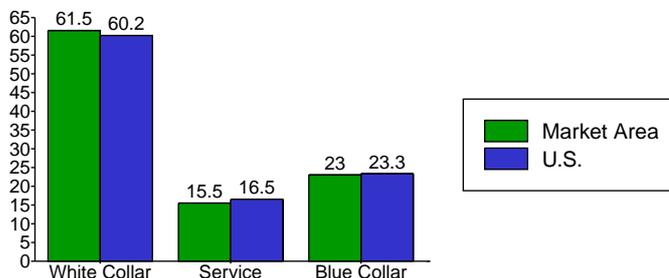


In 2000, 77.0 percent of the market area population drove alone to work, and 2.5 percent worked at home. The average travel time to work in 2000 was 28.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

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### Income

The change in three summary measures of income—median and average household income and per capita income—are shown below from 1990 through 2013:



### Housing

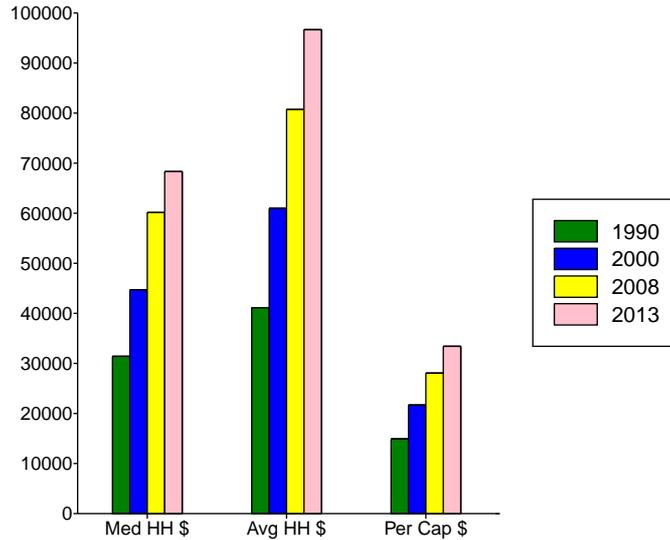Currently, 59.1 percent of the 2,207,207 housing units in the market area are owner occupied; 32.3 percent, renter occupied; and 8.6 percent are vacant. In 2000, there were 1,799,627 housing units— 56.1 percent owner occupied, 36.0 percent renter occupied and 7.9 percent vacant. The annual rate of change in housing units since 2000 is 2.51 percent. Median home value in the market area is $122,682, compared to a median home value of $192,285 for the U.S. In five years, median home value is projected to change by 1.78 percent annually to $133,981. From 2000 to the current year, median home value changed by 4.49 percent annually.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

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**Page 3 of 3**

| | |
|---|---|
| 2000 - 2008 Population Annual Rate | 2.63% |
| 2008 - 2013 Population Annual Rate | 2.85% |

## Total Population



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI converted 1990 Census data into 2000 geography. ESRI forecasts for 2008 and 2013.

