



Description:

- Join Pink's Pizza, Southwest Paint & PostNet
- Located just north of Rice Village, near the Greenway Plaza and Upper Kirby
- Surrounded by affluent neighborhoods
- Ready for occupancy
- Call for Pricing

Available Space:

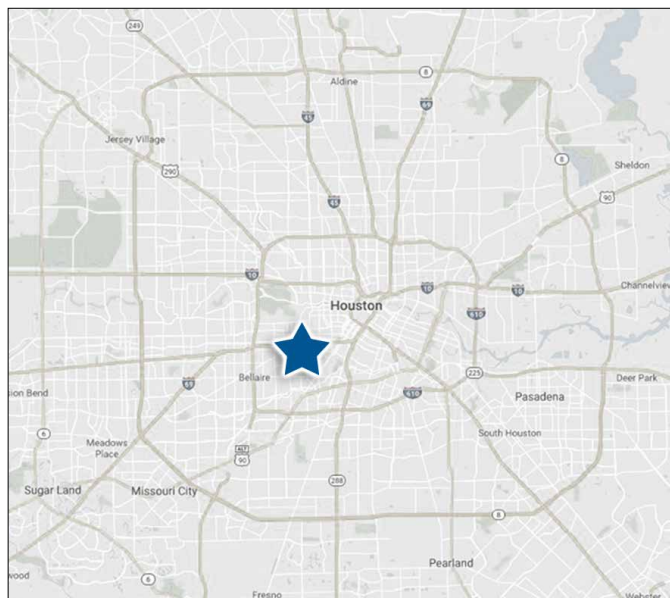
1,800 SF - Former Salon Space

Traffic Counts:

Bissonnet St: 15,928 VPD (Kalibrate 2021)

Demographics:

	1 mile	3 mile	5 mile
2022 Population:	23,281	200,856	517,366
Daytime Pop:	50,720	472,841	964,469
Avg HH Income:	\$194,746	\$167,695	\$141,155



For More Information:

