



RETREAT AT  
ROSSLYN  
apartment homes

APARTMENTS FOR SALE

Market

Units:	364
Avg Size:	747
Date Built:	1978
Rentable Sq. Ft.:	271,971
Acreage:	11.45
Occupancy:	97%
Class:	C

PRICE/UNIT:	
PRICE/SF:	
TERMS:	ALL CASH
PRO-FORMA CAP RATE:	
Stabilized Value Capped @ 6.5%	\$22,998,430
Est Rehab/Upgrade @ \$8,000/unit	\$2,912,000
Est. Entrepreneurial Profit	\$0
Est. Carry to Stabilization	\$0
Stabilized NOI	\$1,494,898
Asking Price	Market

SALIENT FACTS:

- ◆ Available on an All Cash or New Loan Basis
- ◆ Located in the Antoine area of NW Houston
- ◆ The property recently underwent a light rehab
- ◆ Off market offering
- ◆ Blue collar profile
- ◆ The Near Northwest Management District is improving the area with median beautification, elimination of grafitti and improved public lighting.

For More Information Please  
Contact:

**Tom Wilkinson**  
twilk4@ketent.com  
713-355-4646 ext 102



1770 St James Pl, Suite 382  
Houston, TX 77056  
www.ketent.com



RETREAT AT ROSSLYN 5801 N HOUSTON ROSSLYN, HOUSTON, TX 77091





# RETREAT AT ROSSLYN 5801 N HOUSTON ROSSLYN, HOUSTON, TX 77091

Physical Information		Financial Information		Proposed Loan Parameters		Operating Information	
Number of Units	364	Asking Price	Market	New Loan @ 65%		Est Mkt Rent (Dec-24)	\$322,242
Avg Unit Size	747	Price Per Unit		Amortization (months)	360	3 Mo Avg	\$305,840
Net Rentable Area	271,971	Price Per Sq. Ft.		Debt Service		Physical Occ (Dec-24)	97%
Land Area (Acres)	11.45	Stabilized NOI	\$1,494,898	Monthly P & I		Est Ins per Unit per Yr	\$1,500
Units per Acre	31.788	Stabilized Value Capped @ 6.5%	\$22,998,430	Interest Rate	6.75%	Property Tax Information	
Date Built	1978	Est Rehab/Upgrade @ \$8,000/unit	\$2,912,000	Date Due	10 Yrs	Tax Rate (2024)	4.13954
Water Meter / Master	RUBS	Est. Entrepreneurial Profit	\$0	Est Res for Repl/Unit/Yr	\$300	2024 Tax Assessment	\$13,909,698
Elec Meter	Indiv	Est. Carry to Stabilization	\$0	Yield Maintenance	Yes	2024 Taxes	\$575,797
Roof Style	Pitched	Calculation of Value	\$20,086,430			Est Future Tax Assessment	\$18,000,000
HVAC System	HVAC-Indiv					Est Future Taxes	\$745,116

## INCOME

MODIFIED ACTUALS

PRO-FORMA

### PRO-FORMA INCOME

Current Street Rent with a 20% Increase	4,640,285	\$386,690 / Mo
Estimated Gross Scheduled Income	4,640,285	\$386,690 / Mo
Estimated Loss to Lease (2% of Total Street Rent)	(92,806)	2%
Estimated Vacancy (4% of Total Street Rent)	(185,611)	4%
Estimated Concessions and Other Rental Losses (4% of Total Street Rent)	(185,611)	4%
Estimated Utilities Income	91,000	\$250 / Unit / Yr
Estimated Other Income	208,196	\$572 / Unit / Yr
Estimated Total Rental Income	4,475,452	

### ESTIMATED TOTAL PRO-FORMA INCOME

4,475,452 \$372,954 / Mo

### 3 Mo Avg Income Annualized

\$3,670,084

## EXPENSE

### Fixed Expenses

	Jan '24 thru Dec '24 Expenses			Estimated Expenses		
	Fixed Expenses			Estimated Fixed Expenses		
Taxes	\$438,510	\$1,205 per Unit	12/24 operating statement	\$745,116	\$2,047 per Unit	2024 Tax Rate & Future Assessment
Insurance	\$215,223	\$591 per Unit		\$546,000	\$1,500 per Unit	Estimated
<b>Total Fixed Expense</b>			<b>653,733</b>			<b>1,291,116</b>

\$1,796 per Unit

\$3,547 per Unit

### Utilities

	Utilities			Estimated Utilities		
Electricity	\$198,316	\$545 per Unit		\$198,316	\$545 per Unit	
Water & Sewer	\$1,090,297	\$2,995 per Unit	Extremely Higher than Normal	\$363,432	\$998 per Unit	After water savings
Gas	\$77,278	\$212 per Unit		\$77,278	\$212 per Unit	
<b>Total Utilities</b>			<b>1,365,891</b>			<b>639,026</b>

\$3,752 per Unit

\$1,756 per Unit

### Other Expenses

	Other Expenses				Estimated Other Expenses			
General & Admin & Marketing	\$27,862	\$77 per Unit		\$94,640	\$260 per Unit			
Repairs & Maintenance	\$55,277	\$152 per Unit		\$145,600	\$400 per Unit			
Labor Costs	\$268,054	\$736 per Unit		\$436,800	\$1,200 per Unit			
Contract Services	\$129,908	\$357 per Unit		\$129,908	\$357 per Unit			
Management Fees	\$0	0.00%	\$ per Unit	\$134,264	3.00%	\$369 per Unit		
<b>Total Other Expense</b>			<b>481,101</b>				<b>941,212</b>	

\$1,322 per Unit

\$2,586 per Unit

### Total Operating Expense

2,500,725 \$6,870 per Unit

2,871,354 \$7,888 per Unit

### Reserve for Replacement

109,200 \$300 per Unit

109,200 \$300 per Unit

### Total Expense

2,609,925 \$7,170 per Unit

2,980,554 \$8,188 per Unit

### Net Operating Income (Actual Underwriting)

1,060,159

1,494,898

### Asking Price

Market

Market

### Cap Rate

### Proposed Debt

### Equity

### Estimated Debt Service

### Cash Flow

### Cash on Cash

1,060,159

1,494,898

NOTES: ACTUALS: Income and Expenses calculated using owner's 12/24 operating statement. PRO FORMA: Income is Pro Forma as Noted. Taxes were calculated using 2024 Tax Rate & Future Assessment. Insurance is estimated. Management Fees calculated as 3.0% of Gross Income, Other expenses are Estimated for the Pro Forma.

DISCLAIMER: The information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt the accuracy of the information, but we have not verified it and make no guaranty, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. We have not determined whether the property complies with deed restrictions or any city licensing or ordinances including life safety compliance or if the property lies within a flood plain. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME OR EXPENSE AND PERFORM OR HAVE PERFORMED ANY INSPECTIONS TO VERIFY POSSIBLE CONTAMINATION BY ASBESTOS, LEAD PAINT, MOLD OR ANY OTHER HAZARDOUS SUBSTANCES. The owner reserves the right to withdraw this listing or change the price at any time without notice during the marketing period.

