



EAST END DISTRICT

Property Value Assessment 2007 - 2017

Property Value Assessment 2007 - 2017

Prepared for the East End District by Lester O. King, PhD

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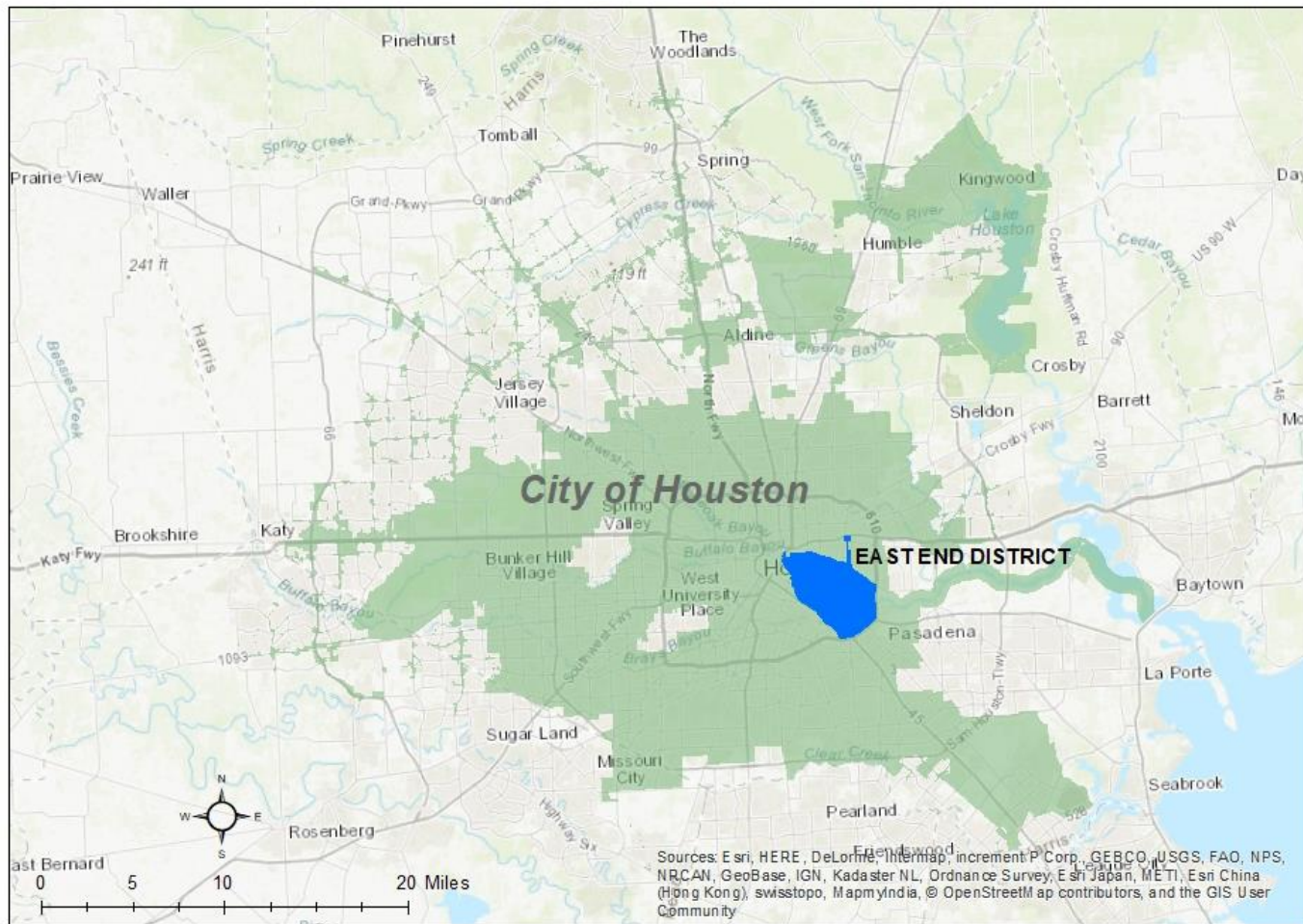
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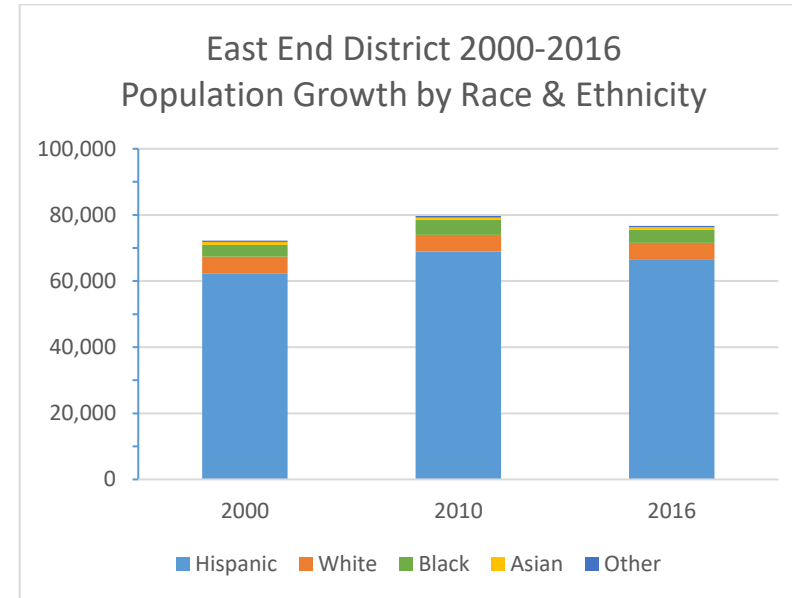
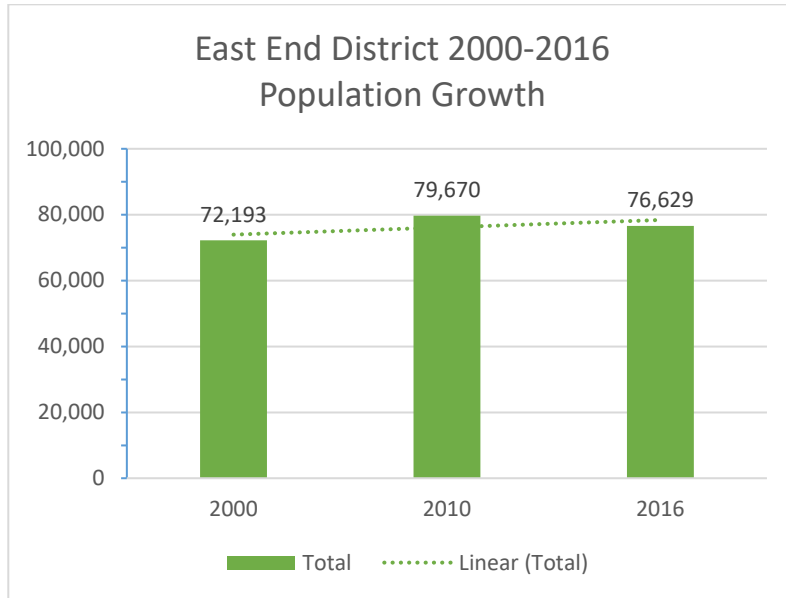
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LOCATION & DEMOGRAPHICS

- The East End District (EED) is located in the Southeast Corner of the City of Houston Inner Loop Highway (610 Loop).
- The 610 Loop represents the economic and geographic center city of Houston and is approximately 100 square miles in area. EED is approximately 16 square miles in area (15.77sqml).
- The district is bounded by Clinton Drive on the north, Loop 610 on the east, Telephone Road to I-45 on the south, and the Houston Belt and Terminal Railroad to U.S. 59 on the west.



