



FREESTANDING BUILDING

4905 Westport Drive | The Colony, Texas 75056

SALE TYPE

Investment or Owner-User

PROPERTY TYPE

Single story office and warehouse with loading door

BUILDING SIZE

±4,030 Square Feet

LAND PARCEL SIZE

±0.78 Acres

YEAR BUILT

2001

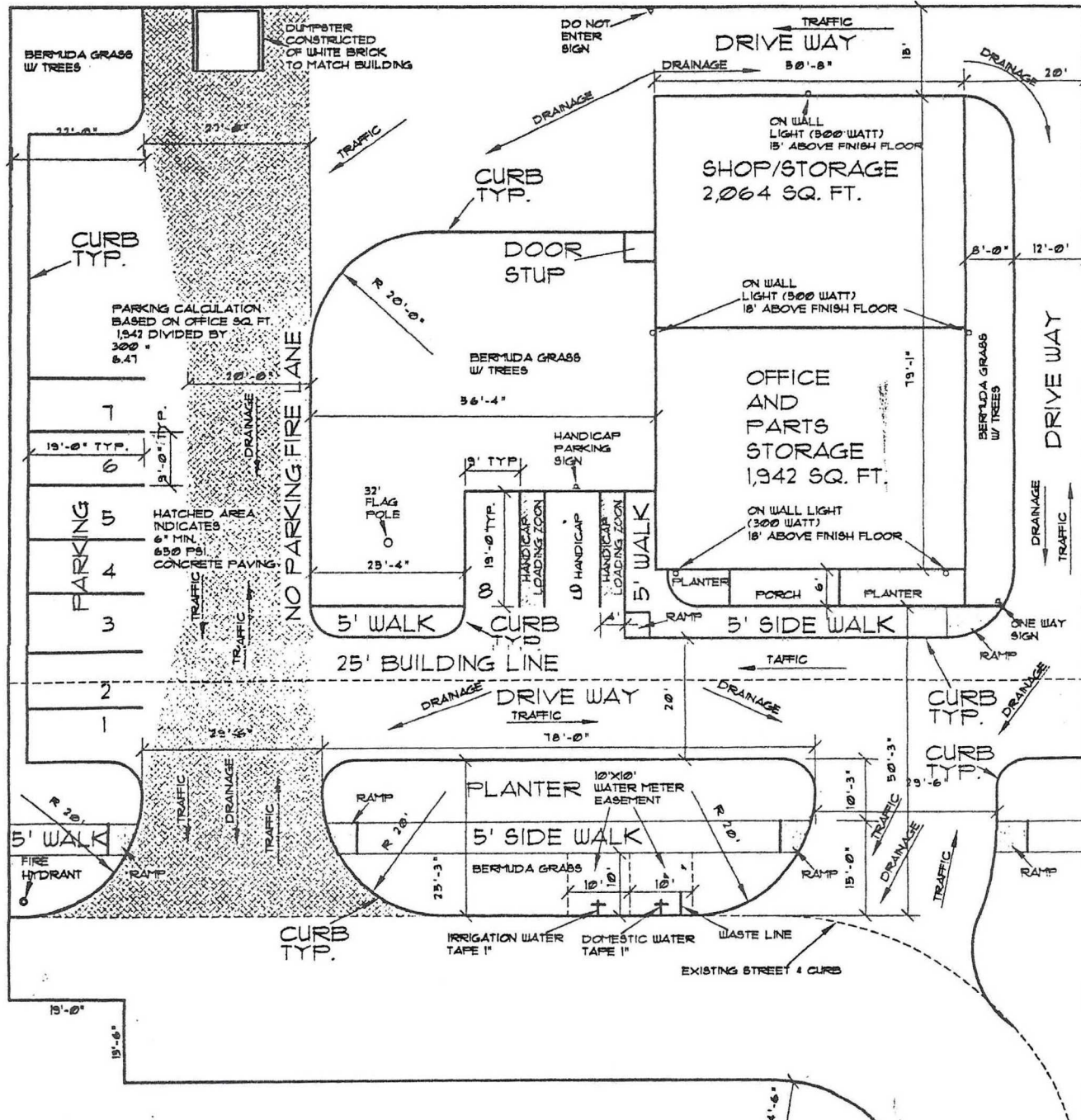
SIGNAGE

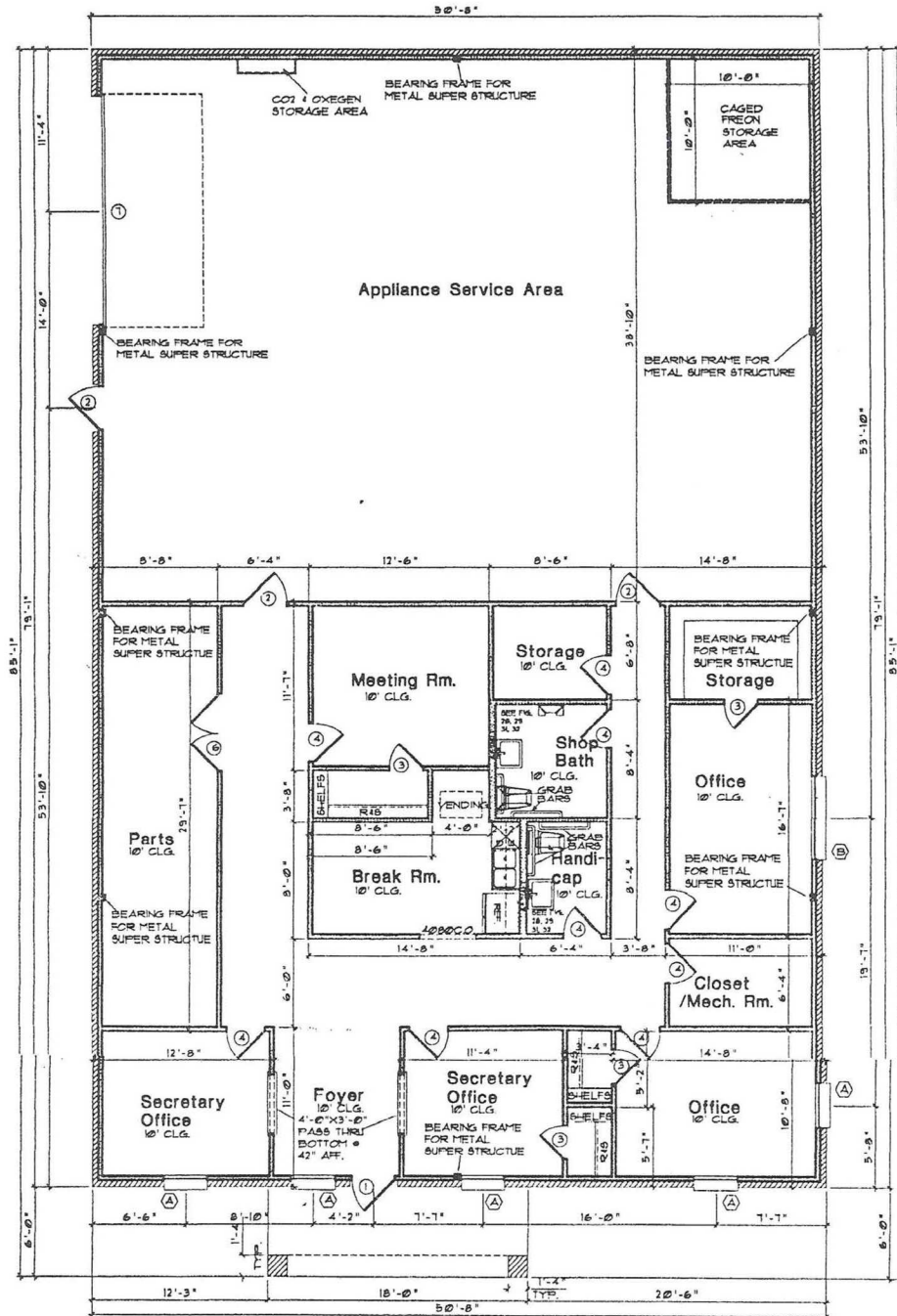
Building and monument signage available

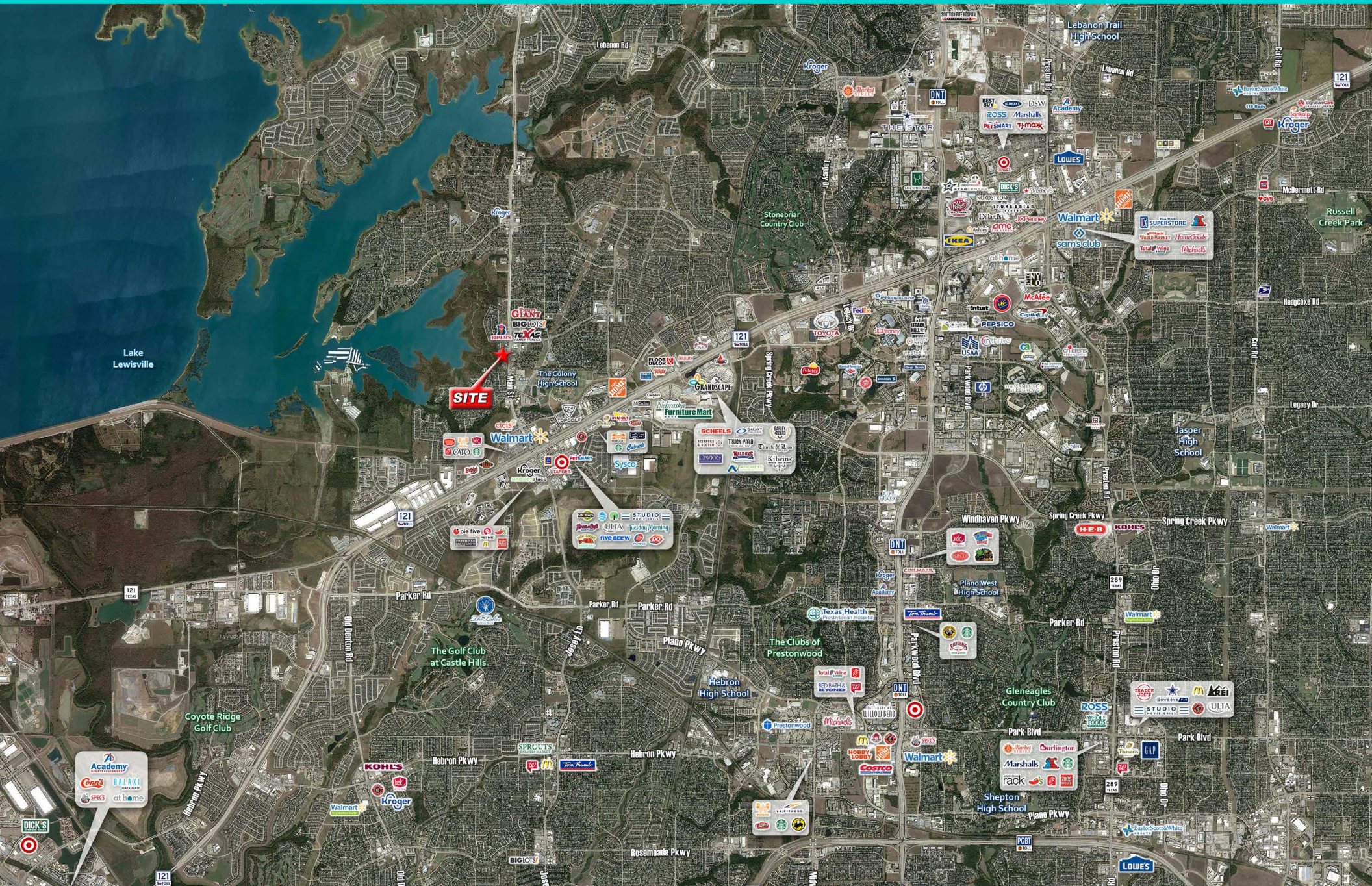
PRICE

\$995,000









