



446 HEIGHTS BOULEVARD

Office Available for Lease or Sale

SEC of Heights Blvd. and E. 5th St. | Houston, Texas



Chris Dray | Rachael Keener | 281.477.4300

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

- Historic new build office on Heights Blvd. Previously used as a law office and Oil & Gas office
- Remodeled in 2015
- ±7,000 SF in three stories and two buildings
- Certificate of occupancy: City of Houston
- Move-in ready
- Hike and bike trail out the door
- 16 parking spots and lots of additional street parking
- Signage at property pre-approved by City of Houston

Approximate Size

MAIN BUILDING: ±6,162 SF
BACK BUILDING: ±1,652 SF

Price

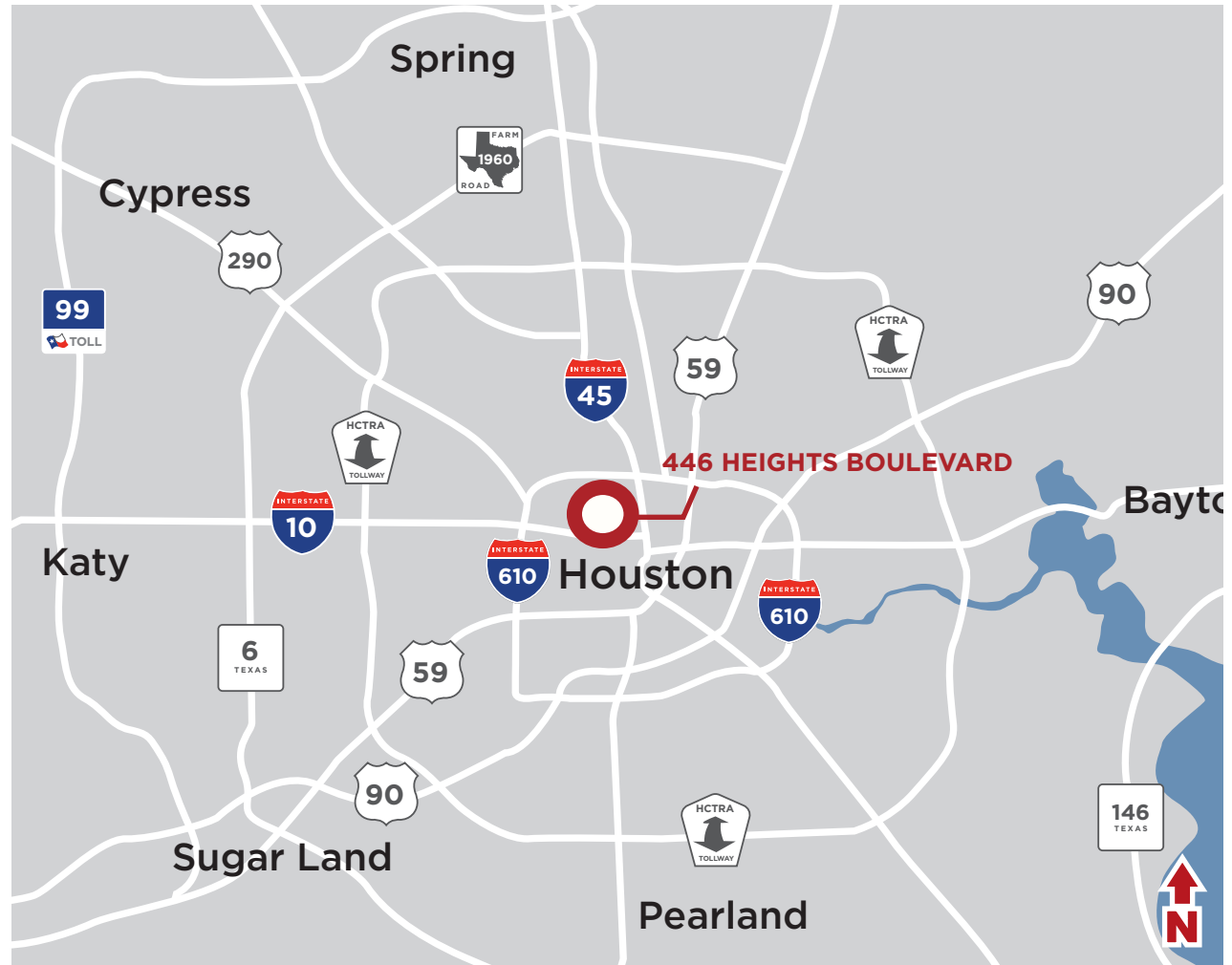
\$2,400,000.00 or \$26.00 PSF NNN

School District

Houston ISD

Frontage

APPROX. 150' ON RAYFORD RD.



470,554
ACTIVE
POPULATION
WITHIN 5-MILE
RADIUS



\$149K
AVERAGE HHI
WITHIN 1-MILE
TRADE AREA

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2010 Census, 2018 Estimates with Delivery Statistics as of 09/18

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	12,538	93,445	214,120
Current Population	24,150	189,005	470,554
2010 Census Average Persons per Household	1.93	2.02	2.20
2010 Census Population	17,141	151,223	381,563
Population Growth 2010 to 2018	41.39%	35.21%	31.29%

CENSUS HOUSEHOLDS

1 Person Household	44.94%	44.02%	40.93%
2 Person Households	34.01%	32.95%	30.94%
3+ Person Households	21.05%	23.02%	28.14%
Owner-Occupied Housing Units	47.61%	47.58%	45.44%
Renter-Occupied Housing Units	52.39%	52.42%	54.56%

RACE AND ETHNICITY

2018 Estimated White	69.61%	65.37%	58.92%
2018 Estimated Black or African American	11.37%	14.36%	19.78%
2018 Estimated Asian or Pacific Islander	5.02%	4.97%	5.00%
2018 Estimated Other Races	13.38%	14.72%	15.75%
2018 Estimated Hispanic	35.76%	37.86%	38.93%

INCOME

2018 Estimated Average Household Income	\$148,667	\$139,601	\$126,271
2018 Estimated Median Household Income	\$105,902	\$98,966	\$88,805
2018 Estimated Per Capita Income	\$79,560	\$67,022	\$57,707

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	8.74%	14.40%	16.64%
2018 Estimated Bachelors Degree	40.78%	29.88%	26.37%
2018 Estimated Graduate Degree	29.56%	24.10%	21.32%

AGE

2018 Median Age	34.2	35.2	35.5
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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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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. Rev. 11/05/18 ct