Population Growth

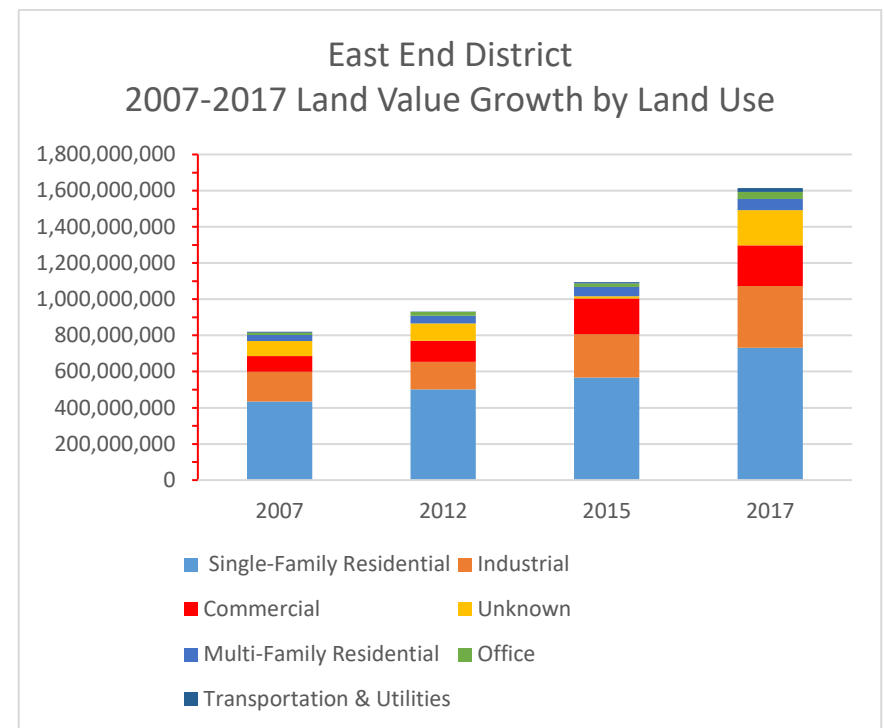
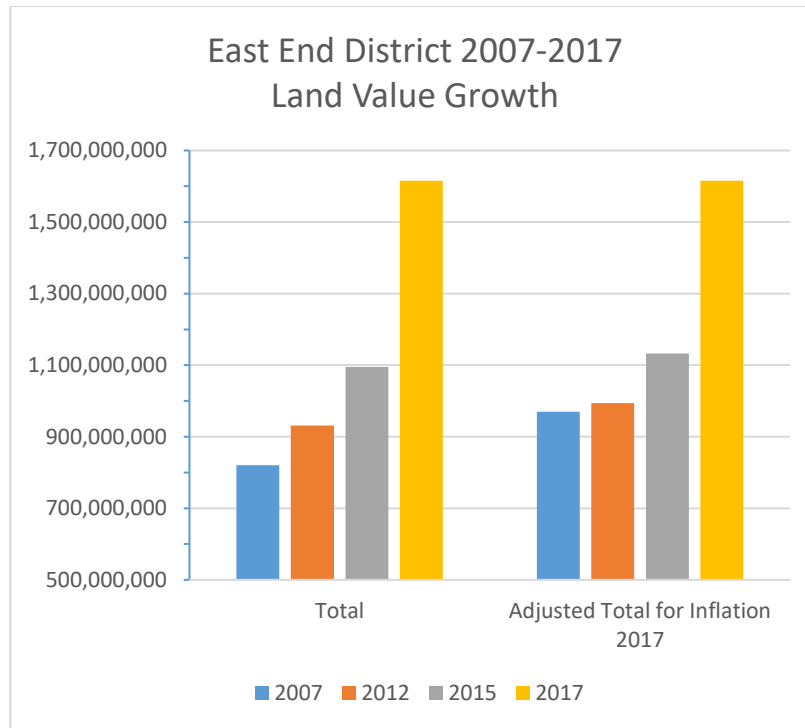


Data Source: US Census 2000, 2010; ACS_5Yr 2016

- Total population in EED was approximately 76,600 persons in 2016.
- There has been an overall growth in the population in EED between 2000 and 2016. During that period population has increased by 6.14%. The population in 2016 appears to be slightly less than in 2010. Several factors may have contributed to this trend, such as the strong economy prior to 2008 and then the subsequent economic downturn of 2008. Population may have surged prior to 2008, only to then slide in the subsequent years following the economic downturn.
- EED, as a result of its proximity to the industrial hub of Houston, may benefit from even marginal increases in trade and commerce, as reflected in total increases in population growth.
- Hispanic persons make up roughly 87% of the population followed by White and African-American persons tied at 6%. Asians are 1% of the population in EED in 2016.
- The agglomeration of Hispanic persons in EED (large percentage and volume) will contribute further to overall population growth. The population can be predicted to continue to increase based on natural factors such as births, and the natural gravity attraction of Hispanic immigration into the City. Hispanic persons moving to Houston may be attracted to this District based on the large numbers of Hispanic persons already living there.

Executive Summary

- The total value of all property in EED (adjusted for inflation) increased from \$969,783,935 in 2007 to over a billion dollars of property (\$1,615,145,791) by 2017. Between 2007 and 2017 Single-family residential property has had the highest aggregate value of property, followed by Industrial land and thirdly Commercial property.
- The average price-per-square-foot (Ave. Ppsf) of property was led by Single-family residential property in 2007 at \$5.60 psf. However, by 2015 the value of Multi-family residential property has led all other land use categories. In 2017, Multi-family residential property was \$11.20 psf. Property used for office space followed with \$10.30 psf. Residential property was \$9.98 psf. Commercial property was \$9.37 psf. Industrial property was \$8.56 psf.
- Single-Family Residential property makes up the majority of property in EED. Between 2007 and 2017, single-family residential property has been approximately 70% of parcels and approximately 2,100 acres of land. The second largest land use category was Industrial land followed by Public/ Institutional property in 2007. However, by 2015, Public/ Institutional land has surpassed Industrial land in EED.
- The EED benefits tremendously from several factors depicted in this report: (1) Proximity to the Port of Houston, which is the nation's largest port for foreign waterbourne tonnage and the agglomeration of industrial support facilities and businesses in the area. (2) Proximity to the Houston Central Business District and the large presence of jobs located there. (3) Availability of several communities and housing opportunities. For these reasons among others, the EED management team can expect to continue to facilitate the orderly function of a robust and growing Mixed-Use District that is both primarily Industrial and Residential.



