

# frankel

DEVELOPMENT GROUP

## NEW CONSTRUCTION

## SPACE FOR LEASE



**Delivery July 2018**

# 3415 Louisiana Street

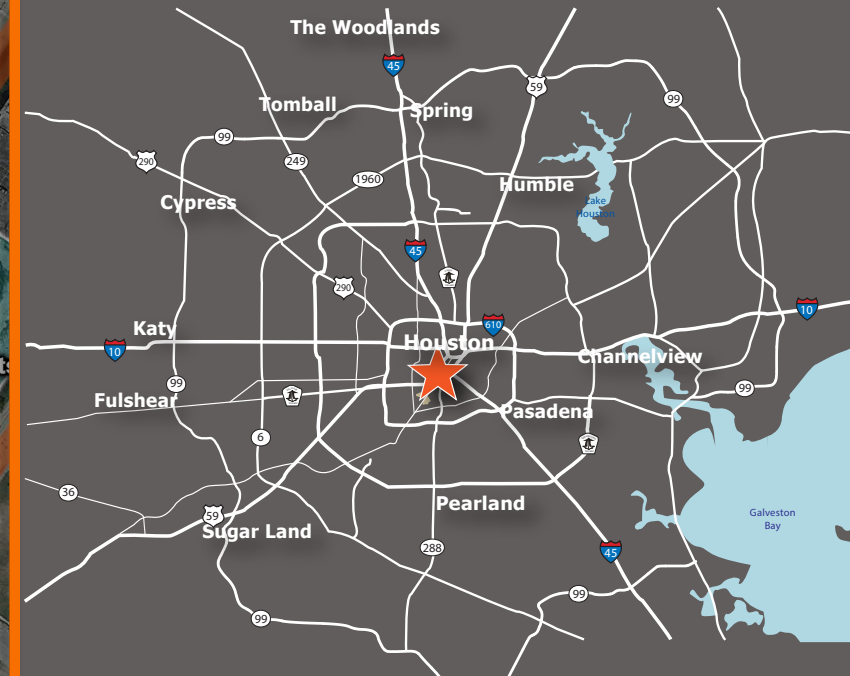
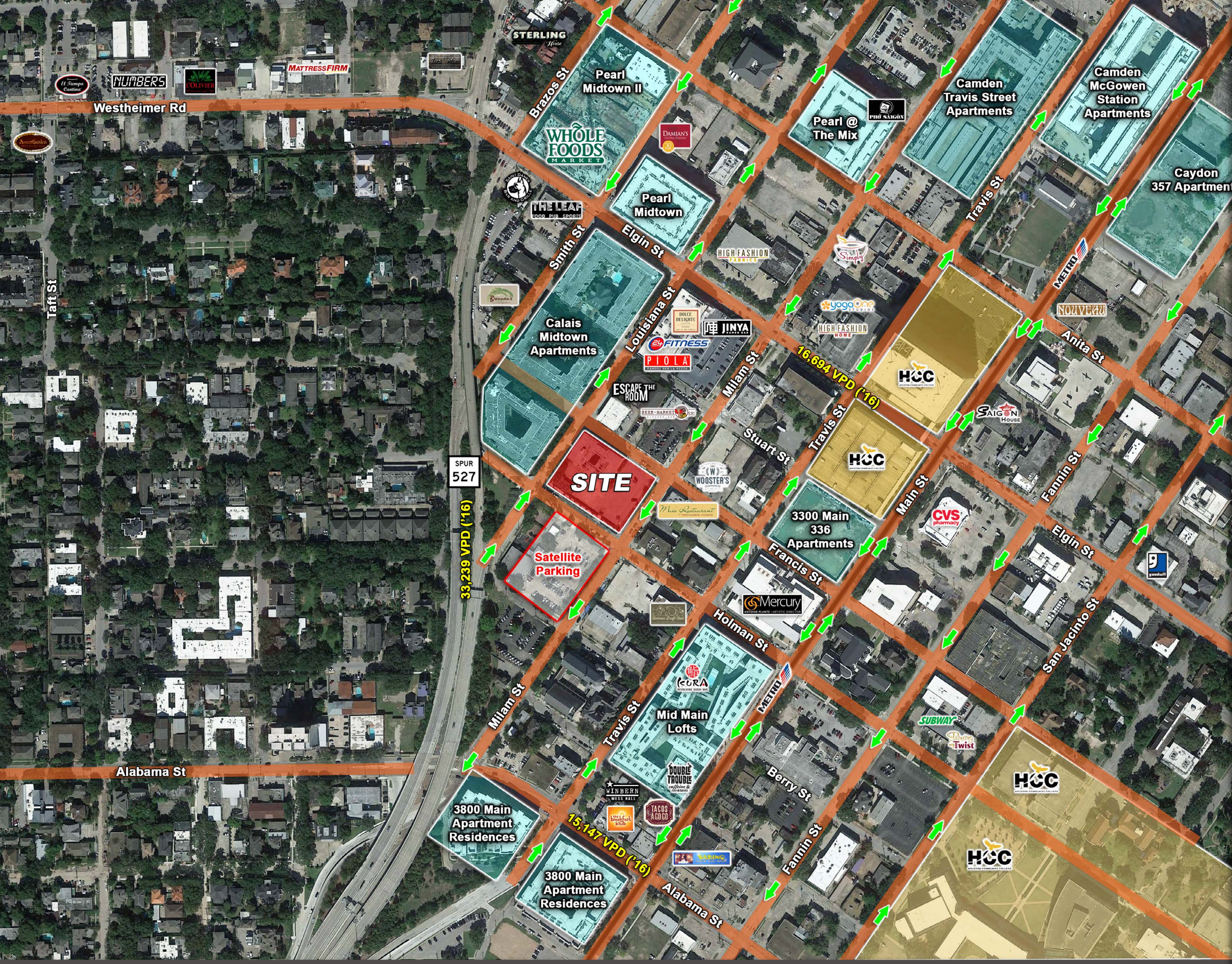
NEC of Louisiana St & Holman St | Houston, Texas 77002

