



TC JESTER BLVD AND LARKIN ST

4,500 SF (1st Floor) 3,000 SF (2nd Floor) and 3,000 SF (Freestanding Building)

5414 Larkin St. | Houston, Texas



Chris Dray | Rachael Keener | 281.477.4300

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

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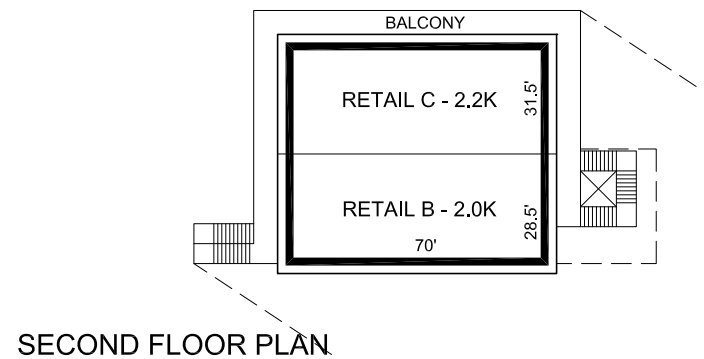


The site offers convenient access to I-10 and nicely situated 4.2 miles to Downtown, 5 miles to the Galleria, 8.5 miles to Memorial, and 12.5 miles to IAH. Going to work side of street (A.M.). Perfect for medical, restaurant, or retail operators.

Approximate Size: Building 1: ±8,000 SF
 Building 2: ±3,000 SF



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SECOND FLOOR PLAN

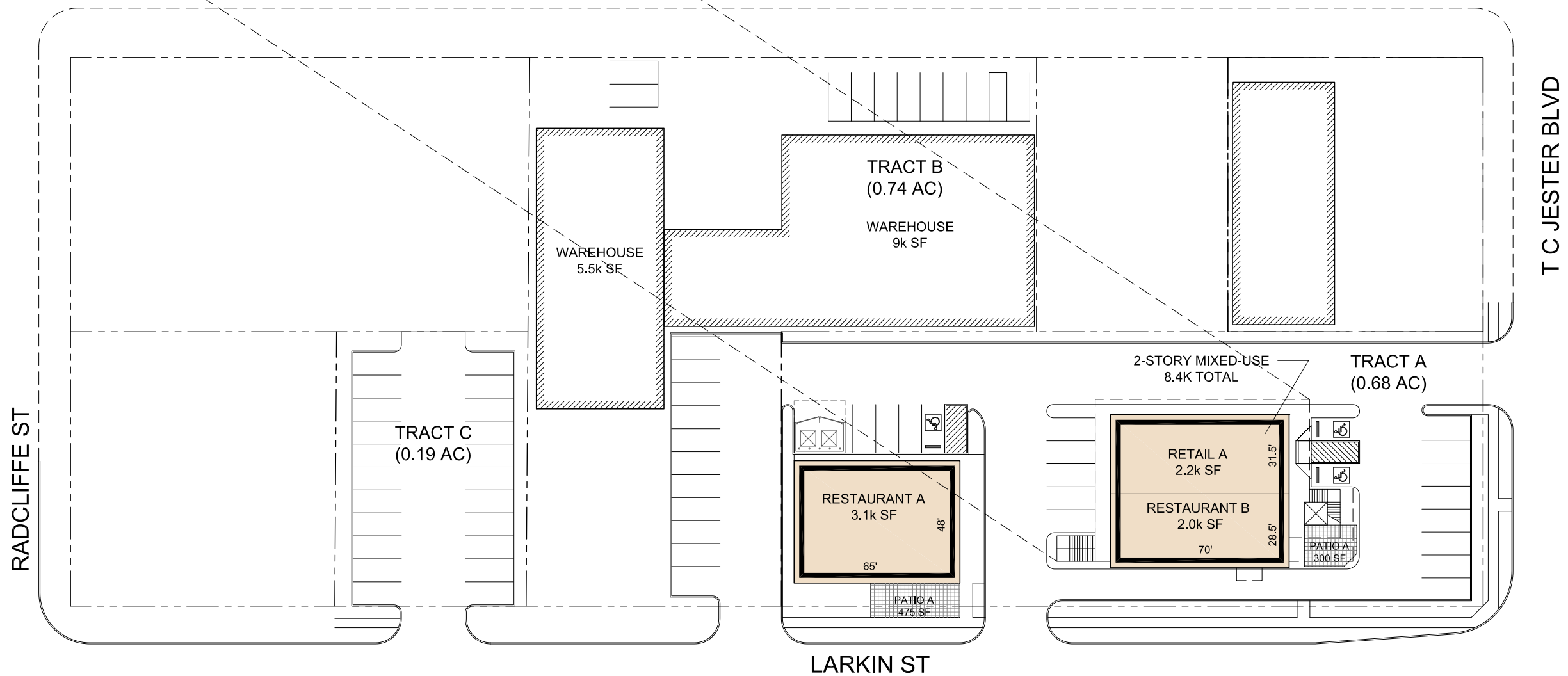
DATA TABLE:	
BUILDING (LEASABLE)	25.4K
NORTH BUILDING (LEASABLE)	4 K
TOTAL PARKING PROVIDED	131 PS
BREAKDOWN:	
WAREHOUSE* (14.5K) / (@2.5/1K off. + @1/1.5K w.h.)	= 12
RESTAURANT A (3.1K) / (@9/1K)	= 27.9
RESTAURANT A PATIO (475 SF) / (<15%@9/1K = 0)	= 0
RESTAURANT B (2K) / (@8/1K)	= 16
RESTAURANT B PATIO (500 SF) / (>15%@9/1K)	= 0
RETAIL A - (2.2K) / (@4/1K)	= 8.8
RETAIL B - (2.0K) / (@4/1K)	= 8
RETAIL C - (2.2K) / (@4/1K)	= 8.8
TOTAL PS REQUIRED (WITHOUT DEDUCTIONS):	= 81.5
-SHARED PARKING DEDUCTION (-17.2 PS)	= 64.3
-BIKE DEDUCTION (UP TO 10%) / (-6 PS) (24 BIKE PS REQUIRED)	= 58.8
TOTAL PS REQUIRED (WITH DEDUCTIONS)	59 PS
TOTAL PS PROVIDED	62 PS