**CBSA: Houston-Sugar Land-Baytown, TX Metropolitan Statistical Area**

**2000 Population by Sex**
| | |
|---|---|
| Males | 49.8% |
| Females | 50.2% |

**2008 Population by Sex**
| | |
|---|---|
| Males | 49.6% |
| Females | 50.4% |

**2013 Population by Sex**
| | |
|---|---|
| Males | 49.6% |
| Females | 50.4% |

## 2008 Population by Race
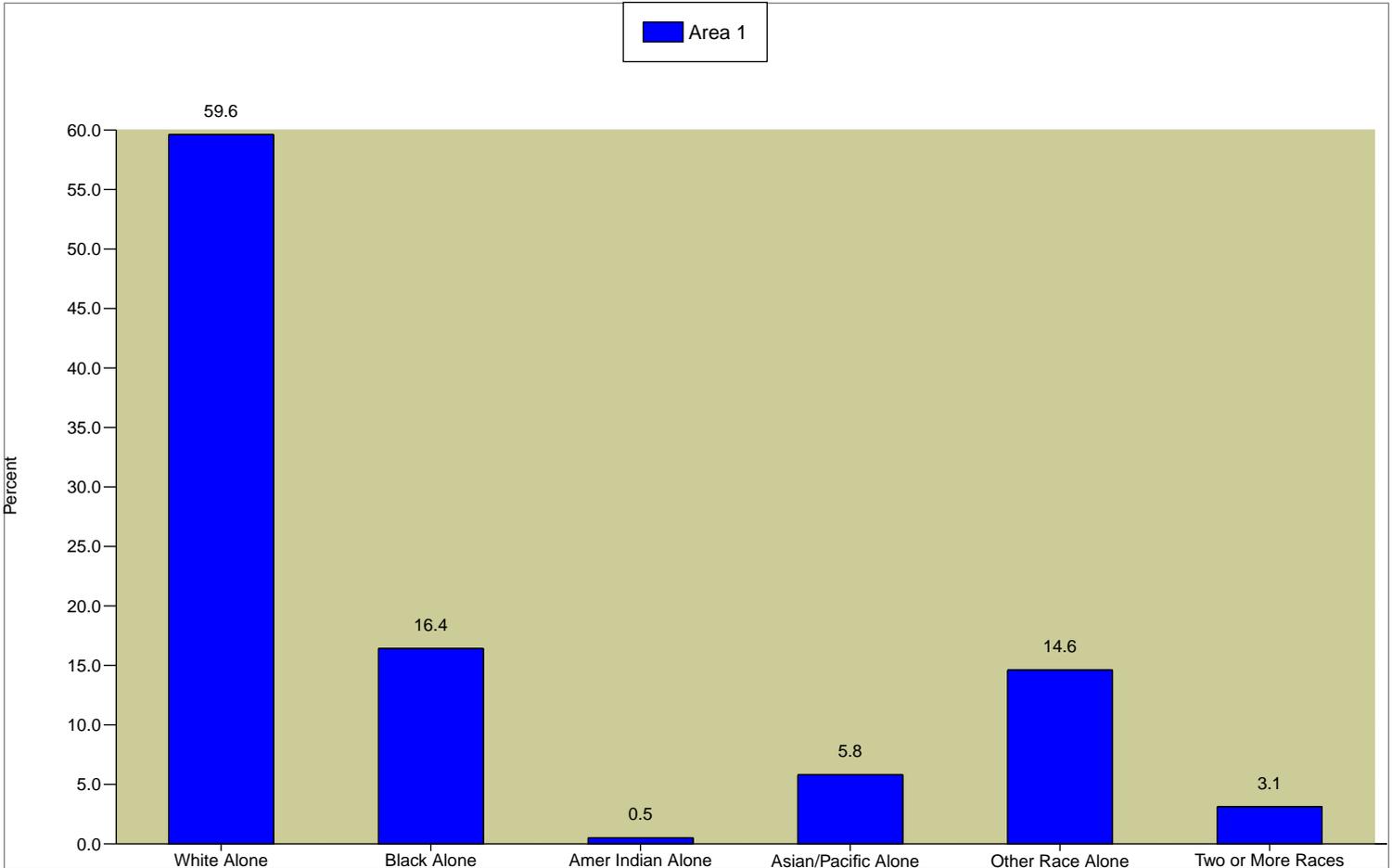


| Race | Percent |
|---|---|
| White Alone | 59.6 |
| Black Alone | 16.4 |
| Amer Indian Alone | 0.5 |
| Asian/Pacific Alone | 5.8 |
| Other Race Alone | 14.6 |
| Two or More Races | 3.1 |

| | |
|---|---|
| 2008 Hispanic Origin | 33.9% |

**2008 Population 25+ by Educational Attainment**
| | |
|---|---|
| Total | 3,649,032 |
| Less than 9th Grade | 10.3% |
| 9th - 12th Grade, No Diploma | 11.1% |
| High School Graduate | 24.8% |
| Some College, No Degree | 20.5% |
| Associate Degree | 5.8% |
| Bachelor's Degree | 18.4% |
| Graduate/Professional Degree | 9.1% |

