

retail

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CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	20,618	164,409	405,293
2019 Average HH Income	\$64,713	\$94,401	\$100,028
2019 Daytime Population	12,507	295,625	486,509

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FOR LEASE

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*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

First Floor Space - Retail/Office	1,000 - 6,000 SF
Second Floor Space - Retail/Office	1,000 - 4,000 SF

PROPERTY HIGHLIGHTS

- Just north of Houston Downtown
- 0.2 miles away from Houston METRO Rail
- 0.3 miles away from Moody Community Center
- Easy and close access to I-45, US 59 and 610 loop
- Estimate Delivery Q1, 2020

TRAFFIC COUNT

IH 45: 217,182 VPD
Irvington Blvd: 6,153 VPD
Collingsworth St: 4,191 VPD
(CoStar 2018)

AREA TRAFFIC GENERATORS

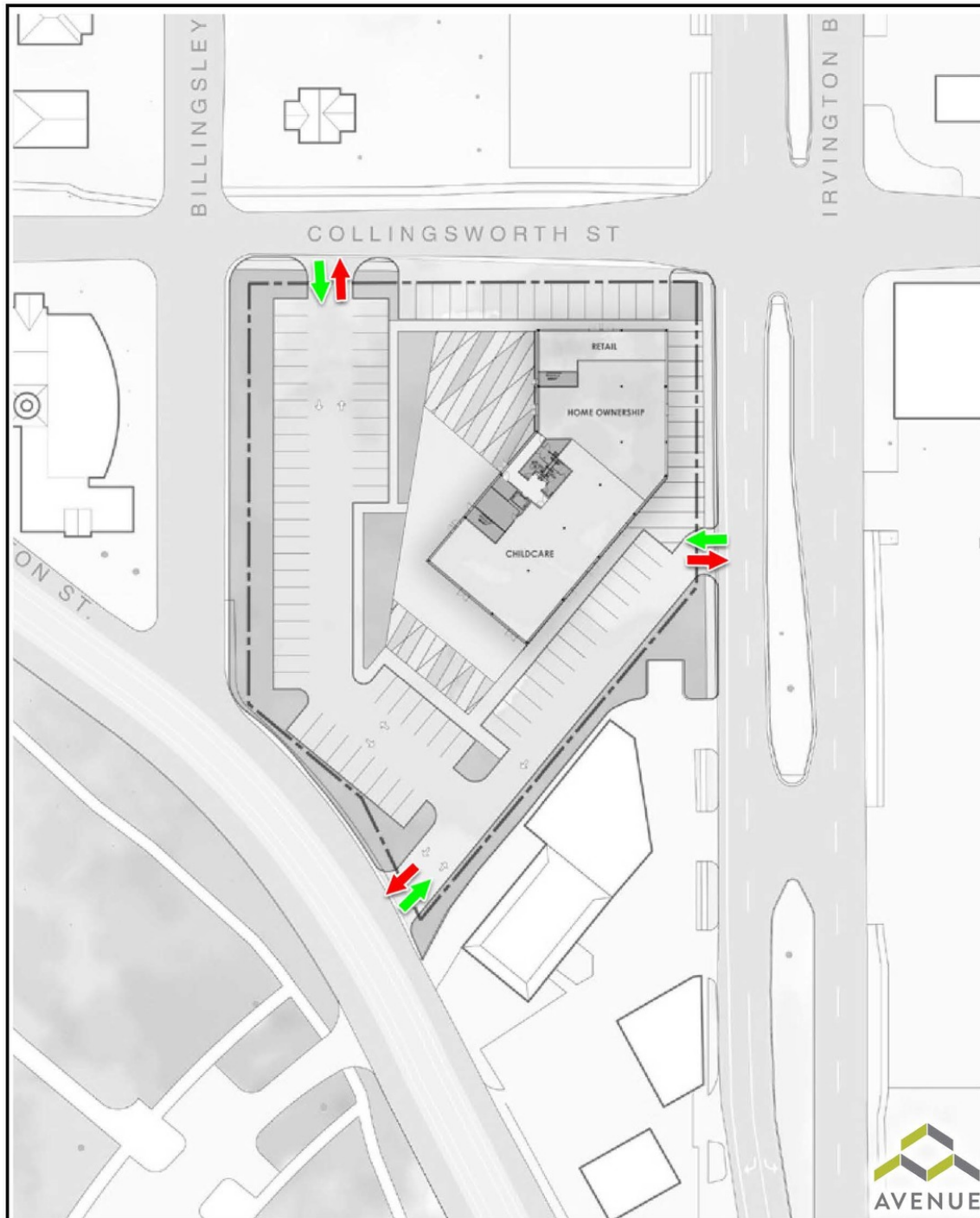


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Avenue CDC Headquarters

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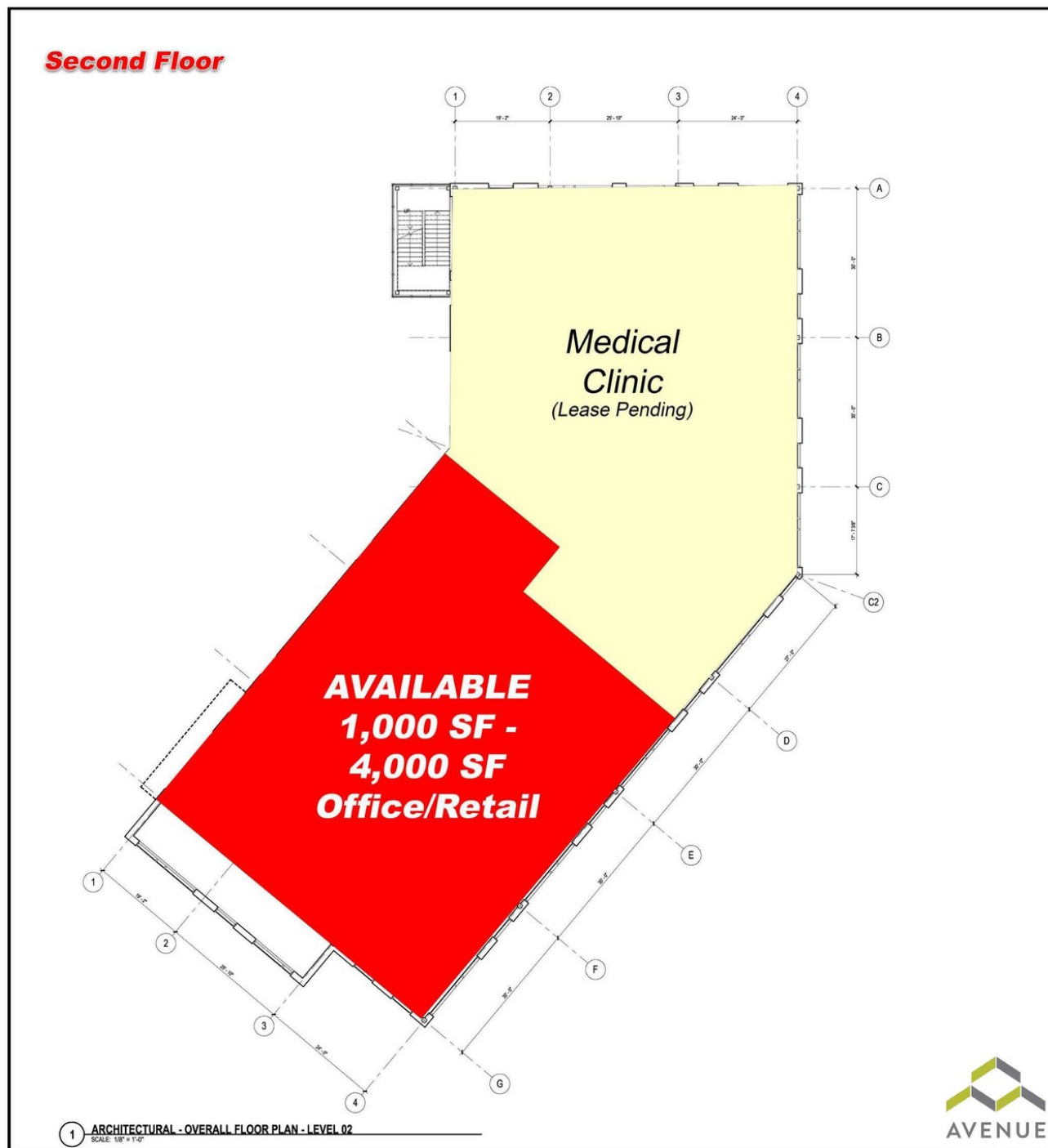


