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MORNINGSIDE



EDGE<sup>TM</sup>  
REALTY PARTNERS

EST. 1938  
RICE VILLAGE  
HOUSTON, TX



# Project Overview

5555 Morningside is located in the heart of Rice Village. The project offers unique indoor and outdoor dining opportunities for a full service restaurant and coffee shop or wine bar. The project has excellent access to surface and structured parking and is accessible from numerous employment and residential areas.

**±4,700 SQUARE FOOT  
RESTAURANT WITH INDOOR  
AND OUTDOOR DINING**



**± 1,500 SQUARE FOOT BAR  
———— IDEAL FOR ————  
COFFEE, WINE, AND/OR RETAIL  
WITH OUTDOOR DINING AVAILABLE**





# Desired Users

CHEF-DRIVEN RESTAURANT

INDOOR & OUTDOOR DINING

COFFEE AND/OR WINE BAR





EST. 1938

# RICE VILLAGE

HOUSTON, TX

## WEST UNIVERSITY PLACE TRADE AREA OVERVIEW



DENSE DEMOGRAPHICS WITH STRONG  
DAYTIME & EVENING POPULATION  
— RICE VILLAGE IS AN —  
AROUND-THE-CLOCK  
SHOPPING DESTINATION



IDEAL LOCATION  
MINUTES AWAY FROM  
THE TEXAS MEDICAL CENTER,  
DOWNTOWN, RIVER OAKS,  
THE MUSEUM DISTRICT, AND MORE



UNIQUE MIX OF  
**RETAIL, OFFICE, &**  
A VARIETY OF RESTAURANTS  
AND FOOD SPECIALTIES



Tangley Rd



HANOVER HANOVER  
RICE VILLAGE SOUTHAMPTON  
585 Total Units



Dunstan Rd



Bolsover St



Rice Blvd



FOOD HALL  
BY ST. ROCH

ROOFTOP  
PARKING



Times Blvd



Amherst St

PARKING  
GARAGE

Kirby Dr

ROOFTOP  
PARKING



University Blvd





# 2018 Demographics

## TOTAL POPULATION

1 MILE	22,249
2 MILE	88,805
3 MILE	182,140
10 MIN DRIVE	142,350

## DAYTIME POPULATION

1 MILE	29,852
2 MILE	294,401
3 MILE	393,054
10 MIN DRIVE	343,924

## AVERAGE HOUSEHOLD INCOME

1 MILE	\$234,920
2 MILE	\$168,467
3 MILE	\$155,400
10 MIN DRIVE	\$160,000

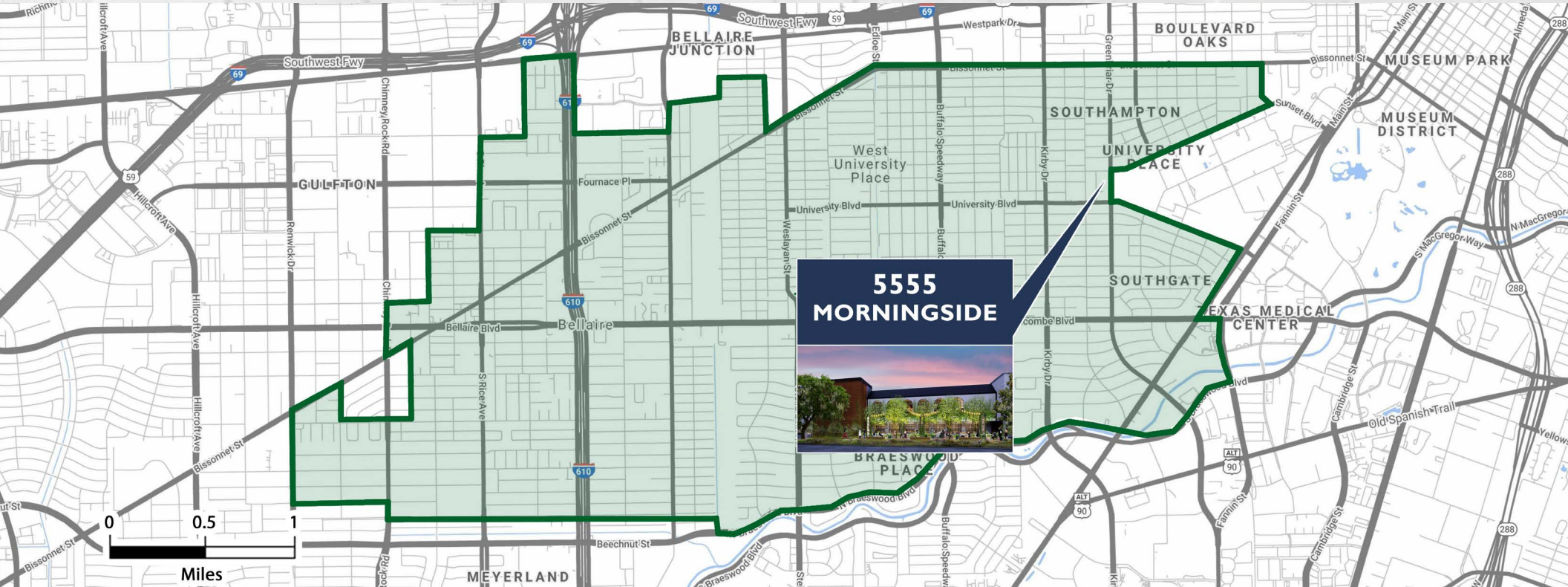
## TRAFFIC COUNTS (2016 TXDOT)

