



2050 Dunlavy

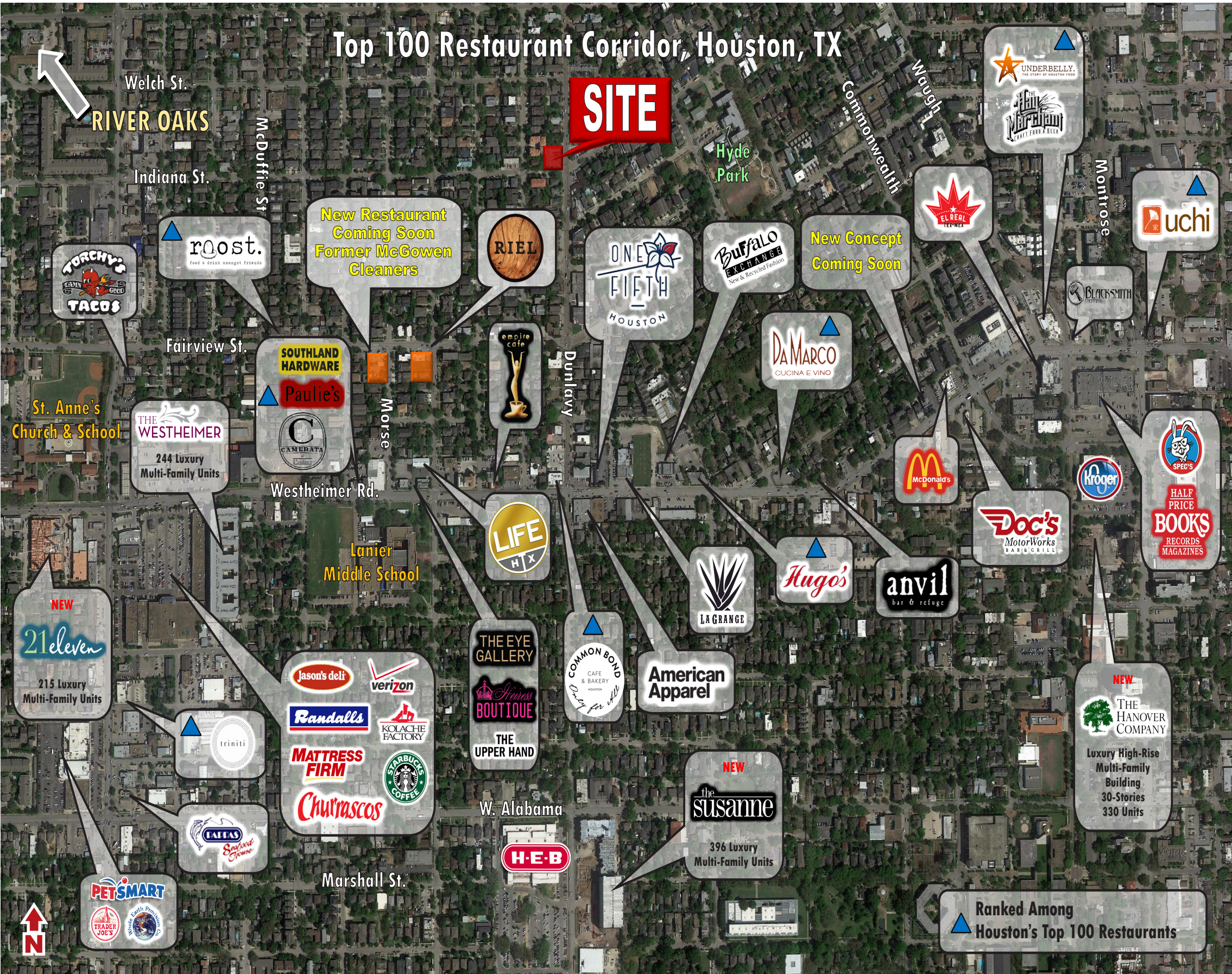
2050 Dunlavy | Houston, TX

Ori Batagower | 281.477.4300

Endless Possibilities on Dunlavy



Top 100 Restaurant Corridor, Houston, TX



Property Information:

2050 Dunlavy is an amazing find, situated perfectly on a hard corner of Dunlavy, a key connector street that channels nearly 10,000 vehicles per day both northbound and southbound between the Museum District, Lower Westheimer and Allen Parkway.

Excellent Retail and Multi-Family development continues apace in the trade area, and the neighborhood, ideally situated aside River Oaks, continues to thrive, with the addition of new redevelopments of gourmet restaurants and cafes, boutique retail, and professional buildings.

A full, comprehensive core renovation of the building has been undertaken by the current owner, with ultimate plans for professional offices, yet with the versatility to accommodate multiple uses, such as a restaurant, medical or dental offices, medical spa, and more.

The interior space has been designed and core-constructed with ADA compliant spaces, completely new mechanical, electrical, and plumbing rough ins, Low-E fiberglass-clad Marvin windows, standing seam metal roof, efficient insulation, and many additional updates.

The opportunity presents itself for the completion of the building to suit the needs of the ultimate user, with the most challenging hurdles overcome by the current owner.