RetreatatRosslyn



PROPERTY OVERVIEW

RETREAT AT ROSSLYN 5801 N HOUSTON ROSSLYN, HOUSTON, TX 77091

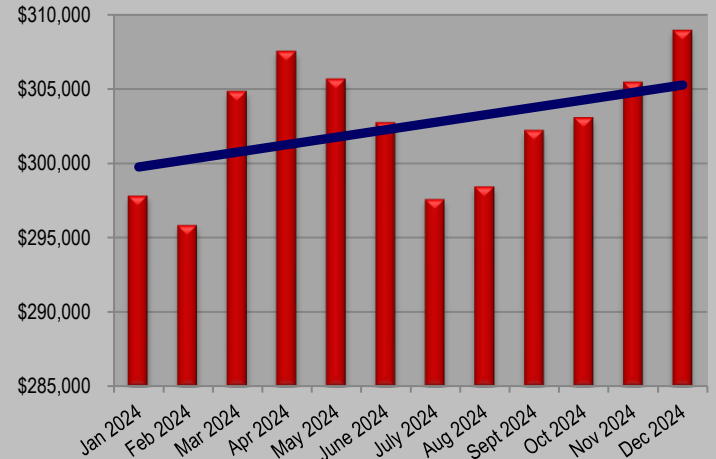
Keymap: 451C

Construction Quality: C

PROPERTY INFORMATION		AMENITIES		EXISTING MORTGAGE	TAXING AUTHORITY - HARRIS COUNTY	
Age:	1978	Access Gates	Park & Ride Nearby	Mortgage Balance	ACCT NO: 1071680000013	
Elec Meter:	Indiv	Cable Ready	Walk-In Closets	Amortization	Houston ISD	\$1.206700
A/C Type:	HVAC-Indiv	Club House	School Bus Pick-up	P & I	Aldine ISD	\$1.373388
Water:	RUBS	Laundry Rooms	Shuttle Route	Type	Harris County	\$0.418010
Wiring:	Copper	Mini Blinds	Patios/Balconies	Assumable	Harris County Flood Control	\$0.028310
Roof:	Pitched	Pool		Monthly Escrow	Port of Houston Authority	\$0.012560
Paving:	Concrete	Bookshelves		Origination Date	Harris County Hospital District	\$0.171100
Materials:	Brick/Wood	Outside Storage		Due Date	Harris County Education Dept	\$0.005195
# of Stories:	2	Ceiling Fans		Interest Rate	Lonestar Comm College	\$0.107800
Parking:	551 Spaces			Yield Maintenance	Hou Comm College	\$0.100263
Buildings:	30			Transfer Fee	City of Houston	\$0.584210
Units/Acre:	31.79				Near NW Mgmt District	\$0.132000
		<i>*In Select Units</i>			<b>2024 Tax Rate/\$100</b>	<b>\$4.139536</b>
					<b>2024 Tax Assessment</b>	<b>\$13,909,698</b>
					<b>HCAD SqFt</b>	<b>286,558</b>

COLLECTIONS

<b>Total</b>	<b>\$ 3,630,184</b>		
Jan 2024	\$ 297,816	<b>12 Mo Avg</b>	<b>\$ 302,515</b>
Feb 2024	\$ 295,827		
Mar 2024	\$ 304,842	<b>9 Mo Avg</b>	<b>\$ 303,522</b>
Apr 2024	\$ 307,541		
May 2024	\$ 305,681	<b>6 Mo Avg</b>	<b>\$ 302,621</b>
June 2024	\$ 302,751		
July 2024	\$ 297,564	<b>3 Mo Avg</b>	<b>\$ 305,840</b>
Aug 2024	\$ 298,426		
Sept 2024	\$ 302,215		
Oct 2024	\$ 303,093		
Nov 2024	\$ 305,481		
Dec 2024	\$ 308,947		



**PLEASE DO NOT VISIT THE SITE WITHOUT AN APPOINTMENT MADE THROUGH THE BROKER.**

PROPERTY HIGHLIGHTS

The Retreat at Rosslyn Apartment is a two story, garden-style, apartment community located in the Brookhollow submarket of Houston, Texas. The property has maintained occupancies in the low to mid 80's for more than 3 years. The asset was built in 1978. Residents enjoy ample amenities which include: mini-blinds, kitchen pantries, ceiling fans, laundry facilities, patios and balconies, walk-in closets. Per owner, there are 6 units offline that were burned in a fire that will be repaired in October.

The property has had a light rehab but the Broker believes more extensive upgrades would provide better rents. The area profile is blue collar.

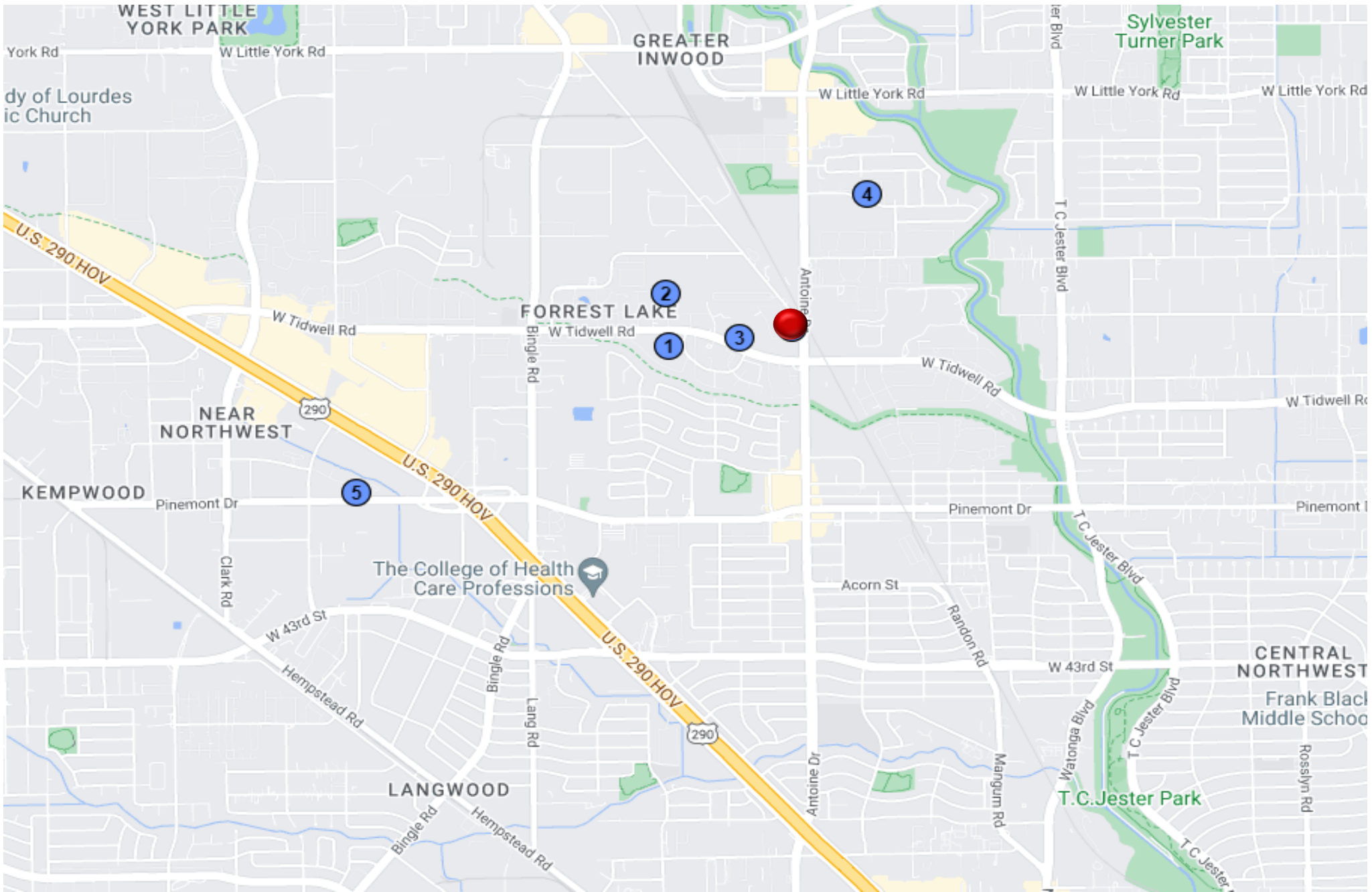
The area civic association, the Near Northwest Management District, is making a major push to update the quality of the area properties. The offering price is "Market". Broker suggests an offer at \$70k/door.