KIRBY DR	26,363 CPD
RICE BLVD	10,200 CPD
GREENBRIAR DR	15,569 CPD
UNIVERSITY BLVD	11,576 CPD





# Psychographics & Demographics Trade Area



## KEY FACTS



TOTAL POPULATION:  
**60,666**  
HIGHLY EDUCATED &  
WELL-TRAVELED



MEDIAN HOME VALUE:  
**\$777,711**  
MEDIAN HH INCOME:  
**\$151,309**

## CONSUMER BEHAVIOR



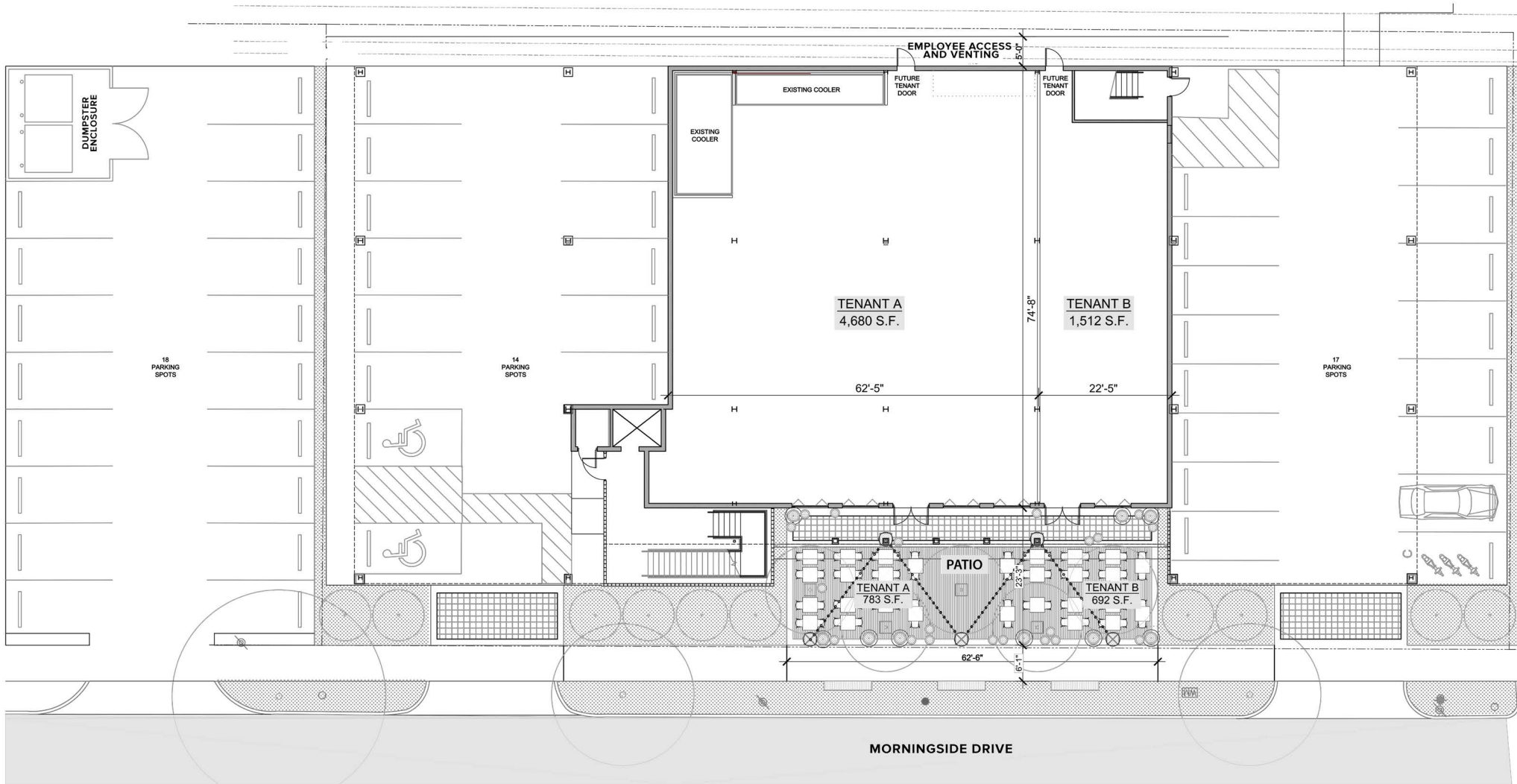
**2.9X** MORE LIKELY TO PATRONIZE A  
FINE DINING RESTAURANT  
AND **1.6X** MORE LIKELY  
TO EAT ORGANIC REGULARLY