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### PROPERTY HIGHLIGHTS

- Gateway into Midtown
- First signalized intersection off of the spur
- EXTREMELY HIGH EXPOSURE SITE
- Next door to ORANGETHEORY FITNESS – High traffic all day
- Located between two main arteries in and out of Downtown (Louisiana & Holman)
- Dense apartments within walking distance
- Near new Whole Foods Market
- Close proximity to bars and restaurants

### DEMOGRAPHIC SNAPSHOT

POPULATION	AVG HH INCOME
1-mi: 25,771	1-mi: \$106,167
2-mi: 89,464	2-mi: \$110,588
3-mi: 184,824	3-mi: \$117,999

### TRAFFIC COUNTS

Louisiana St: 25,467 VPD | Milam St: 13,511 VPD  
 Burlington St: 32,605 VPD (TXDOT 2016)

### TRAFFIC GENERATORS

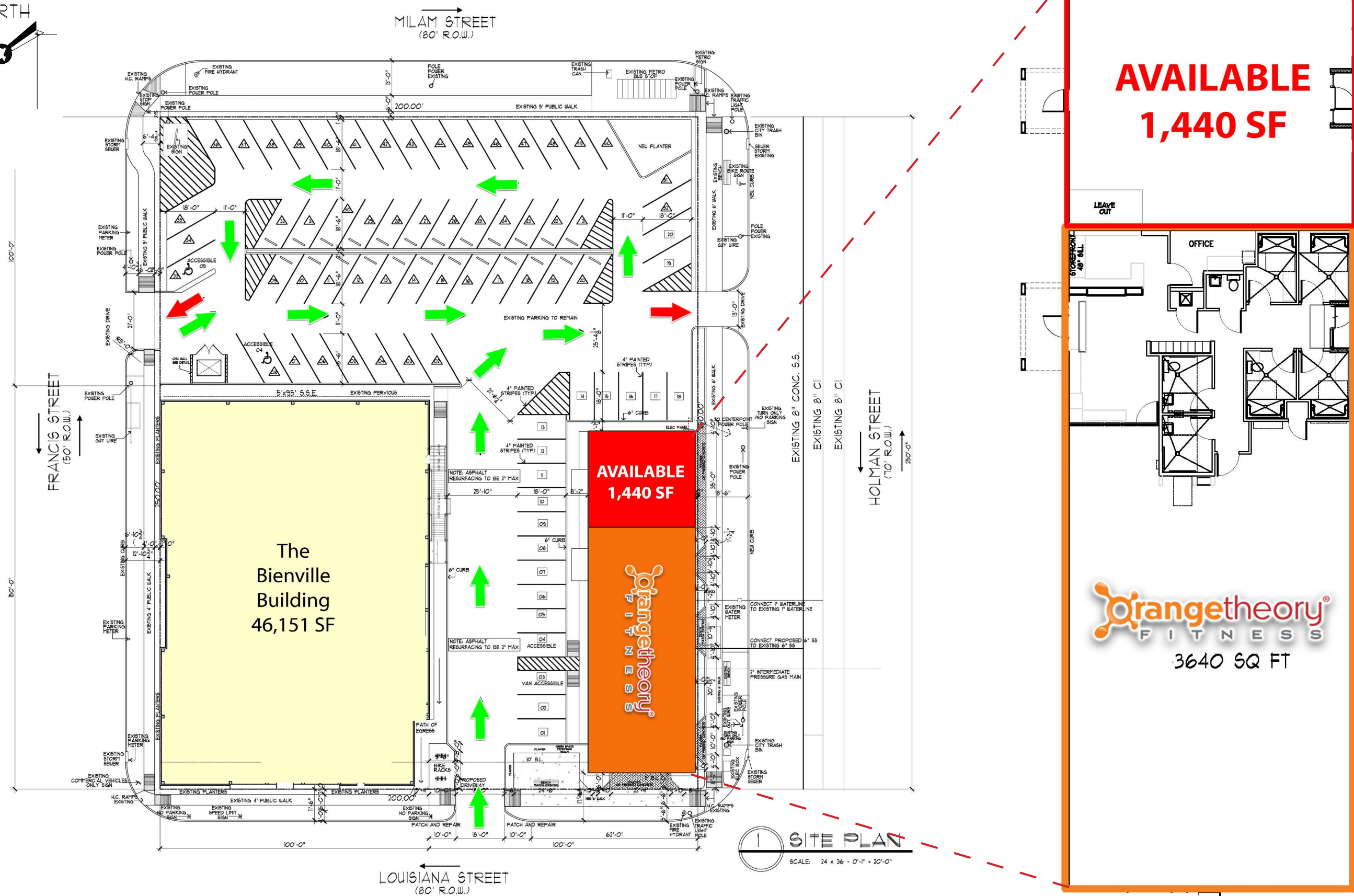
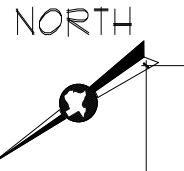