**Disclaimer:** The information contained in this Memorandum reflects material from sources deemed to be reliable, including data such as operating statements, rent roll, etc. provided by the Owner. Notwithstanding, KET Enterprises Incorporated does not make any warranties about the information contained in this marketing package. Every prospective purchaser should verify the information and rely on his accountants or attorneys for legal and tax advice. This offer is "As-Is, Where-Is". Answers to specific inquiries will have to be supplied by the Owner and are available upon request. Rates of return vary daily. No representations are made concerning environmental issues, if any.

**2024 KET RENT COMPARABLE TAX ANALYSIS**

Property	Address	Yr Built	Units	Impr Sq.Ft.	Impr Value	Impr Value/Unit	Impr Value/Sq.Ft.
1 Los Pinos Verde	5801 W Sunforest Dr	1977	828	403,488	\$17,538,636	\$21,182	\$43.47
2 Aspen	6150 W Tidwell	1973	209	191,781	\$15,319,488	\$73,299	\$79.88
3 Casa Grande	5700 Thousand Oaks Circle	1975	319	345,848	\$14,749,251	\$46,236	\$42.65
4 Park at Live Oak	5550 Holly View	1981	148	115,575	\$10,697,651	\$72,281	\$92.56
5 Grove At Pinemont	7200 Pinemont	1977	412	330,161	\$31,173,739	\$75,664	\$94.42
Retreat at Rosslyn	5801 N Houston Rosslyn	1978	364	286,558	\$13,909,698	\$38,213	\$48.54
<b>Averages</b>		<b>1977</b>	<b>380</b>	<b>278,902</b>	<b>\$17,231,411</b>	<b>\$54,479</b>	<b>\$66.92</b>

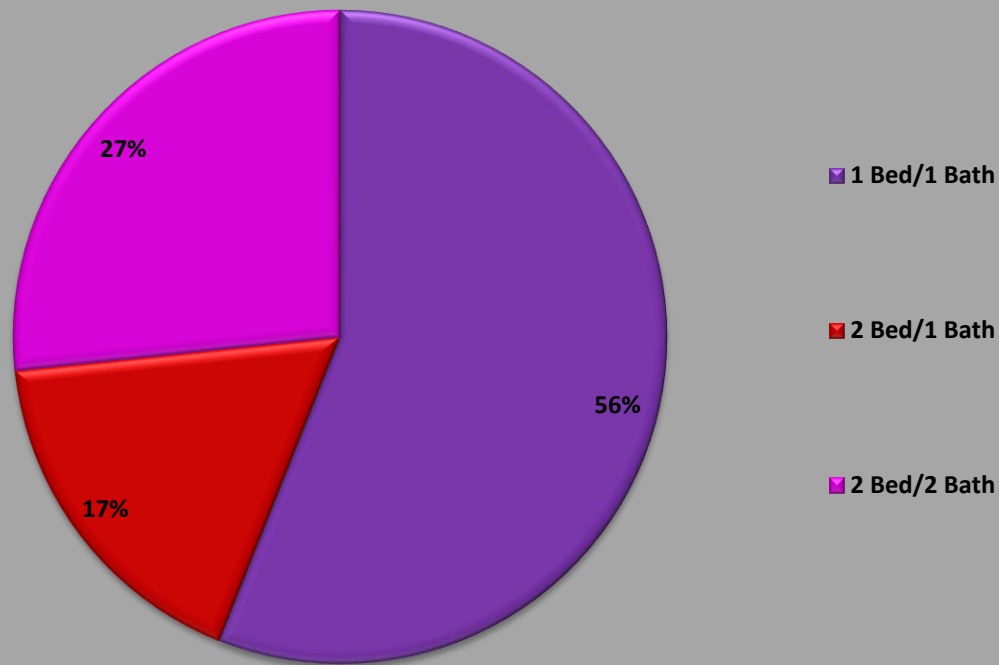
# 2024 KET RENT COMPARABLE TAX ANALYSIS



UNIT MIX								
Unit	Type	No. Units	Sq Ft	Total SqFt	Market Rent	Total Rent	Rent/SF	
	1 Bed/1 Bath	48	519	24,912	\$633	\$30,384	\$1.22	
	1 Bed/1 Bath	48	625	30,000	\$685	\$32,880	\$1.10	
	1 Bed/1 Bath	68	670	45,560	\$798	\$54,264	\$1.19	
	1 Bed/1 Bath	40	683	27,320	\$819	\$32,760	\$1.20	
	2 Bed/1 Bath	63	812	51,156	\$1,025	\$64,575	\$1.26	
	2 Bed/2 Bath	97	959	93,023	\$1,107	\$107,379	\$1.15	
		<b>364</b>	<b>747</b>	<b>271,971</b>	<b>\$845</b>	<b>\$322,242</b>	<b>\$1.18</b>	
<b>TOTALS AND AVERAGES</b>		<b>Total Units</b>	<b>Average Sq. Ft.</b>	<b>Total Sq. Feet</b>	<b>Average Rent/Unit</b>	<b>Total Rent</b>	<b>Average Rent/SF</b>	

