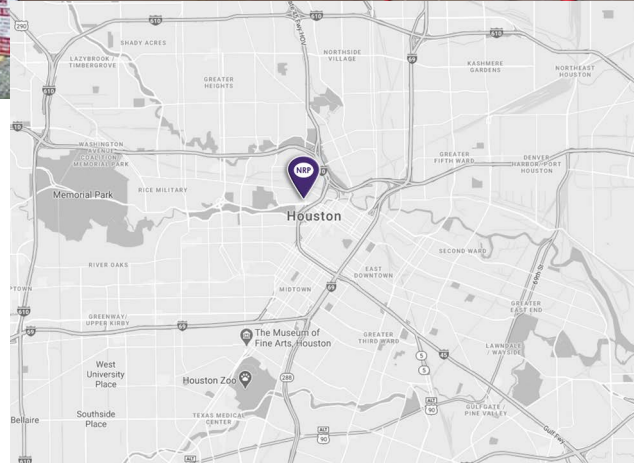




Freestanding Building for Lease

- 2,000 SF Immediately Available
- Ideal law office with frontage to Houston's Municipal Courthouse
- Quick access from I-10, I-45, and Downtown
- Call for pricing



LOCATION

607 Houston Avenue
Houston, Texas 77007

Contact Parker Frede

713.523.2929

pfrede@newregionalplanning.com

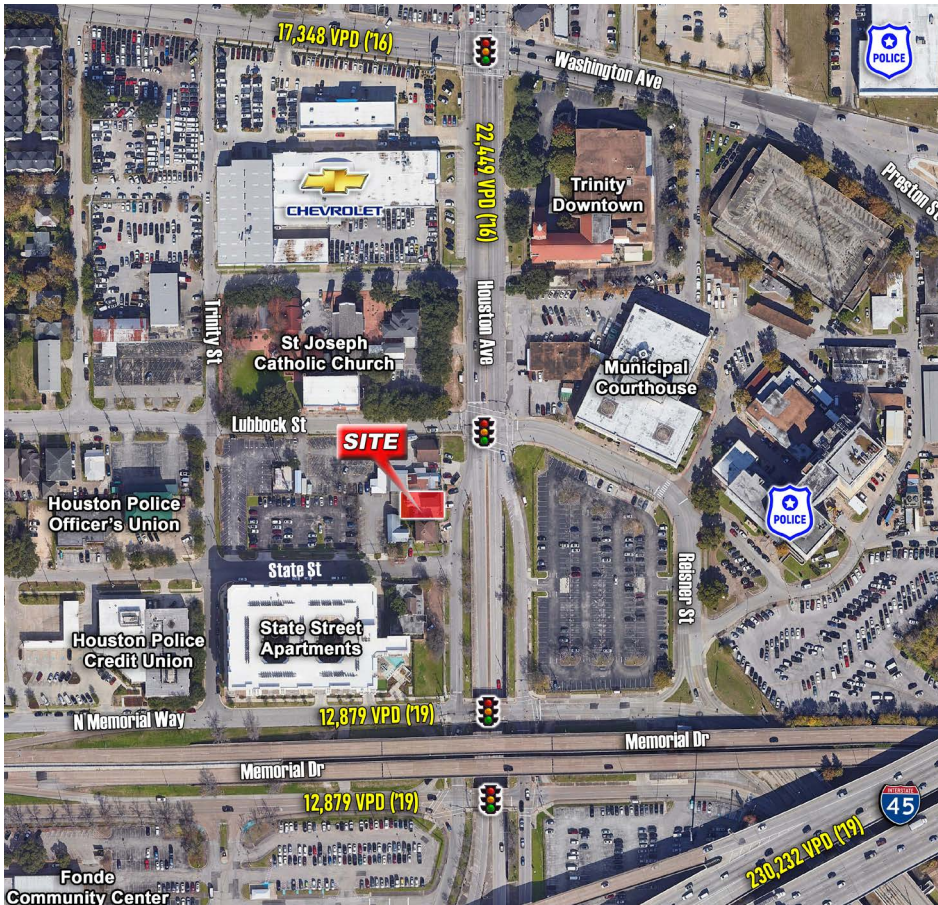
Contact Blake Tartt III

713.523.2929

btartt@newregionalplanning.com

Freestanding Building for Lease

607 Houston Avenue, Houston, Texas 77007



Demographics



POPULATION

103,459 (2 mi)



HOUSEHOLDS

47,069 (2 mi)



AVERAGE HH INCOME

\$119,333 (2 mi)

Traffic Counts



Houston Avenue

Near Washington Avenue
22,449 vpd ('16)



Memorial Way

East of Houston Avenue
12,879 vpd ('19)

