



1117 HERKIMER STREET

NWQ OF HERKIMER ST. & W. 11TH ST. | HOUSTON, TEXAS

THE HEIGHTS: NEWLY REMODELED BOUTIQUE OFFICE FOR SALE OR LEASE

NEAL THOMSON | CHRIS DRAY | 281.477.4300

NEWLY REMODELED BOUTIQUE OFFICE FOR SALE OR LEASE IN THE HEIGHTS

1117 Herkimer is perfectly located in the heart of the Heights just north of W. 11th St. and east of N. Shepherd. Conveniently located to the many unique shops and restaurants that define the Heights.

This building was recently renovated with state of the art finishes and all FFE will be included

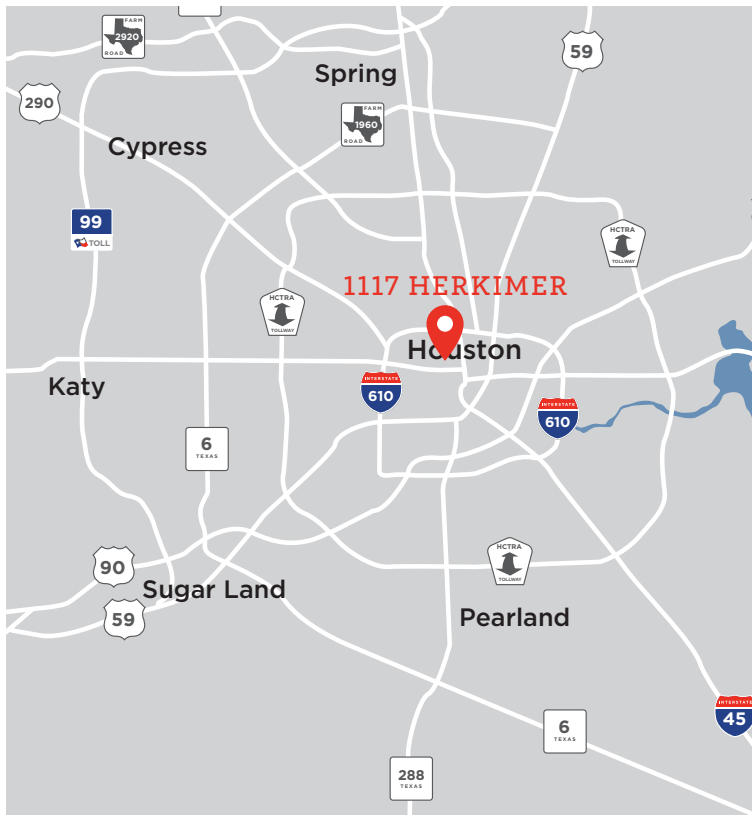
in the sale or lease. Layout is office intensive but could easily be demo'd to accommodate a more open floor plan.

Parking: 12 spots

Highest & best use: Law firm, financial services, insurance, etc.

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PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**
±6,000 SF (2 floors)
- ▶ **PRICE:**
Lease Rate: \$22 PSF
Sale Price: \$2,000,000
- ▶ **FRONTAGE:**
Approx. 100.2 ft on Herkimer St.



460,673
Current Population
Within 5-Mile Radius



30.72%
Population Growth
Within a 3-mile Radius
from 2010 to 2018



\$136,321
Average HHI Within
1-Mile Radius



Love
Elementary

W. 12th St.

SITE

W. 11th St.

PRESIDIO

Kwik Kar

N. Durham Dr.

N. Shepherd Dr.

Dorothy St.

Alexander St.

Lawrence St.

Herkimer St.

