



Washington Place

SEC of Washington Ave. & Waugh Dr. | Houston, Texas

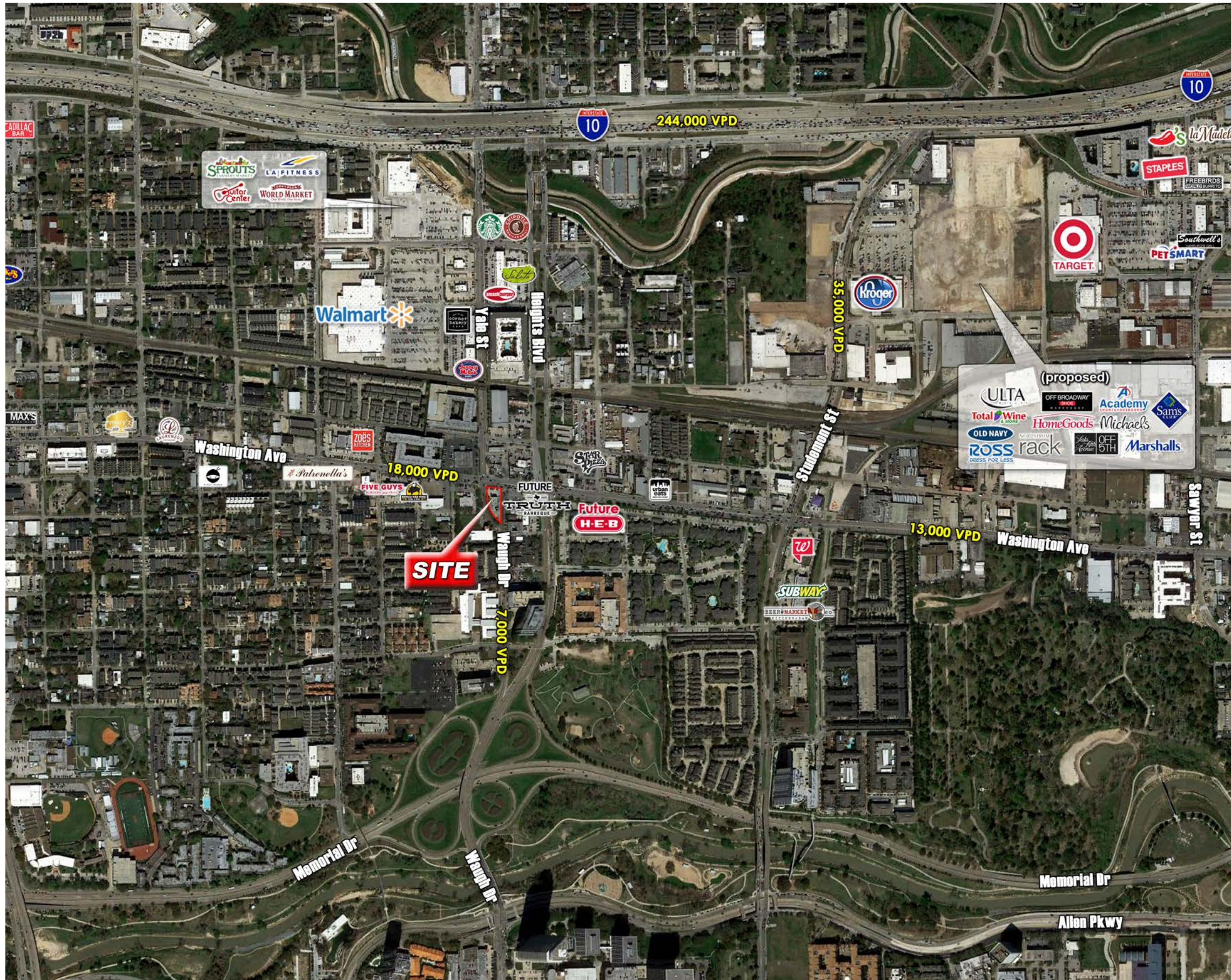
Shireen Owlia | Chris Dray | 281.477.4300