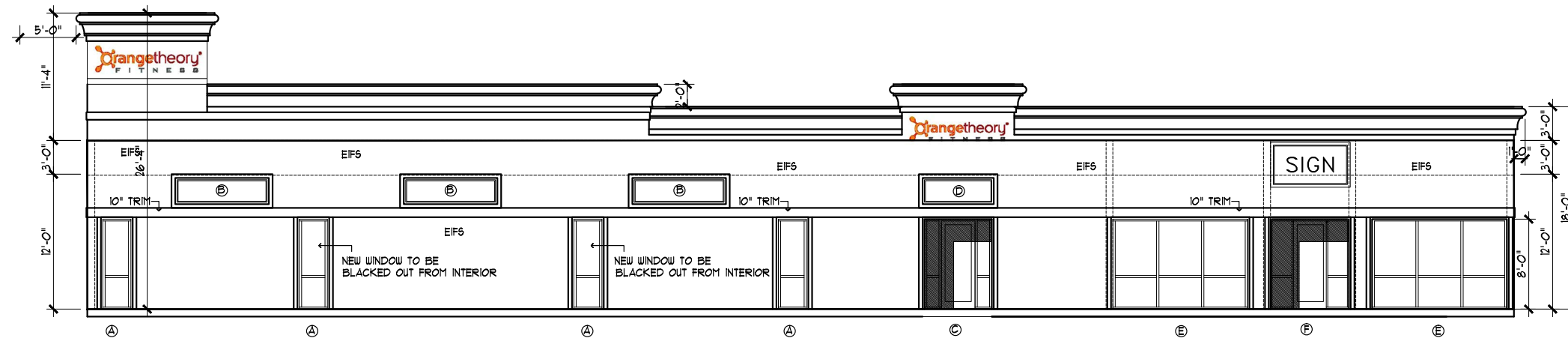


TRADE AREA AERIAL

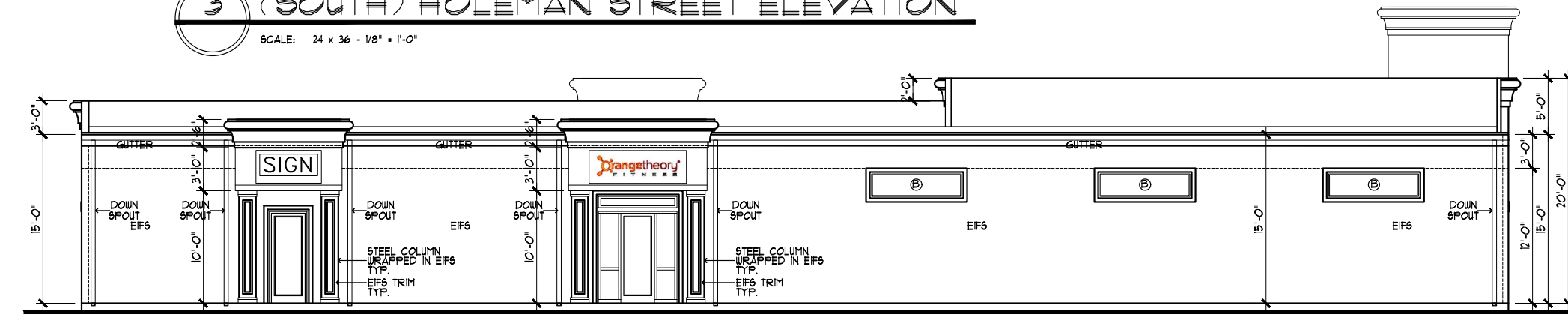




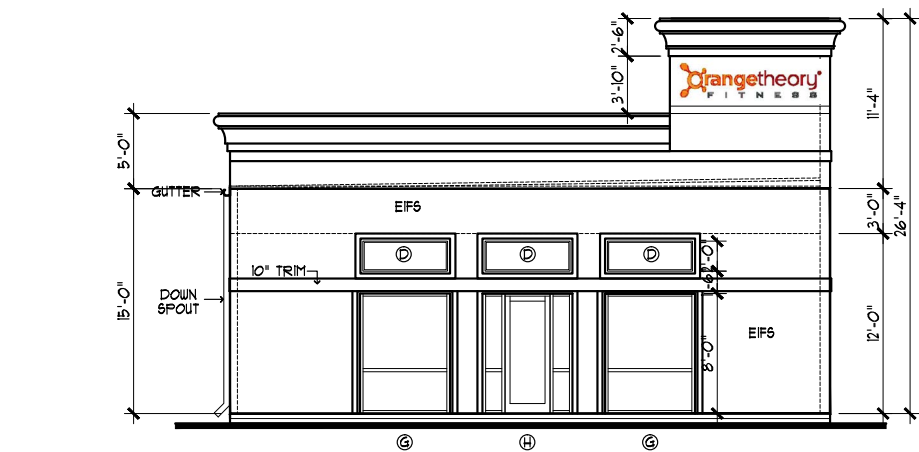