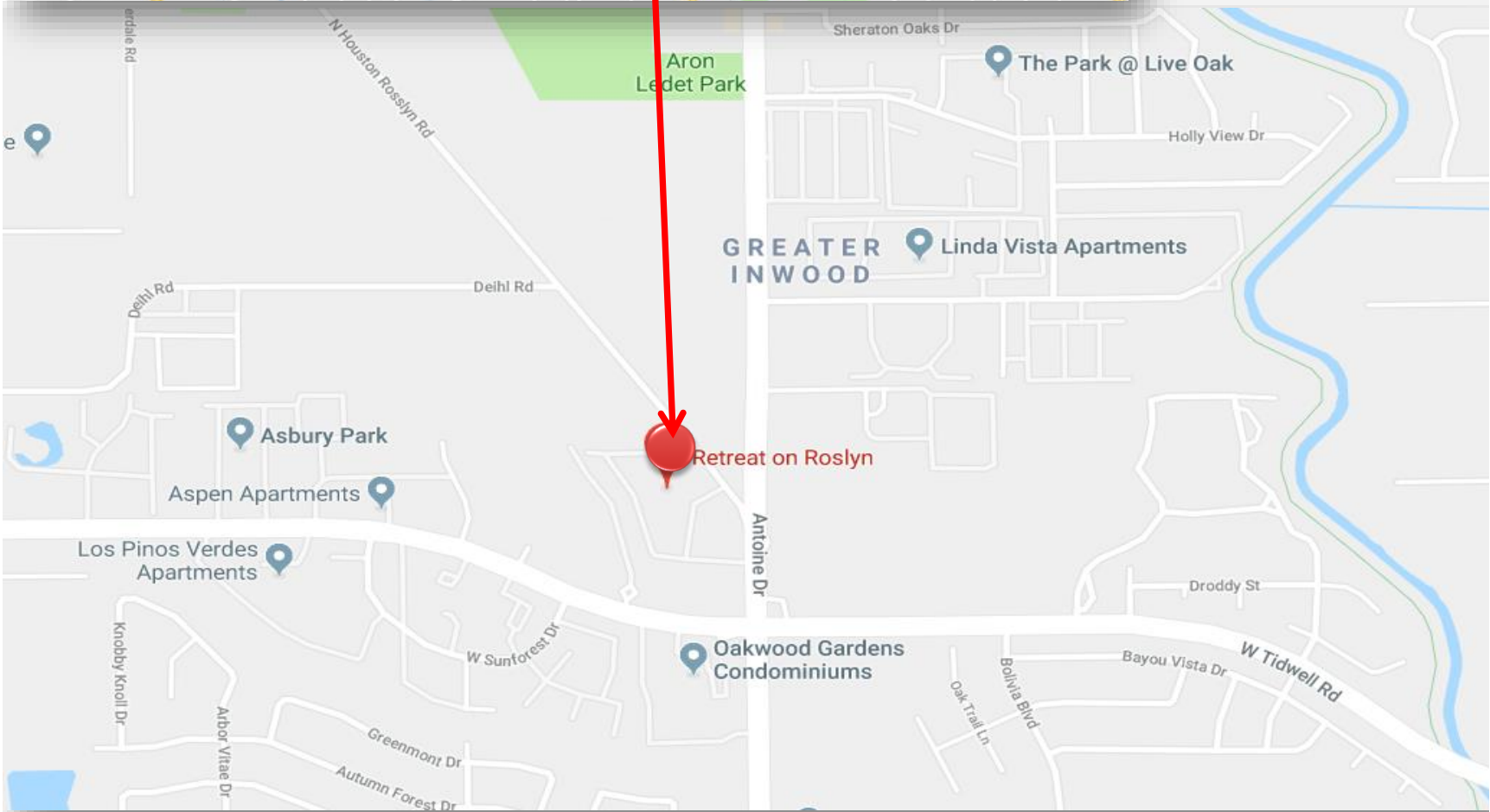
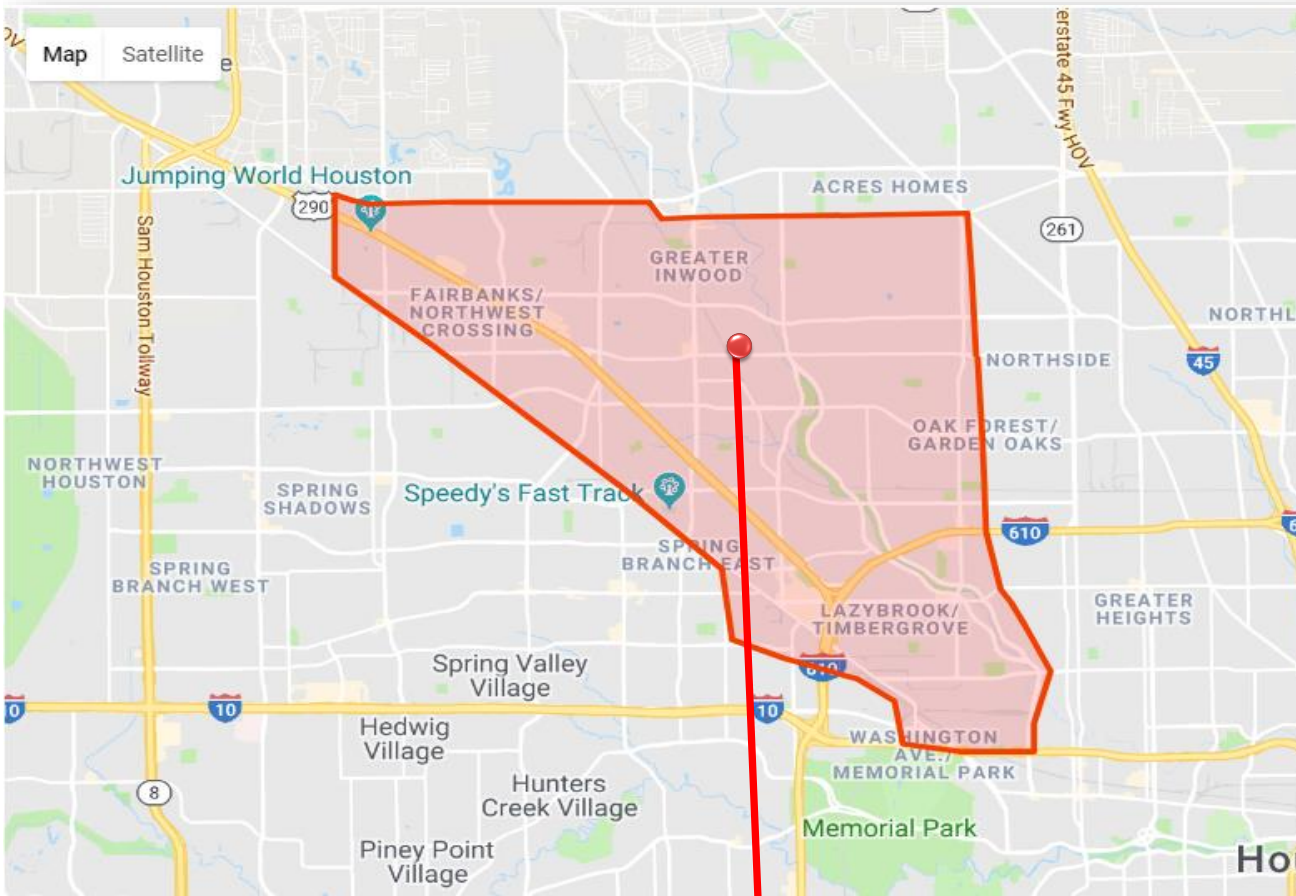
Source: 12/24 RR

