





**Description:**

- Close Proximity to the Texas Medical Center, Hermann Park, The Museum District and the Houston Zoo
- The Texas Medical Center is the largest medical complex in the world, totaling 10 million patient visits per year
- Tremendous daytime population with the Texas Medical Center, Downtown and Midtown within 3 miles
- Easy access to Hwy 288 and close proximity to Hwy 59 and Loop 610
- 20,000 SF of street level retail under 788 multi-family units
- Close proximity to new 90,000 SF HEB under construction at the NEC of Hwy 288 & N. MacGregor Way (opening late 2019)

**Available Space:**

2,296 SF & 2,788 SF

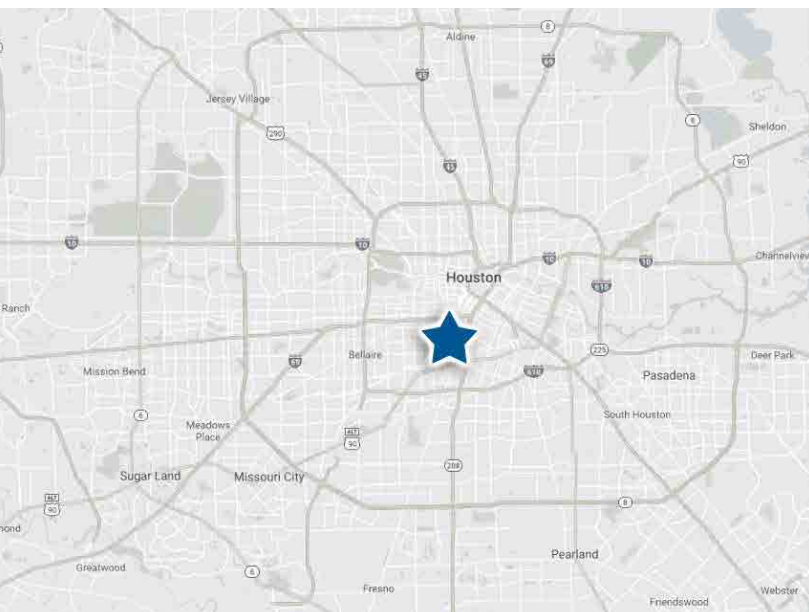
**Traffic Counts:**

Almeda Rd - 13,720 VPD

MacGregor Way - 27,133 VPD

**Demographics:**

|                  | 1 mile    | 3 mile    | 5 mile    |
|------------------|-----------|-----------|-----------|
| 2017 Population: | 15,078    | 171,677   | 433,569   |
| Daytime Pop:     | 56,164    | 419,746   | 846,328   |
| Avg HH Income:   | \$109,973 | \$103,862 | \$107,754 |