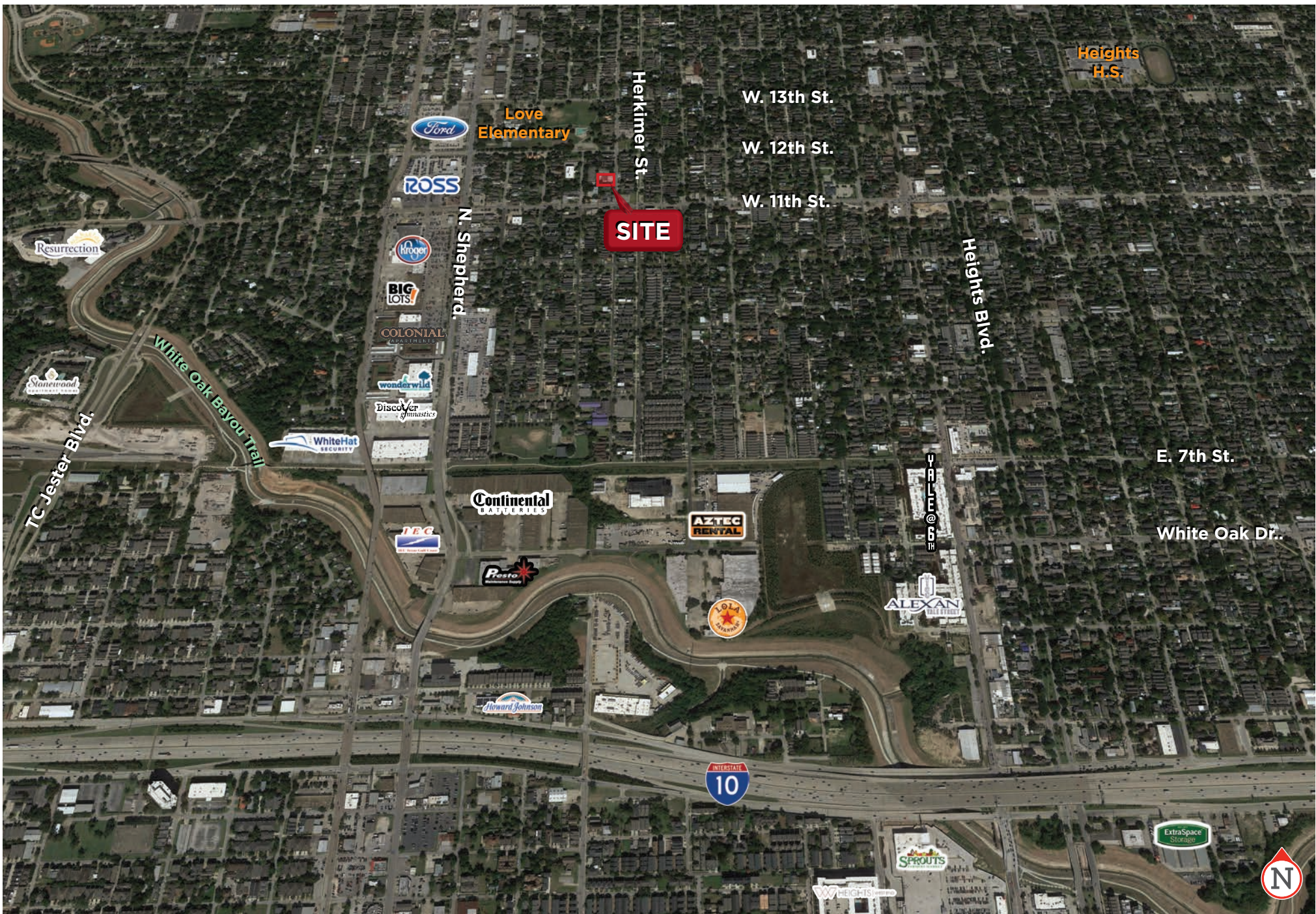
Nicholson St.

Waverly St.

