



# FIVE POINTS CENTER AT STUDEWOOD

*±5,503 SF in Heights Area - For Lease*

5307 N. Main | Houston, Texas



Chris Dray | 281.477.4300

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

# Five Points Center at Studewood

5307 N. Main. | Houston, Texas



## FIVE POINTS CENTER - Best Corner in the Heights!

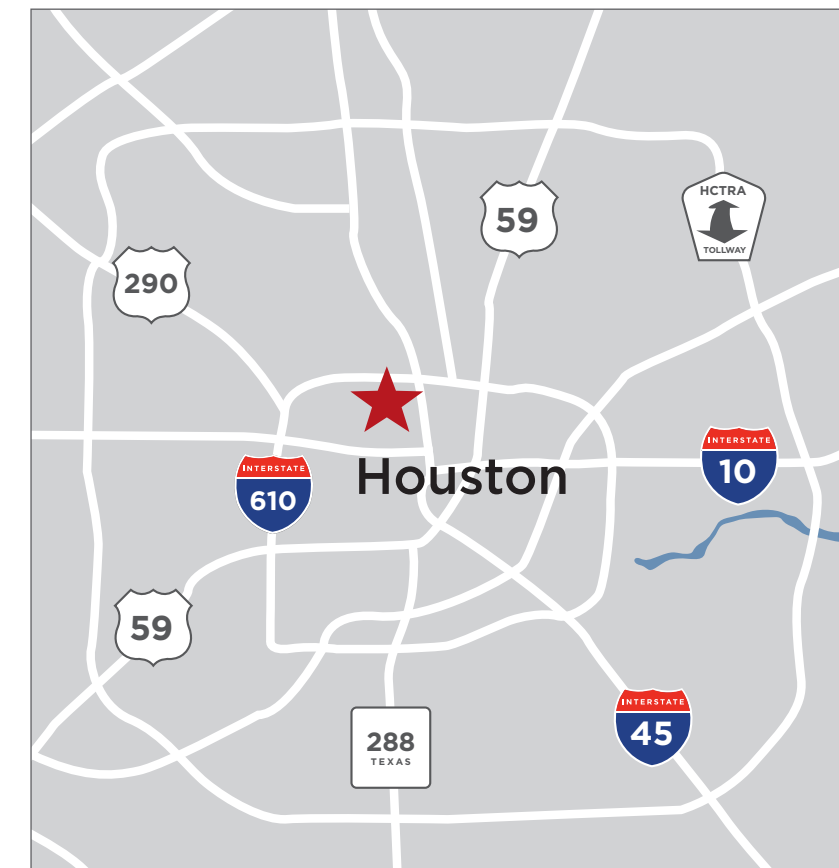
- A rare opportunity for retail in the Heights fronting three major thoroughfares

### Lease Options:

- 1st Floor - 1,998 SF Available
- 2nd Floor - 3,505 SF Available
- 3.6 parks per 1,000 SF
- Additional parking available off site - 5.0 parks per 1,000 SF (total)

### Top Urban Area:

- Houstonian Magazine 2015/2016 Top 25 Neighborhoods
- AreaVibes Livability - #17 Neighborhood in Houston Metro
- Call broker for pricing info



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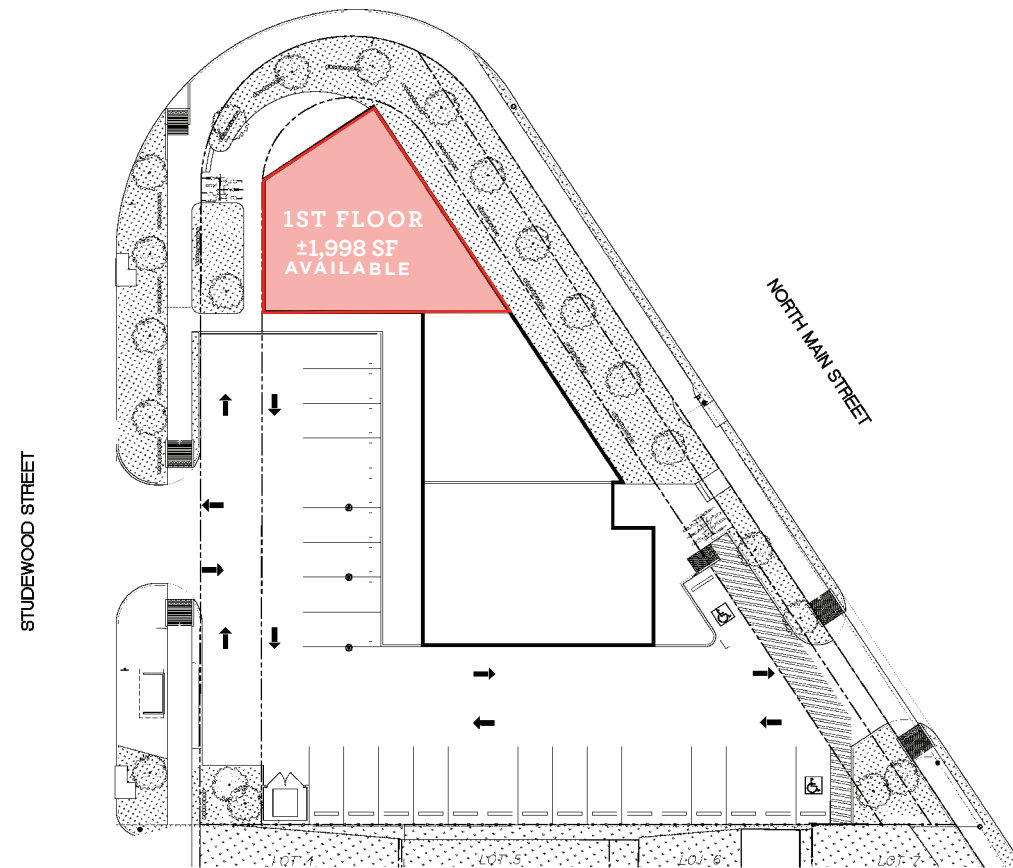