UNITS BY TYPE

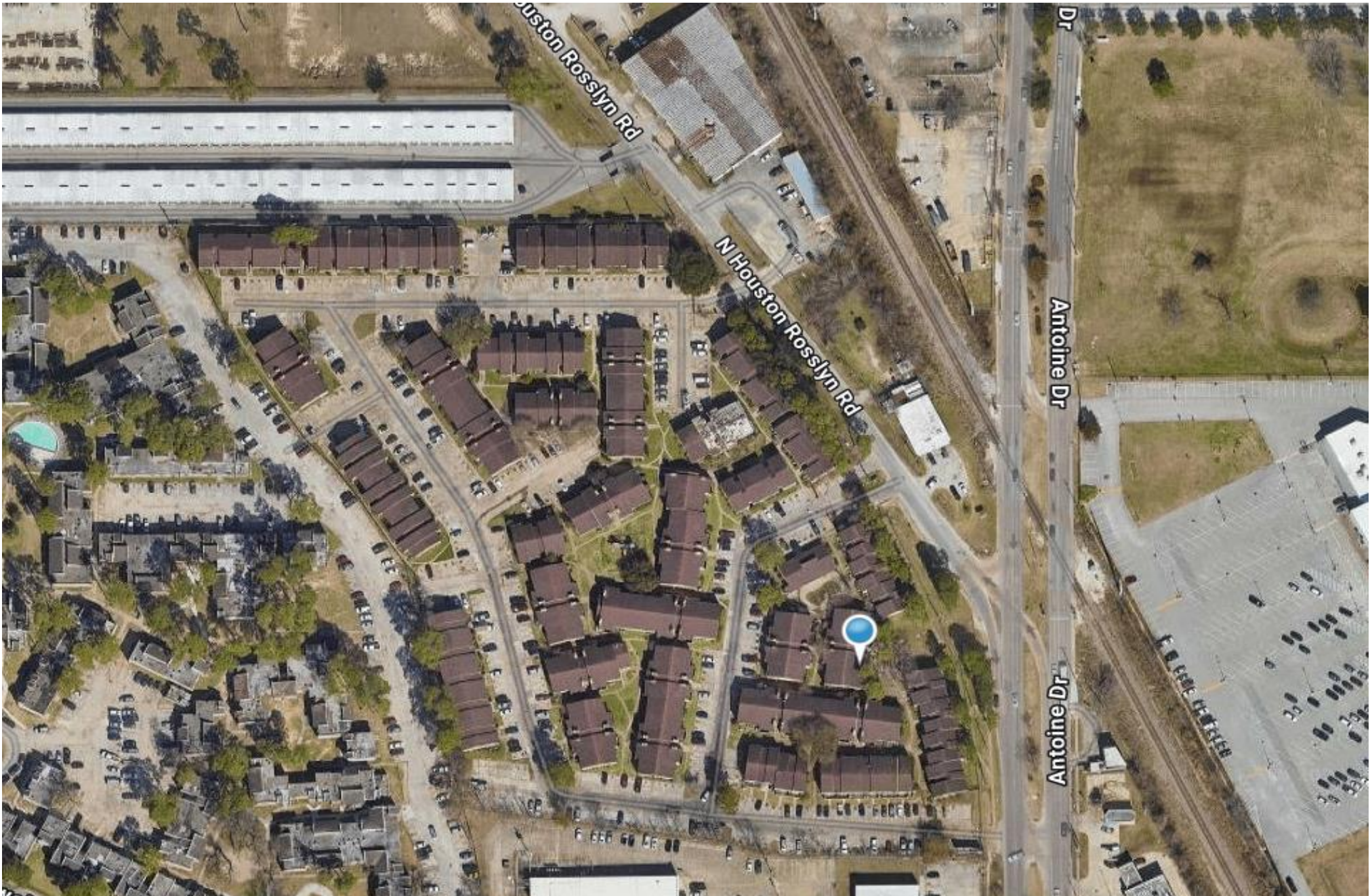




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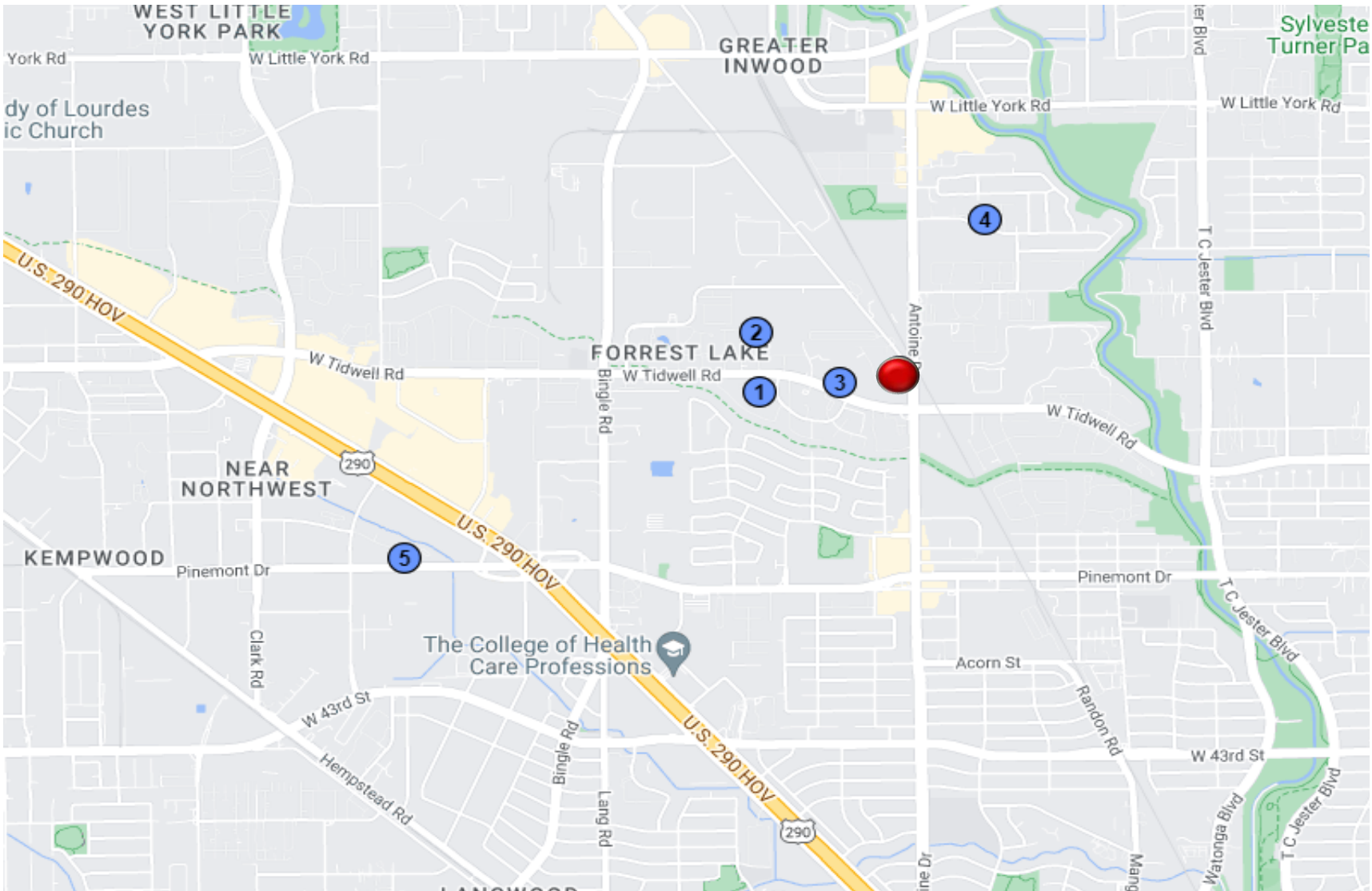
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**RETREAT AT ROSSLYN 5801 N HOUSTON ROSSLYN, HOUSTON, TX 77091**

**RENT COMPARABLES (2025 ADS)**

Property Name	Yr Blt	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
<b>1</b> Los Pinos Verde 5801 W Sunforest Dr	1977	99%	828	820	\$828	EW	1.010
<b>2</b> Aspen 6150 W Tidwell	1973	97%	209	860	\$1,161	EW	1.350
<b>3</b> Casa Grande 5700 Thousand Oaks Circle	1975	97%	319	1068	\$1,025	E	0.960
<b>4</b> Park at Live Oak 5550 Holly View	1981	96%	148	746	\$985	EWG	1.320
<b>5</b> Grove At Pinemont 7200 Pinemont	1977	90%	412	777	\$1,010	EWG	1.300
<i>*Resident Pays E(Electric), W(Water), G(Gas)</i>							
<b>Totals/Averages Comps</b>	<b>1976.6</b>	<b>96%</b>	<b>383</b>	<b>854</b>	<b>\$1,015</b>		<b>\$1.188</b>
<b>Retreat at Rosslyn 5801 N Houston Rosslyn</b>	<b>1978</b>	<b>97%</b>	<b>364</b>	<b>747</b>	<b>\$845</b>	<b>EWG</b>	<b>\$1.185</b>
<b>Sub-Market Averages(Brookhollow)</b>		<b>89%</b>	<b>22,391</b>	<b>833</b>	<b>\$1,096</b>		<b>\$1.320</b>
<b>Houston Market Avgs</b>		<b>89%</b>	<b>771,690</b>	<b>895</b>	<b>\$1,274</b>		<b>\$1.420</b>