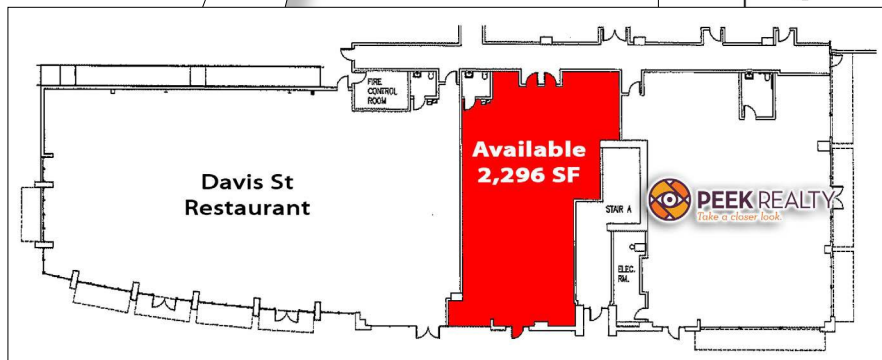
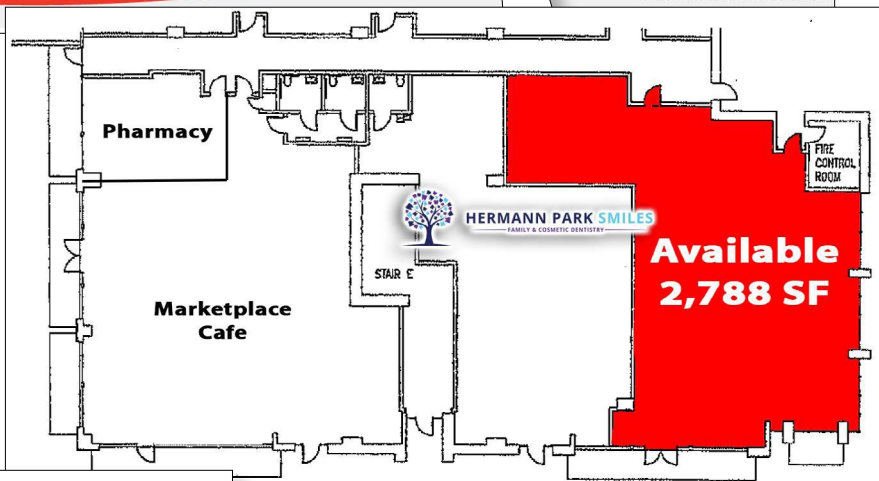
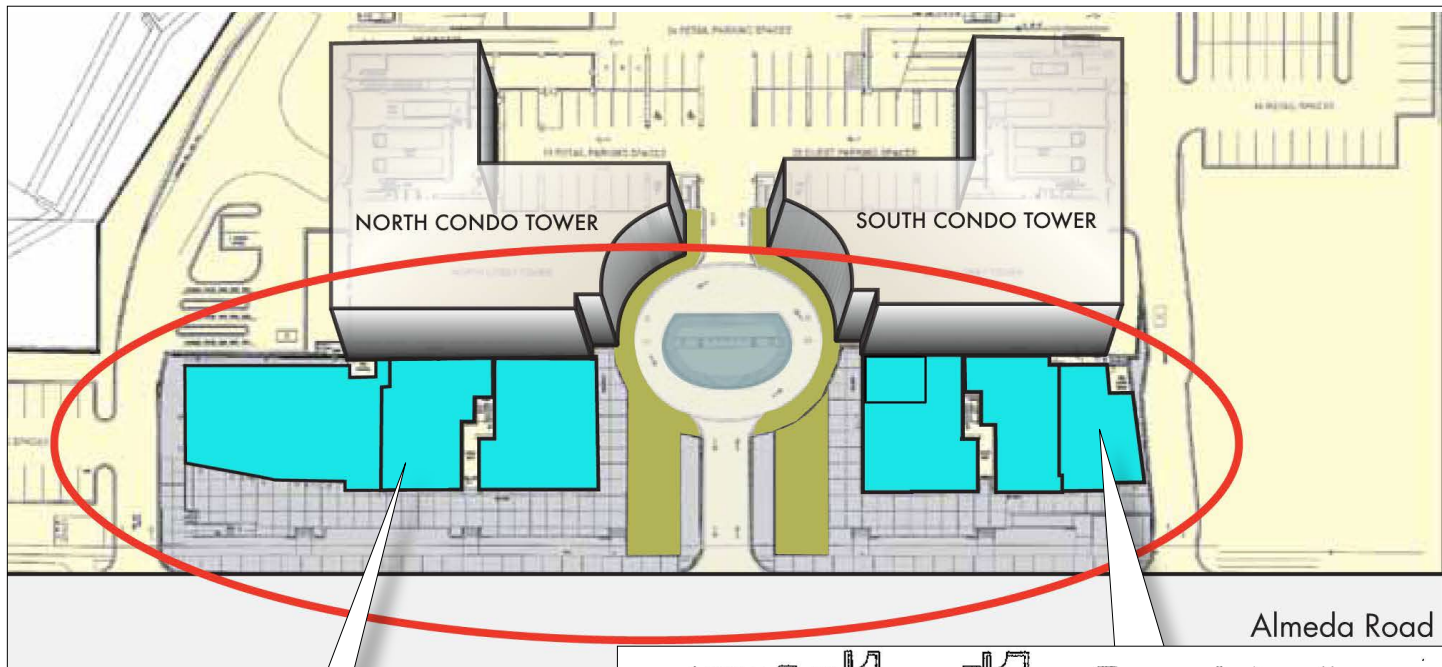


For More Information:

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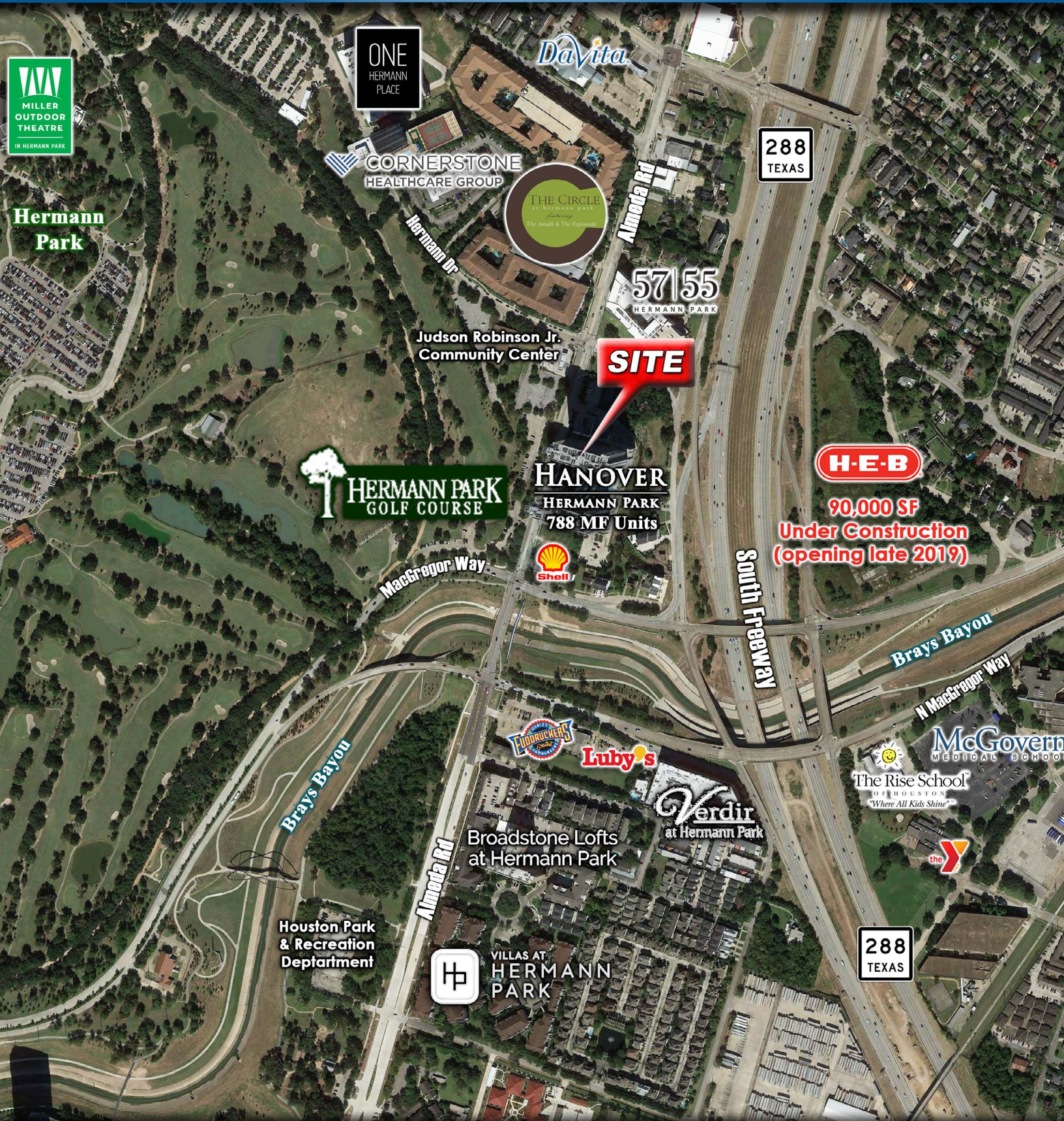