**Data Note:  Persons of Hispanic Origin may be of any race.**

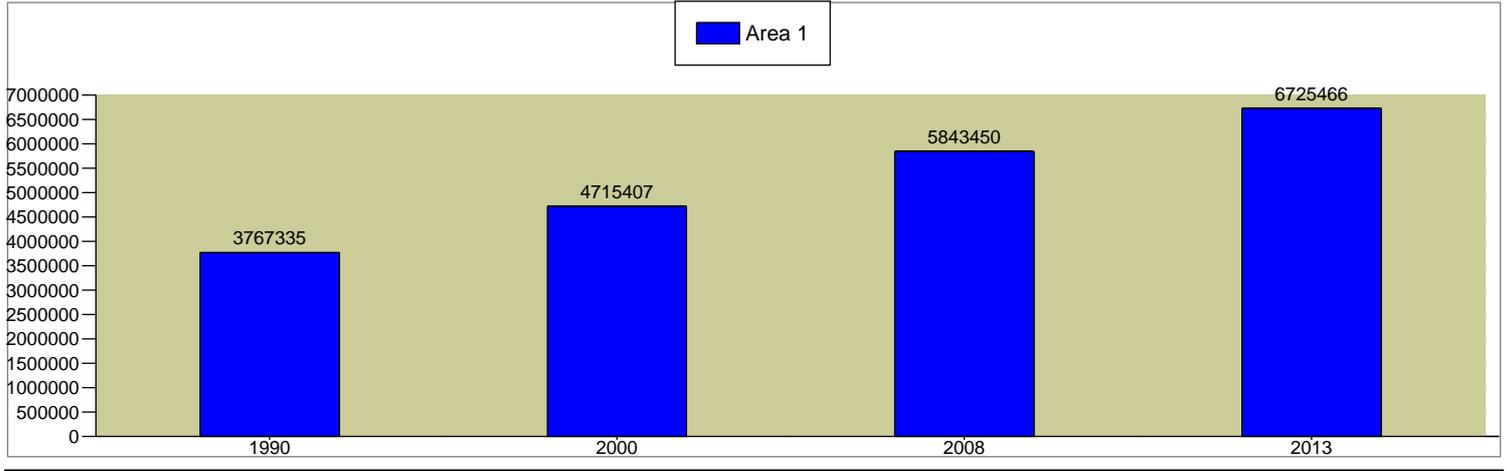**Source:  U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.**

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Page 2 of 9

**CBSA: Houston-Sugar Land-Baytown, TX Metropolitan Statistical Area**

## 2000 Population by Age

| | |
|---|---|
| Total | 4,715,407 |
| 0 - 4 | 8.0% |
| 5 - 9 | 8.3% |
| 10 - 14 | 8.0% |
| 15 - 19 | 7.6% |
| 20 - 24 | 6.9% |
| 25 - 34 | 15.9% |
| 35 - 44 | 16.9% |
| 45 - 54 | 13.3% |
| 55 - 64 | 7.3% |
| 65 - 74 | 4.5% |
| 75 - 84 | 2.5% |
| 85+ | 0.8% |

## 2008 Population by Age

| | |
|---|---|
| Total | 5,843,450 |
| 0 - 4 | 8.1% |
| 5 - 9 | 7.5% |
| 10 - 14 | 7.5% |
| 15 - 19 | 7.4% |
| 20 - 24 | 7.1% |
| 25 - 34 | 14.9% |
| 35 - 44 | 14.8% |
| 45 - 54 | 14.5% |
| 55 - 64 | 9.8% |
| 65 - 74 | 4.7% |
| 75 - 84 | 2.6% |
| 85+ | 1.0% |

## 2013 Population by Age

| | |
|---|---|
| Total | 6,725,466 |
| 0 - 4 | 8.1% |
| 5 - 9 | 7.4% |
| 10 - 14 | 7.2% |
| 15 - 19 | 7.1% |
| 20 - 24 | 7.2% |
| 25 - 34 | 14.8% |
| 35 - 44 | 13.7% |
| 45 - 54 | 14.3% |
| 55 - 64 | 11.1% |
| 65 - 74 | 5.4% |
| 75 - 84 | 2.6% |
| 85+ | 1.1% |

## Median Age

| | |
|---|---|
| 2000 | 32.0 |
| 2008 | 33.3 |
| 2013 | 33.8 |

**Source:  U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.**

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Page 3 of 9

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| | |
|---|---|
| 2000 - 2008 Civilian Employed Population 16+ Annual Rate | 1.98% |
| 2008 - 2013 Civilian Employed Population 16+ Annual Rate | 3.03% |