GENERAL NOTES:

- THE 0' REDUCED SETBACK ON SHEPHERD IS AN OPTIONAL PERFORMANCE STANDARD. CHAPTER 42, ARTICLE III-DIV. 3 / SEC. 42-154-b) OF THE CITY OF HOUSTON CODE OF ORDINANCES DEFINES THE OPTIONAL STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - A NEW SUBDIVISION PLAT INCLUDING PLAT NOTATIONS THAT COMPLY WITH THE STANDARDS
 - ALL OFF STREET PARKING PROVIDED AT REAR OF PROPERTY EXCEPT FOR DRIVE AND (2) MAX. ROWS OF PS.
 - 6' MINIMUM WIDTH ARCADE / COLONADE

SHARED PARKING CALCULATION									
PROP/SPACE	REQ. PRKG.	WEEKDAY				WEEKEND			
		12a-7a	7a-5p	5p-9p	9p-12a	12a-7a	7a-5p	5p-9p	9p-12a
WAREHOUSE	12.0	10%	100%	50%	10%	10%	25%	10%	0%
		1.2	12.0	6.0	1.2	1.2	3.0	1.2	0
RESTAURANT	43.9	10%	50%	75%	40%	15%	75%	100%	50%
		4.4	22.0	32.9	17.6	6.6	32.9	43.9	22.0
RETAIL	25.6	5%	50%	75%	10%	5%	100%	75%	10%
		1.3	12.8	19.2	2.6	1.3	25.6	19.2	2.6
TOTAL	81.5	6.9	46.8	58.1	21.3	9.1	61.5	64.3	24.5

