



5909 WASHINGTON AVENUE

±2,000 SF Available For Lease

SEQ of Washington Ave. and Westcott St. | Houston, Texas

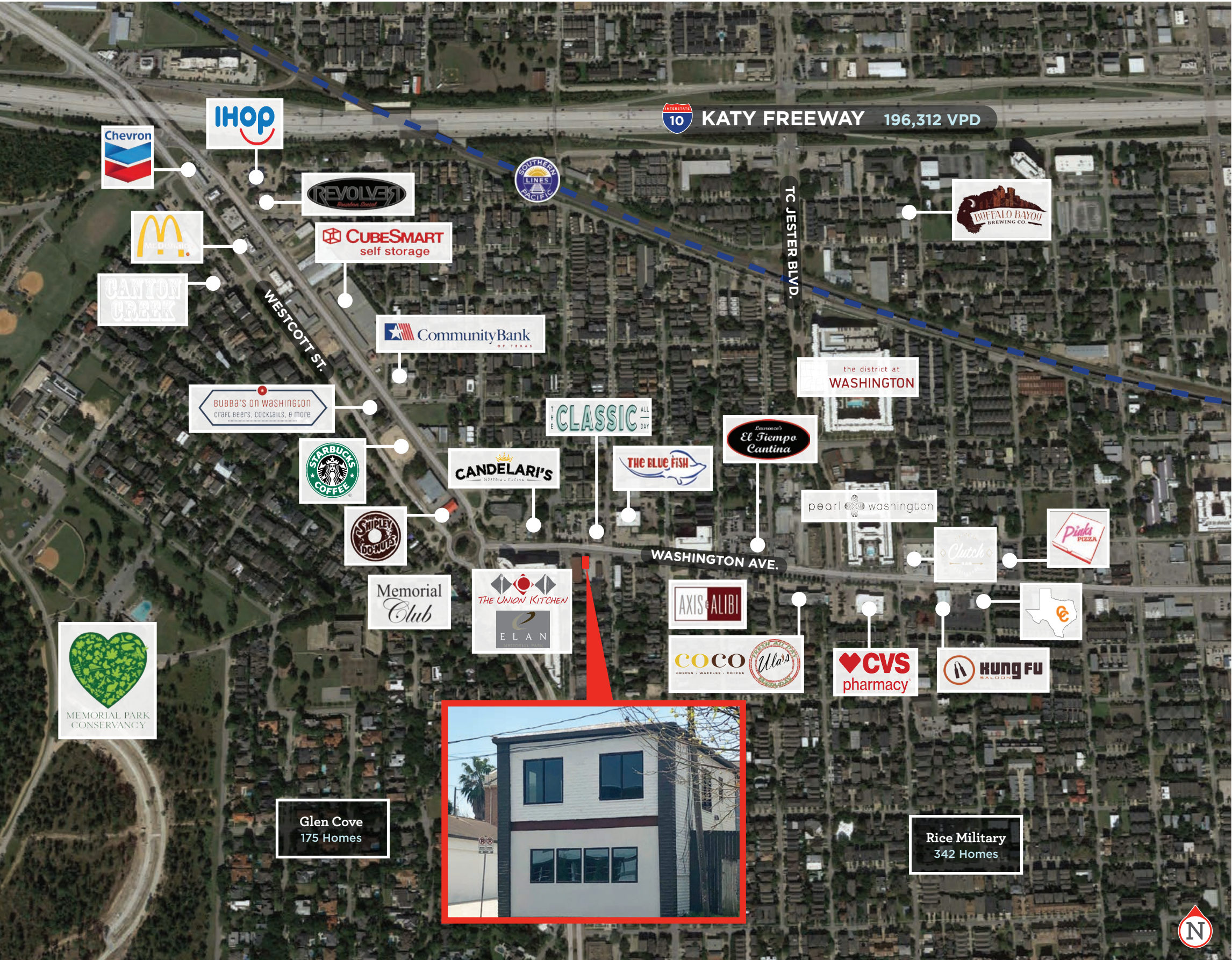


Rachael Keener | Chris Dray | 281.477.4300

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

5909 Washington Avenue

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- The property is located on a .28 acre tract off Washington Ave. just a block east of the Westcott roundabout
- The 2,000 SF building is nestled amongst the ever rejuvenating area of Memorial Park
- Surrounded by newly built restaurants and entertainment:
 - The Classic bistro
 - Union Kitchen restaurant (located in the newly built
 - 297-unit luxury apartments Elan Memorial Park
 - Axis & Alibi night club
- Just 2 blocks east of Memorial Elementary (501 students)
- Strong site for various tenants including: restaurant, salon, or office space
- Convenient access to I-10
- Going to work side of street