Data Source: HCAD 2007, 2012, 2015, 2017

2007 Property Assessment

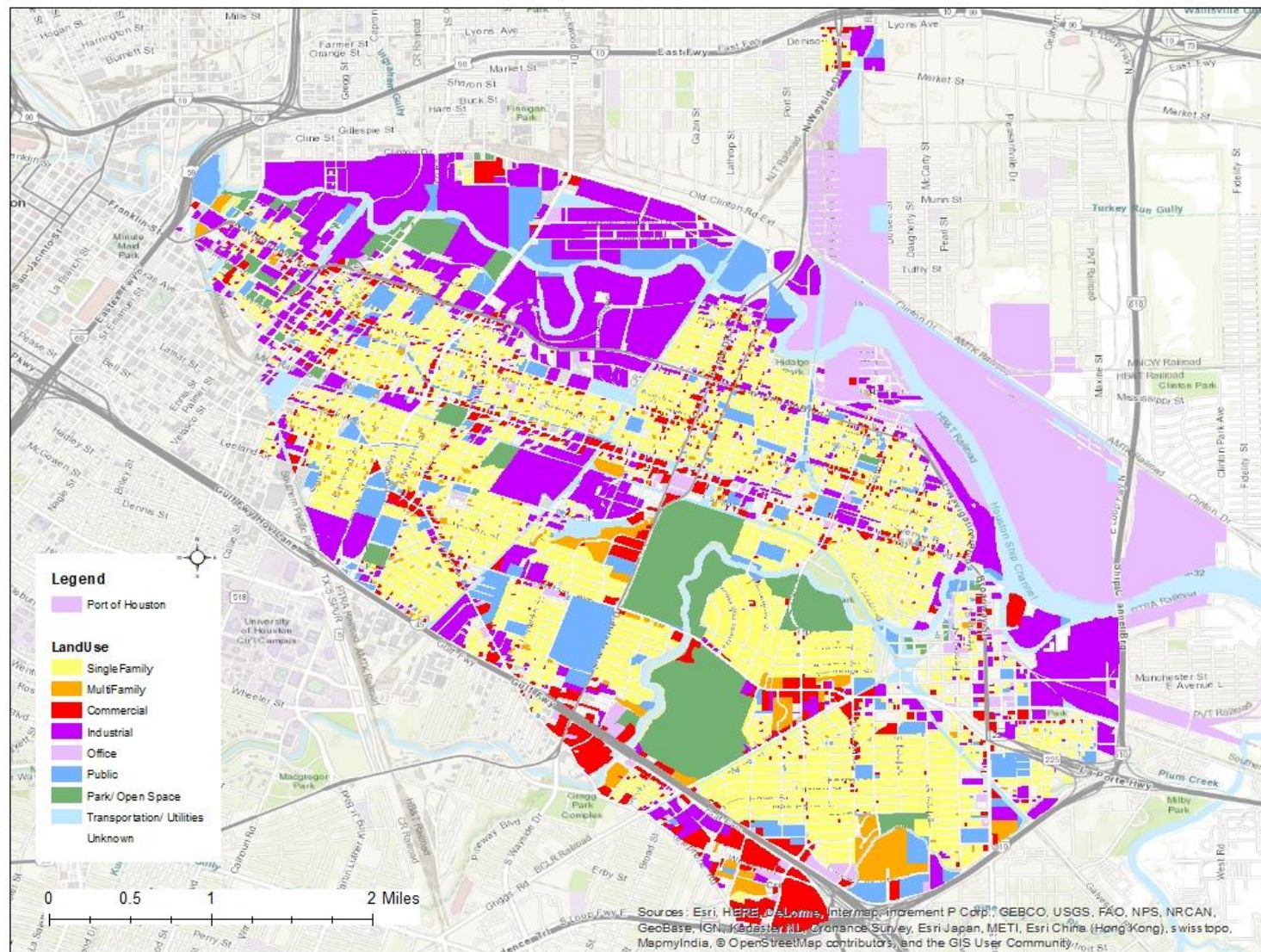
Land Use

- 20,759 Total Properties in the EED for the 2007 analysis.
- 69% of parcels were single-family residential, representing the largest land use category in the district.
- The second largest land use category is industrial use. Industrial use accounted for 2,109 acres of land use.
- Public / Institutional land use is the third largest land use in EED. Public/ Institutional land use accounted for 1,696 acres of land.

Table 1: 2007 Land use in EED					
Land Use	# of Parcels	%	SqFt	Acres	SqMiles
Single-Family Residential	14,284	68.8	93,655,781	2,150.05	3.36
Multi-Family Residential	418	2.0	9,951,835	228.46	0.36
Commercial	1,128	5.4	24,849,889	570.48	0.89
Office	100	0.5	3,194,134	73.33	0.11
Industrial	1,075	5.2	91,847,668	2,108.54	3.29
Public/ Institutional	686	3.3	73,874,100	1,695.92	2.65
Transportation & Utilities	208	1.0	16,888,545	387.71	0.61
Parks & Open Space	77	0.4	26,854,471	616.50	0.96
Unknown*	2,783	13.4	29,604,774	679.63	1.06
Total	20,759	100	370,721,196	8,510.62	13.30
*Data without known land use codes from data source HCAD 2007					

- Figure 2 shows the spatial distribution of land use in EED in 2007. The figure shows that Industrial land is primarily located in the northern portions of the District, with the Port of Houston owning close to half of the industrial property in the North.
- Commercial property is scattered mainly along the main East-West street corridors. There is also a concentration of commercial businesses in the lower South-East corner of the district.
- There is a large amount of greenspace in the South-east quadrant of the district. This land is primarily used for burial ground, a golf course and park land along Braes Bayou.