SITE PLAN



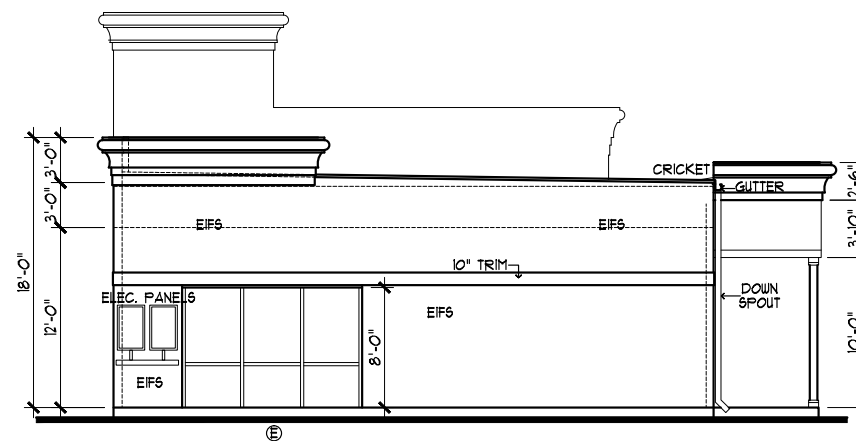
**3 (SOUTH) HOLEMAN STREET ELEVATION**  
SCALE: 24 x 36 - 1/8" = 1'-0"