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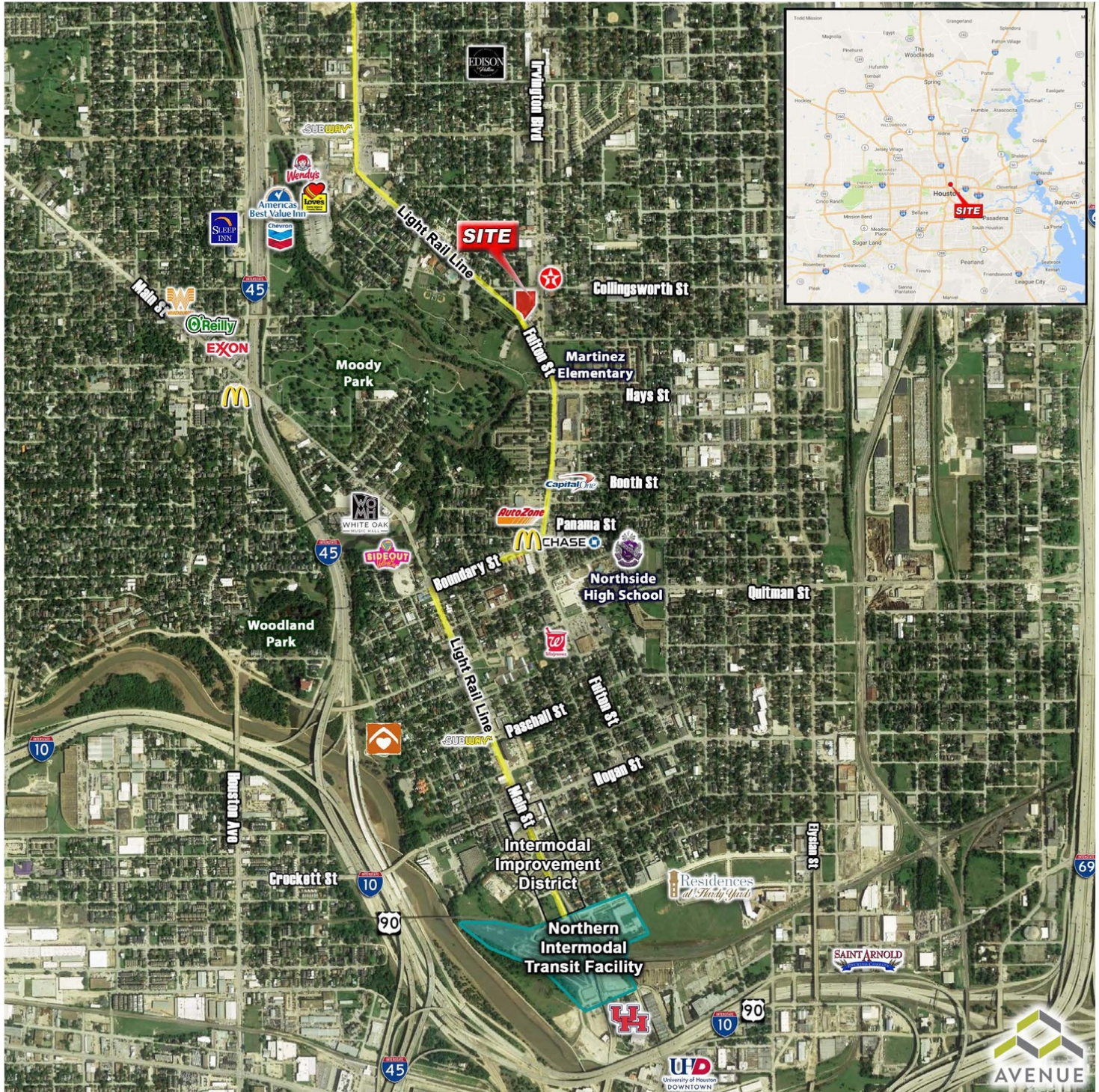