Figure 2: 2007 Land Use in EED



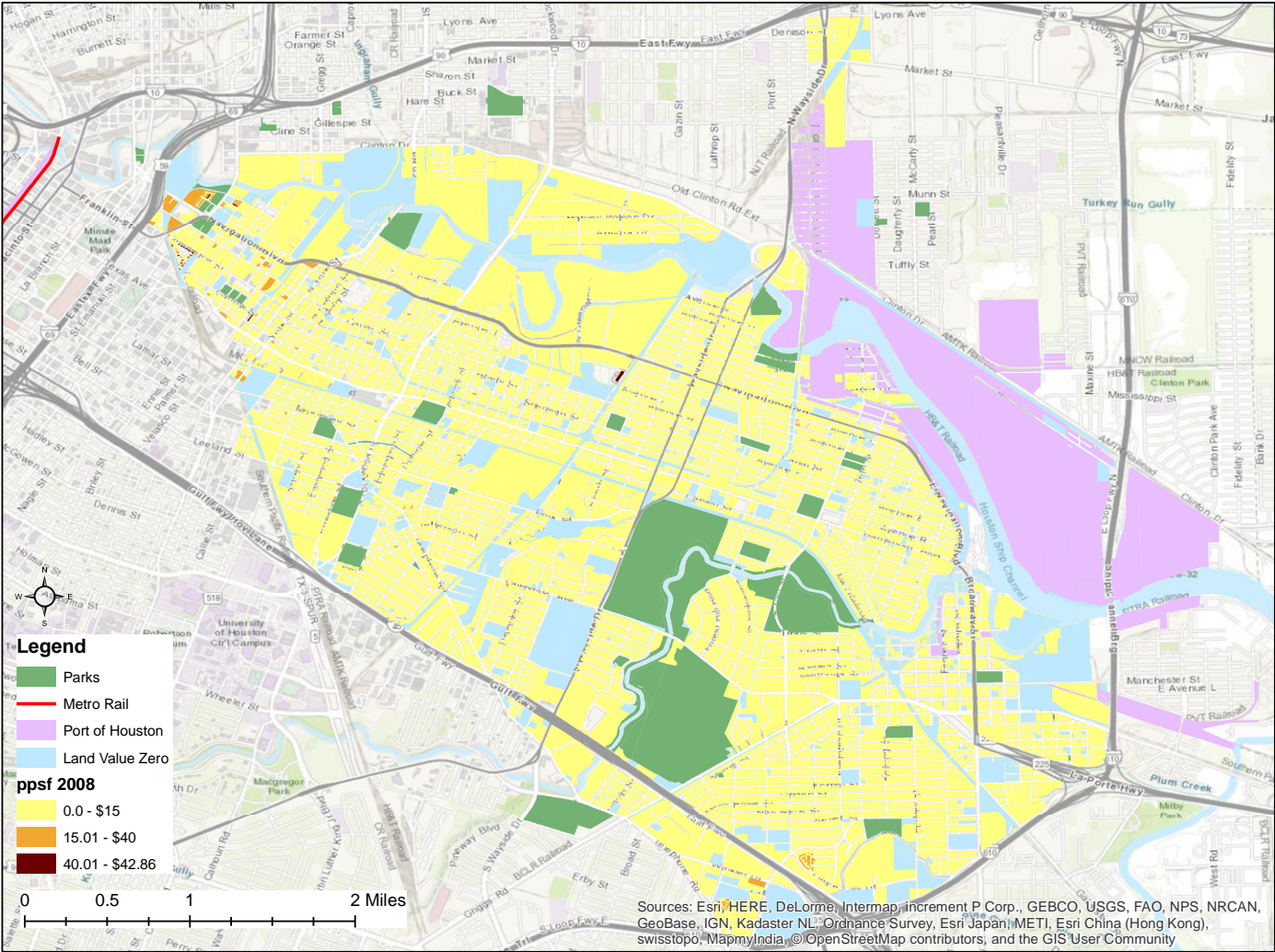
Land Value

- There was approximately \$820 Million of property value in EED in 2007.
- The average price per square foot of various land use types range from \$0.46/psf for land used by Utilities to \$5.60/psf for Single-family residential land.
- Commercial land averaged \$4.17/psf and land used for Office space averaged \$4.28/psf.
- According to Figure 3, the vast majority of property parcels in EED are less than \$15/psf.

Table 2: 2007 Land value in EED			
Land Use	Max Single Parcel VALUE (\$)	Total LAND VALUE(\$)	Ave Ppsf (\$)
Single-Family Residential	240,516	433,825,520	5.60
Multi-Family Residential	1,755,470	32,960,185	5.34
Commercial	7,317,152	86,706,069	4.17
Office	1,342,354	13,286,141	4.28
Industrial	6,346,148	164,981,938	3.58
Public/ Institutional	0	0	0.00
Transportation & Utilities	1,169,585	5,088,781	0.46
Parks & Open Space	0	0	0.00
Unknown*	516,184	83,471,783	4.77
Total	---	820,320,417	---
*Data without known land use codes from data source HCAD 2007			

- The second most frequent class of property ranges from \$15 - \$40/psf. These parcels are clustered in the North-West section of the district, closer to the central business district of Houston. There is also a recognizable cluster of such property in this class in the area bordered by IH 45 S, Wayside Dr. W, Lawndale N, and Braes Bayou E.
- Property in the highest range in EED, over \$40 /psf, can be found in the area immediately adjacent to Downtown Houston. There are not many parcels in this range in EED.

Figure 3: 2007 EED Land Value



2012 Property Assessment

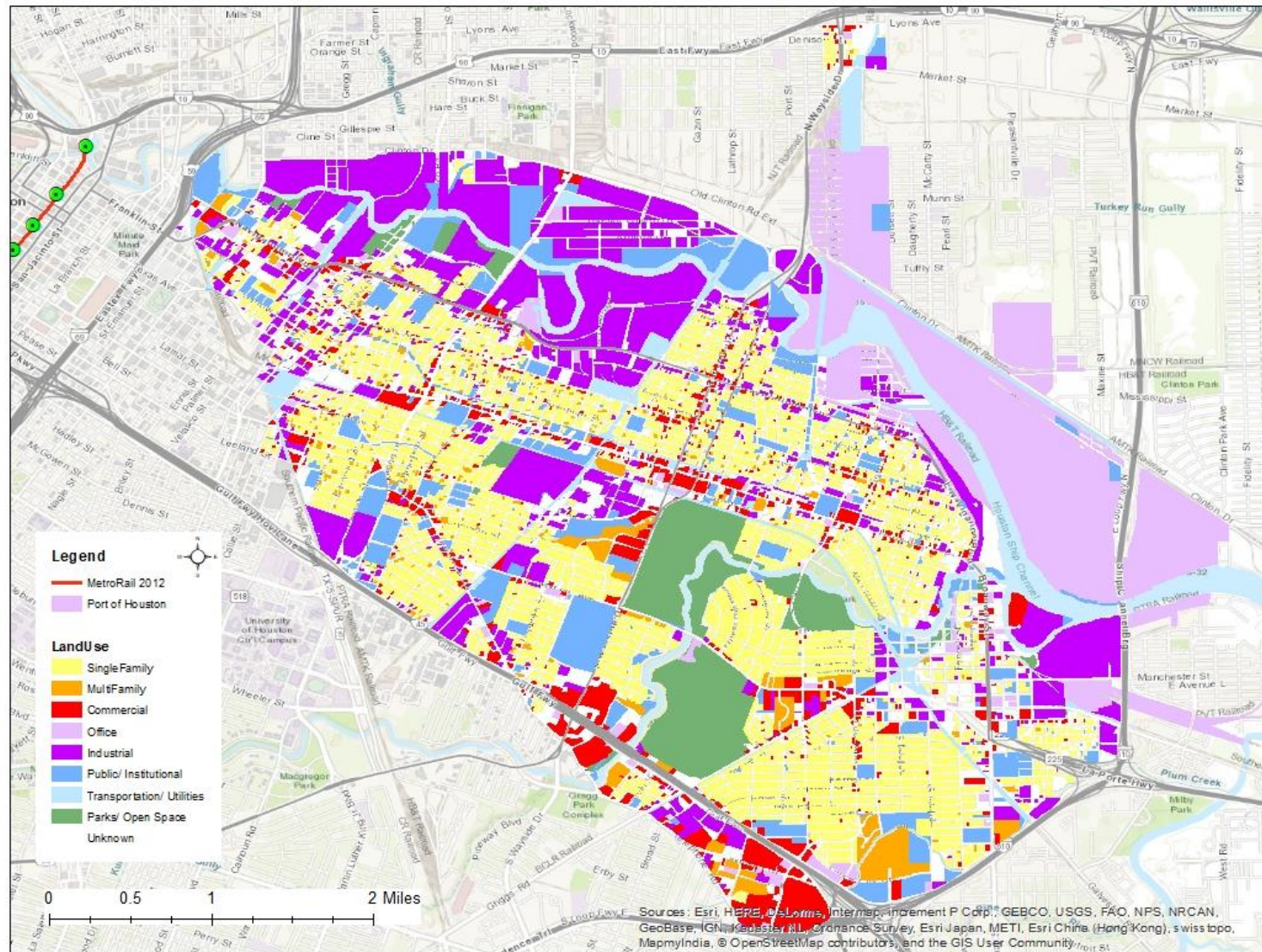
Land Use

- 20,876 Total Parcels in the EED for the 2012 analysis.
- 69% of parcels were single-family residential representing the largest land use category in the district.
- The second largest land use category is Public/ Institutional land. Public/ Institutional land accounted for 1,871 acres of land.
- Industrial land is the third most frequent land use in EED. Industrial land use accounted for 1,871 acres of land.