**2 (NORTH) OF ENTRANCE**  
SCALE: 24 x 36 - 1/8" = 1'-0"



**1 (WEST) LOUISIANA STREET ELEVATION**  
SCALE: 24 x 36 - 1/8" = 1'-0"



**4 EAST ELEVATION**  
SCALE: 24 x 36 - 1/8" = 1'-0"

NOTE:  
WINDOW DESCRIPTION  
-TYPICAL ANODIZED ALUMINUM STORE FRONT.

-U-FACTOR 0.8  
-SHGC 0.6

NOTE:  
ALL GLAZING SUBJECT TO HUMAN IMPACT  
LOADS AND/OR ARE  
LOCATED IN HAZARDOUS LOCATIONS, AS  
SAFETY OR TEMPERED GLAZING TO COMPLY  
TO  
SECTIONS 2406.1, 2406.2 AND 2406.3.



# DEMOGRAPHIC OVERVIEW & MAP

POPULATION  
(2 mi Radius, 2017)

**89,464**

DAYTIME  
POPULATION  
(2 mi Radius, 2017)

**242,567**

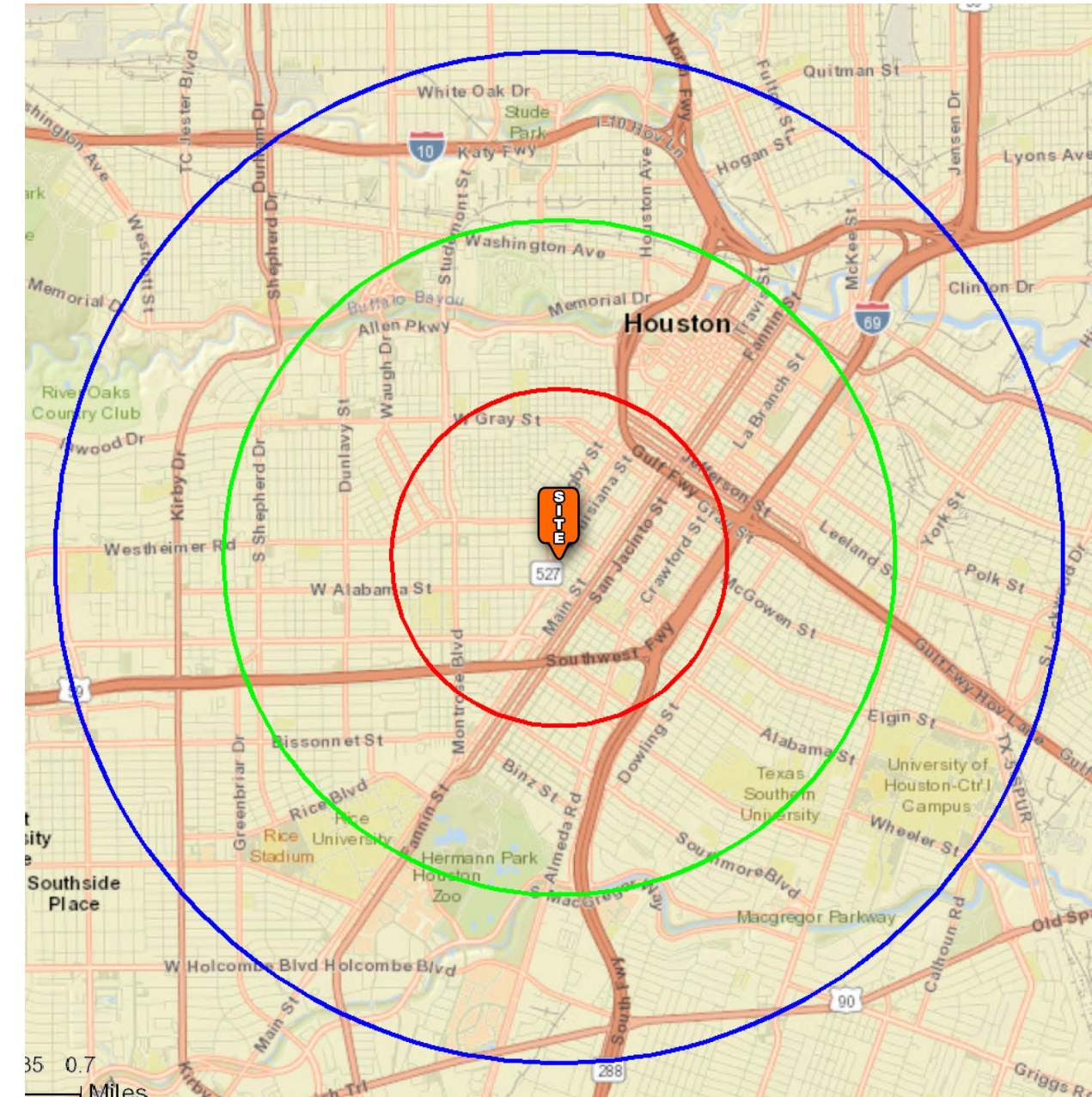
HOUSEHOLDS  
(2 mi Radius, 2017)

