



# WASHINGTON CENTRAL

AT 4003 & 4015 WASHINGTON AVENUE

*New Design: Historic Building and New Retail Coming Soon*

Between Jackson Hill St. & Leverkusen St. | Houston, Texas



Ashley Strickland | Nick Ramsey | 281.477.4300

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



**Site Specifics:**

Approx. 1 acre development on Washington Ave. with two unique availabilities.

4003 Washington Avenue is an historic 1930's two-story brick building occupying approx. 4,058 SF. This building will be remodeled and modernized including:

- Larger windows for extra visibility and light throughout
- An outdoor common seating area leading up to building's main entrance
- Bike racks for customers convenience.
- Can lease up to two (2) tenants, a tenant per floor (±2,000 SF)

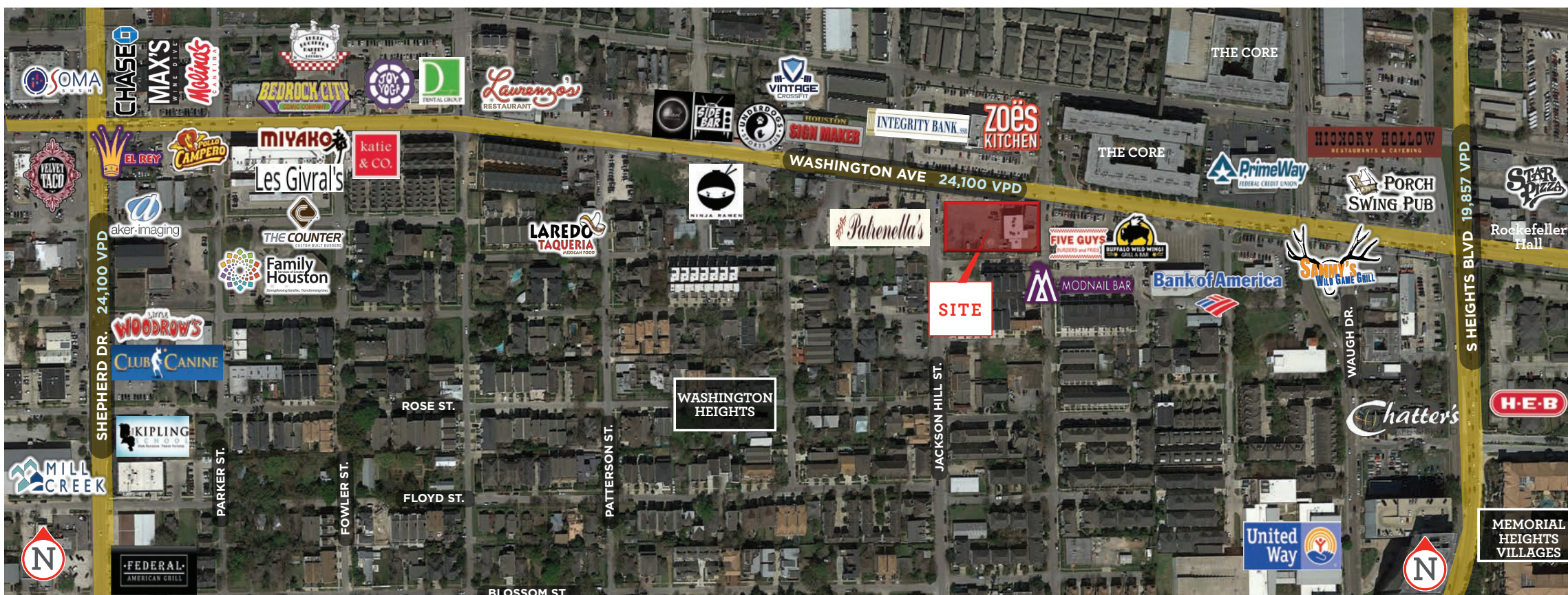
4015 Washington Avenue will be a new 10,379 SF retail building. This building will benefit from high end elevations and features along with accessible and extra parking. Upfront Washington Avenue visibility and presence. Can subdivide.

**Centrally Located:**

This center is centrally and conveniently located right on Washington Avenue, Washington Central is in the heart of an urban lifestyle and community where walkability and convenience are of utmost importance. Five minutes from Downtown and two miles from River Oaks, this is a major retail, restaurant, medical, fitness region and more for those urban residents that seek both an outdoor and city life. Furthermore, a new HEB grocery store and 232 new urban apartment complex will open all within walking distance from this site!

**Major Housing Market:**

Three prominent subdivisions surround this site include Rice Military, Washington Heights, and Buffalo Heights. Over 224,000 households and \$133,269 Household Income are all within 5 miles of this site. Majority of households occupy 1-2 persons, median age is 32-35, and large range of residents have bachelors and graduate degrees. This results in a densely occupied market with high, disposable incomes, growing means and careers, and individuals with excess resources to shop, dine, and enjoy their nearby attractions.