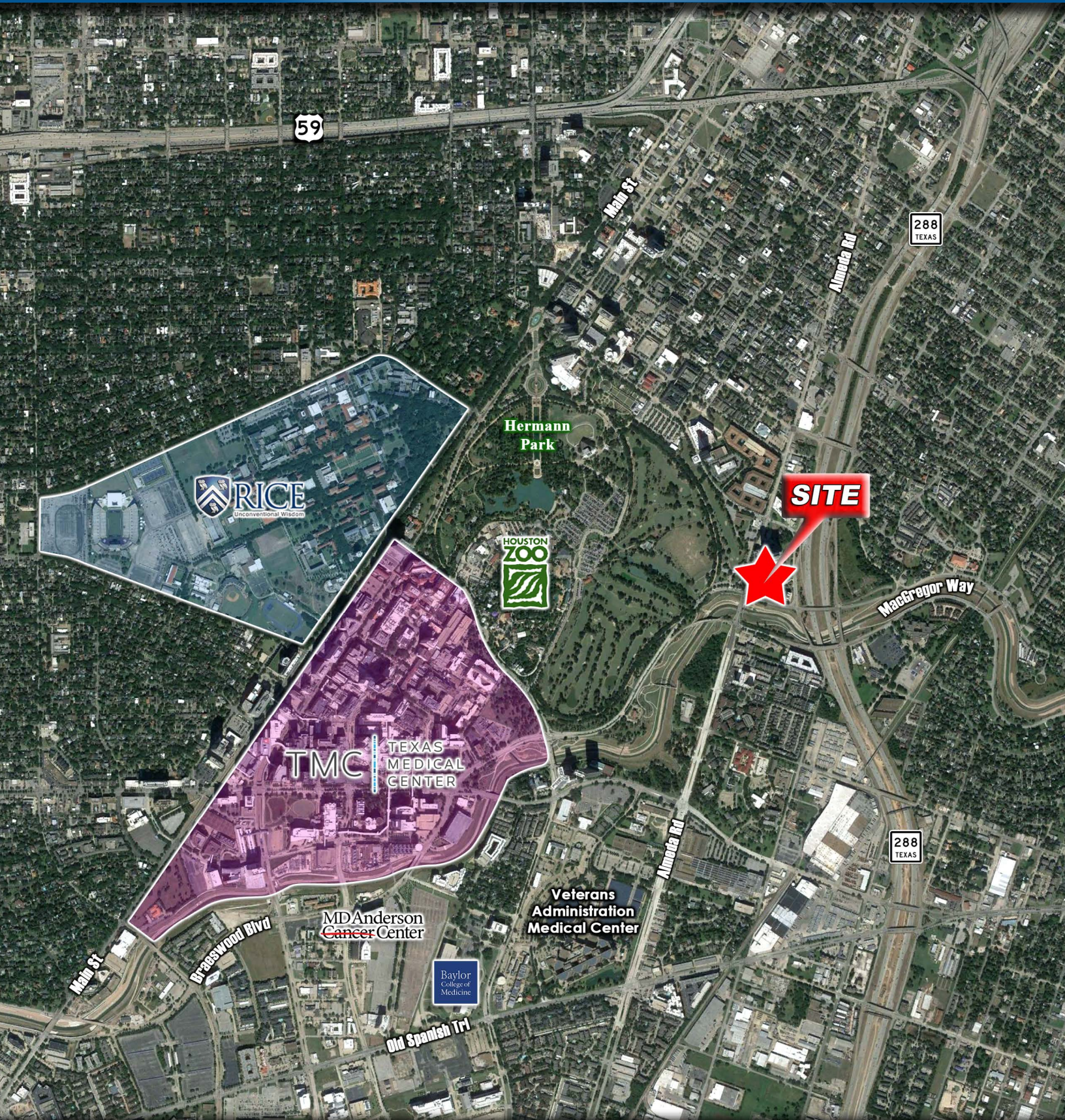
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**2017 Population**  
(3 mi Radius)  
**171,677**