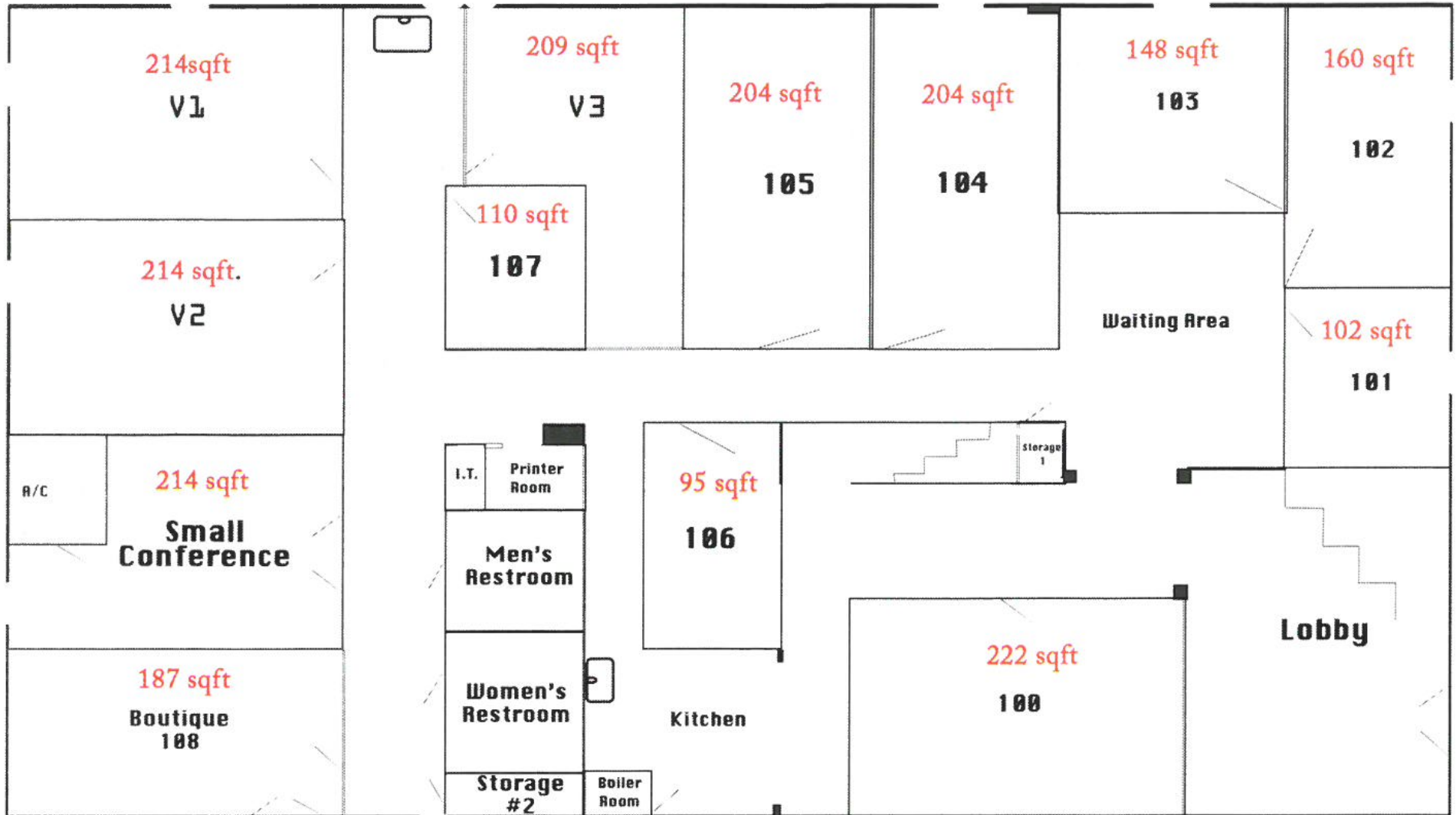
Ashland St.