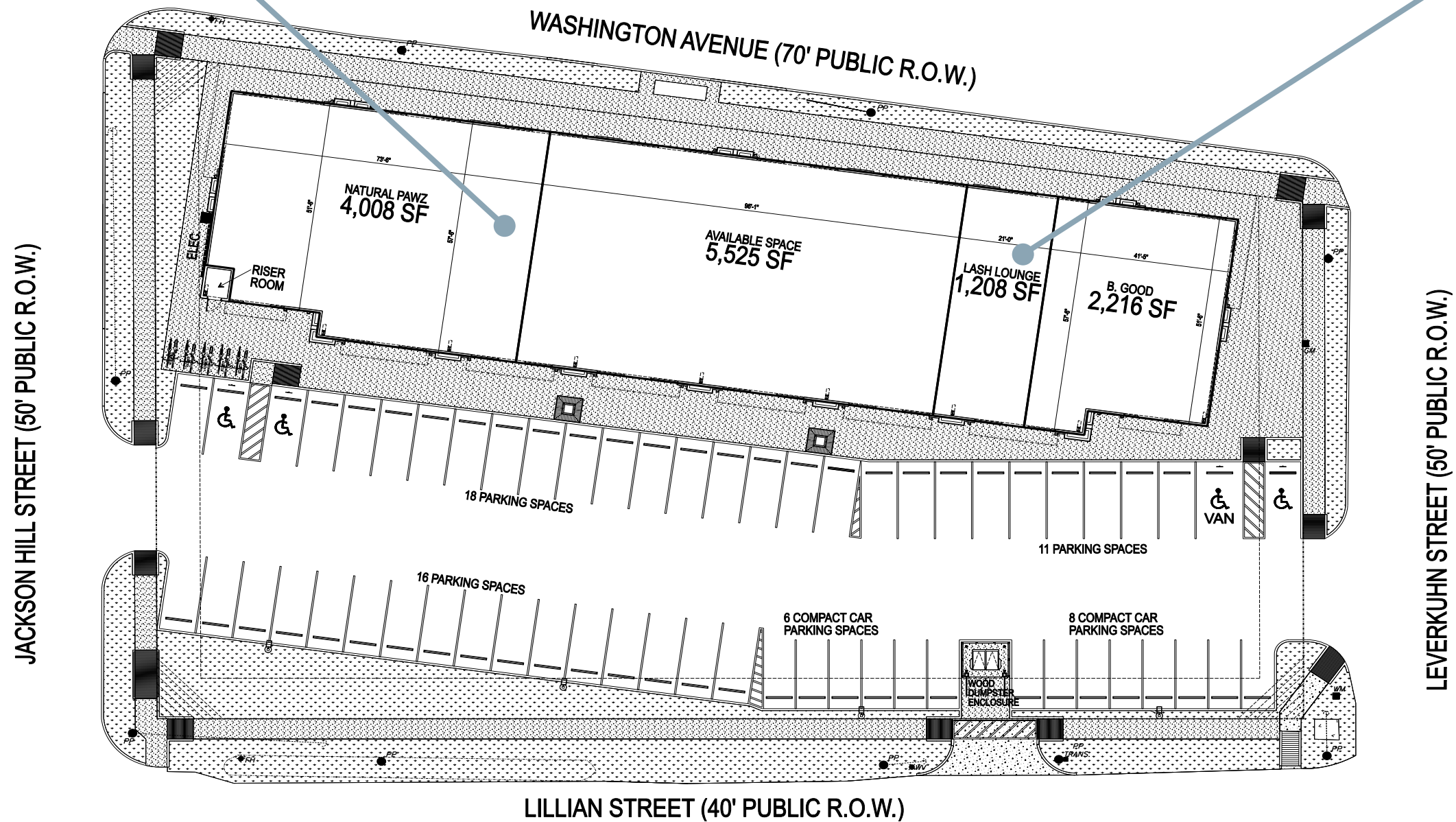
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4015 Washington Avenue – 10,379 SF



4003 Washington Avenue – 4,058 SF  
 Two-Story Building



## WHO'S NEARBY

## DEMOGRAPHICS

2010 Census, 2017 Estimates with  
Delivery Statistics as of 12/18

	2 Miles	3 Miles	5 Miles
<b>POSTAL COUNTS</b>			
Current Households	51,531	102,876	226,992
Current Population	96,421	196,907	482,800
2010 Census Average Persons per Household	1.87	1.91	2.13
2010 Census Population	72,825	156,032	389,109
Population Growth 2010 to 2018	34.10%	39.60%	33.13%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	46.48%	46.73%	42.23%
2 Person Households	35.05%	33.32%	31.43%
3+ Person Households	18.47%	19.95%	26.34%
Owner-Occupied Housing Units	48.61%	45.29%	45.31%
Renter-Occupied Housing Units	51.39%	54.71%	54.69%
<b>RACE AND ETHNICITY</b>			
2018 Estimated White	68.69%	66.21%	59.42%
2018 Estimated Black or African American	11.95%	14.03%	19.21%
2018 Estimated Asian or Pacific Islander	6.63%	6.05%	6.46%
2018 Estimated Other Races	12.17%	13.16%	14.39%
2018 Estimated Hispanic	32.65%	34.39%	36.52%
<b>INCOME</b>			
2018 Estimated Average Household Income	\$155,964	\$143,453	\$132,157
2018 Estimated Median Household Income	\$105,276	\$95,860	\$87,267
2018 Estimated Per Capita Income	\$85,825	\$72,421	\$62,090
<b>EDUCATION (AGE 25+)</b>			
2018 Estimated High School Graduate	8.72%	12.22%	14.66%
2018 Estimated Bachelors Degree	37.97%	31.87%	28.47%
2018 Estimated Graduate Degree	31.23%	27.02%	23.82%
<b>AGE</b>			
2018 Median Age	34.8	34.9	35.2

Our quest  
is your success.

9.9M SF  
OWNED

12.1M SF  
LEASED

10.3M 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
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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