**Total Civilian Employed Population 16+**
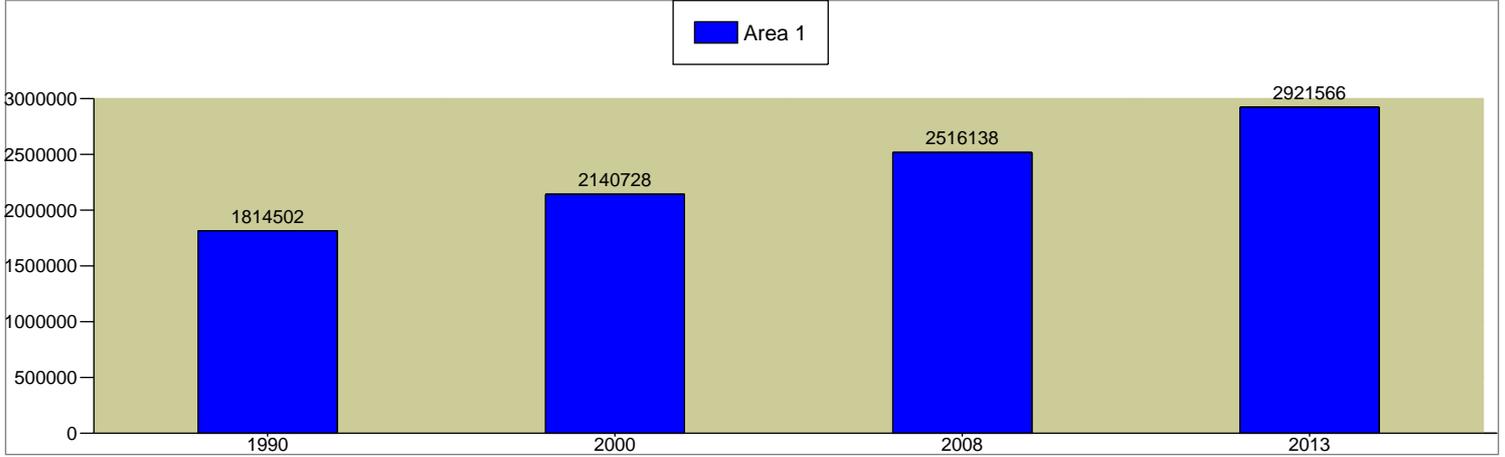


Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI converted 1990 Census data into 2000 geography. ESRI forecasts for 2008 and 2013.

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Page 4 of 9

**CBSA: Houston-Sugar Land-Baytown, TX Metropolitan Statistical Area**

### 2000 Employed Population 16+ by Industry

| | |
|---|---:|
| Total | 2,140,728 |
| Agriculture/Mining | 2.5% |
| Construction | 8.8% |
| Manufacturing | 12.1% |
| Wholesale Trade | 4.6% |
| Retail Trade | 11.2% |
| Transportation/Utilities | 6.7% |
| Information | 2.3% |
| Finance/Insurance/Real Estate | 6.8% |
| Services | 41.7% |
| Public Administration | 3.3% |

### 2008 Employed Population 16+ by Industry

| | |
|---|---:|
| Total | 2,516,138 |
| Agriculture/Mining | 3.1% |
| Construction | 9.8% |
| Manufacturing | 9.0% |
| Wholesale Trade | 4.0% |
| Retail Trade | 10.6% |
| Transportation/Utilities | 6.2% |
| Information | 1.6% |
| Finance/Insurance/Real Estate | 7.2% |
| Services | 45.0% |
| Public Administration | 3.4% |

### 2000 Employed Population 16+ by Occupation

| | |
|---|---:|
| Total | 2,140,728 |
| White Collar | 62.4% |
| Management/Business/Financial | 14.5% |
| Professional | 20.6% |
| Sales | 12.0% |
| Administrative Support | 15.3% |
| Services | 13.7% |
| Blue Collar | 23.9% |
| Farming/Forestry/Fishing | 0.2% |
| Construction/Extraction | 6.9% |
| Installation/Maintenance/Repair | 4.2% |
| Production | 6.8% |
| Transportation/Material Moving | 5.8% |

### 2008 Employed Population 16+ by Occupation

| | |
|---|---:|
| Total | 2,516,138 |
| White Collar | 61.5% |
| Management/Business/Financial | 14.9% |
| Professional | 21.2% |
| Sales | 11.9% |
| Administrative Support | 13.5% |
| Services | 15.5% |
| Blue Collar | 23.0% |
| Farming/Forestry/Fishing | 0.2% |
| Construction/Extraction | 7.8% |
| Installation/Maintenance/Repair | 3.6% |
| Production | 6.0% |
| Transportation/Material Moving | 5.5% |

**Data Note:  Detail may not sum to totals due to rounding.**

**Source:  U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.**

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**Page 5 of 9**

**CBSA: Houston-Sugar Land-Baytown, TX Metropolitan Statistical Area**

## 2008 Employed Civilian Population 16+ by Industry

Legend: **Area 1**

Percent

| Industry | Percent |
|---|---|
| Agriculture, Forestry, Fishing, and Hunting | 0.2 |
| Mining | 2.9 |
| Construction | 9.8 |
| Manufacturing | 9.0 |
| Wholesale Trade | 4.0 |
| Retail Trade | 10.6 |
| Transportation/Warehousing | 5.2 |
| Utilities | 1.0 |
| Information | 1.6 |
| Finance/Insurance | 4.5 |
| Real Estate/Rental/Leasing | 2.6 |
| Professional, Scientific, and Technical Services | 7.7 |
| Management of Companies/Enterprises | 0.4 |
| Admin., Support, and Waste Mgmt. Services | 4.8 |
| Educational Services | 9.2 |
| Health Care/Social Assistance | 10.1 |
| Arts/Entertainment/Recreation | 1.4 |
| Accommodation/Food Services | 6.3 |
| Other Services | 5.1 |
| Public Administration | 3.4 |