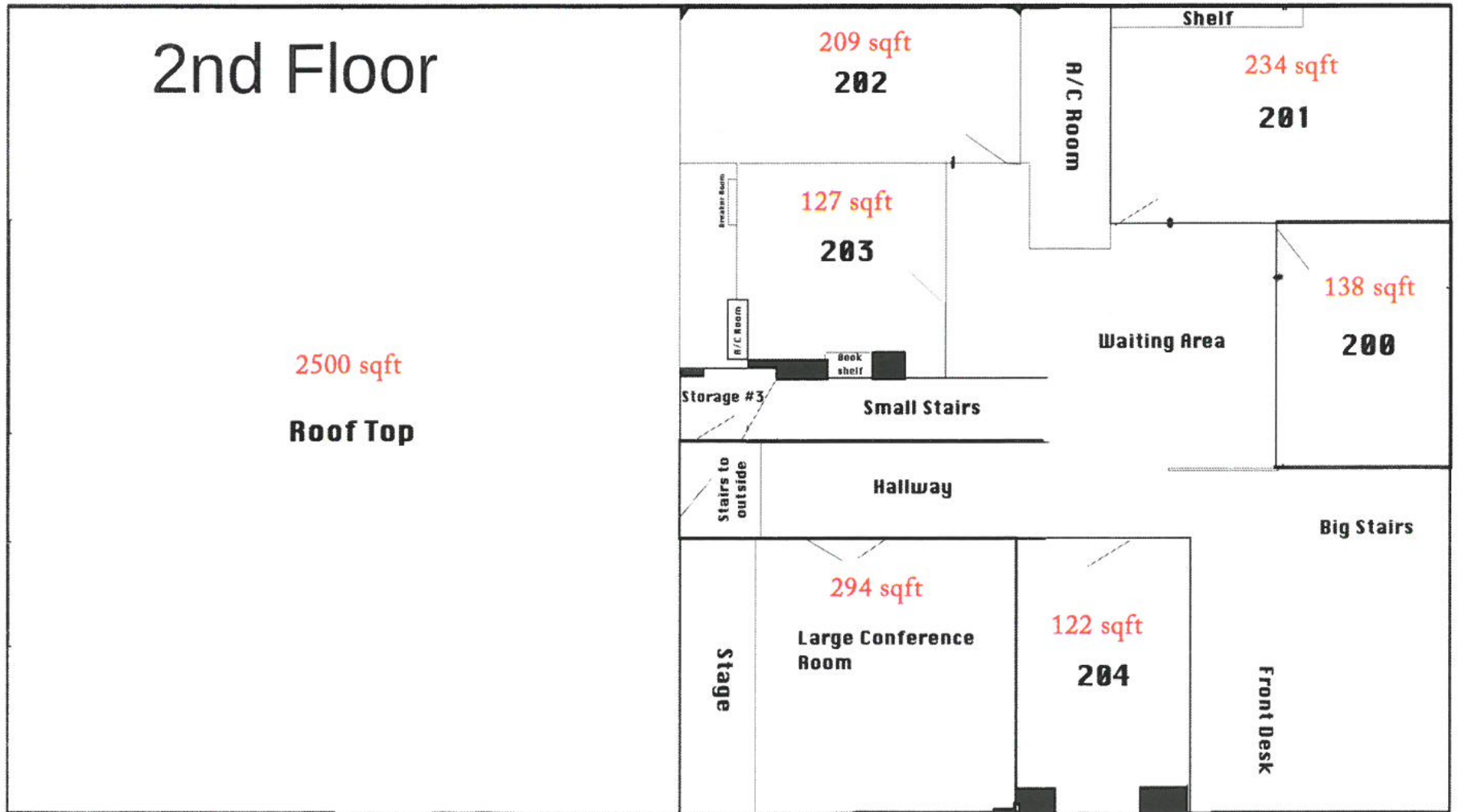
AERIALS + ACREAGE



AERIALS + ACREAGE



SITE PLAN - 1ST FLOOR



DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 12/17

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	9,666	77,014	205,691
Current Population	20,129	164,876	460,673
2010 Census Average Persons per Household	2.08	2.14	2.24
2010 Census Population	16,114	127,878	375,166
Population Growth 2010 to 2017	25.01%	30.72%	29.28%

CENSUS HOUSEHOLDS

1 Person Household	40.95%	40.15%	40.18%
2 Person Households	33.47%	33.27%	30.70%
3+ Person Households	25.59%	26.58%	29.12%
Owner-Occupied Housing Units	54.82%	51.70%	46.38%
Renter-Occupied Housing Units	45.18%	48.30%	53.62%

RACE AND ETHNICITY

2017 Estimated White	73.73%	66.09%	59.72%
2017 Estimated Black or African American	6.98%	12.54%	18.47%
2017 Estimated Asian or Pacific Islander	4.21%	4.35%	4.51%
2017 Estimated Other Races	14.36%	16.39%	16.73%
2017 Estimated Hispanic	36.98%	42.00%	42.19%

INCOME

2017 Estimated Average Household Income	\$136,321	\$131,945	\$121,456
2017 Estimated Median Household Income	\$88,213	\$94,117	\$82,665
2017 Estimated Per Capita Income	\$67,309	\$62,389	\$51,634

EDUCATION (AGE 25+)

2017 Estimated High School Graduate	11.60%	15.57%	18.33%
2017 Estimated Bachelors Degree	35.31%	30.16%	24.37%
2017 Estimated Graduate Degree	25.98%	22.50%	19.24%

AGE

2017 Median Age	36.7	35.4	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.

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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