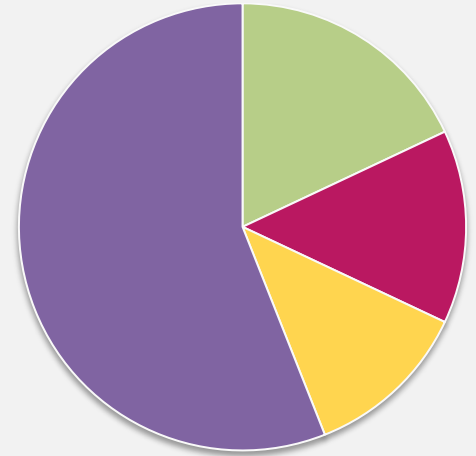


**SUMMARY PROFILE**

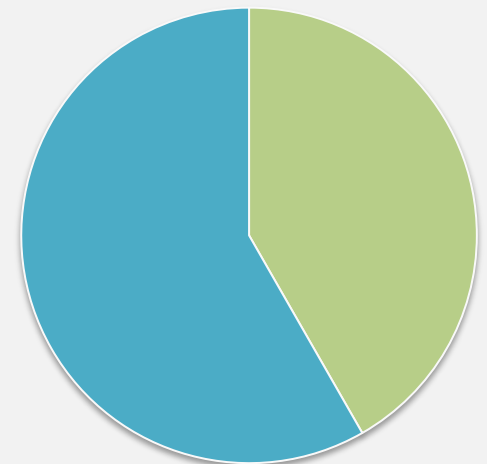
2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups

	1 Mile Radius	2 Mile Radius	3 Mile Radius
<b>RETREAT AT ROSSLYN 5801 N HOUSTON ROSSLYN, HOUSTON, TX 77091</b>			
<b>Population</b>			
2024 Estimated Population	20,552	60,290	133,712
2029 Projected Population	20,731	61,572	138,950
2020 Census Population	15,790	53,834	125,071
2010 Census Population	16,162	52,740	121,333
Projected Annual Growth 2024 to 2029	0.2%	0.4%	0.8%
Historical Annual Growth 2010 to 2024	1.9%	1.0%	0.7%
2024 Median Age	31.8	33.4	32.9
<b>Households</b>			
2024 Estimated Households	8,164	22,956	49,265
2029 Projected Households	8,243	23,462	51,181
2020 Census Households	6,386	20,714	45,787
2010 Census Households	6,357	19,754	43,326
Projected Annual Growth 2024 to 2029	0.2%	0.4%	0.8%
Historical Annual Growth 2010 to 2024	2.0%	1.2%	1.0%
<b>Race and Ethnicity</b>			
2024 Estimated White	28.0%	29.7%	28.4%
2024 Estimated Black or African American	23.5%	24.5%	24.7%
2024 Estimated Asian or Pacific Islander	1.9%	2.4%	2.9%
2024 Estimated American Indian or Native Alaskan	1.2%	1.2%	1.4%
2024 Estimated Other Races	45.3%	42.1%	42.6%
2024 Estimated Hispanic	58.3%	53.1%	53.3%
<b>Income</b>			
2024 Estimated Average Household Income	\$74,048	\$85,925	\$88,139
2024 Estimated Median Household Income	\$48,634	\$59,053	\$61,532
2024 Estimated Per Capita Income	\$29,420	\$32,746	\$32,496
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	16.9%	13.5%	15.8%
2024 Estimated Some High School (Grade Level 9 to 11)	12.9%	9.9%	9.9%
2024 Estimated High School Graduate	23.9%	25.2%	26.4%
2024 Estimated Some College	17.6%	19.4%	17.8%
2024 Estimated Associates Degree Only	6.7%	6.7%	6.1%
2024 Estimated Bachelors Degree Only	16.5%	16.9%	15.9%
2024 Estimated Graduate Degree	5.6%	8.4%	8.0%
<b>Business</b>			
2024 Estimated Total Businesses	606	2,642	6,645
2024 Estimated Total Employees	7,599	31,140	70,965
2024 Estimated Employee Population per Business	12.5	11.8	10.7
2024 Estimated Residential Population per Business	33.9	22.8	20.1

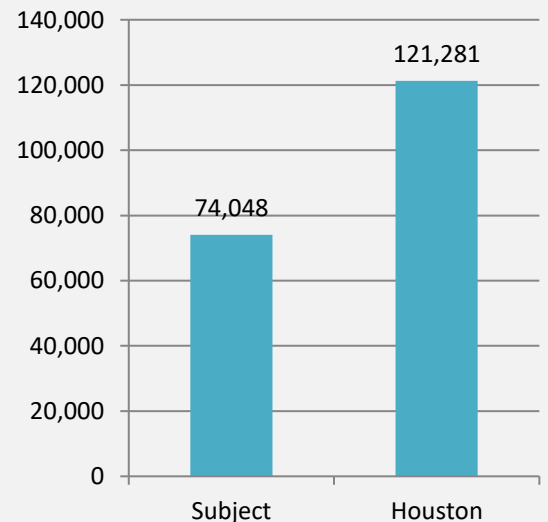
1 Mile Radius



White Black Other Hispanic



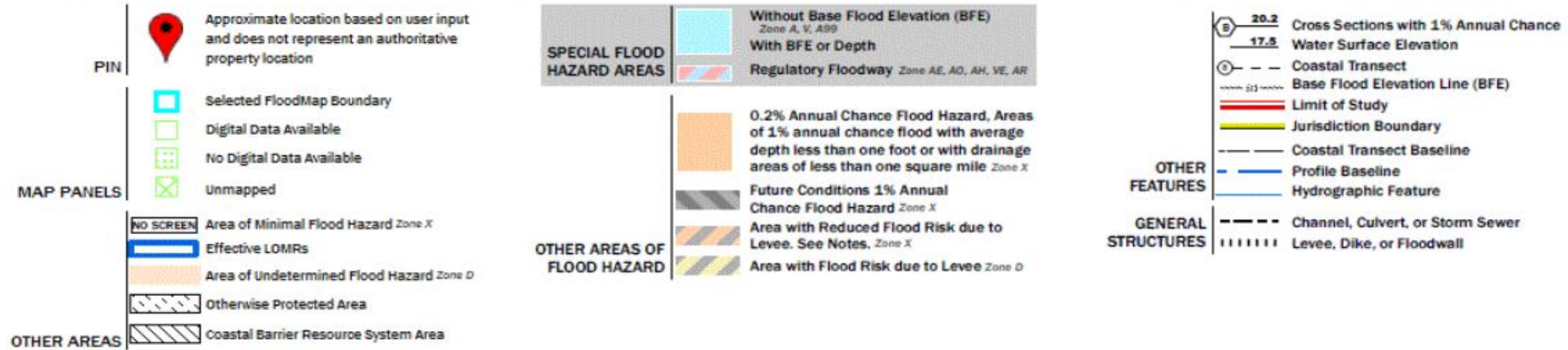
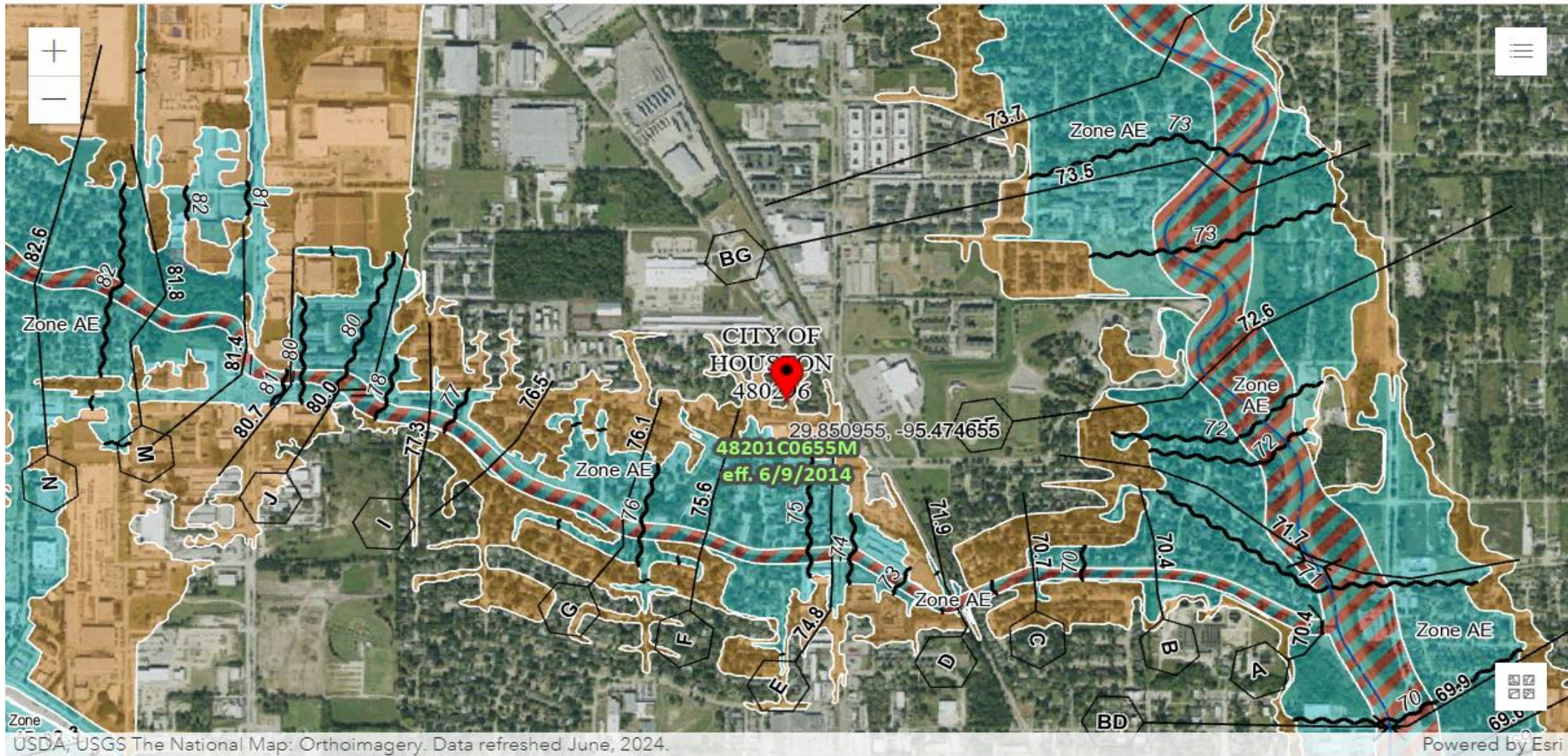
Non-Hispanic Hispanic



