



# HEIGHTS CENTRAL

*±1,080 SF Retail Space Available*

927 Studewood | Houston, Texas



Chris Dray | Rachael Keener | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management





- Heights Central is a new 15,000 SF office/retail building with retail on the first floor and two floors of office space in the heart of The Heights
- This is the primary north/south road on the eastern side of The Heights and the upscale restaurant and shopping area
- Excellent parking availability for the project with access from Studewood St. and Omar St.

Approximate Size: 1,080 SF of retail on first floor  
Rates/NNN: Call for pricing



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# Heights Central

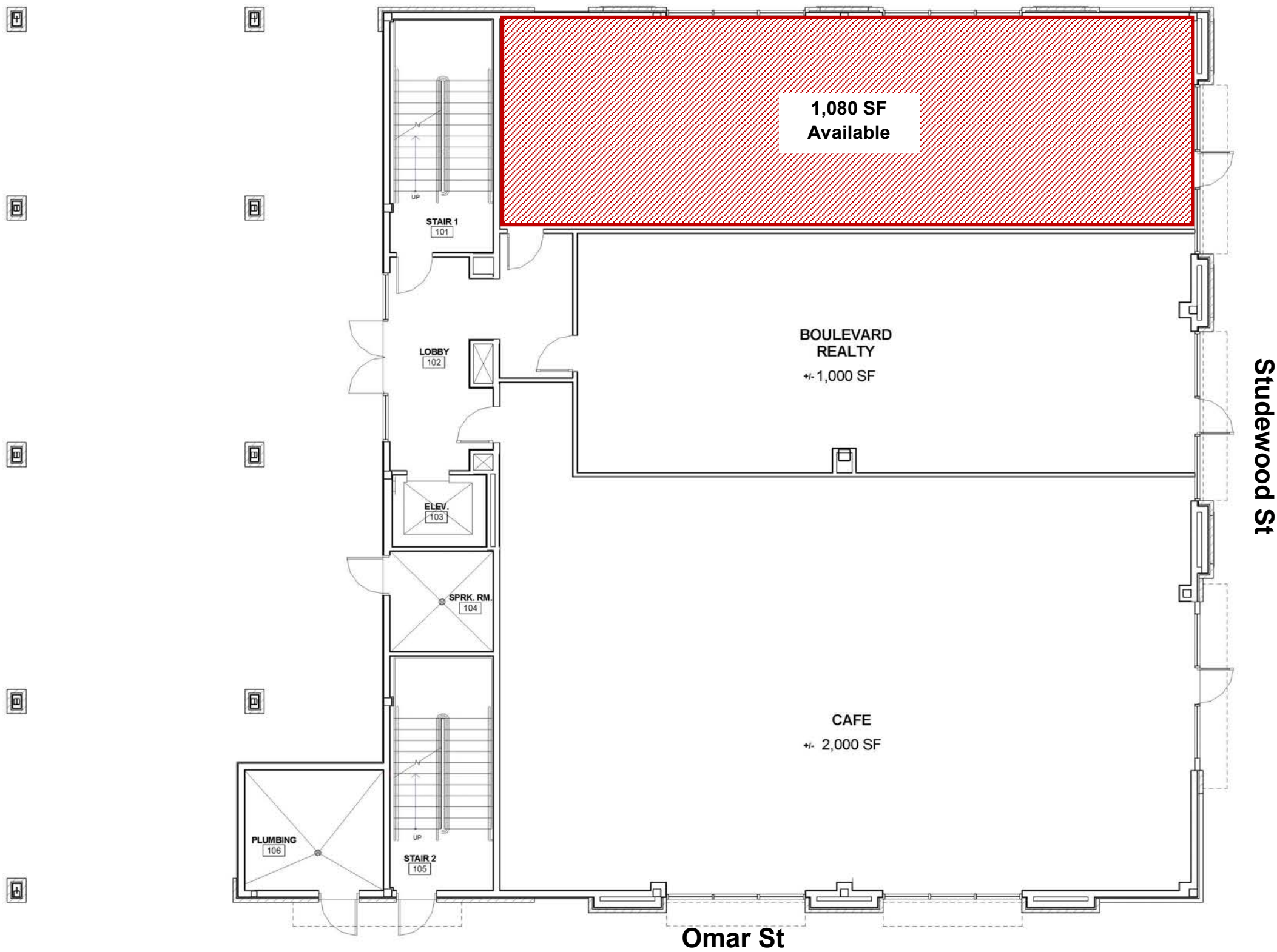
927 Studewood | Houston, Texas

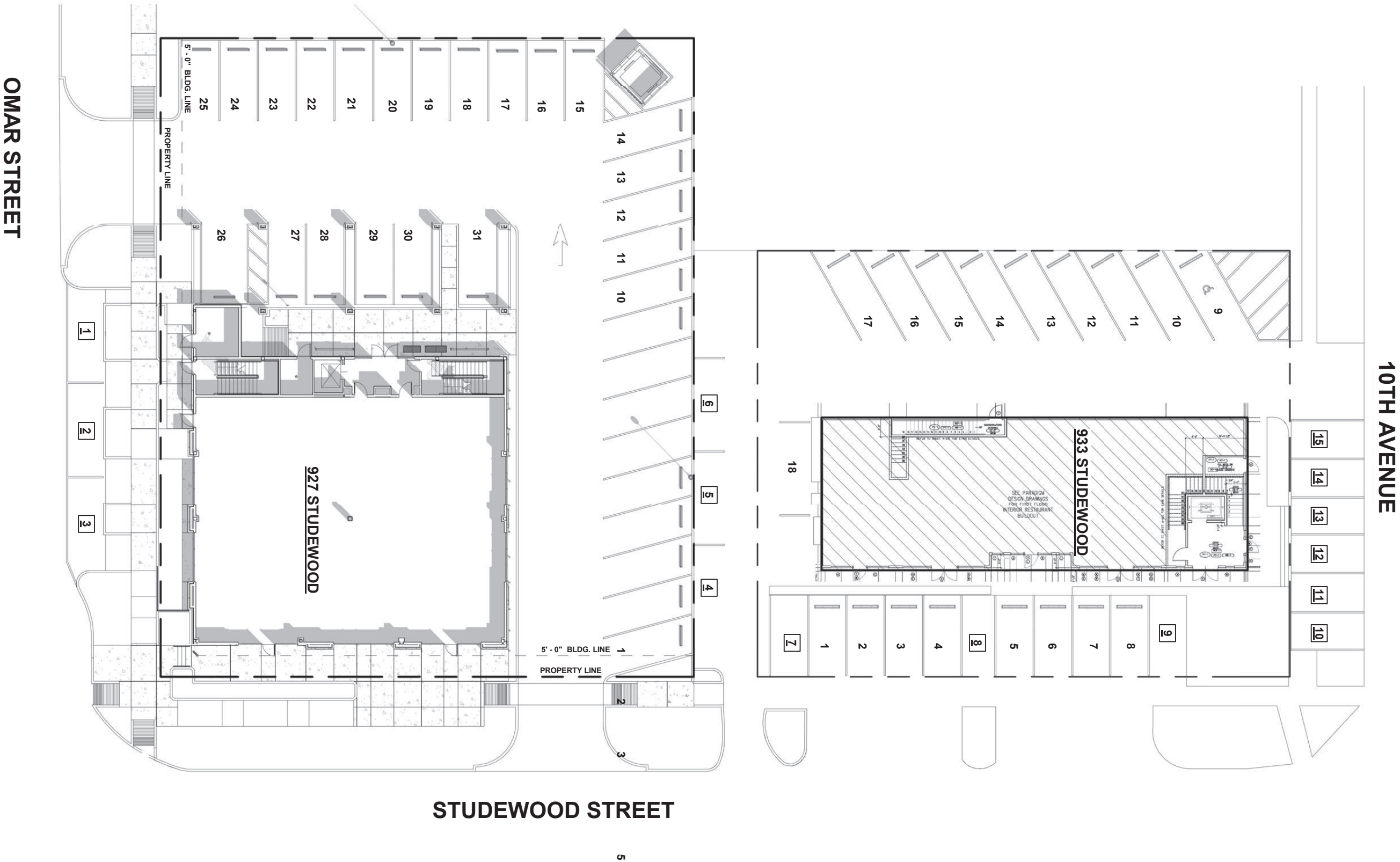




First Floor Rendering

Retail





# WHO’S NEARBY

# DEMOGRAPHICS

2010 Census, 2018 Estimates with  
Delivery Statistics as of 12/18

1 Mile3 Miles5 Miles

POSTAL COUNTS

Current Households	10,986	84,430	194,753
Current Population	22,103	181,288	444,778
2010 Census Average Persons per Household	2.01	2.15	2.28
2010 Census Population	18,983	152,838	375,298
Population Growth 2010 to 2018	16.78%	30.26%	25.39%