David Werlin

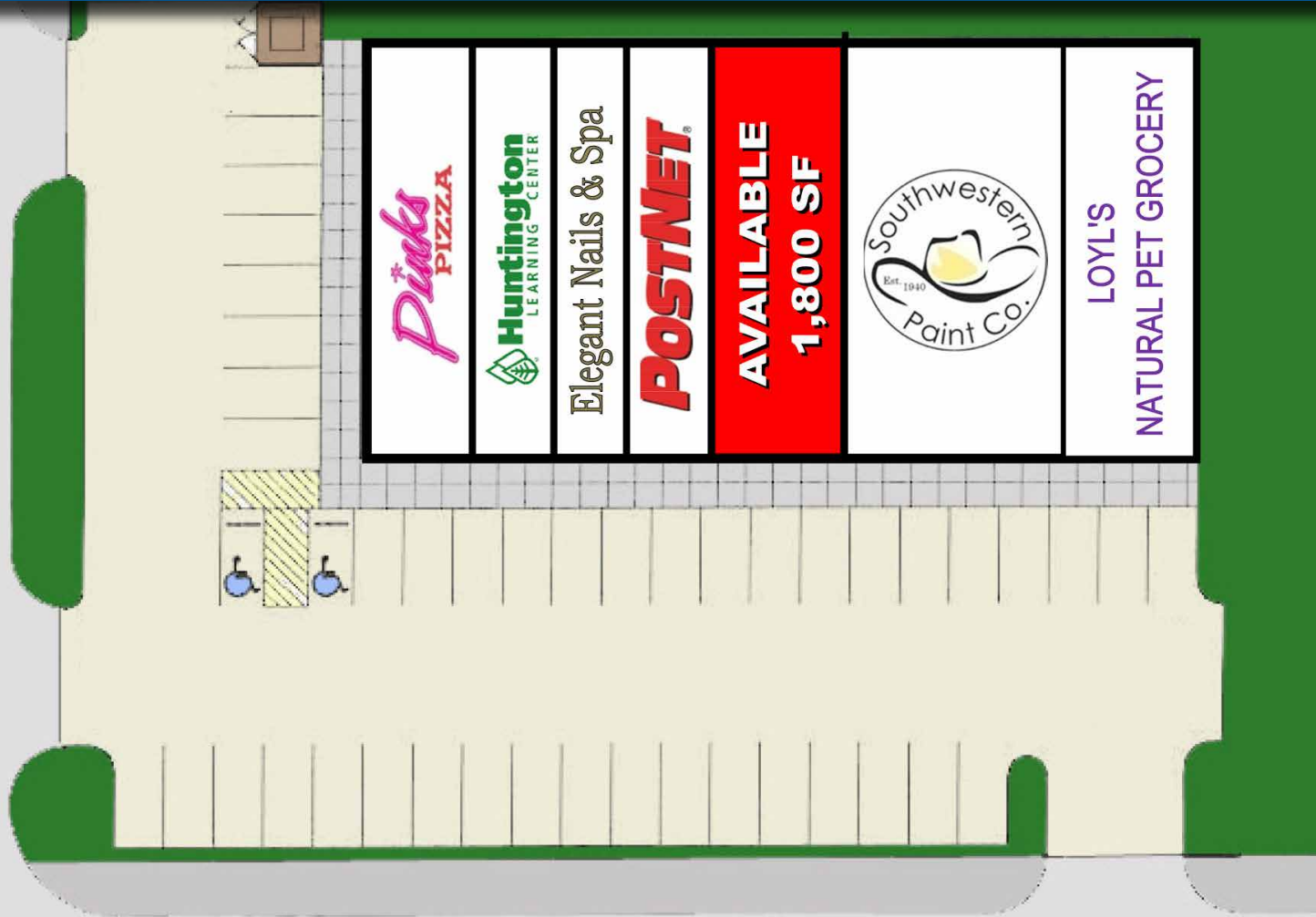
dwerlin@WPWMgmt.com

713-627-2711

Bissonnet-Wakeforest Center

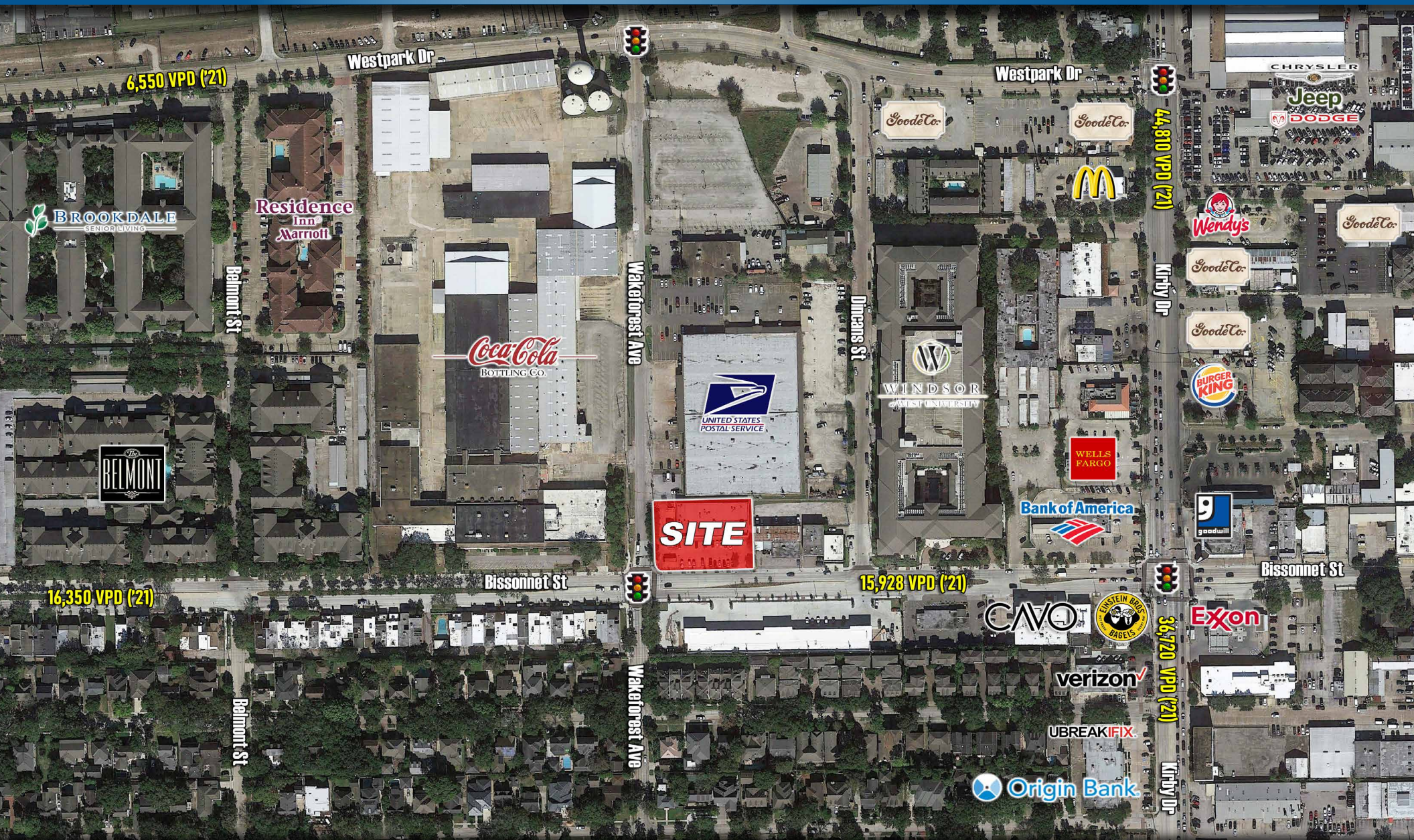
2726 Bissonnet St @ Wakeforest Ave
Houston, Texas 77005

