

Houston Heights Retail Space

NEC of Yale St & 21st St
Houston, Texas, 77008



Description:

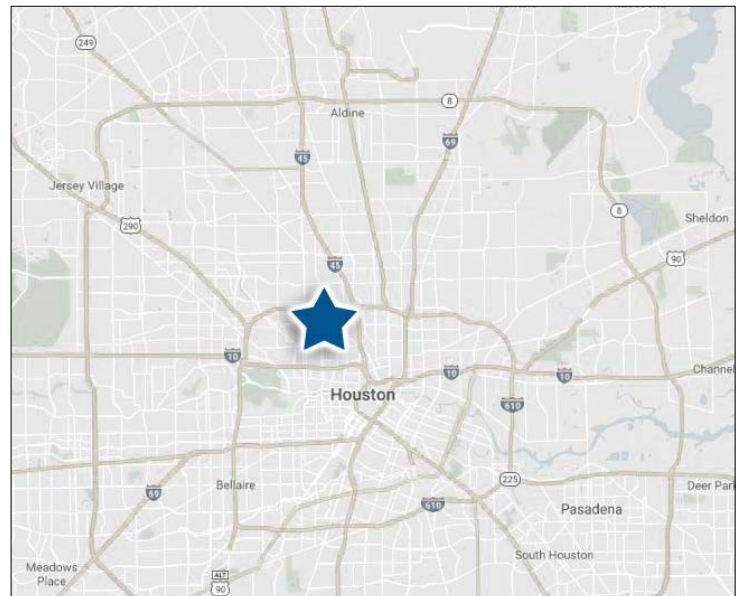
- 2,000 SF In-Line Space Available
- Join Yale Street Grill and Heights Antiques
- Across from Kroger anchored shopping center
- Easy access to Loop 610, I-10 & I-45
- In the heart of Houston Heights

Traffic Counts:

Yale St: 19,652 VPD | 20th St: 12,954 VPD
(TXDOT 2016)

Demographics:

	1 mile	2 mile	3 mile
2018 Population:	21,348	74,998	170,121
Daytime Pop:	18,144	69,213	175,432
Avg HH Income:	\$112,420	\$102,658	\$101,440



For More Information:

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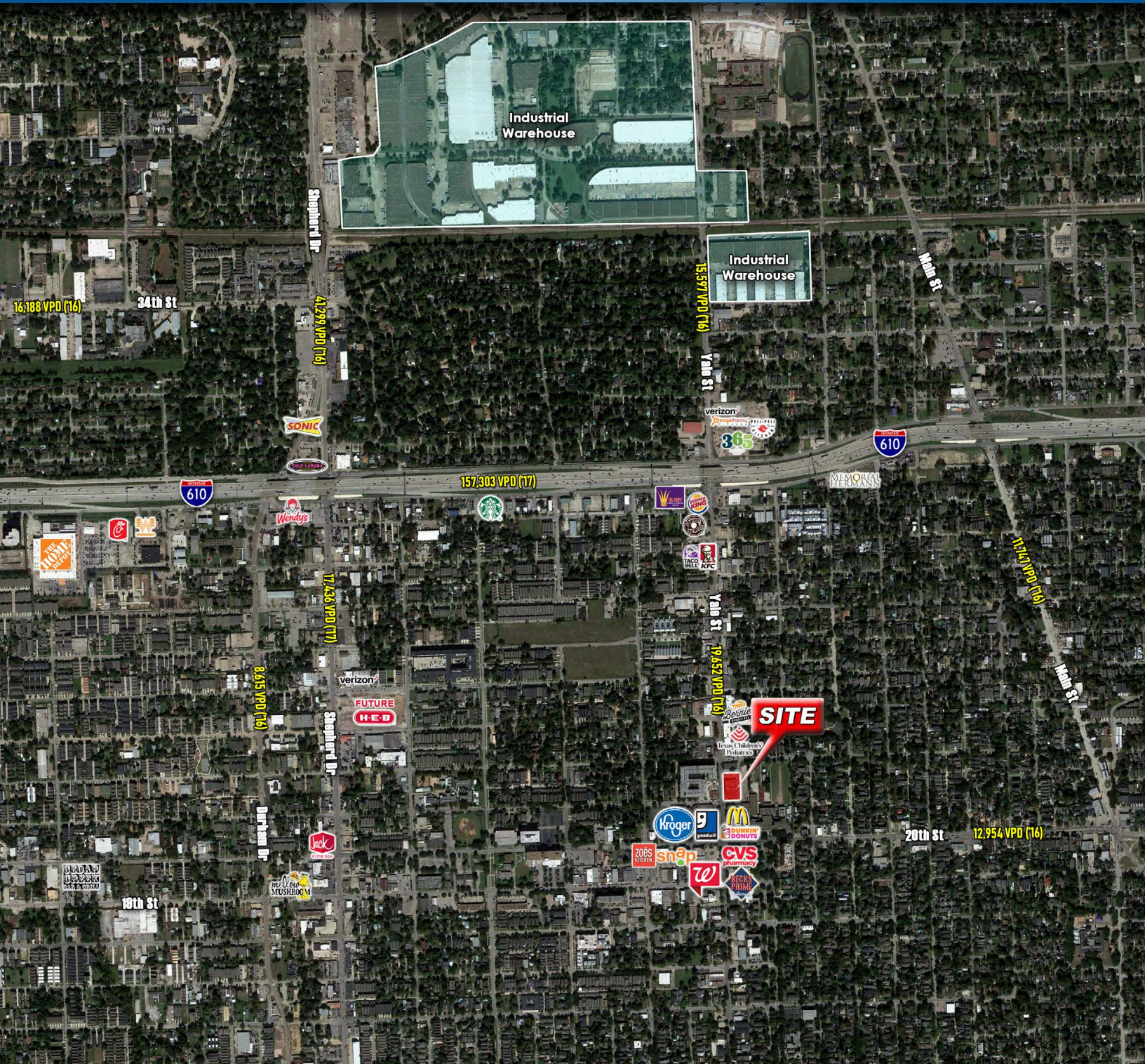