Table 3: 2012 Land use in EED					
Land Use	# of Parcels	%	SqFt	Acres	SqMiles
Single-Family Residential	14,351	68.7	93,282,850	2,141.49	3.35
Multi-Family Residential	608	2.9	10,468,565	240.33	0.38
Commercial	1,092	5.2	24,961,041	573.03	0.90
Office	108	0.5	5,127,001	117.70	0.18
Industrial	956	4.6	81,043,323	1,860.51	2.91
Public/ Institutional	772	3.7	81,516,115	1,871.36	2.92
Transportation & Utilities	205	1.0	16,240,949	372.84	0.58
Parks & Open Space	86	0.4	24,044,493	551.99	0.86
Unknown*	2,698	12.9	30,800,007	707.07	1.10
Total	20,876	100.0	367,484,345	8,436.31	13.18
*Data without known land use codes from data source HCAD 2012					

- Figure 4 shows the spatial distribution of land use in EED in 2012. The figure shows that Industrial land is primarily located in the northern portions of the District with the Port of Houston owning close to half of the industrial property in the North.
- Commercial property is scattered mainly along the main East-West street corridors. There is also a concentration of commercial businesses in the lower South-East corner of the district.
- There is a large amount of greenspace in the South-east quadrant of the district. This land is primarily used for burial ground, a golf course and a park along Braes Bayou.

Figure 4: 2012 Land Use in EED



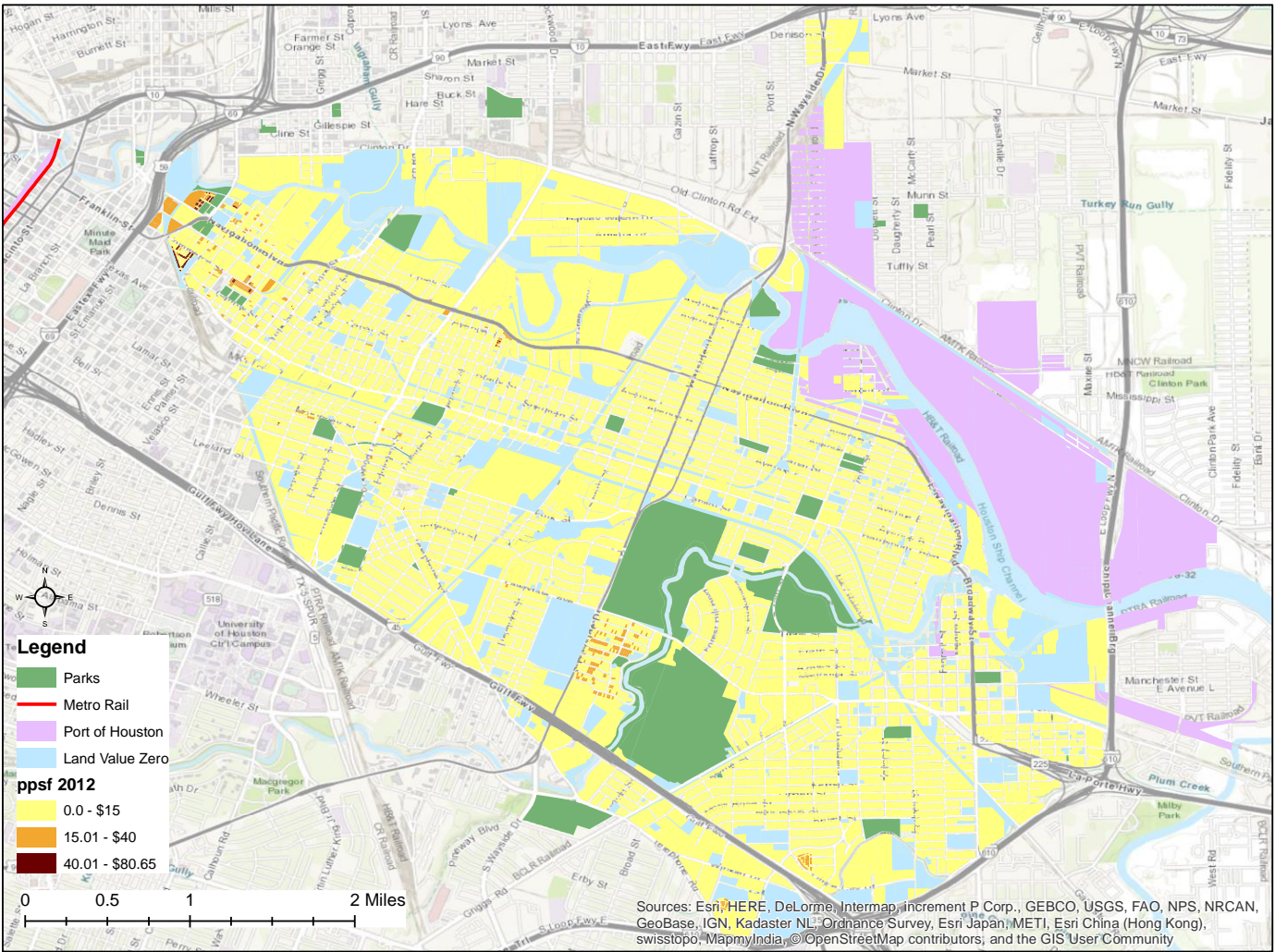
Land Value

- There was approximately \$931 Million of property value in EED in 2012.
- The average price per square foot of various land use types range from \$3.02/psf for industrial land to \$7.16/psf for Multi-family residential land.
- Commercial land averages \$5.05/psf and land for office space averages \$5.17/psf.
- According to Figure 5, the vast majority of property parcels in EED are less than \$15/psf.

Table 4: 2012 Land value in EED			
Land Use	Max Single Parcel VALUE (\$)	Total LAND VALUE(\$)	Ave Ppsf (\$)
Single-Family Residential	296,150	502,265,785	6.75
Multi-Family Residential	3,510,940	42,541,491	7.16
Commercial	16,166,666	115,361,474	5.05
Office	1,821,720	20,740,451	5.17
Industrial	5,324,208	152,227,107	4.61
Public/ Institutional	0	0	0.00
Transportation & Utilities	893,973	1,680,306	3.02
Parks & Open Space	0	0	0.00
Unknown*	643,154	96,542,153	5.23
Total	---	931,358,767.00	---
*Data without known land use codes from data source HCAD 2012			

- The second most frequent class of property ranges from \$15 - \$40/psf. These parcels are clustered in the North-West section of the district, closer to the central business district of Houston. There is also a recognizable cluster of such property in this class in the area bordered by IH 45 S, Wayside Dr. W, Lawndale N, and Braes Bayou E.
- Property in the highest range in EED, \$40 - \$80 /psf, can be found in the area immediately adjacent to Downtown Houston. There are not many parcels in this range in EED.

