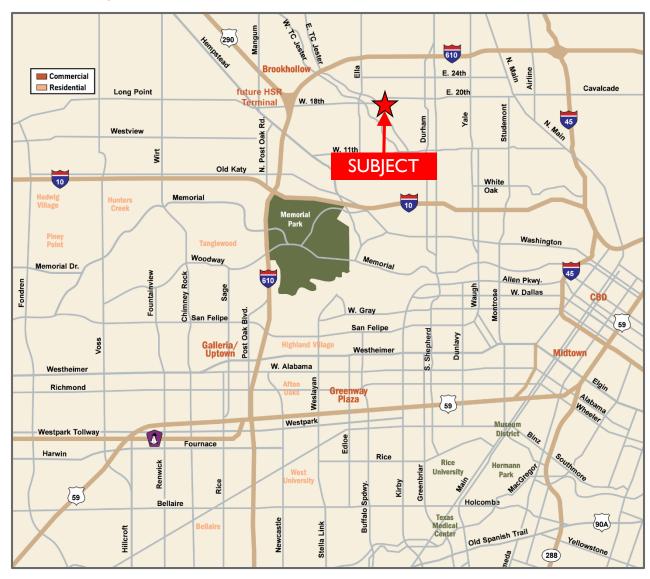




# ±41,120 Sq. Ft. of Land with ±5,725 Sq. Ft. Building in the Houston Heights 1239 W. 19<sup>th</sup> | Houston, TX 77008





This  $\pm 41,120$  sq. ft. of land with  $\pm 5,725$  sq. ft. building, which offers frontage on  $19^{th}$ ,  $20^{th}$ , and Bevis Streets, is located in a prime, infill location approximately one-half mile inside the 610 North Loop in the historic Houston Heights area.

The area, which offers the opportunity to work, live and play, continues to be robust. CNN Money ranked the Houston Heights number four of the Top 10 Big-City US Neighborhoods (2013)

Recent nearby developments include the new HEB, Allegiance Bank and several restaurants and bars; such as Starbucks, Cedar Creek Café Bar & Grill, Eureka Heights Brewing Company. Close by are retail stores: Lowe's, Home Depot, CVS and Walgreens.

White Oak Bayou Hike & Bike Trail and Heights Bike Trail are just over one-half mile away

### 2017 Demographics

	3 Miles	5 Miles
Total Population	138,508	425,746
Employees	108,609	509,664
Average Household Income	\$106,491	\$102,771

### 2022 Demographics

	3 Miles	5 Miles
Total Population	143,001	436,019
Average Household Income	\$123,266	\$118,160

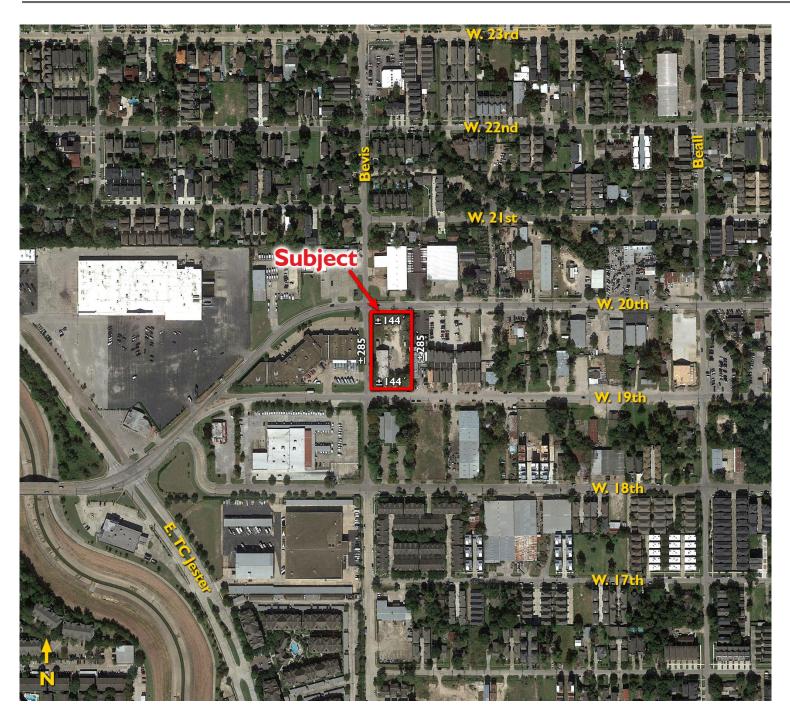
For more information, contact:

Scott E. Miller (713) 963 2835 scott.miller@cushake.com David L. Cook, SIOR, CRE (713) 963 2888 david.cook@cushwake.com

Jeff G. Peden, SIOR (713) 963 2880 Jeff.peden@cushwake.com Cushman & Wakefield of Texas, Inc. 1330 Post Oak Boulevard | Suite 2700 Houston, TX 77056

# ±41,120 Sq. Ft. of Land with ±5,725 Sq. Ft. Building in the Houston Heights 1239 W. 19<sup>th</sup> | Houston, TX 77008





# **Property Features**

The Property is located on W. 19th Street, East of E. TC Jester in the Heights area in Houston, Harris County, Texas. The property is a desirable size for retail, townhome/condo, and multifamily development.

# Frontage:

 $19^{th} - \pm 144$ 

 $20^{th}$  -  $\pm 144$ 

Bevis - ±285

Building Information:

±5,725 sq. ft. metal building One overhead door

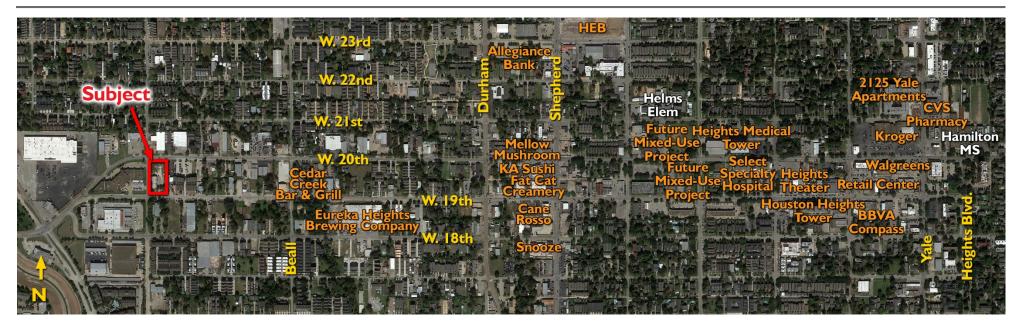
Built: 1960

Key Map: 452U

**Call Broker for Pricing** 

# ±41,120 Sq. Ft. of Land with ±5,725 Sq. Ft. Building in the Houston Heights 1239 W. 19th | Houston, TX 77008





## Neighborhood at a Glance

Established in 1891, the Houston Heights is one of Houston's most historic neighborhoods. Twenty-three feet higher than the Central Business District (CBD) located four miles to the southeast, the area provided relief from flood-prone Buffalo Bayou at the end of the 19th Century.

Known for its grand Victorian homes and such features as the 60-foot-wide Heights Boulevard esplanade and 100-year-old Heights fire station, the Heights is a submarket in transition and enjoying new-found popularity and growth. The Heights has managed to attract a cool, funky, edgy resident population which in turn has encouraged an influx of new retail, restaurants, and bars in the area, especially along West 19th & West 20th.

### Area Amenities

#### Retail

- Ambition Fitness
- Big Blue Whale
- Birds Barbershop
- Carter & Cooley
- Friends for Life
- Gypsy Girls
- Heights Floral Shop
- Painting with a Twist
- Sports Clips Haircut
- Uphouse Manor B&B
- YogaOne Studios

#### Restaurants

- Collina's
- KA Sushi
- Shade
- Smoothie King
- Southern Goods
- TCBY
- Mrs. Fields Cookies
- Thai Spice Asian Cuisine
- Vietnam Restaurant

#### Arts & Education

- Hamilton Middle School
- HITS Theater
- Opera in the Heights

#### **Financial Services**

- Comerica Bank
- The Dorian Fund LP
- Edward Jones
- JPMorgan Chase
- Heights Financial Services
- Texas Dow Employees Credit Union

#### **Medical Services**

- Heights Dermatology & Aesthetics Center
- Heights Hospital for Animals
- Memorial Hermann Select Specialty Hospital
- · St. Joseph's Medical Center



# 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 INWRITING 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	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer/Te	nant/Seller/Landlord I	Initials Date		
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