2,506 SF Free-standing Building with Drive-Thru For Lease



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- 2,506 SF free-standing building with drive-thru
- Grease trap available
- 17 parking spaces
- Prime frontage on busy Washington Ave.
- Excellent signage opportunity
- Future HEB and a new 232 unit urban apartment complex will be located within walking distance
- Ideal space for juice bars, grab-and-go concepts, dental offices and med spas

Traffic Counts: 18,000 VPD on Washington west of Studemont
13,000 VPD on Washington east of Studemont
7,000 VPD on Waugh



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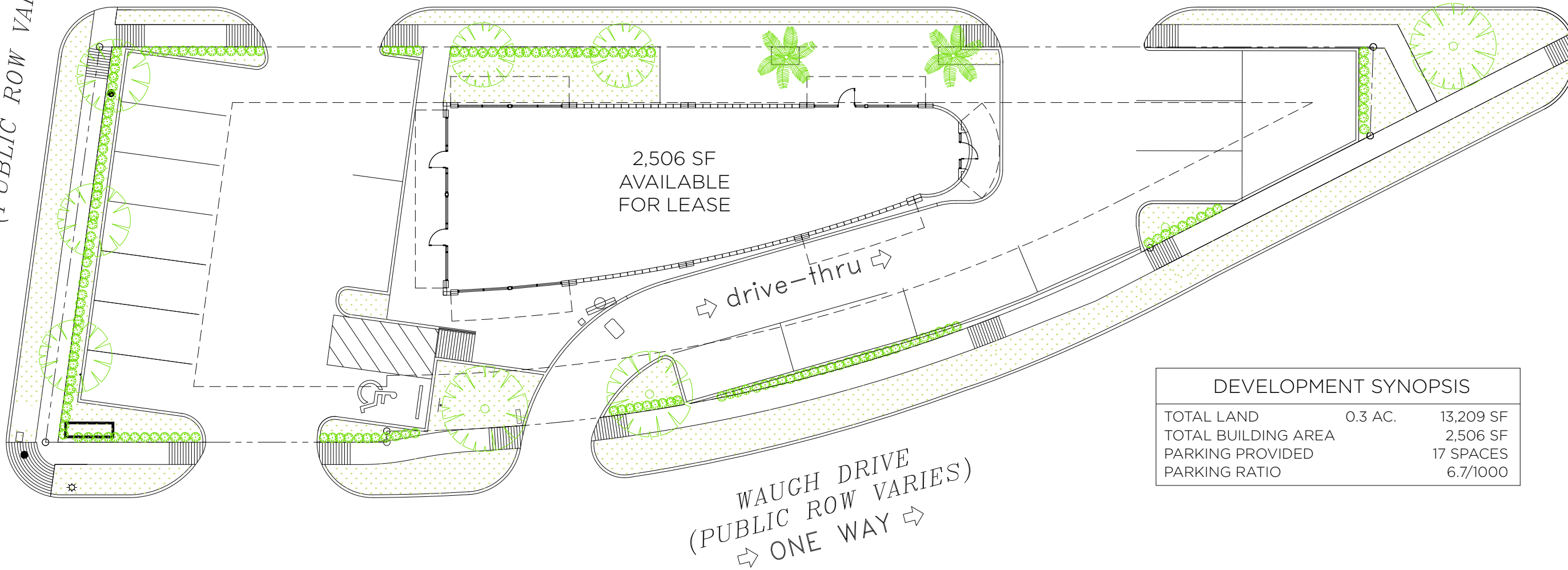
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WASHINGTON AVENUE (PUBLIC ROW VARIES)

WAUGHFORD DRIVE (60' PUBLIC ROW)