2023 Population (3 mi Radius)

80,999

Daytime Population (3 mi Radius)

58,885

Households (3 mi Radius)

30,985

Median Age (3 mi Radius)

36.963.2

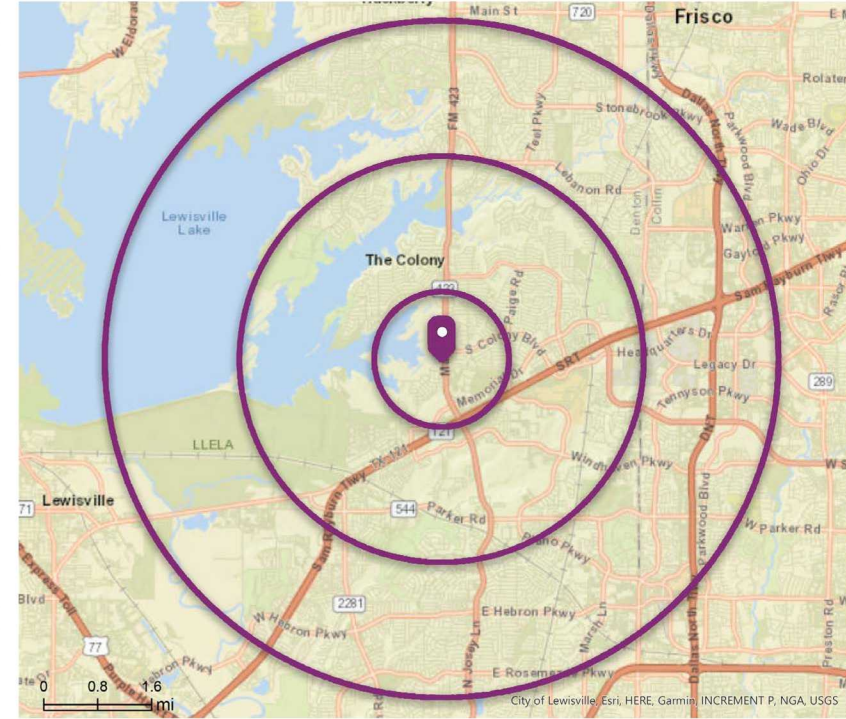
Avg. HH Income (3 mi Radius)