**Average HH Income**  
(3 mi Radius)  
**\$103,862**

**Households**  
(3 mi Radius)  
**82,127**

**2022 Population**  
(3 mi Radius)  
**186,600**

|  | <b>1 Mile</b> | <b>3 mile</b> | <b>5 mile</b> |
|--|---------------|---------------|---------------|
| <b>Population</b>                        |               |               |               |
| 2000 Population                          | 10,320        | 135,586       | 352,675       |
| 2010 Population                          | 13,034        | 150,554       | 379,982       |
| 2017 Population                          | 15,078        | 171,677       | 433,369       |
| 2022 Population                          | 16,382        | 186,600       | 470,515       |
| 2000-2010 Annual Rate                    | 2.36%         | 1.05%         | 0.75%         |
| 2010-2017 Annual Rate                    | 2.03%         | 1.83%         | 1.83%         |
| 2017-2022 Annual Rate                    | 1.67%         | 1.68%         | 1.66%         |
| 2017 Male Population                     | 50.9%         | 50.6%         | 51.5%         |
| 2017 Female Population                   | 49.1%         | 49.4%         | 48.5%         |
| 2017 Median Age                          | 36.4          | 33.9          | 34.4          |
| <b>Race and Ethnicity</b>                |               |               |               |
| 2017 White Alone                         | 39.6%         | 47.4%         | 51.6%         |
| 2017 Black Alone                         | 43.2%         | 31.4%         | 26.6%         |
| 2017 American Indian/Alaska Native Alone | 0.3%          | 0.3%          | 0.4%          |
| 2017 Asian Alone                         | 9.4%          | 12.6%         | 8.6%          |
| 2017 Pacific Islander Alone              | 0.1%          | 0.0%          | 0.0%          |
| 2017 Other Race                          | 3.8%          | 5.2%          | 9.7%          |
| 2017 Two or More Races                   | 3.6%          | 3.0%          | 3.0%          |
| 2017 Hispanic Origin (Any Race)          | 13.0%         | 15.7%         | 28.9%         |
| <b>Households</b>                        |               |               |               |
| 2000 Households                          | 4,403         | 63,162        | 141,984       |
| 2010 Households                          | 6,274         | 71,661        | 161,226       |
| 2017 Total Households                    | 7,295         | 82,137        | 185,414       |
| 2022 Total Households                    | 7,975         | 89,838        | 202,754       |
| 2000-2010 Annual Rate                    | 3.60%         | 1.27%         | 1.28%         |
| 2010-2017 Annual Rate                    | 2.10%         | 1.90%         | 1.95%         |
| 2017-2022 Annual Rate                    | 1.80%         | 1.81%         | 1.80%         |
| 2017 Average Household Size              | 1.87          | 1.92          | 2.18          |
| <b>Median Household Income</b>           |               |               |               |
| 2017 Median Household Income             | \$62,539      | \$59,393      | \$60,513      |
| 2022 Median Household Income             | \$80,242      | \$73,304      | \$72,756      |
| 2017-2022 Annual Rate                    | 5.11%         | 4.30%         | 3.75%         |
| <b>Average Household Income</b>          |               |               |               |
| 2017 Average Household Income            | \$109,973     | \$103,862     | \$107,754     |
| 2022 Average Household Income            | \$134,390     | \$120,567     | \$122,686     |
| 2017-2022 Annual Rate                    | 4.09%         | 3.03%         | 2.63%         |
| <b>Per Capita Income</b>                 |               |               |               |
| 2017 Per Capita Income                   | \$56,448      | \$51,401      | \$48,097      |
| 2022 Per Capita Income                   | \$68,518      | \$59,602      | \$54,689      |
| 2017-2022 Annual Rate                    | 3.95%         | 3.00%         | 2.60%         |
| <b>Housing</b>                           |               |               |               |
| 2000 Total Housing Units                 | 5,320         | 71,779        | 158,468       |
| 2000 Owner Occupied Housing Units        | 1,746         | 22,564        | 60,007        |
| 2000 Renter Occupied Housing Units       | 2,657         | 40,599        | 81,977        |
| 2000 Vacant Housing Units                | 917           | 8,616         | 16,484        |
| 2010 Total Housing Units                 | 8,353         | 84,756        | 186,454       |
| 2010 Owner Occupied Housing Units        | 2,134         | 26,294        | 68,726        |
| 2010 Renter Occupied Housing Units       | 4,140         | 45,367        | 92,500        |
| 2010 Vacant Housing Units                | 2,079         | 13,095        | 25,228        |
| 2017 Total Housing Units                 | 9,478         | 95,394        | 210,399       |
| 2017 Owner Occupied Housing Units        | 2,213         | 26,964        | 71,926        |
| 2017 Renter Occupied Housing Units       | 5,082         | 55,173        | 113,488       |
| 2017 Vacant Housing Units                | 2,183         | 13,257        | 24,985        |
| 2022 Total Housing Units                 | 10,114        | 103,077       | 227,788       |
| 2022 Owner Occupied Housing Units        | 2,335         | 28,730        | 77,052        |
| 2022 Renter Occupied Housing Units       | 5,640         | 61,107        | 125,702       |
| 2022 Vacant Housing Units                | 2,139         | 13,239        | 25,034        |



# 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.

|  |                      |                |                |
|--|----------------------|----------------|----------------|
| _____<br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Designated Broker of Firm   | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Licensed Supervisor of Sales Agent/<br>Associate                      | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Sales Agent/Associate’s Name  | _____<br>License No. | _____<br>Email | _____<br>Phone |

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

\_\_\_\_\_  
Date