Figure 5: 2012 EED Land Value

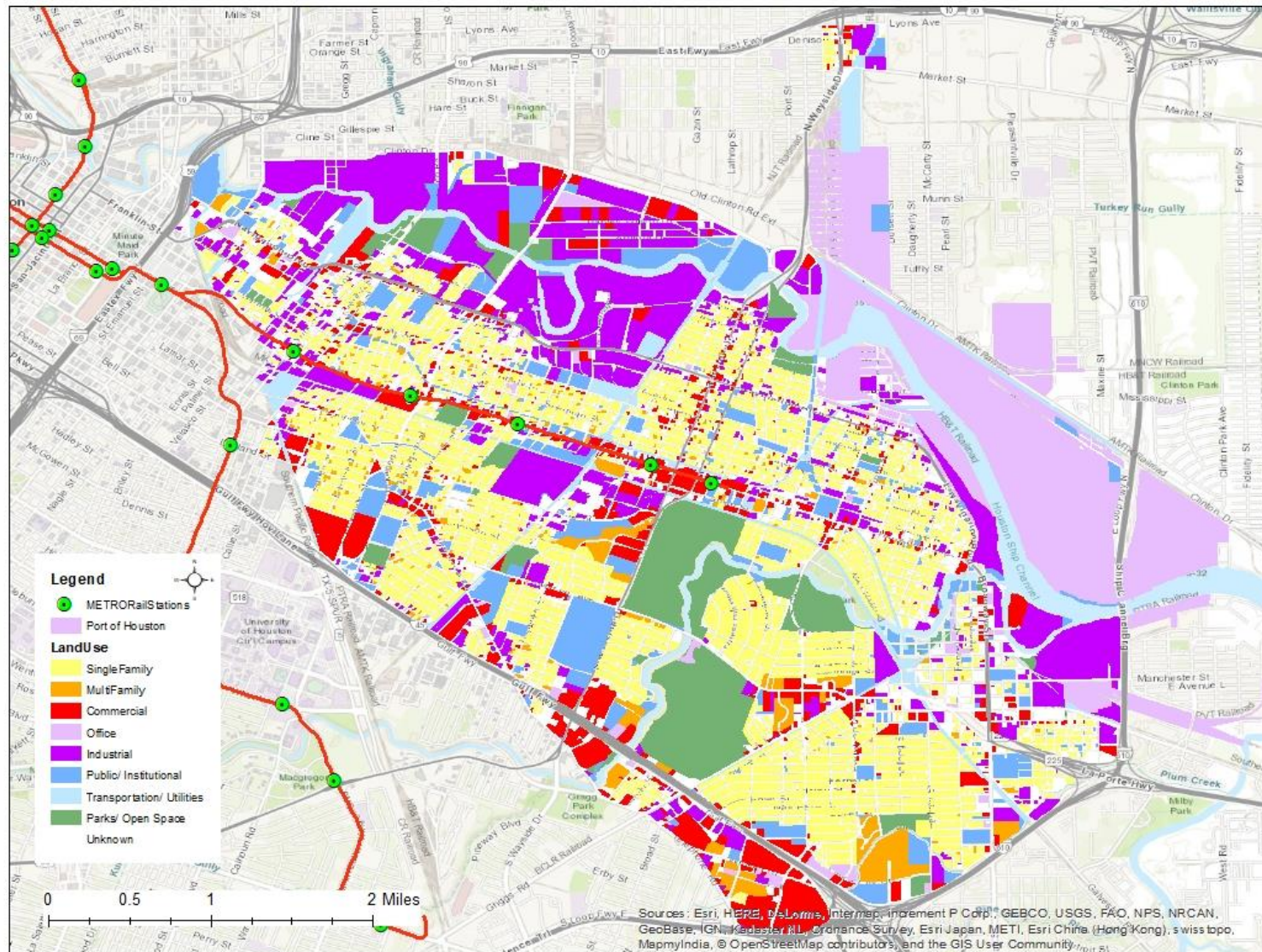


2015 Property Assessment Land Use

- 20,949 Total Parcels in the EED for the 2015 analysis.
- 69.3% of parcels were single-family residential representing the largest land use category in the district.
- The second largest land use category is Public/ Institutional use. Public/ Institutional use accounted for 1,780 acres of property.
- Industrial land use is the third most frequent land use in EED. Industrial land use accounted for 1,688 acres of land.

Table 5: 2015 Land use in EED					
Land Use	# of Parcels	%	SqFt	Acres	SqMiles
Single-Family Residential	14,523	69.3	93,323,892	2,142.43	3.35
Multi-Family Residential	401	1.9	10,393,481	238.60	0.37
Commercial	904	4.3	31,384,654	720.50	1.13
Office	65	0.3	3,753,160	86.16	0.13
Industrial	962	4.6	73,529,860	1,688.02	2.64
Public/ Institutional	813	3.9	77,533,440	1,779.93	2.78
Transportation & Utilities	200	1.0	16,375,045	375.92	0.59
Parks & Open Space	87	0.4	28,772,971	660.54	1.03
Unknown*	2,994	14.3	28,850,780	662.33	1.03
Total	20,949	100	363,917,282	8,354.42	13.05
*Data without known land use codes from data source HCAD 2015					

Figure 6: 2015 Land Use in EED



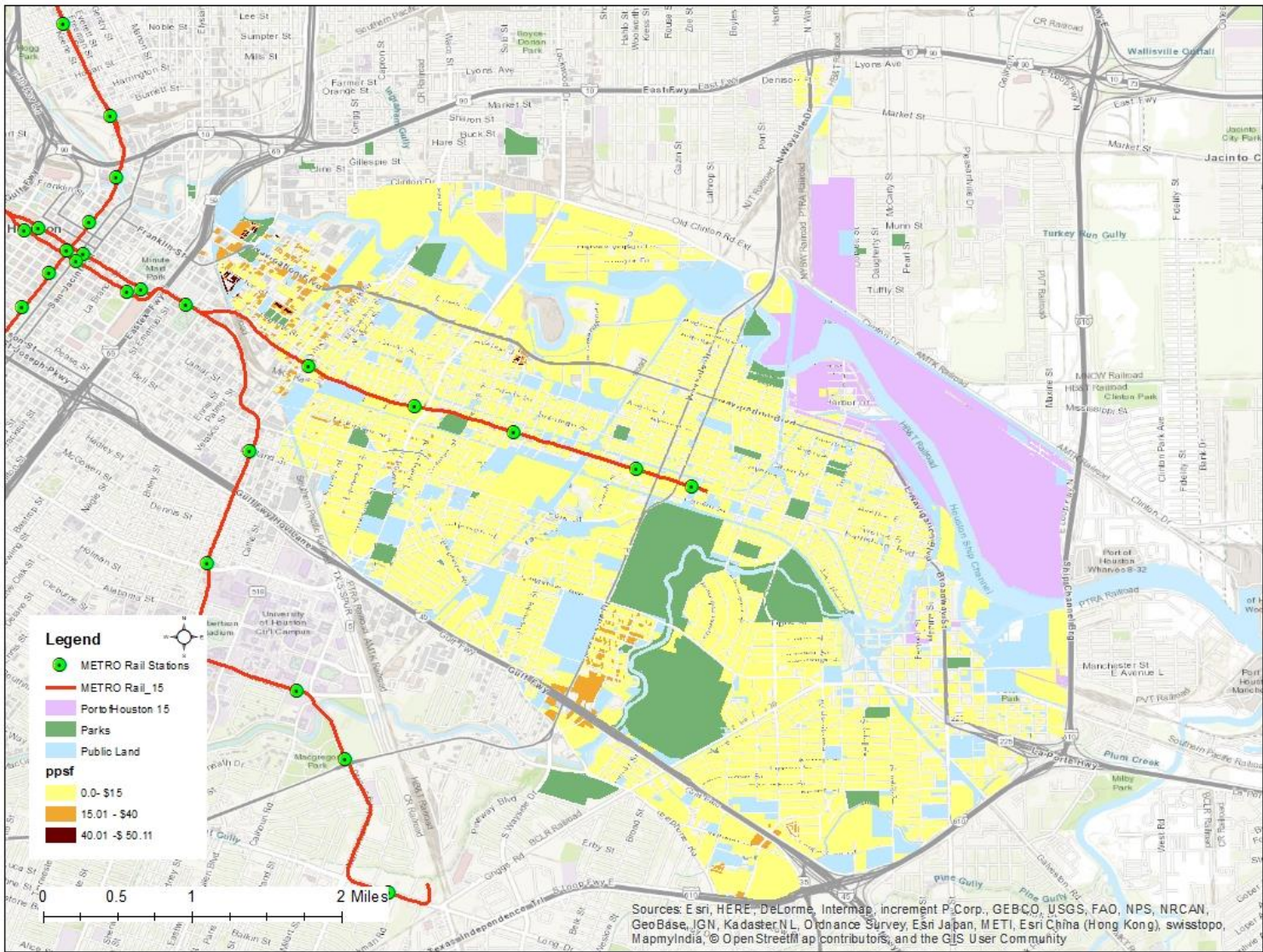
Land Value

- There is approximately \$1 Billion of property value in EED for the 2015 analysis.
- The average price per square foot of various land use types range from \$6.16/psf for land used by Utilities to \$7.83/psf for Multi-family residential land.
- Commercial land averages \$7.41/psf and office space averages \$6.55/psf.