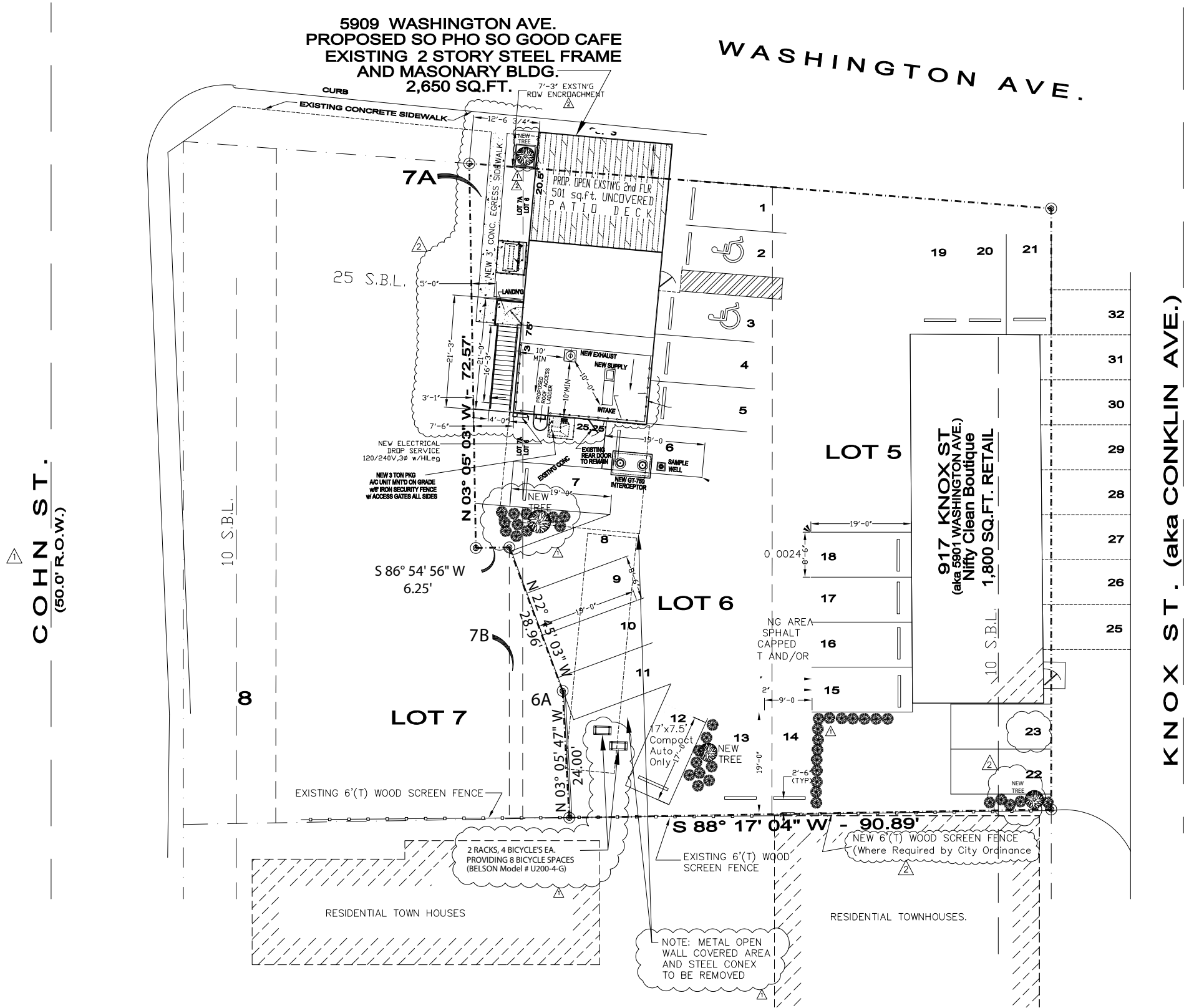
Approximate Size: ±2,000 SF
Traffic Counts: 196,312 VPD on I-10 Katy Freeway
18,205 VPD on Washington Ave.