CENSUS HOUSEHOLDS

1 Person Household	42.87%	41.33%	39.67%
2 Person Households	33.33%	32.10%	30.15%
3+ Person Households	23.80%	26.57%	30.18%
Owner-Occupied Housing Units	54.89%	48.66%	45.15%
Renter-Occupied Housing Units	45.11%	51.34%	54.85%

RACE AND ETHNICITY

2018 Estimated White	75.47%	61.88%	56.55%
2018 Estimated Black or African American	6.47%	16.07%	20.83%
2018 Estimated Asian or Pacific Islander	3.62%	4.45%	4.24%
2018 Estimated Other Races	13.88%	16.99%	17.77%
2018 Estimated Hispanic	38.27%	43.21%	43.90%

INCOME

2018 Estimated Average Household Income	\$145,283	\$127,983	\$113,378
2018 Estimated Median Household Income	\$96,433	\$88,115	\$76,614
2018 Estimated Per Capita Income	\$74,778	\$58,426	\$50,701

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	11.28%	16.40%	18.19%
2018 Estimated Bachelors Degree	36.55%	27.05%	24.14%
2018 Estimated Graduate Degree	28.29%	20.56%	18.66%

AGE

2018 Median Age	36.6	34.8	35.0
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Our quest  
is your success.

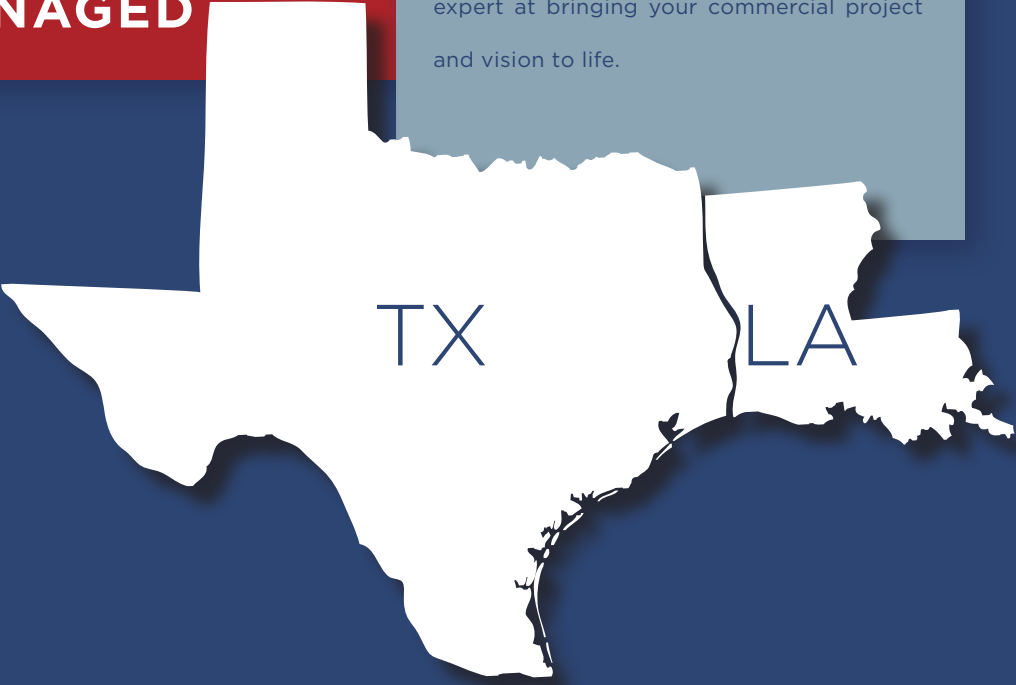
9.9M SF  
OWNED

12.1M SF  
LEASED

10.8M SF  
MANAGED

Specializing in retail space leasing, asset and property 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, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





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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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	<b>-</b>	<b>(281)477-4300</b>
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
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

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