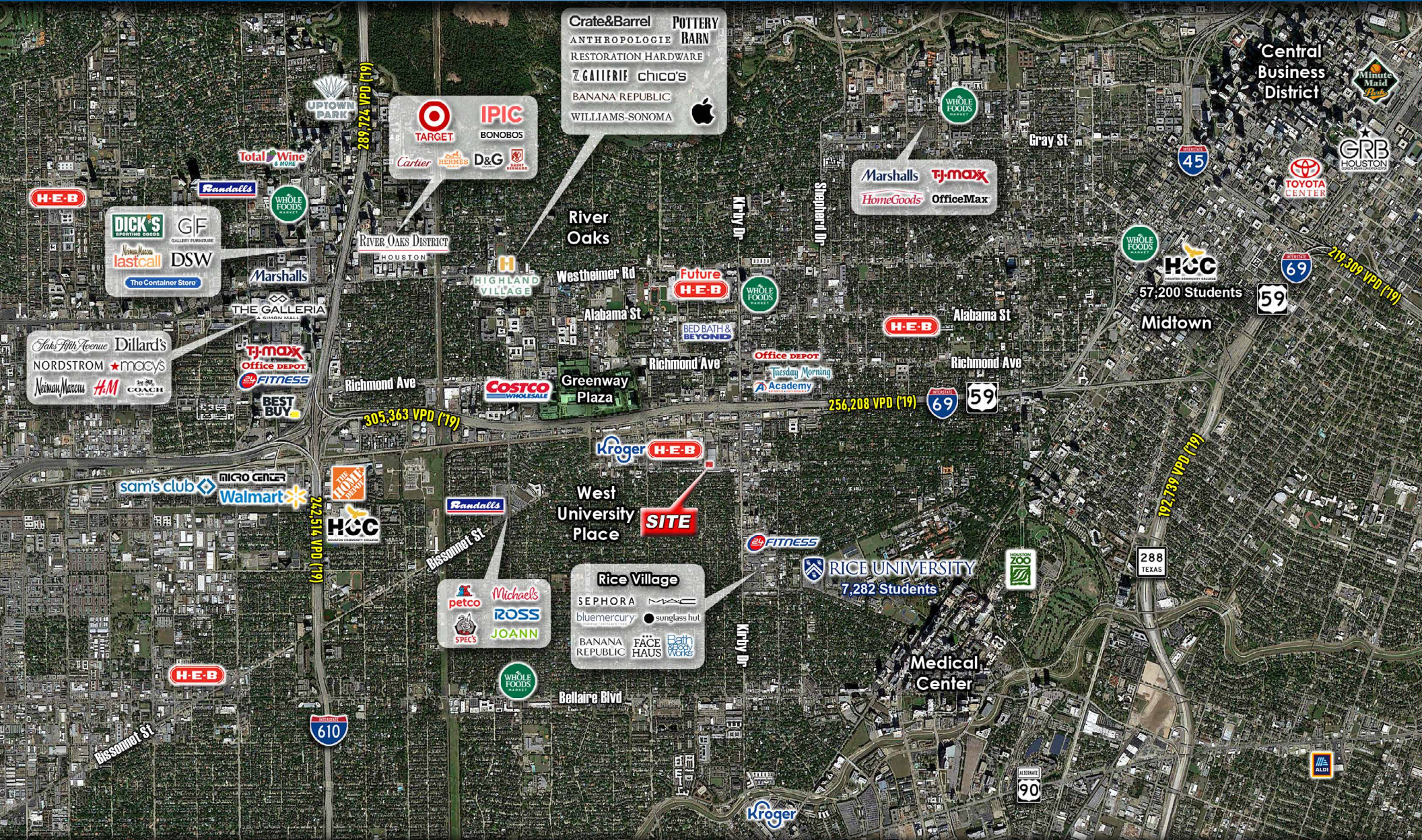
Wakeforest Ave.