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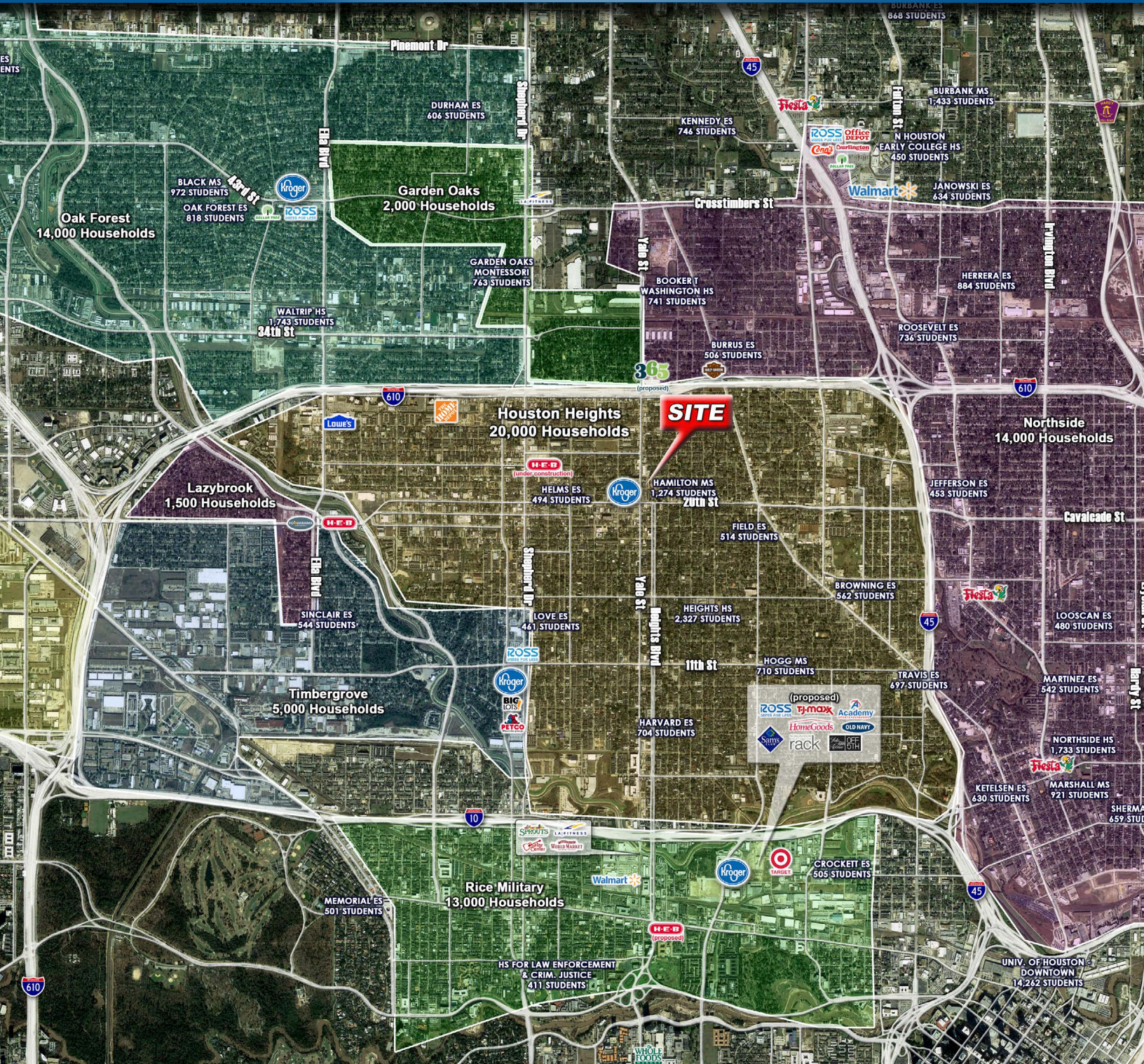