**32,492**

INCOME  
(2 mi Radius)  
2017 Average:

**\$110,588**

	1 mile	2 miles	3 miles
<b>Population Summary</b>			
2000 Total Population	18,208	70,046	138,278
2010 Total Population	21,781	76,275	158,885
2017 Total Population	25,771	89,464	184,824
2017 Group Quarters	1,766	7,163	26,829
2022 Total Population	28,551	98,436	201,866
2017-2022 Annual Rate	2.07%	1.93%	1.78%
2017 Total Daytime Population	38,694	242,257	527,996
Workers	29,755	206,945	451,007
Residents	8,939	35,312	76,989
<b>Household Summary</b>			
2000 Households	9,130	32,492	57,774
2000 Average Household Size	1.81	1.87	2.05
2010 Households	12,374	39,860	71,254
2010 Average Household Size	1.63	1.75	1.88
2017 Households	14,731	46,988	84,061
2017 Average Household Size	1.63	1.75	1.88
2022 Households	16,421	52,007	93,059
2022 Average Household Size	1.63	1.76	1.88
2017-2022 Annual Rate	2.20%	2.05%	2.05%
2010 Families	3,318	13,021	26,810
2010 Average Family Size	2.56	2.69	2.82
2017 Families	3,865	15,016	30,897
2017 Average Family Size	2.58	2.71	2.84
2022 Families	4,273	16,459	33,822
2022 Average Family Size	2.59	2.72	2.85
2017-2022 Annual Rate	2.03%	1.85%	1.83%
<b>Housing Unit Summary</b>			
2000 Housing Units	10,481	37,986	66,575
Owner Occupied Housing Units	24.2%	24.4%	30.5%
Renter Occupied Housing Units	62.9%	61.1%	56.3%
Vacant Housing Units	12.9%	14.5%	13.2%
2010 Housing Units	14,473	47,233	83,543
Owner Occupied Housing Units	31.1%	29.3%	33.0%
Renter Occupied Housing Units	54.4%	55.1%	52.3%
Vacant Housing Units	14.5%	15.6%	14.7%
2017 Housing Units	16,836	54,509	96,435
Owner Occupied Housing Units	27.5%	26.4%	30.3%
Renter Occupied Housing Units	60.0%	59.8%	56.9%
Vacant Housing Units	12.5%	13.8%	12.8%
2022 Housing Units	18,516	59,632	105,471
Owner Occupied Housing Units	27.1%	26.1%	30.0%
Renter Occupied Housing Units	61.5%	61.2%	58.2%
Vacant Housing Units	11.3%	12.8%	11.8%
<b>Median Household Income</b>			
2017	\$71,685	\$69,820	\$71,612
2022	\$89,365	\$86,560	\$86,607
<b>Median Home Value</b>			
2017	\$296,354	\$344,931	\$363,518
2022	\$338,043	\$376,239	\$394,208
<b>Per Capita Income</b>			
2017	\$62,403	\$60,236	\$57,944
2022	\$75,072	\$71,615	\$67,051
<b>Median Age</b>			
2010	34.6	34.9	33.8
2017	36.0	36.2	34.8
2022	35.9	36.1	35.1





# 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.

Frankel Development Group	9000477	bfrankel@frankeldev.com	713.661.0440
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date