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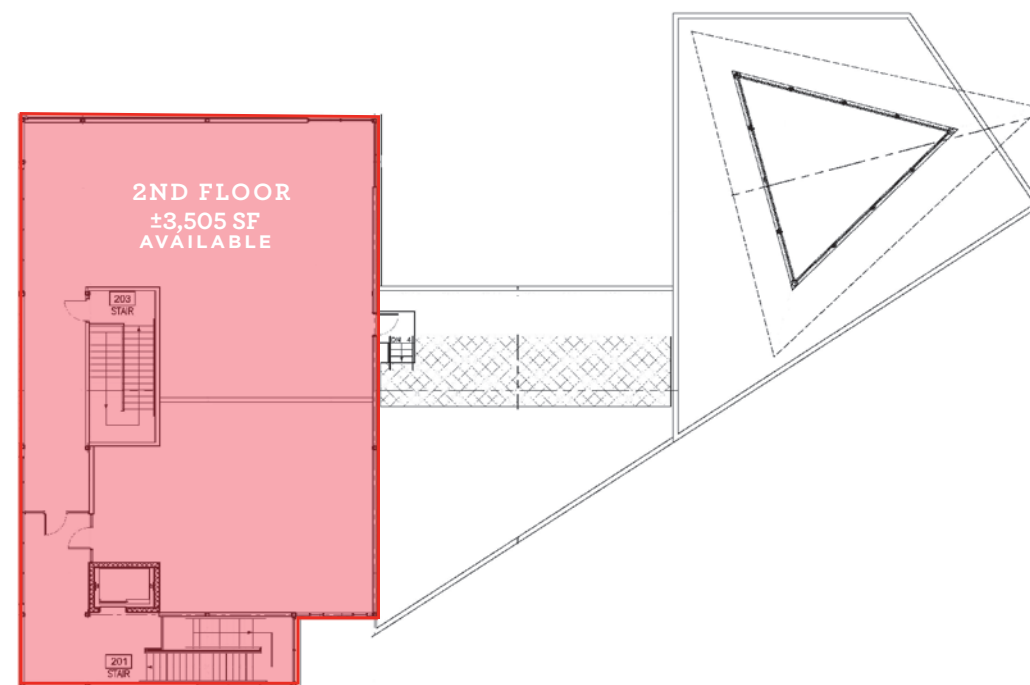
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## DEMOGRAPHICS

### FIRST FLOOR PLAN



### SECOND FLOOR PLAN



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

	1 Mile	3 Miles	5 Miles
<b>POSTAL COUNTS</b>			
Current Households	9,738	71,315	178,348
Current Population	22,088	172,119	431,111
2010 Census Average Persons per Household	2.27	2.41	2.42
2010 Census Population	18,449	138,126	358,190
Population Growth 2010 to 2020	19.80%	26.27%	26.75%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	39.05%	35.68%	36.84%
2 Person Households	31.72%	30.03%	29.36%
3+ Person Households	29.23%	34.28%	33.79%
Owner-Occupied Housing Units	55.87%	50.49%	47.52%
Renter-Occupied Housing Units	44.13%	49.51%	52.48%
<b>RACE AND ETHNICITY</b>			
2020 Estimated White	68.74%	58.78%	54.61%
2020 Estimated Black or African American	8.79%	15.49%	21.50%
2020 Estimated Asian or Pacific Islander	3.00%	3.29%	3.50%
2020 Estimated Other Races	18.96%	21.73%	19.75%
2020 Estimated Hispanic	48.92%	53.37%	48.11%
<b>INCOME</b>			
2020 Estimated Average Household Income	\$139,896	\$114,797	\$109,002
2020 Estimated Median Household Income	\$80,808	\$74,996	\$70,221
2020 Estimated Per Capita Income	\$65,431	\$49,542	\$46,571
<b>EDUCATION (AGE 25+)</b>			
2020 Estimated High School Graduate	14.40%	17.38%	20.60%
2020 Estimated Bachelors Degree	31.70%	26.17%	22.82%
2020 Estimated Graduate Degree	22.61%	17.89%	16.99%
<b>AGE</b>			
2020 Median Age	38.8	35.3	34.6



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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>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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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