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DEMOGRAPHICS

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

1 Mile3 Miles5 Miles

POSTAL COUNTS

Current Households	10,338	97,894	240,060
Current Population	20,785	178,118	502,406
2010 Census Average Persons per Household	2.01	1.82	2.09
2010 Census Population	14,039	133,463	403,949
Population Growth 2010 to 2018	49.02%	35.11%	31.39%

CENSUS HOUSEHOLDS

1 Person Household	39.99%	47.81%	42.65%
2 Person Households	39.25%	34.52%	31.73%
3+ Person Households	20.76%	17.67%	25.62%
Owner-Occupied Housing Units	64.04%	46.16%	45.75%
Renter-Occupied Housing Units	35.96%	53.84%	54.25%

RACE AND ETHNICITY

2018 Estimated White	68.79%	70.18%	63.20%
2018 Estimated Black or African American	10.16%	10.55%	15.12%
2018 Estimated Asian or Pacific Islander	7.50%	7.10%	7.12%
2018 Estimated Other Races	13.09%	11.63%	14.03%
2018 Estimated Hispanic	35.40%	30.92%	35.94%

INCOME

2018 Estimated Average Household Income	\$171,400	\$150,578	\$139,799
2018 Estimated Median Household Income	\$127,218	\$100,946	\$90,911
2018 Estimated Per Capita Income	\$88,411	\$84,812	\$67,374

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	8.33%	8.61%	13.79%
2018 Estimated Bachelors Degree	39.03%	38.38%	30.26%
2018 Estimated Graduate Degree	32.53%	30.22%	25.25%

AGE

2018 Median Age	35	35.9	35.5
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Our quest
is your success.

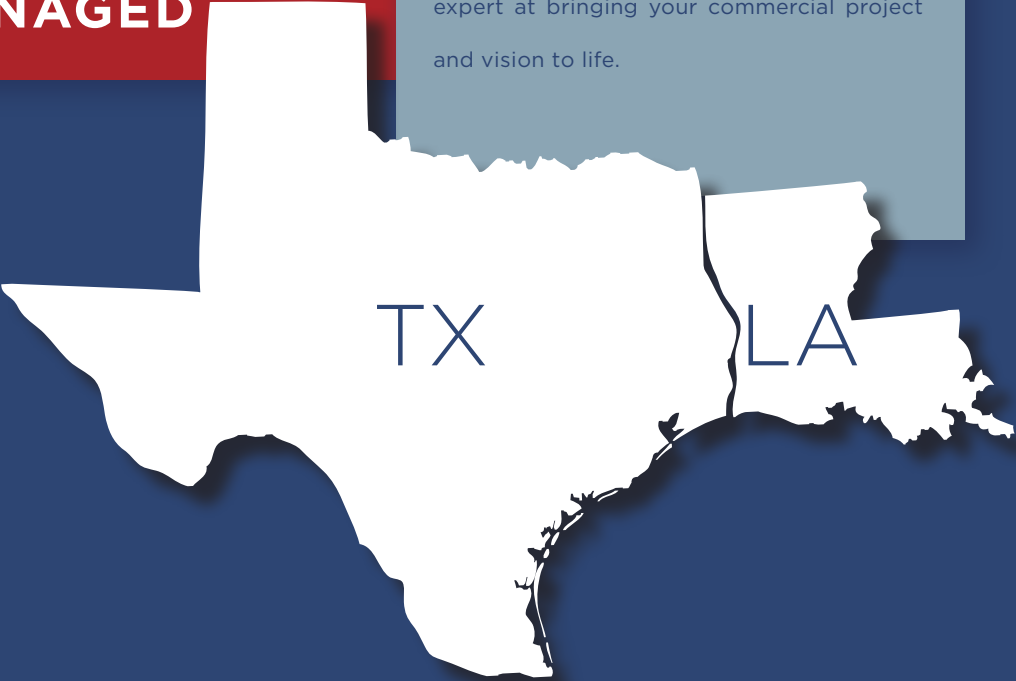
9.9M SF
OWNED

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.

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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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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Rev. 03.21.19 DK