DEVELOPMENT SYNOPSIS

TOTAL LAND	0.3 AC.	13,209 SF
TOTAL BUILDING AREA		2,506 SF
PARKING PROVIDED		17 SPACES
PARKING RATIO		6.7/1000



VIEW FROM WASHINGTON



VIEW FROM WAUGH



VIEW FROM WAUGHFORD



SIGNAGE

DEMOGRAPHICS

2010 Census, 2017 Estimates with
Delivery Statistics as of 9/17

	1 Mile	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	14,276	98,245	217,232
Current Population	24,699	190,005	465,064
2010 Census Average Persons per Household	1.73	1.93	2.14
2010 Census Population	17,562	154,755	386,883
Population Growth 2010 to 2017	43.27%	34.29%	29.07%
CENSUS HOUSEHOLDS			
1 Person Household	51.01%	46.34%	41.99%
2 Person Households	34.35%	33.14%	31.30%
3+ Person Households	14.64%	20.52%	26.72%
Owner-Occupied Housing Units	35.89%	45.31%	45.05%
Renter-Occupied Housing Units	64.11%	54.69%	54.95%
RACE AND ETHNICITY			
2017 Estimated White	66.86%	66.82%	60.09%
2017 Estimated Black or African American	14.68%	14.16%	19.27%
2017 Estimated Asian or Pacific Islander	6.70%	5.21%	5.96%
2017 Estimated Other Races	11.26%	13.27%	14.17%
2017 Estimated Hispanic	30.86%	34.02%	35.55%
INCOME			
2017 Estimated Average Household Income	\$132,562	\$133,399	\$123,002
2017 Estimated Median Household Income	\$105,414	\$98,573	\$90,928
2017 Estimated Per Capita Income	\$78,198	\$66,224	\$56,892
EDUCATION (AGE 25+)			
2017 Estimated High School Graduate	9.01%	13.10%	15.07%
2017 Estimated Bachelors Degree	40.50%	30.22%	27.10%
2017 Estimated Graduate Degree	30.78%	26.07%	23.44%
AGE			
2017 Median Age	31.9	35.2	35.4

Our quest
is your success.

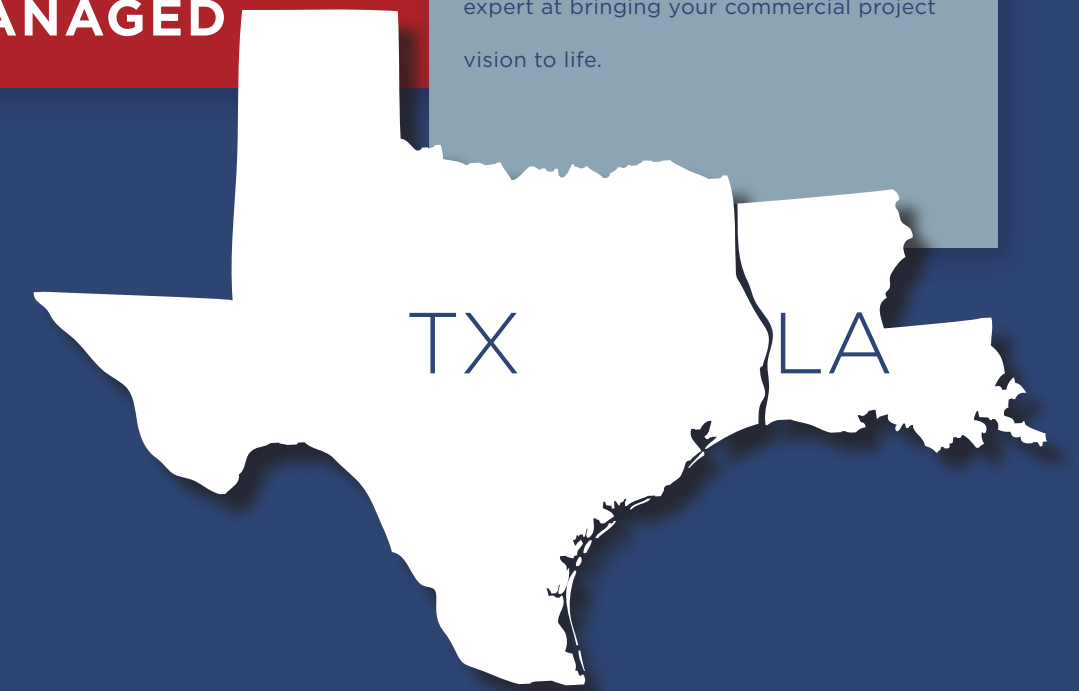
9.9M SF
OWNED

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.

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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