**Data Note:** Industry descriptions based on 2000 Census of Population and Housing definitions.

**Source:** ESRI forecasts for 2008.

**CBSA: Houston-Sugar Land-Baytown, TX Metropolitan Statistical Area**

### 2000 - 2008 Population by Industry Annual Rate



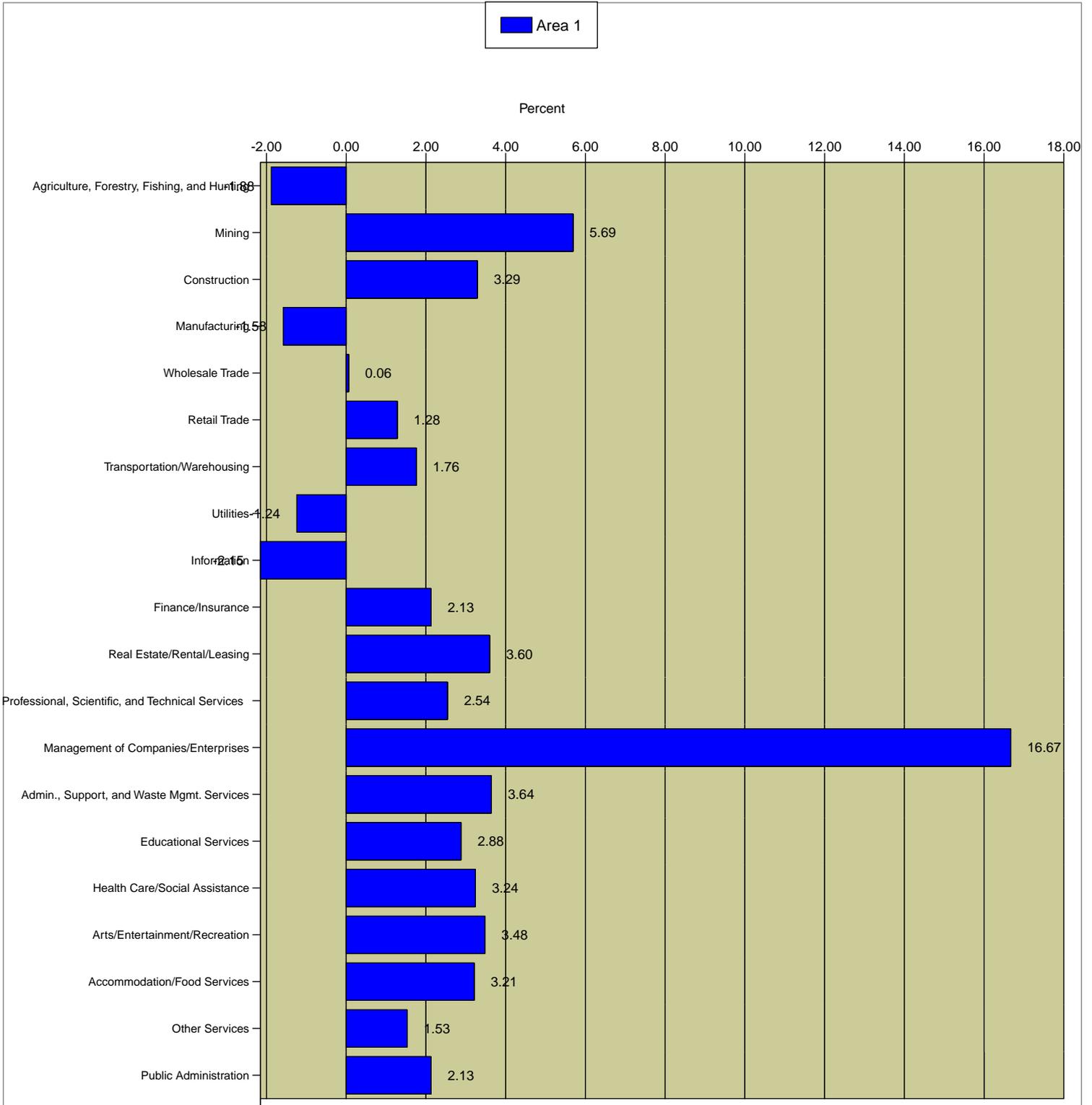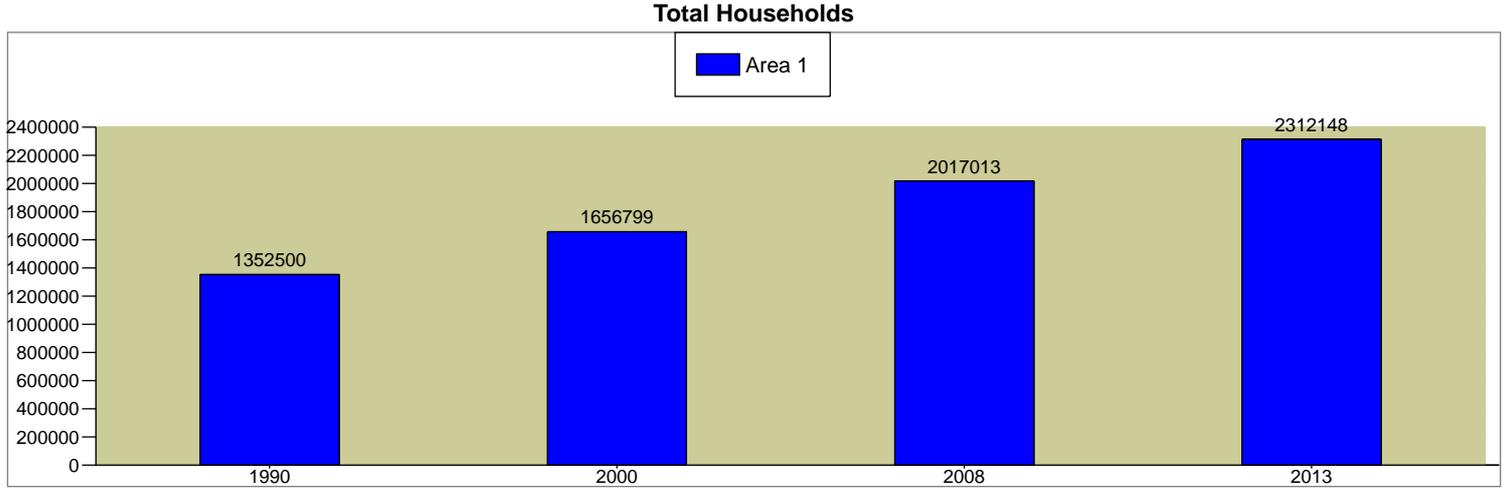| Industry | Area 1 (Percent) |
|---|---|
| Agriculture, Forestry, Fishing, and Hunting | -1.88 |
| Mining | 5.69 |
| Construction | 3.29 |
| Manufacturing | -1.53 |
| Wholesale Trade | 0.06 |
| Retail Trade | 1.28 |
| Transportation/Warehousing | 1.76 |
| Utilities | -1.24 |
| Information | -2.15 |
| Finance/Insurance | 2.13 |
| Real Estate/Rental/Leasing | 3.60 |
| Professional, Scientific, and Technical Services | 2.54 |
| Management of Companies/Enterprises | 16.67 |
| Admin., Support, and Waste Mgmt. Services | 3.64 |
| Educational Services | 2.88 |
| Health Care/Social Assistance | 3.24 |
| Arts/Entertainment/Recreation | 3.48 |
| Accommodation/Food Services | 3.21 |
| Other Services | 1.53 |
| Public Administration | 2.13 |