Table 6: 2015 Land value in EED			
Land Use	Max Single Parcel VALUE (\$)	Total LAND VALUE(\$)	Ave Ppsf (\$)
Single-Family Residential	506,250	567,263,902	7.71
Multi-Family Residential	3,510,940	50,383,649	7.83
Commercial	20,116,008	198,704,023	7.41
Office	2,262,660	19,277,809	6.55
Industrial	28,236,160	237,951,379	6.56
Public/ Institutional	0	0	0.00
Transportation & Utilities	6,655,260	8,054,052	6.16
Parks & Open Space	0	0	0.00
Unknown*	729,540	13,353,395	6.81
Total	---	1,094,988,209	---
*Data without known land use codes from data source HCAD 2015			

- According to Figure 7, the vast majority of property parcels in EED are less than \$15/psf.
- The second most frequent class of property ranges from \$15 - \$40/psf. These parcels are clustered in the North-West section of the district, closer to the central business district of Houston. There is also a recognizable cluster of such property in this class in the area bordered by IH 45 S, Wayside Dr. W, Lawndale N, and Braes Bayou E.
- Property in the highest range in EED, \$120 - \$365/psf, can be found in the area immediately adjacent to Downtown Houston. There are not many parcels in this range in EED.

Figure 7: 2015 EED Land Value



2017 Property Assessment

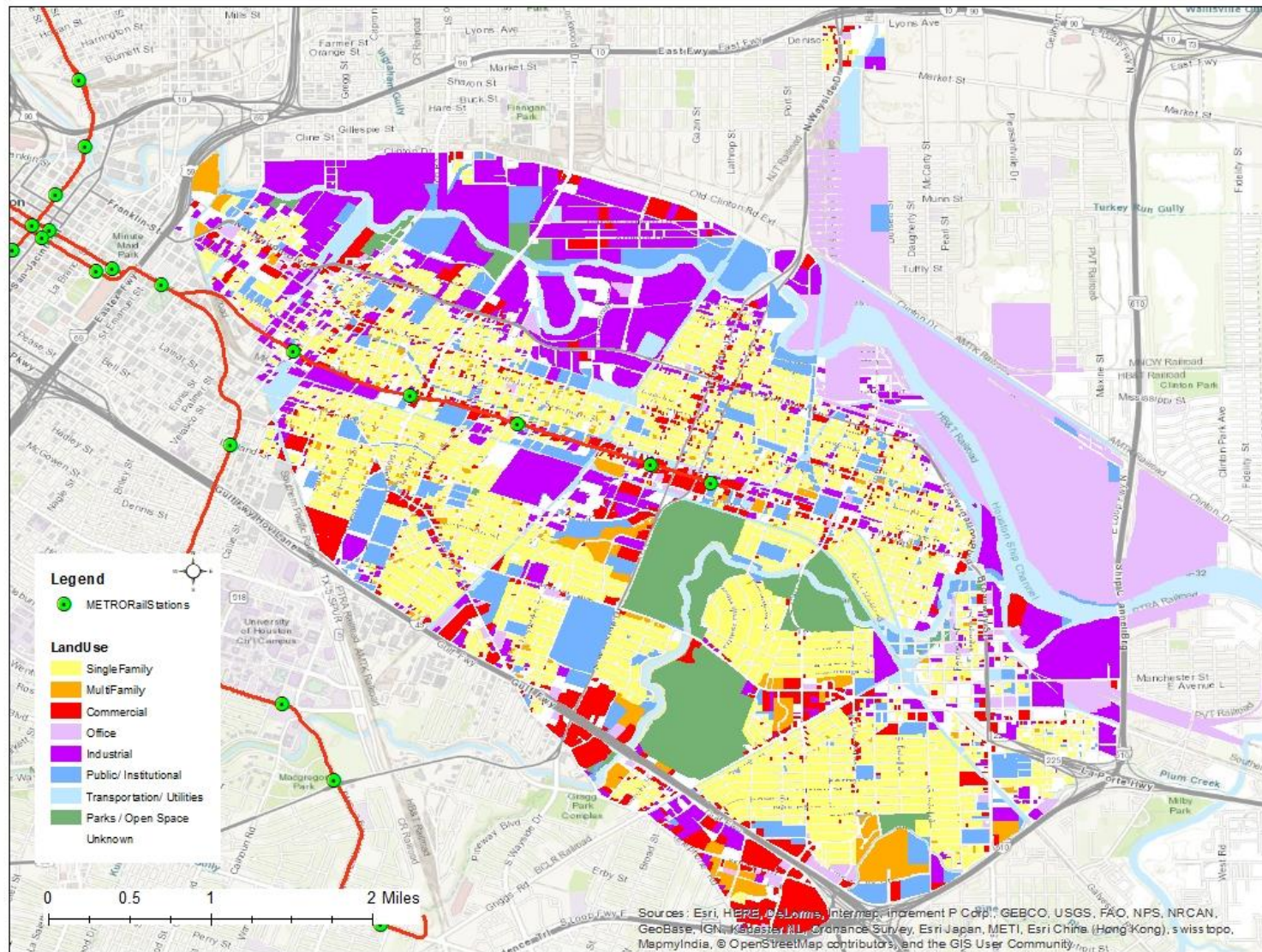
Land Use

- 21,244 Total Parcels in the EED for the 2017 analysis.
- 70.3% of parcels were single-family residential representing the largest land use category in the district.
- The second largest land use category is Public/ Institutional use. Public/ Institutional use accounted for 1,832 acres of land use.
- Industrial land use is the third largest land use in EED. Industrial land use accounted for 1,648 acres of land.

Table 7: 2017 Land use in EED					
Land Use	# of Parcels	%	SqFt	Acres	SqMiles
Single-Family Residential	14,938	70.3	94,242,518	2,163.52	3.38
Multi-Family Residential	378	1.8	11,337,292	260.27	0.41
Commercial	1,077	5.1	27,155,043	623.40	0.97
Office	116	0.5	5,297,488	121.61	0.19
Industrial	914	4.3	71,772,285	1,647.67	2.57
Public/ Institutional	864	4.1	79,785,385	1,831.63	2.86
Transportation & Utilities	201	0.9	16,433,910	377.27	0.59
Parks & Open Space	71	0.3	25,337,965	581.68	0.91
Unknown*	2,685	12.6	28,676,548	658.33	1.03
Total	21,244	100	360,038,436	8,265.38	12.91
*Data without known land use codes from data source HCAD 2017					

- Figure 8 shows the spatial distribution of land use in EED in 2017. The figure shows that Industrial land is primarily located in the northern portions of the District with the Port of Houston owning close to half of the industrial property in the North.
- Commercial property is scattered mainly along the main East-West street corridors. There is also a concentration of commercial businesses in the lower South-East corner of the district.
- There is a large amount of greenspace in the South-east quadrant of the district. This land is primarily used for burial ground, a golf course and a park along Braes Bayou.