\$156,835

Med. Home Value (3 mile radius)

\$416,544

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	7,808	47,880	135,669
2020 Total Population	7,785	71,061	200,407
2020 Group Quarters	0	2	603
2023 Total Population	7,815	78,291	214,661
2023 Group Quarters	0	2	606
2028 Total Population	7,791	80,999	220,106
2023-2028 Annual Rate	-0.06%	0.68%	0.50%
2023 Total Daytime Population	7,626	58,895	260,851
Workers	4,122	26,202	166,575
Residents	3,504	32,693	94,276
Household Summary			
2010 Households	2,618	17,507	50,811
2010 Average Household Size	2.98	2.73	2.66
2020 Total Households	2,776	27,781	78,387
2020 Average Household Size	2.80	2.56	2.55
2023 Households	2,786	30,985	85,312
2023 Average Household Size	2.81	2.53	2.51
2028 Households	2,796	32,427	88,368
2028 Average Household Size	2.79	2.50	2.48
2023-2028 Annual Rate	0.07%	0.91%	0.71%
2010 Families	2,110	12,729	36,004
2010 Average Family Size	3.30	3.22	3.21
2023 Families	2,137	20,193	55,160
2023 Average Family Size	3.20	3.18	3.19
2028 Families	2,134	20,890	56,552
2028 Average Family Size	3.19	3.16	3.17
2023-2028 Annual Rate	-0.03%	0.68%	0.50%
Housing Unit Summary			
2000 Housing Units	2,357	10,077	29,066
Owner Occupied Housing Units	72.0%	76.1%	71.0%
Renter Occupied Housing Units	22.0%	19.3%	22.4%
Vacant Housing Units	5.9%	4.6%	6.6%
2010 Housing Units	2,719	18,851	53,972
Owner Occupied Housing Units	73.5%	62.4%	63.2%
Renter Occupied Housing Units	22.7%	30.5%	31.0%
Vacant Housing Units	3.7%	7.1%	5.9%
2020 Housing Units	2,862	29,789	83,993
Vacant Housing Units	3.0%	6.7%	6.7%
2023 Housing Units	2,856	33,134	91,071
Owner Occupied Housing Units	74.1%	52.8%	54.2%
Renter Occupied Housing Units	23.5%	40.7%	39.4%
Vacant Housing Units	2.5%	6.5%	6.3%
2028 Housing Units	2,894	34,551	94,150
Owner Occupied Housing Units	74.0%	52.0%	53.7%
Renter Occupied Housing Units	22.6%	41.9%	40.2%
Vacant Housing Units	3.4%	6.1%	6.1%
Median Household Income			
2023	\$100,621	\$108,737	\$110,495
2028	\$106,697	\$119,781	\$121,225
Median Home Value			
2023	\$301,910	\$416,544	\$451,775
2028	\$329,463	\$429,328	\$459,219
Per Capita Income			
2023	\$47,171	\$61,686	\$63,292
2028	\$52,680	\$68,844	\$70,008
Median Age			
2010	34.4	33.6	35.5
2023	36.3	36.2	36.7
2028	37.1	35.9	36.5



	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	2,786	30,985	85,298
<\$15,000	2.6%	4.8%	4.7%
\$15,000 - \$24,999	1.5%	1.8%	1.9%
\$25,000 - \$34,999	2.4%	2.8%	3.1%
\$35,000 - \$49,999	7.2%	7.6%	7.7%
\$50,000 - \$74,999	16.7%	14.6%	13.9%
\$75,000 - \$99,999	19.0%	13.6%	13.2%
\$100,000 - \$149,999	26.6%	19.9%	18.7%
\$150,000 - \$199,999	9.5%	13.8%	13.7%
\$200,000+	14.4%	21.2%	23.0%
Average Household Income	\$130,766	\$156,835	\$158,158
2023 Population 25+ by Educational Attainment			
Total	5,304	54,216	146,795
Less than 9th Grade	1.0%	1.1%	1.4%
9th - 12th Grade, No Diploma	4.8%	2.9%	2.2%
High School Graduate	17.6%	12.4%	11.3%
GED/Alternative Credential	5.8%	2.1%	1.5%
Some College, No Degree	21.7%	16.4%	14.8%
Associate Degree	11.7%	8.3%	6.9%
Bachelor's Degree	28.1%	38.8%	40.2%
Graduate/Professional Degree	9.4%	17.9%	21.7%



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A
- **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- 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.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Pamela Goodwin

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

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Licensed Supervisor of Sales Agent/ Associate

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Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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