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11-2-2015



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

KET ENTERPRISES INCORPORATED	0406902	<a href="mailto:TWILK4@KETENT.COM">TWILK4@KETENT.COM</a>	713-355-4646
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
TOM WILKINSON	0173897	<a href="mailto:TWILK4@KETENT.COM">TWILK4@KETENT.COM</a>	713-355-4646
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

# HOUSTON 2024



## Houston Metro Overview




# HOUSTON

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro filled with talented people who have an undeniable spirit. The economy is strong, the city is made up of many different cultures, and the quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world. One in four of the region's 7.3 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million new residents, an 18.2 percent increase, the fastest rate of population growth among the 10 most populous U.S. Metros.

In addition to Houston's diversity as a community, Houston offers a well-developed suite of key global industries – including energy, life science, manufacturing, logistics and aerospace. As these industries digitize, Houston is a hotbed of rapid technological development thanks to its access to customers and expertise.

A thriving international city, Houston's ties stretch to all corners of the world. The region's geographic location makes it easy to move both goods and people around the globe. With one of the largest ports in the country and two international airports, Houston connects companies to the world.

Since emerging from the pandemic, metro Houston has gained well over half a million jobs. That's a decade's worth of growth in just 42 months. As of October '23, Houston added nearly 200,000 more jobs than it did before COVID. Over the past three-plus years, Houston also set records for home sales (440,00 closings), witnessed a surge in commercial construction (\$40+ billion), and handled record container traffic at the port (12.5 million TEUs). But Houston can't maintain that pace indefinitely. Like a distance runner, Houston was quick out of the blocks, but now must find a more sustainable pace. Growth will slow in '24, it may even seem sluggish, but that's only because we've watched Houston sprint through the last three years. The region needs time to catch its breath, which is what will happen in '24. Growth will pick up again in '25, not back to the rapid pace of recent years, but to a more moderate pace, one that can be maintained for the long run.



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## Looking ahead, here are a few developments that will impact Houston's economy in 2024

Click on a name below for a link to Greater Houston Partnership's Expanded Article

- 
- 
- Arco del Tiempo
  - Austin Point
  - Autry Park
  - BioHub II at Generation Park
  - East Blocks
  - The Allen
  - The Commons at Hermann Park
  - The Houston Astros Entertainment District
  - The Grand at 249

# HOUSTON

# quick facts

4th  
Largest  
U.S. City

140,000  
Residents Added  
in 2023

102,900  
Jobs Created  
in 2023

vs 70,100  
Jobs Projected  
for 2023

Houston  
**\$119,000**  
Average Income

Houston  
**2.3**  
million residents

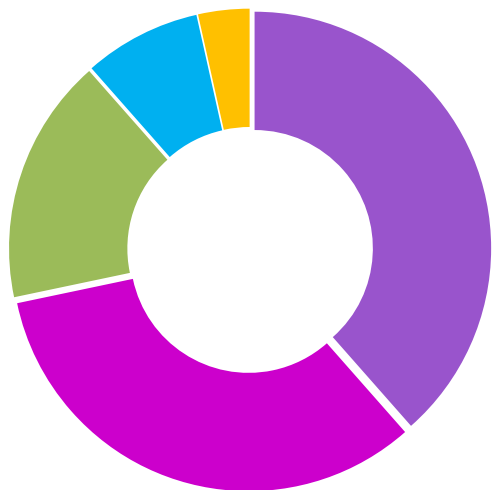
MSA  
**7.3**  
million residents

**OVER 1.7 M HOUSTONIANS** or  
**ROUGHLY 1 IN 4**  
were born outside the U.S.

Metro Houston has the **THIRD LARGEST**  
number of **FORTUNE 500**  
**COMPANIES** in the nation

If Houston were a country, it would rank as the **25th**  
**LARGEST ECONOMY IN THE**  
**WORLD**, exceeding Thailand and Ireland

- **3.4 Million** Houston MSA Jobs
- **1.9%** ↑ Houston Population Growth since 2022
- **35.30** Houston Median Age



- 38.5 Hispanic
- 33.2 White
- 16.8% Black
- 8.0 Asian
- 3.5 Other

- 26** Fortune 500 Headquarters
- 48** Fortune 1,000 Headquarters
- 5** Fortune Global 500
- 26** Forbes Global 2,000
- 87** Inc. 1,000
- 4** Fortune 100 Best Companies to Work For