**SELF-ASSURED CONSUMER ABLE TO INDULGE IN LUXURY**  
BUT SEEK COMFORTABLE EXPERIENCES  
**RATHER THAN FLASHY, IMPRESSIVE SCENES**  
HIGHLY ENGAGED CITIZENS CONTINUOUSLY SEEKING  
TO IMPROVE THEIR COMMUNITY AND LIFESTYLE





# Site Plan & LOD



**Notes:**

- 1) Interior Clear Height: 11'-0"
- 2) Height to Deck: 13'-0"

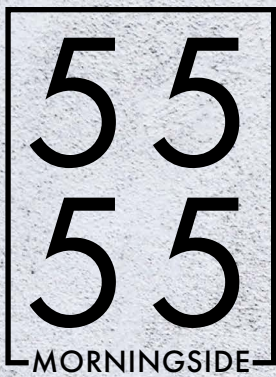




# Renderings







LEASING CONTACT INFO:

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**BURDETTE HUFFMAN**

*Principal*

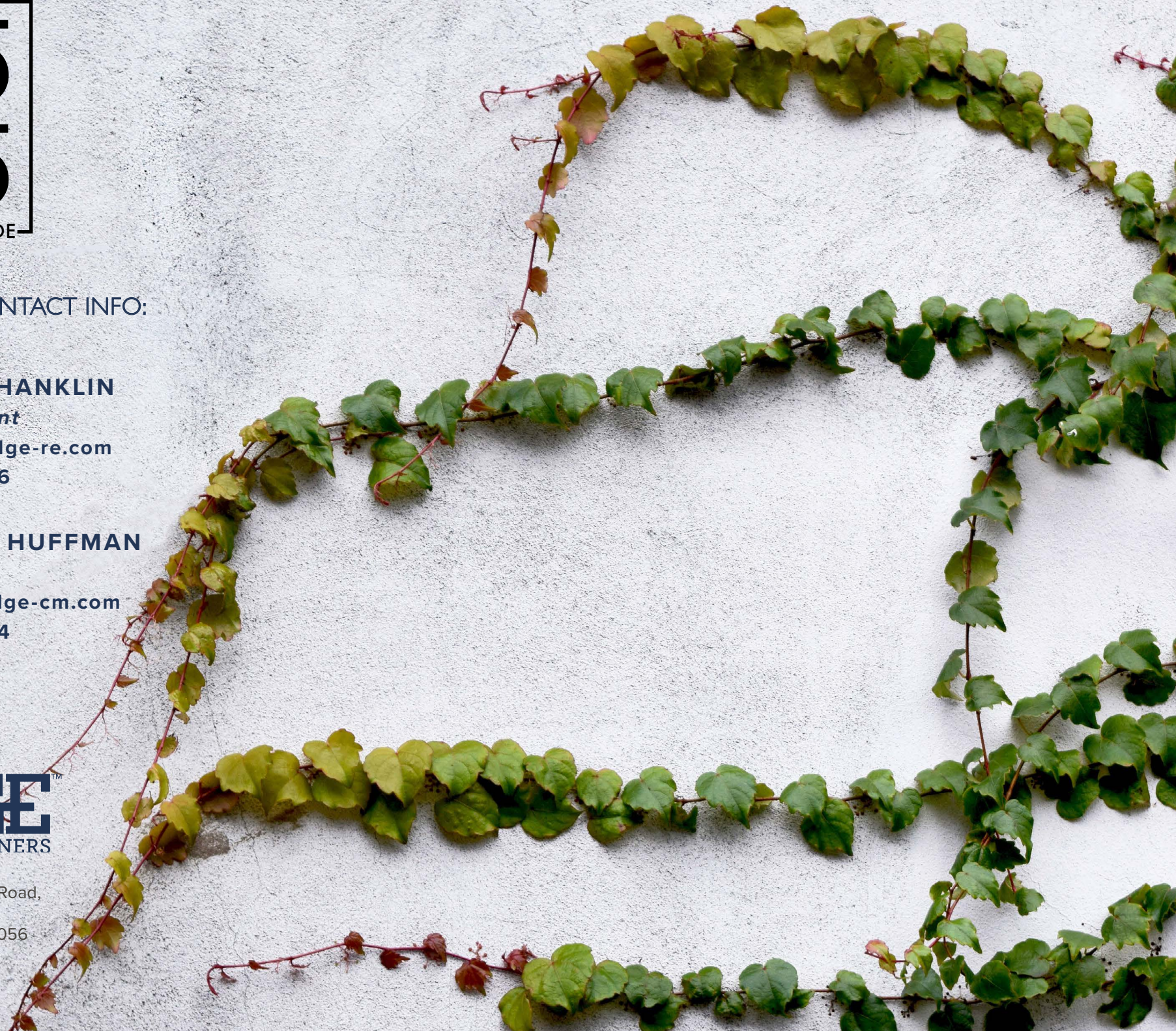
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## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

#### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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**BROKER FIRM NAME**

**LICENSE NO.**

**EMAIL**

**PHONE**

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**BUYER, SELLER, LANDLORD OR TENANT**

**DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Last Updated on March 20, 2019.