

NWC of Harrisburg Blvd & N 71st St Houston, Texas 77011



## **Description:**

- Centrally located between two major employment hubs
- Excellent access to major thoroughfares including Hwy 90 Alt, 610 Loop, US-59 & I-45

## **Available Space:**

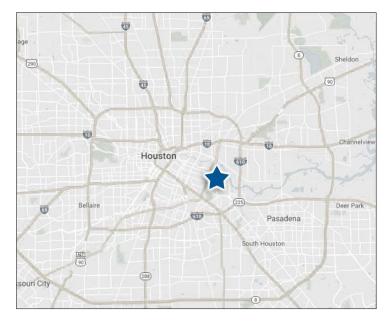
1,920 SF & 2,441 SF Adjacent to Turimex Internacional Terminal

## **Traffic Counts:**

Harrisburg Blvd: 12,176 VPD (TXDOT 2016)

## **Demographics:**

<b>.</b>	1 mile	3 mile	5 mile
2018 Population:	21,079	123,390	343,562
Daytime Pop:	18,269	144,003	506,501
Avg HH Income:	\$45,629	\$49,196	\$57,131



For More Information:

**David Werlin** 

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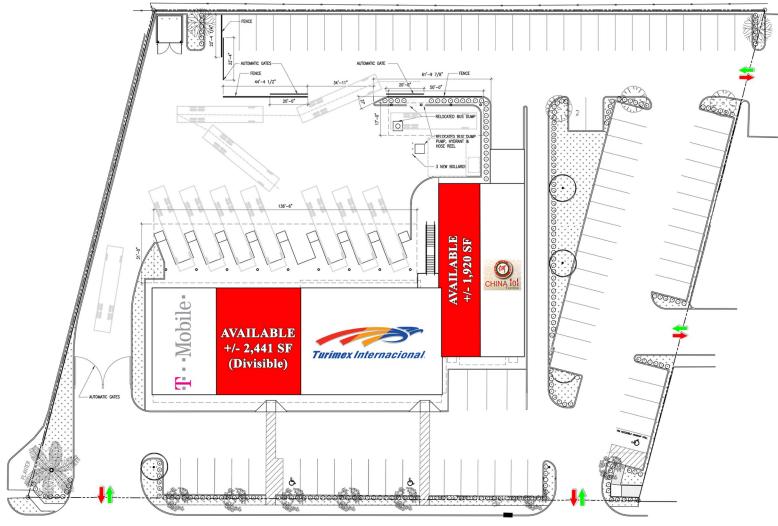






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Harrisburg Blvd.