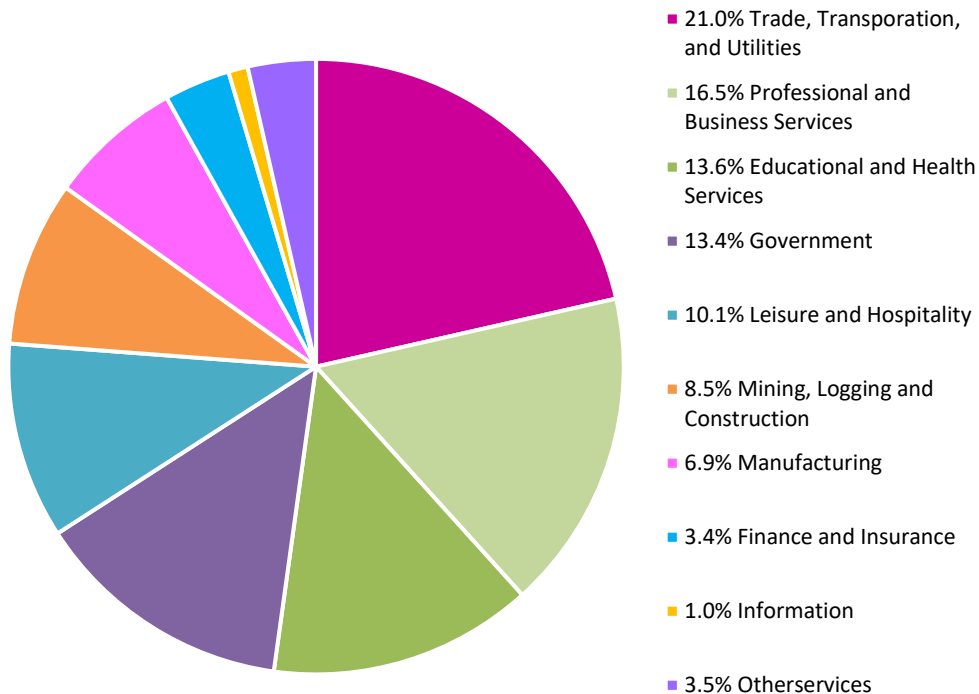
Houston's **TEXAS MEDICAL CENTER**  
is the **WORLD'S LARGEST** medical  
complex

Houston is home to more than **9,100 TECH-**  
**RELATED FIRMS** including more than 1,000  
venture backed startups

# HOUSTON quick facts

- There are **3.4 million jobs** in the Houston MSA
- The Health, Education, and Business & Professional Services industries account for over **1 in 4** jobs in the region
- The goods-producing sector accounts for nearly **1 in 6** jobs

## Industry Share of Houston MSA Employment



Source: Greater Houston Partnership 2024; Texas Workforce Commission December '23

## Houstonians can expect the following in 2024

- Job growth below the current pace
- More vehicles on the freeways
- Record passenger volumes at the region's airports
- Fewer housing starts
- Energy prices high enough to spur an uptick in drilling
- Minor reductions in inflation
- No relief on interest rates until mid-year
- And a slump in commercial construction

The Greater Houston Partnership's forecast calls for growth in admin services, arts, entertainment, recreation, energy, government, health care, hotels, manufacturing, other services, private education, professional services, restaurants and bars, retail, transportation, and wholesale trade. Job losses will occur in construction, finance and insurance, information, and real estate.

The region is projected to add 57,600 jobs on net in '24, a subpar performance compared to recent years but still a healthy gain. Houston should finish the year with total employment surpassing 3.4 million, a new record for the region.

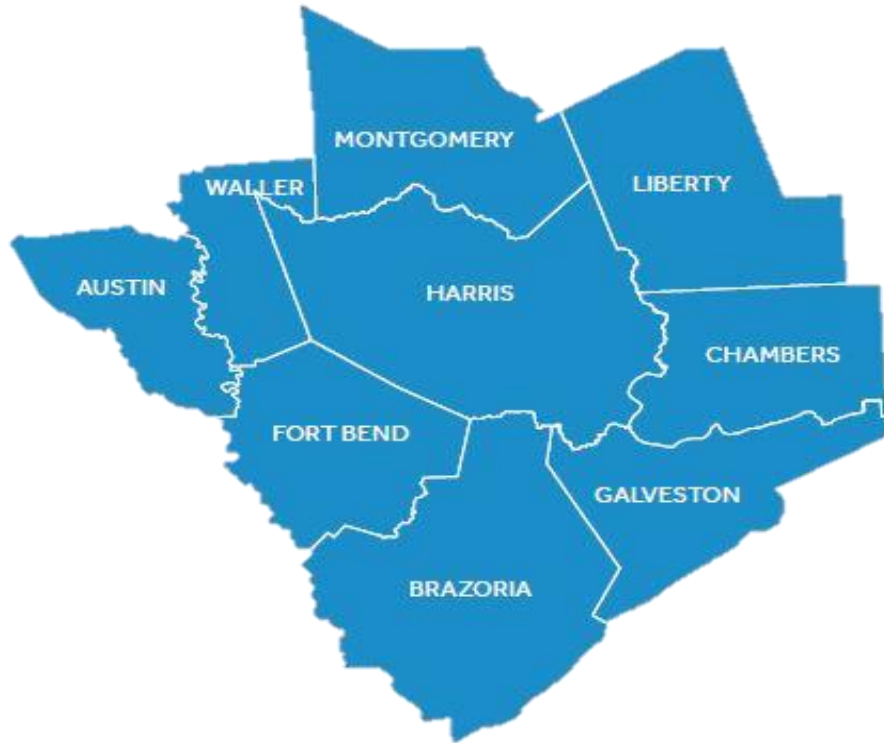
# The Houston - The Woodlands - Sugar Land Metropolitan Statistical Area (MSA)

The county seat or administrative center of Harris County is the City of Houston. The nine-county Houston-The Woodlands-Sugar Land MSA covers 9,444 square miles, is the nation's 5th largest metro area. An area larger than five states: New Hampshire, New Jersey, Connecticut, Delaware and Rhode Island. [The 9-county Houston MSA had a population of 7,340,118 residents as of July, 2022, according to estimates by the U.S. Census Bureau.]

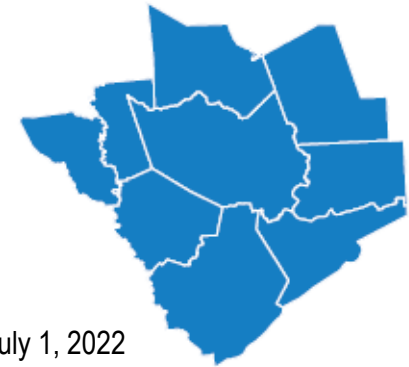


# REGION IN PERSPECTIVE

THE HOUSTON-THE WOODLANDS-SUGAR LAND METROPOLITAN STATISTICAL AREA (MSA) CONTAINS NINE TEXAS COUNTIES:



## Population



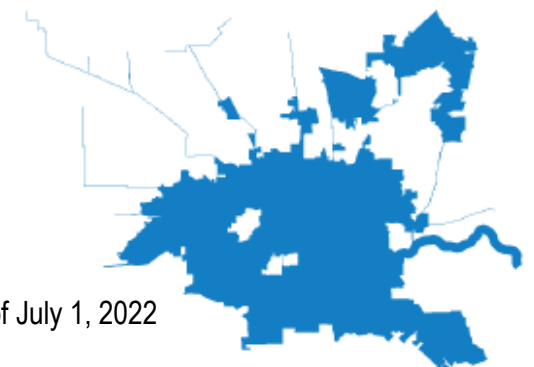
**7,340,118**

Nine-County Houston MSA, as of July 1, 2022



**4,780,913**

Harris County Population, as of July 1, 2022



**2,302,878**

City of Houston Population, as of July 1, 2022

Within these nine counties are 124 incorporated cities and 33 Census Designated Places (CDP)

Harris County contains the bulk of the city in addition to all or part of 33 incorporated cities and 12 CDPs

The county seat or administrative center of Harris County is the City of Houston

Small portions of Houston spread into adjacent Montgomery and Fort Bend counties