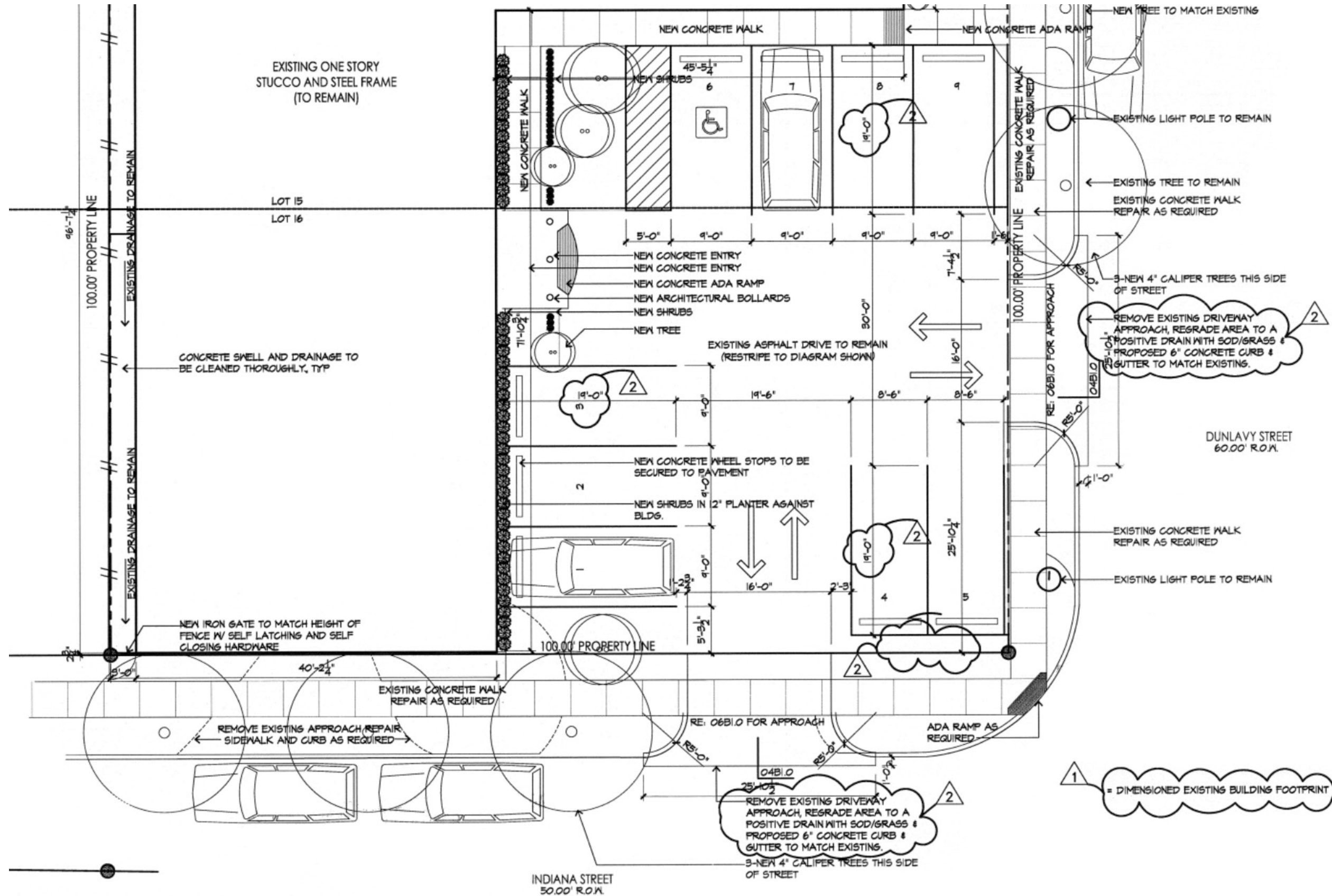
Ranked Among
Houston's Top 100 Restaurants

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SITE PLAN



DEMOGRAPHICS

2010 Census, 2015 Estimates with
Delivery Statistics as of 12/15

	3.00 Mi	5.00 Mi	7.00 Mi
POSTAL COUNTS			
Current Households	18,919	98,442	225,500
Current Population	32,380	181,201	464,090
2010 Census Average Persons per Household	1.71	1.84	2.06
2010 Census Population	26,220	149,893	407,377
Population Growth 2010 to 2015	26.90%	28.64%	22.19%
CENSUS HOUSEHOLDS			
1 Person Household	51.89%	48.34%	43.61%
2 Person Households	34.30%	33.38%	31.56%
3+ Person Households	13.81%	18.27%	24.83%
Owner-Occupied Housing Units	42.71%	42.86%	43.31%
Renter-Occupied Housing Units	57.29%	57.14%	56.69%
RACE AND ETHNICITY			
2015 Estimated White	78.34%	70.02%	61.05%
2015 Estimated Black or African American	4.41%	12.95%	18.42%
2015 Estimated Asian or Pacific Islander	7.85%	8.56%	8.86%
2015 Estimated American Indian or Native Alaskan	0.36%	0.36%	0.41%
2015 Estimated Other Races	9.05%	8.11%	11.24%
2015 Estimated Hispanic	20.52%	19.40%	27.63%
INCOME			
2015 Estimated Average Household Income	\$127,592	\$138,150	\$114,964
2015 Estimated Median Household Income	\$84,212	\$98,415	\$83,134
2015 Estimated Per Capita Income	\$74,582	\$74,013	\$54,482
EDUCATION (AGE 25+)			
2015 Estimated High School Graduate	8.64%	9.56%	13.37%
2015 Estimated Bachelors Degree	33.82%	32.95%	28.13%
2015 Estimated Graduate Degree	33.92%	32.29%	25.69%
AGE			
2015 Median Age	37	36.2	35.6

**Our quest
is your success.**

**10,746,775 SF
OWNED**

**12,135,000 SF
LEASED**

**11,718,969 SF
MANAGED**

Specializing in retail space leasing, management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, and property management, NewQuest is an expert at bringing your commercial project vision to life.





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.

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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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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