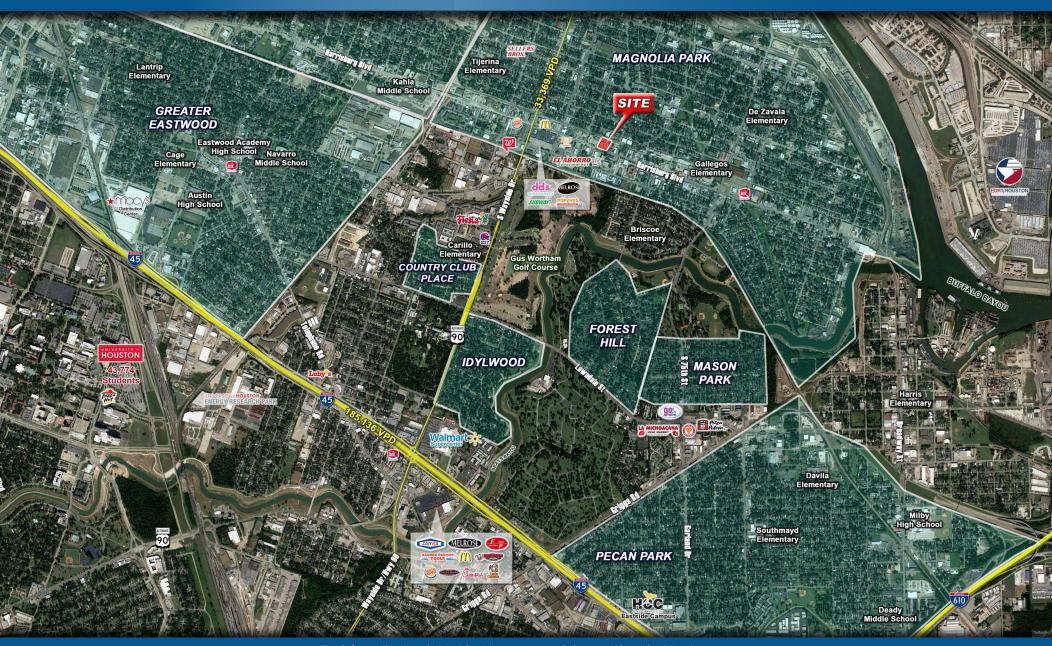


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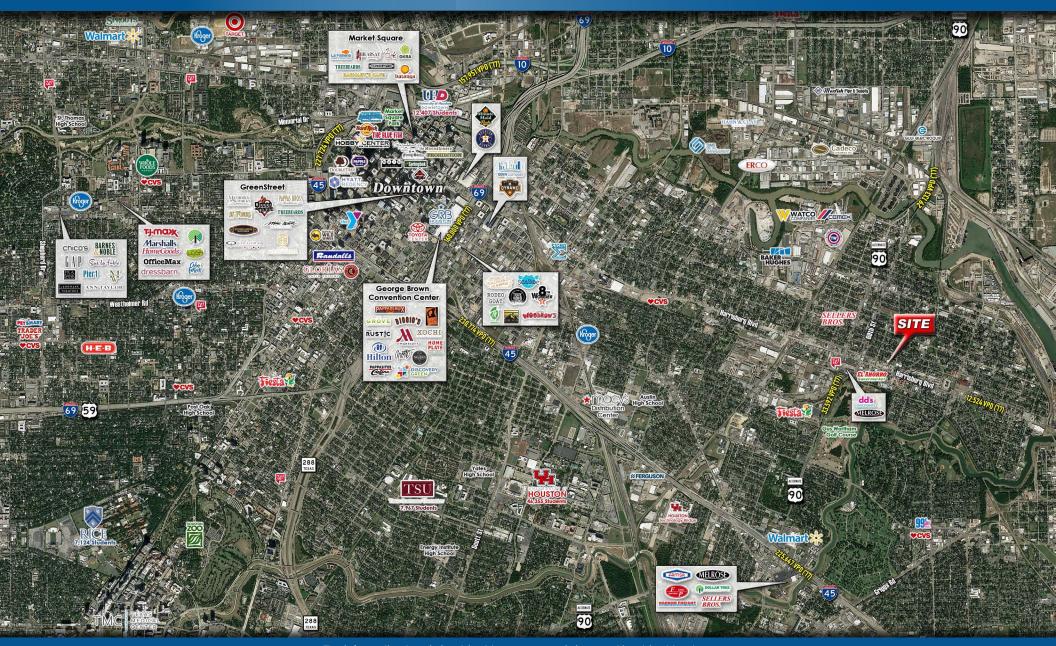


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2018 Population (3 mi Radius) 123,390 Average HH Income (3 mi Radius)
\$49,196

Households (3 mi Radius) 37,464 **2023 Population** (3 mi Radius) **127,830** 

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	23,788	128,239	330,082
2010 Total Population	19,833	115,956	316,406
2018 Total Population	21,079	123,390	343,562
2018 Group Quarters	102	4,138	24,128
2023 Total Population	21,877	127,830	361,127
2018-2023 Annual Rate	0.75%	0.71%	1.00%
2018 Total Daytime Population	18,269	144,003	506,501
Workers	5,049	70,010	307,320
Residents	13,220	73,993	199,181
Household Summary			
2000 Households	6,683	36,354	98,765
2000 Average Household Size	3.53	3.44	3.15
2010 Households	6,099	35,324	100,198
2010 Average Household Size	3.24	3.18	2.94
2018 Households	6,437	37,464	110,696
2018 Average Household Size	3.26	3.18	2.89
2023 Households	6,651	38,786	117,789
2023 Average Household Size	3.27	3.19	2.86
2018-2023 Annual Rate	0.66%	0.70%	1.25%
2010 Families	4,434	24,858	64,839
2010 Average Family Size	3.83	3.81	3.71
2018 Families	4,663	26,154	69,096
2018 Average Family Size	3.88	3.86	3.74
2023 Families	4,812	26,972	72,240
2023 Average Family Size	3.90	3.88	3.75
2018-2023 Annual Rate	0.63%	0.62%	0.89%
Housing Unit Summary			
2000 Housing Units	7,286	39,590	109,082
Owner Occupied Housing Units	38.4%	41.6%	42.7%
Renter Occupied Housing Units	53.3%	50.2%	47.8%
Vacant Housing Units	8.3%	8.2%	9.5%
2010 Housing Units	7,253	41,138	117,297
Owner Occupied Housing Units	36.1%	38.5%	39.7%
Renter Occupied Housing Units	48.0%	47.3%	45.7%
Vacant Housing Units	15.9%	14.1%	14.6%
2018 Housing Units	7,681	43,162	128,259
Owner Occupied Housing Units	31.2%	34.4%	35.6%
Renter Occupied Housing Units	52.6%	52.4%	50.7%
Vacant Housing Units	16.2%	13.2%	13.7%
2023 Housing Units	7,967	44,731	136,119
Owner Occupied Housing Units	32.7%	36.0%	36.4%
Renter Occupied Housing Units	50.8%	50.8%	50.1%
Vacant Housing Units	16.5%	13.3%	13.5%
Median Household Income	10.5 /6	13.3 70	13.370
2018	\$32,861	\$36,136	\$38,017
2023	\$36,740	\$39,959	\$43,582
Median Home Value	\$30,740	\$35,535	\$43,36Z
	\$88,333	\$93,388	\$96,598
2018 2023	\$93,839	\$106,380	\$90,396 \$117,373
Per Capita Income	ξο,ισφ	\$100,300	\$117,373
2018	\$13,970	¢15 505	¢20 041
2023		\$15,585	\$20,841
2023	\$15,944	\$17,737	\$23,920



## **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.

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/Ter	nant/Seller/Landlord Initials	Date	