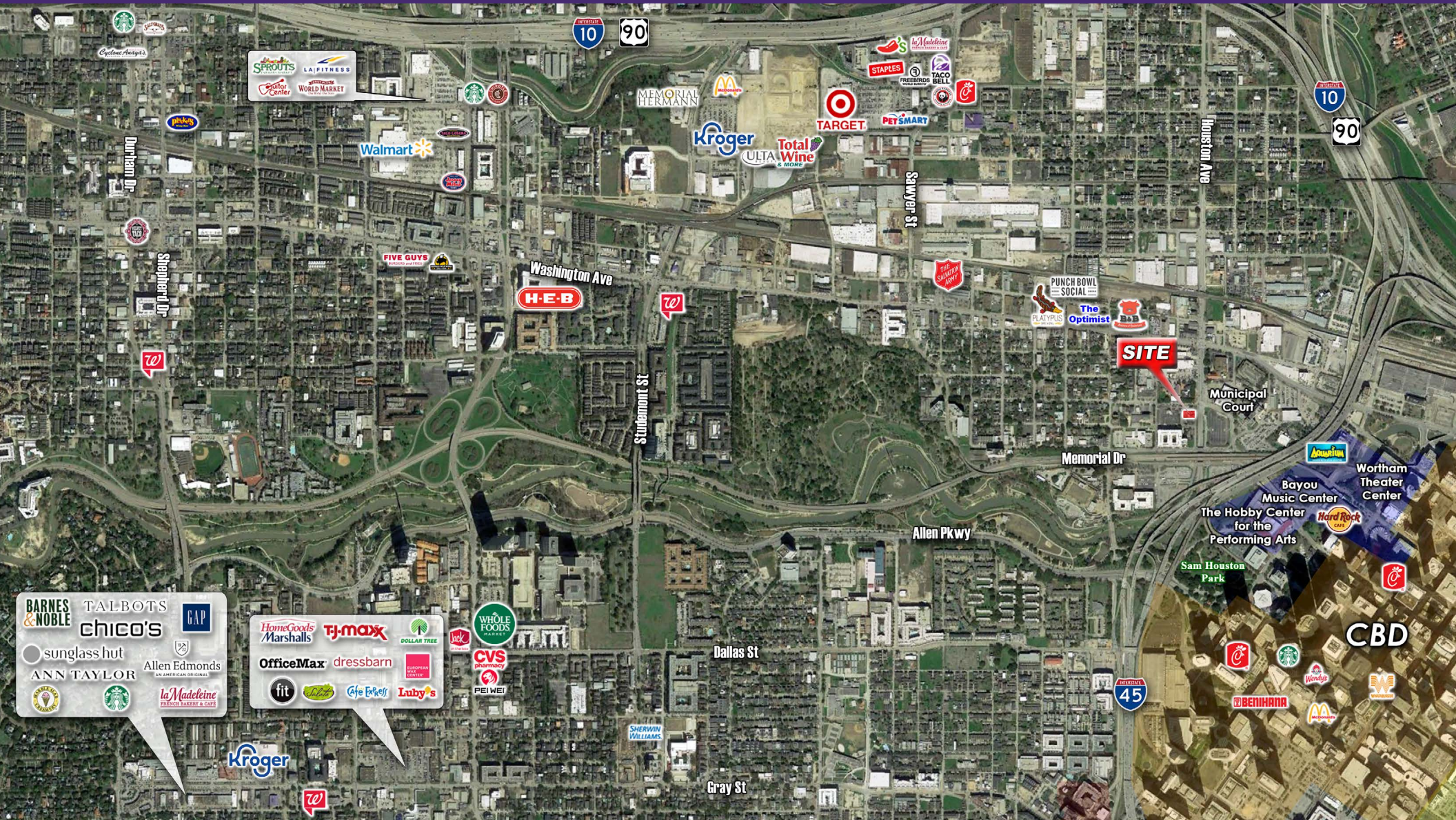
For more information, visit
newregionalplanning.com/

FOR MORE INFORMATION, PLEASE CONTACT

PARKER FREDE | pfrede@newregionalplanning.com | newregionalplanning.com | 713.523.2929

BLAKE TARTT III | btartt@newregionalplanning.com | newregionalplanning.com | 713.523.2929

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	1 mile	2 miles	3 miles
Population			
2000 Population	11,444	65,387	159,267
2010 Population	13,563	78,510	167,123
2020 Population	20,608	103,459	210,043
2025 Population	25,278	119,649	240,571
2020 Male Population	57.8%	58.1%	54.7%
2020 Female Population	42.2%	41.9%	45.3%
2020 Median Age	34.4	34.6	36.0
2020 Total Daytime Population	20,957	293,598	832,487
Workers	14,935	228,456	620,722
Residents	6,022	65,142	211,765
Race and Ethnicity			
2020 White Alone	54.3%	59.2%	58.6%
2020 Black Alone	25.4%	19.8%	19.4%
2020 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2020 Asian Alone	6.2%	5.2%	4.8%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	10.6%	11.9%	13.2%
2020 Two or More Races	3.0%	3.4%	3.4%
2020 Hispanic Origin (Any Race)	31.0%	35.9%	39.1%
Households			
2020 Wealth Index	80	94	95
2000 Households	3,269	23,167	61,683
2010 Households	6,143	33,150	72,698
2020 Total Households	10,466	47,069	95,240
2025 Total Households	13,191	56,003	111,115
2000-2010 Annual Rate	6.51%	3.65%	1.66%
2010-2020 Annual Rate	5.34%	3.48%	2.67%
2020-2025 Annual Rate	4.74%	3.54%	3.13%
2020 Average Household Size	1.73	1.85	2.01
Median Household Income			
2020 Median Household Income	\$97,428	\$98,705	\$77,218
2025 Median Household Income	\$102,377	\$104,136	\$83,391
2020-2025 Annual Rate	1.00%	1.08%	1.55%
Average Household Income			
2020 Average Household Income	\$151,976	\$155,249	\$127,179
2025 Average Household Income	\$161,709	\$166,351	\$137,271
2020-2025 Annual Rate	1.25%	1.39%	1.54%
Per Capita Income			
2020 Per Capita Income	\$90,262	\$79,281	\$60,389
2025 Per Capita Income	\$96,614	\$85,341	\$65,477
2020-2025 Annual Rate	1.37%	1.48%	1.63%

KEY FACTS

103,459

Population



1.9

Average Household Size

34.6

Median Age

\$83,373

Median Household Income

7.6%

Unemployment Rate

EDUCATION

12%

No High School Diploma



13%

High School Graduate



18%

Some College



57%

Bachelor's/Grad/Prof Degree

FOR MORE INFORMATION, PLEASE CONTACT

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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.

_____ 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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0