



**4,460 SF
AVAILABLE FOR
LEASE**

DURHAM DR.

1216 DURHAM DR

SEQ OF ALLEN ST & DURHAM DR | HOUSTON, TEXAS

**HIGH-VISIBILITY RETAIL IN WASHINGTON HEIGHTS
AVAILABLE FOR LEASE**



PROJECT HIGHLIGHTS

1216 Durham Dr

SEQ OF ALLEN ST & DURHAM DR | HOUSTON, TEXAS

High visibility retail space located on Durham Drive in the heart of Washington Heights with great access to I-10 and the area's numerous retail amenities.

- 4,460 SF building available for lease
- Currently a gym for personal trainers
- Open space with lots of flexibility
- Base rate: \$18.00 PSF
- Estimated NNN: \$6.50 PSF
- Limited onsite parking
- Houston ISD



\$159K AVG HHI

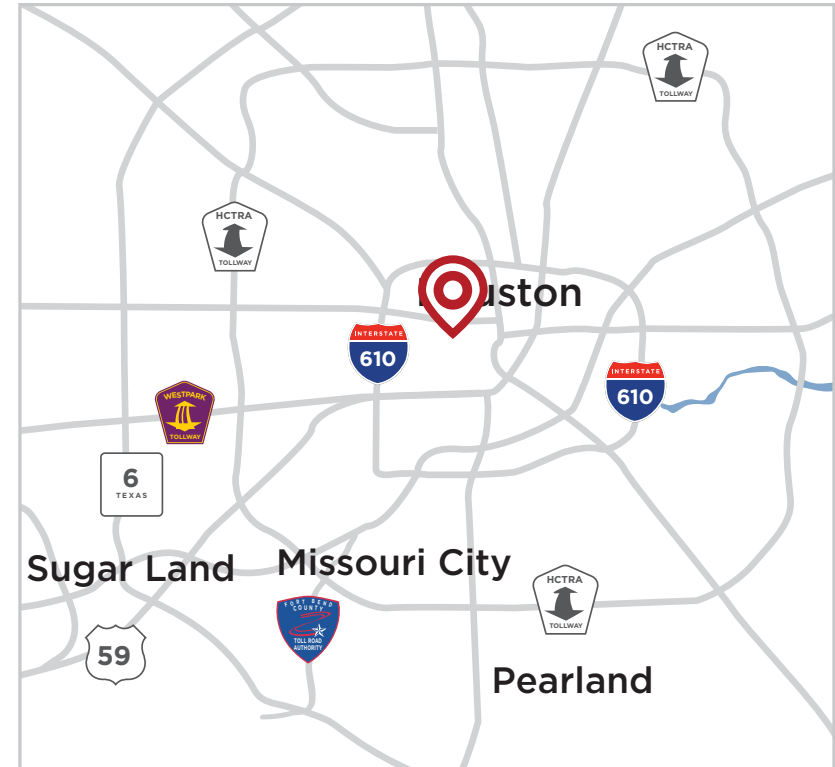
within 1 mile



TRAFFIC COUNTS

17,356 VPD on Durham Dr.

18,928 VPD on Shepherd Dr.



MAJOR AREA BUSINESSES



CHRIS DRAY
281.640.7682
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WASHINGTON AVE.