*Largest Column Total: WEEKENDS 5pm-9pm = 64.3 (64) spaces required



WHO'S NEARBY

DEMOGRAPHICS

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

1 Mile 3 Miles 5 Miles

POSTAL COUNTS

Current Households	9,597	81,640	217,563
Current Population	19,770	158,578	462,028
2010 Census Average Persons per Household	2.06	1.94	2.12
2010 Census Population	14,625	121,914	387,142
Population Growth 2010 to 2018	36.05%	31.55%	26.09%

CENSUS HOUSEHOLDS

1 Person Household	37.36%	44.34%	42.04%
2 Person Households	37.45%	35.00%	31.59%
3+ Person Households	25.19%	20.65%	26.37%
Owner-Occupied Housing Units	64.66%	51.10%	47.34%
Renter-Occupied Housing Units	35.34%	48.90%	52.66%

RACE AND ETHNICITY

2018 Estimated White	67.12%	70.41%	62.85%
2018 Estimated Black or African American	10.71%	10.13%	15.43%
2018 Estimated Asian or Pacific Islander	6.52%	6.03%	6.35%
2018 Estimated American Indian or Native Alaskan	0.59%	0.56%	0.54%
2018 Estimated Hispanic	38.97%	34.22%	37.58%

INCOME

2018 Estimated Average Household Income	\$156,093	\$155,380	\$138,766
2018 Estimated Median Household Income	\$120,976	\$102,150	\$90,512
2018 Estimated Per Capita Income	\$75,696	\$82,615	\$65,921

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	9.57%	10.64%	14.73%
2018 Estimated Bachelors Degree	38.01%	36.43%	29.32%
2018 Estimated Graduate Degree	30.98%	28.56%	23.81%

AGE

2018 Median Age	33.6	36.3	35.8
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Our quest
is your success.

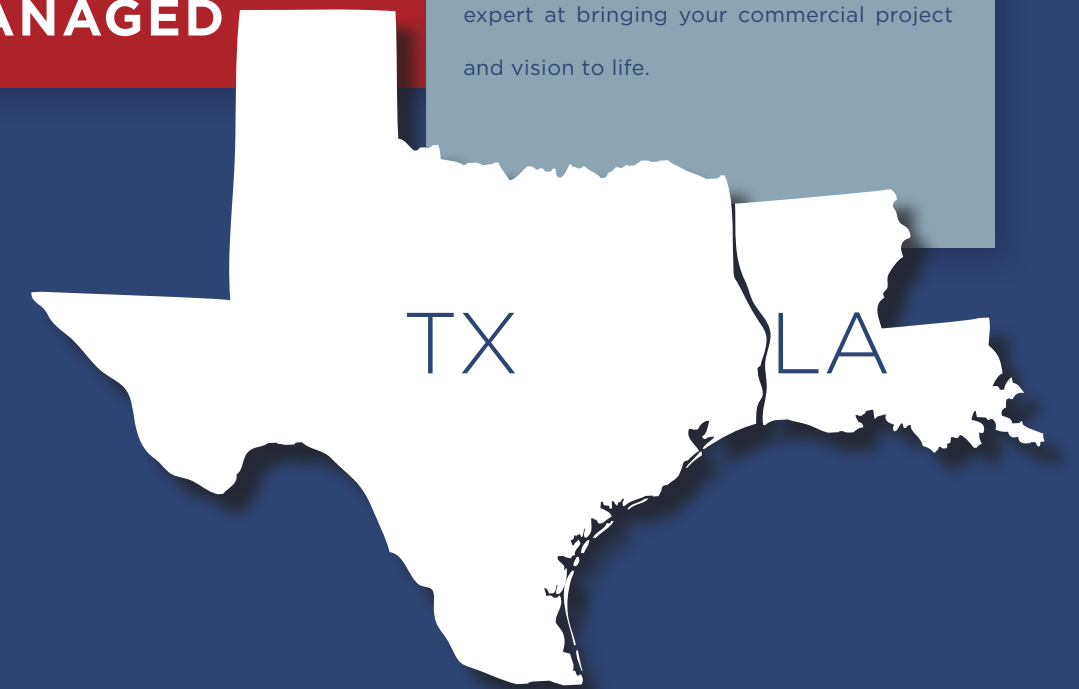
9.9M SF
OWNED

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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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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