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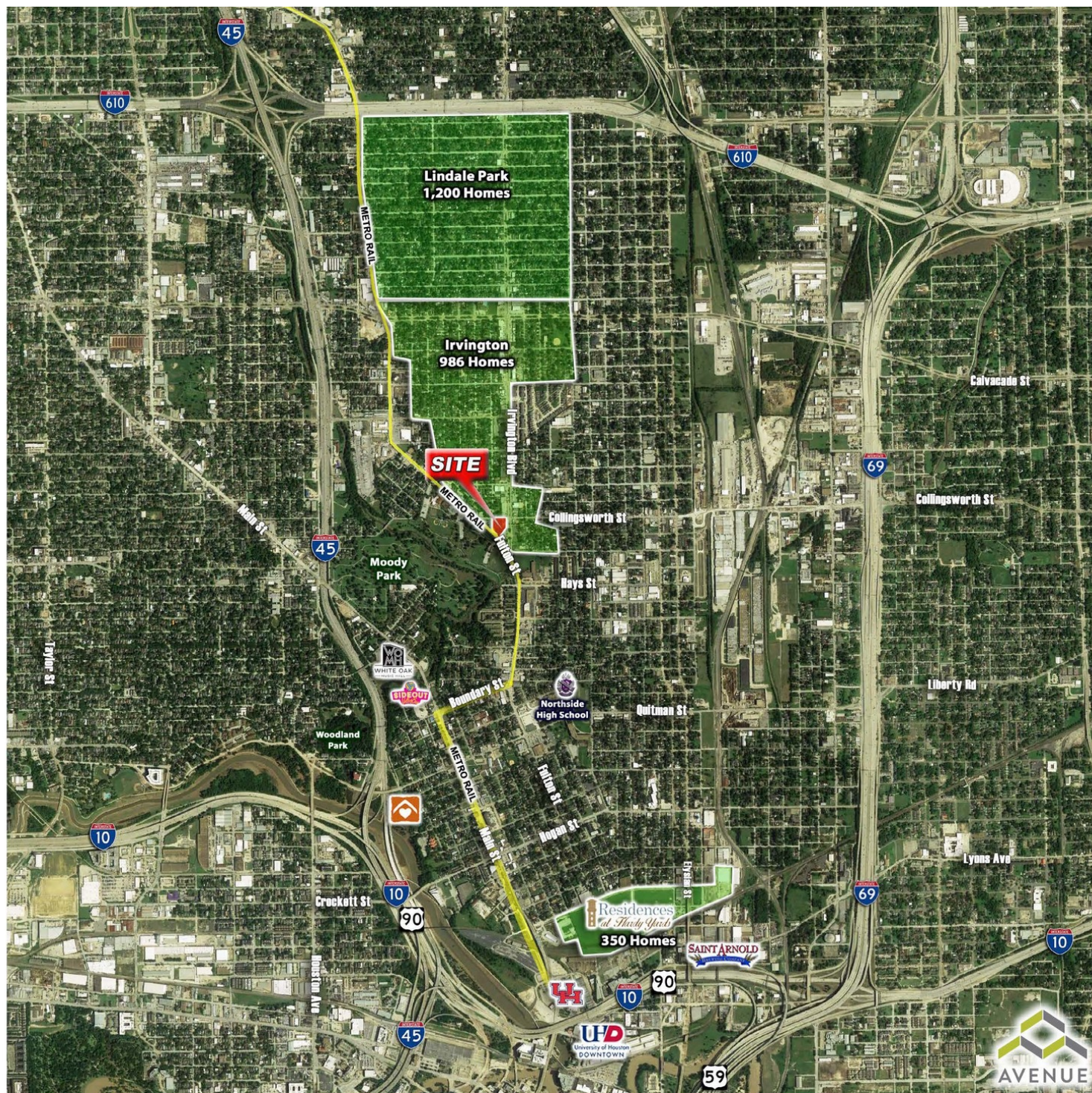


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In 1991, a group of neighbors created an organization to develop affordable housing, preserve historic buildings, and revitalize the Old Sixth Ward, a National Register Historic District in the shadow of Houston's downtown. Avenue CDC now serves the greater Houston metropolitan area, with a particular focus on the Northside, East End, and Washington Avenue neighborhoods near downtown. The mission of Avenue CDC is to improve our community by developing affordable housing and economic opportunities while preserving our area's cultural, economic, and historical diversity.

A healthy, sustainable community is the goal of GO Neighborhoods, a comprehensive community development initiative for which Avenue CDC serves as a convening agency in Houston's Northside. In collaboration with Houston Local Initiatives Support Corporation, Avenue CDC is coordinating a coalition of residents and community stakeholders in implementing strategies to:

- Increase family income and wealth
- Improve transportation and mobility
- Enhance educational opportunities and outcomes
- Improve health and safety

Generating economic activity, attracting and retaining local businesses and jobs, and promoting our community are some of the ways Avenue CDC improves our local economy and the employment opportunities for our residents.

- Avenue CDC's programs created nearly 400 jobs in five years
- Small businesses benefit from technical assistance and training
- The Greater Northside Chamber of Commerce launched with Avenue CDC's help

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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.

Reliance Retail LLC OR Texas RS LLC dba "Retail Solutions "	603091 OR 9003193	leads@retailsolutionsre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@retailsolutionsre.com	512-474-5557
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