Figure 8: 2017 Land Use in EED



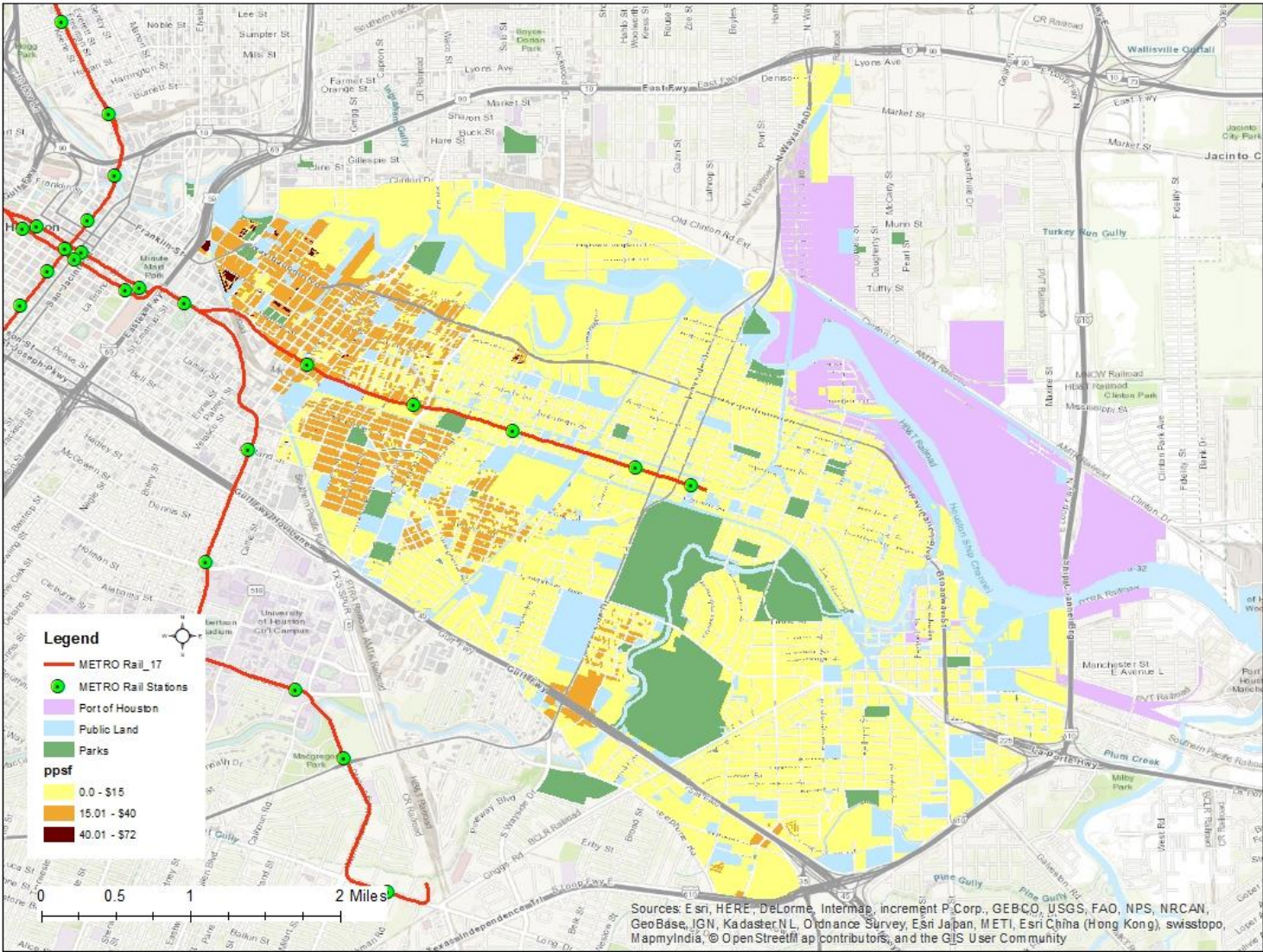
Land Value

- There is approximately \$1.6 Billion of property value in EED for the 2017 analysis.
- The average price per square foot of various land use types range from \$1.61/psf for land used by Utilities to \$11.20/psf for Multi-family residential land.
- Commercial land averages \$9.37/psf and land used for office space averages \$10.30/psf

Table 8: 2017 Land value in EED			
Land Use	Max Single Parcel VALUE (\$)	Total LAND VALUE(\$)	Ave Ppsf (\$)
Single-Family Residential	742,500	731,919,295	9.98
Multi-Family Residential	5,774,358	61,975,261	11.20
Commercial	20,116,008	223,073,666	9.37
Office	3,318,568	39,425,747	10.30
Industrial	28,236,160	342,012,085	8.56
Public/ Institutional	0	0	0.00
Transportation & Utilities	9,761,048	21,922,685	1.61
Parks & Open Space	0	0	0.00
Unknown*	4,068,500	194,817,052	9.47
Total	---	1,615,145,791	---
*Data without known land use codes from data source HCAD 2017			

- According to Figure 9, the vast majority of property parcels in EED are less than \$15/psf.
- The second most frequent class of property ranges from \$15 - \$40/psf. These parcels are clustered in the North-West section of the district, closer to the central business district of Houston. There is also a recognizable cluster of such property in this class in the area bordered by IH 45 S, Wayside Dr. W, Lawndale N, and Braes Bayou E.
- Property in the highest range in EED, \$40 - \$50/psf, can be found in the area immediately adjacent to Downtown Houston. There are not many parcels in this range in EED.

Figure 9: 2017 EED Land Value



Note:

In this report we feature land use and land value using 2007, 2012, 2015 and 2017 data. These years were chosen based on, first identifying a reliable range (10 years) in which to depict change. Secondly, within that period, identifying a pattern of years that represent a gradual temporal change (5 years, 3 years, 2 years). Having similarly spaced intervening years in an analysis (Eg. Every 2 years – 2007, 2009, 2011, 2013, 2015, 2017), may lead persons to make spurious assumptions based on time itself, such as, ‘Every 2 years we can expect a certain type of phenomena to occur’.

Report prepared by Lester O. King, PhD.

Dr. Lester O. King, PhD is a scholar of urban planning and environmental policy, specializing in Community Sustainability and Urban Performance Measurement. His research interests focus on developing sustainability strategies for the enhancement of community planning systems. Contemporary and traditionally omitted systems, which are incorporated into Dr. King's research interest include: Food insecurity planning, Health and well-being impacts from the built environment, Urban forestry sustainability strategies, Resiliency and revitalization community planning, and Community performance metrics.

Dr. King is a certified and skilled planner with expertise in community development, public health planning, master planning, environmental planning, and sustainability planning. He has had experience with developing consensus building techniques for public participation/ community involvement support for the identification and delineation of planning objectives.

Dr. King's work has been featured at workshops, keynote agendas and conference proceedings throughout the US and internationally in Ireland, Barbados, Brazil, Canada and Portugal. Under Dr. King's guidance, the research provides hands on learning opportunities for students in various academic units at Rice University, including the Kinesiology Department, Department of Statistics, the Professional Science Masters Program, and the Jones School of Business.

Dr. King is a Senior Fellow with the American Leadership Forum (ALF).