**Data Note: Industry descriptions based on 2000 Census of Population and Housing definitions.**

**Source: ESRI forecasts for 2008.**

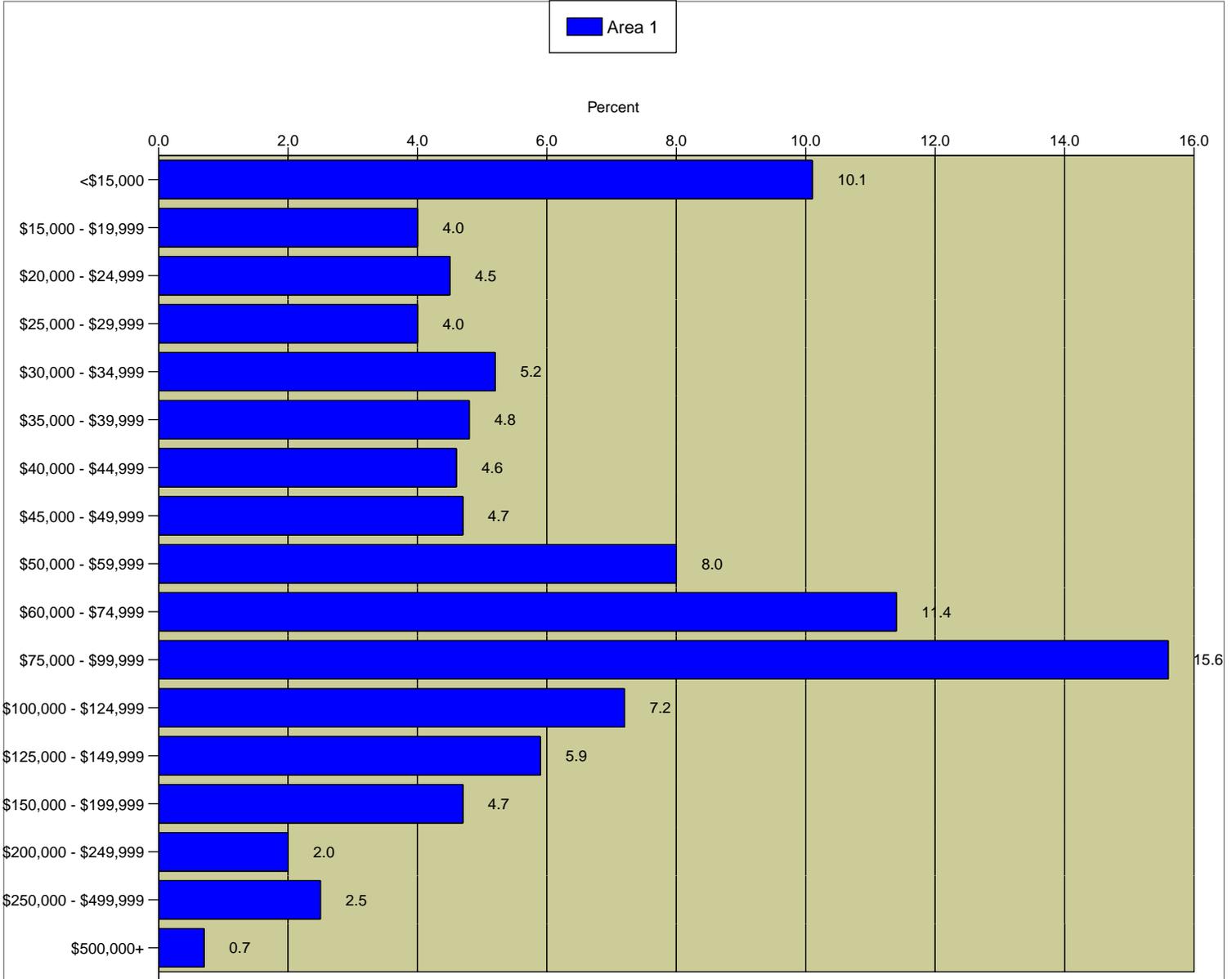**CBSA: Houston-Sugar Land-Baytown, TX Metropolitan Statistical Area**

| | |
|---|---:|
| 2000 - 2008 Households Annual Rate | 2.41% |
| 2008 - 2013 Households Annual Rate | 2.77% |

### Total Households



| Year | Total Households |
|------|------------------|
| 1990 | 1352500 |
| 2000 | 1656799 |
| 2008 | 2017013 |
| 2013 | 2312148 |

**Source:  U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI converted 1990 Census data into 2000 geography. ESRI forecasts for 2008 and 2013.**

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Page 8 of 9

**CBSA: Houston-Sugar Land-Baytown, TX Metropolitan Statistical Area**

## 2008 Household Income

| Area 1 |

Percent

| Income Range | Percent |
|---|---|
| <$15,000 | 10.1 |
| $15,000 - $19,999 | 4.0 |
| $20,000 - $24,999 | 4.5 |
| $25,000 - $29,999 | 4.0 |
| $30,000 - $34,999 | 5.2 |
| $35,000 - $39,999 | 4.8 |
| $40,000 - $44,999 | 4.6 |
| $45,000 - $49,999 | 4.7 |
| $50,000 - $59,999 | 8.0 |
| $60,000 - $74,999 | 11.4 |
| $75,000 - $99,999 | 15.6 |
| $100,000 - $124,999 | 7.2 |
| $125,000 - $149,999 | 5.9 |
| $150,000 - $199,999 | 4.7 |
| $200,000 - $249,999 | 2.0 |
| $250,000 - $499,999 | 2.5 |
| $500,000+ | 0.7 |

**Median Household Income**

| | |
|---|---|
| 2000 | $44,657 |
| 2008 | $60,131 |
| 2013 | $68,313 |
| | |
| 2000 - 2008 Median Household Income Annual Rate | 3.67% |
| 2008 - 2013 Median Household Income Annual Rate | 2.58% |
| | |
| 2008 Median Net Worth | $109,664 |

**Data Note:** Detail may not sum to totals due to rounding. Income represents annual income for the preceding year. Income for 2008 and 2013 is expressed in current dollars, including an adjustment for inflation.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.