**4,460 SF
AVAILABLE FOR
LEASE**

New 30,000 SF Retail
Development by
Huntington
Properties Group

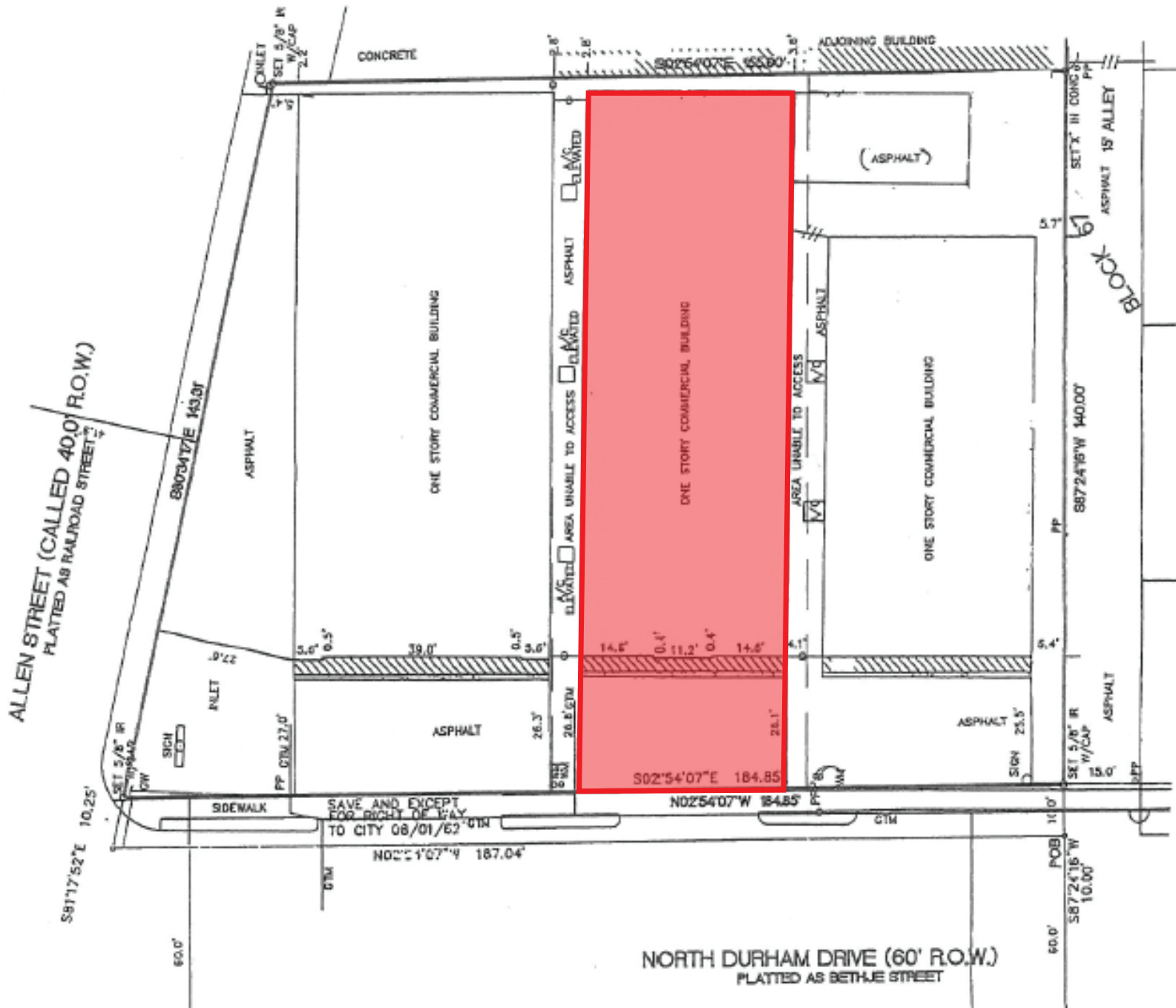
SHEPHERD DR.

Azure Apartments
190 Units

DURHAM DR.



SITE PLAN



DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 04/20



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	16,419	93,560	221,399
Current Population	31,662	179,411	468,796
2010 Census Population	18,810	135,408	389,067
Population Growth 2010 to 2020	69%	35%	28%
2020 Median Age	32	36	36

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$159,284	\$149,340	\$135,281
Median Household Income	\$100,936	\$89,229	\$81,459
Per Capita Income	\$83,287	\$81,018	\$65,127

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	60%	67%	60%
Black or African American	18%	13%	18%
Asian or Pacific Islander	6%	6%	7%
Other Races	16%	14%	15%
Hispanic	41%	36%	37%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	43%	46%	42%
2 Person Households	36%	34%	32%
3+ Person Households	21%	20%	26%
Owner-Occupied Housing Units	57%	47%	46%
Renter-Occupied Housing Units	43%	53%	54%

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
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
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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