Bissonnet St.







Bissonnet-Wakeforest Center

2726 Bissonnet St @ Wakeforest Ave
Houston, Texas 77005

2022 Population
(3 mi Radius)
200,856

Average HH Income
(3 mi Radius)
\$167,695

Households
(3 mi Radius)
102,359

2027 Population
(3 mi Radius)
209,559

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	19,171	161,984	429,861
2020 Total Population	22,720	193,852	500,472
2020 Group Quarters	38	6,179	28,568
2022 Total Population	23,281	200,856	517,366
2022 Group Quarters	38	6,187	28,568
2027 Total Population	23,676	209,559	537,687
2022-2027 Annual Rate	0.34%	0.85%	0.77%
2022 Total Daytime Population	50,720	472,841	964,469
Workers	40,800	395,082	746,287
Residents	9,920	77,759	218,182
Household Summary			
2010 Households	9,664	83,121	194,819
2010 Average Household Size	1.97	1.88	2.07
2020 Total Households	11,295	98,615	233,417
2020 Average Household Size	2.01	1.90	2.02
2022 Households	11,594	102,359	242,237
2022 Average Household Size	2.00	1.90	2.02
2027 Households	11,790	107,282	253,413
2027 Average Household Size	2.00	1.90	2.01
2022-2027 Annual Rate	0.34%	0.94%	0.91%
2010 Families	4,487	34,325	89,091
2010 Average Family Size	2.84	2.76	2.95
2022 Families	4,923	38,157	100,822
2022 Average Family Size	3.02	2.95	3.02
2027 Families	5,024	40,006	105,307
2027 Average Family Size	3.01	2.93	3.00
2022-2027 Annual Rate	0.41%	0.95%	0.87%
Housing Unit Summary			
2000 Housing Units	10,057	82,208	190,827
Owner Occupied Housing Units	44.6%	36.6%	33.9%
Renter Occupied Housing Units	45.0%	52.2%	55.7%
Vacant Housing Units	10.4%	11.3%	10.5%
2010 Housing Units	10,717	95,880	224,400
Owner Occupied Housing Units	43.1%	37.0%	34.4%
Renter Occupied Housing Units	47.1%	49.7%	52.4%
Vacant Housing Units	9.8%	13.3%	13.2%
2020 Housing Units	12,590	112,978	266,942
Vacant Housing Units	10.3%	12.7%	12.6%
2022 Housing Units	12,985	118,523	278,837
Owner Occupied Housing Units	37.8%	34.1%	32.5%
Renter Occupied Housing Units	51.5%	52.3%	54.4%
Vacant Housing Units	10.7%	13.6%	13.1%
2027 Housing Units	13,375	125,334	294,481
Owner Occupied Housing Units	37.8%	33.3%	32.0%
Renter Occupied Housing Units	50.4%	52.3%	54.1%
Vacant Housing Units	11.9%	14.4%	13.9%
Median Household Income			
2022	\$115,526	\$104,095	\$84,585
2027	\$132,660	\$118,458	\$99,906
Median Home Value			
2022	\$795,526	\$601,546	\$467,037
2027	\$830,396	\$613,139	\$483,912
Per Capita Income			
2022	\$97,679	\$85,826	\$66,546
2027	\$108,270	\$95,688	\$75,129



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date