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2018 Population
(2 mi Radius)

74,998

Average HH Income
(2 mi Radius)

\$102,658

2018 Households
(2 mi Radius)

32,559

2023 Population
(2 mi Radius)

82,571

	1 mile	2 miles	3 miles
Population Summary			
2000 Total Population	18,117	63,693	137,157
2010 Total Population	16,794	60,951	139,389
2018 Total Population	21,348	74,998	170,121
2018 Group Quarters	5	562	1,821
2023 Total Population	23,852	82,571	186,737
2018-2023 Annual Rate	2.24%	1.94%	1.88%
2018 Total Daytime Population	18,144	69,213	175,432
Workers	8,882	34,523	95,649
Residents	9,262	34,690	79,783
Household Summary			
2000 Households	7,505	24,774	51,247
2000 Average Household Size	2.39	2.55	2.64
2010 Households	7,905	26,486	58,471
2010 Average Household Size	2.12	2.28	2.36
2018 Households	9,901	32,559	71,817
2018 Average Household Size	2.16	2.29	2.34
2023 Households	10,988	35,822	78,962
2023 Average Household Size	2.17	2.29	2.34
2018-2023 Annual Rate	2.11%	1.93%	1.92%
2010 Families	3,880	13,683	30,965
2010 Average Family Size	2.95	3.12	3.20
2018 Families	4,867	16,693	37,290
2018 Average Family Size	3.02	3.15	3.22
2023 Families	5,404	18,290	40,682
2023 Average Family Size	3.05	3.17	3.24
2018-2023 Annual Rate	2.12%	1.84%	1.76%
Housing Unit Summary			
2000 Housing Units	8,228	27,186	55,987
Owner Occupied Housing Units	47.2%	47.8%	46.9%
Renter Occupied Housing Units	44.0%	43.3%	44.7%
Vacant Housing Units	8.8%	8.9%	8.5%
2010 Housing Units	8,905	30,070	65,325
Owner Occupied Housing Units	52.4%	49.3%	47.5%
Renter Occupied Housing Units	36.4%	38.8%	42.0%
Vacant Housing Units	11.2%	11.9%	10.5%
2018 Housing Units	10,820	35,691	77,361
Owner Occupied Housing Units	56.0%	50.6%	48.3%
Renter Occupied Housing Units	35.6%	40.6%	44.5%
Vacant Housing Units	8.5%	8.8%	7.2%
2023 Housing Units	11,999	39,342	84,901
Owner Occupied Housing Units	57.6%	52.0%	49.8%
Renter Occupied Housing Units	34.0%	39.0%	43.2%
Vacant Housing Units	8.4%	8.9%	7.0%
Median Household Income			
2018	\$74,652	\$67,384	\$64,957
2023	\$84,820	\$78,562	\$76,430
Median Home Value			
2018	\$353,883	\$320,116	\$298,189
2023	\$384,293	\$350,750	\$330,557



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
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