**CBSA: Houston-Sugar Land-Baytown, TX Metropolitan Statistical Area**

| Demographic Summary | 2008 | 2013 |
|---|---|---|
| Population | 5,843,450 | 6,725,466 |
| Population 18+ | 4,232,804 | 4,909,452 |
| Households | 2,017,013 | 2,312,148 |
| Median Household Income | $60,131 | $68,313 |

| Product/Consumer Behavior | Expected Number of Adults | Percent | MPI |
|---|---|---|---|
| Bank/financial institution: use full service bank | 1,935,379 | 45.7% | 92 |
| Bank/financial institution: use savings & loan | 424,528 | 10.0% | 95 |
| Bank/financial institution: use credit union | 961,641 | 22.7% | 98 |
| Banking/financial institution: use mutual funds co | 145,402 | 3.4% | 95 |
| Bank/financial institution: use Internet Bank | 117,766 | 2.8% | 98 |
| Used ATM/cash machine in last 12 months | 2,056,825 | 48.6% | 102 |
| Banked in person in last 12 months | 2,040,846 | 48.2% | 93 |
| Banked by mail in last 12 months | 233,354 | 5.5% | 97 |
| Banked by phone in last 12 months | 684,482 | 16.2% | 104 |
| Did banking over the Internet in last 12 months | 997,739 | 23.6% | 106 |
| Used direct deposit of paycheck in last 12 months | 1,499,031 | 35.4% | 96 |
| Have interest checking account | 1,164,287 | 27.5% | 94 |
| Have non-interest checking account | 1,052,076 | 24.9% | 95 |
| Have money market account | 437,689 | 10.3% | 94 |
| Have savings account | 1,363,393 | 32.2% | 94 |
| Have 401K retirement savings | 669,917 | 15.8% | 102 |
| Have IRA retirement savings | 551,596 | 13.0% | 96 |
| Have auto loan for new car | 471,980 | 11.2% | 105 |
| Have personal loan for education only | 165,927 | 3.9% | 103 |
| Have home mortgage (1st) | 678,533 | 16.0% | 100 |
| Have 2nd mortgage (equity loan) | 245,883 | 5.8% | 104 |
| Have home equity line of credit | 210,519 | 5.0% | 94 |
| Have personal line of credit | 150,994 | 3.6% | 88 |
| Have overdraft protection | 452,511 | 10.7% | 97 |
| Own any securities investment | 872,341 | 20.6% | 91 |
| Own annuities | 134,179 | 3.2% | 93 |
| Own certificate of deposit (more than 6 months) | 164,801 | 3.9% | 83 |
| Own common/preferred stock in company you work for | 141,437 | 3.3% | 103 |
| Own common stock in company you don`t work for | 244,862 | 5.8% | 91 |
| Own shares in money market fund | 239,347 | 5.7% | 92 |
| Own shares in mutual fund (bonds) | 215,475 | 5.1% | 93 |
| Own shares in mutual fund (stock) | 371,747 | 8.8% | 96 |
| Own any stock | 363,664 | 8.6% | 97 |
| Own stock with market value $10000-49999 | 89,590 | 2.1% | 92 |
| Own U.S. savings bond | 300,291 | 7.1% | 95 |
| Used financial planning counsel in last 12 months | 295,996 | 7.0% | 98 |
| Used full service brokerage firm in last 12 months | 231,881 | 5.5% | 91 |
| Own any credit/debit card (in own name) | 2,903,725 | 68.6% | 97 |
| Own American Express card (in own name) | 476,045 | 11.2% | 102 |
| Own Discover card (in own name) | 489,831 | 11.6% | 93 |
| Own MasterCard (in own name) | 1,354,467 | 32.0% | 94 |
| Own Visa (in own name) | 1,962,080 | 46.4% | 98 |

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

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by Mediamark Research Inc. in a nationally representative survey of U.S. households. ESRI forecasts for 2008 and 2013.

**CBSA: Houston-Sugar Land-Baytown, TX Metropolitan Statistical Area**

| Product/Consumer Behavior | Expected Number of Adults | Percent | MPI |
|---|---|---|---|
| Own any department store credit card (in own name) | 1,286,272 | 30.4% | 95 |
| Avg monthly credit card expenditures: <$111 | 580,731 | 13.7% | 93 |
| Avg monthly credit card expenditures: $111-225 | 372,593 | 8.8% | 94 |
| Avg monthly credit card expenditures: $226-450 | 362,891 | 8.6% | 101 |
| Avg monthly credit card expenditures: $451-700 | 300,931 | 7.1% | 99 |
| Avg monthly credit card expenditures: $701+ | 562,323 | 13.3% | 100 |

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

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by Mediamark Research Inc. in a nationally representative survey of U.S. households.