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A photograph of a Capital One Bank branch building. The building is a two-story structure with a combination of red brick and light-colored stone or concrete panels. The entrance is centered and features a large glass door with the number '7919' above it. To the left of the entrance is a large window with a grid pattern. Above the entrance, the 'Capital One Bank' logo is prominently displayed in white and red. To the right of the entrance, there is another large window with a grid pattern. In front of the building, there are two tall flagpoles. The left flagpole holds the United States flag, and the right flagpole holds the Texas state flag. The sky is blue with some light clouds. In the foreground, there is a paved parking lot with some greenery and bushes.

**Capital One
Bank**

7179 KIRBY DR

7179 KIRBY DR, HOUSTON 77054

THE SPACE

Location	7179 Kirby Dr Houston, 77054
County	Harris
APN	1282750010002
Traffic Count	56000
Square Feet	5200
Annual Rent PSF	\$33.00
Lease Type	NNN



HIGHLIGHTS

- 5,200 SF Second Generation Bank Building
- Built 2006, vacated Dec. 2024
- Next to Walgreens at corner of Kirby Dr. & Old Spanish Trail, over 56,000 cars per day
- One block from NRG Stadium and complex
- Located in the Texas Medical Center

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
24,204	173,725	485,285

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$160,466	\$151,753	\$136,466

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
11,785	85,132	224,818



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PROPERTY FEATURES

TOTAL TENANTS	1
BUILDING SF	5,200
LAND ACRES	1.3
YEAR BUILT	2006
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	100
CORNER LOCATION	Yes
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3



Location

- The property sits off the hard corner of an extremely busy intersection, Kirby Dr and Old Spanish Trl, combined almost 60,000 cars per day. There are over 160,000 residents within a 3 mile radius, with almost a 2% annual growth rate. It's 1mi from Loop 610, the 60-mile loop surrounding inner Houston, acts as the main artery in the city and is the most trafficked road in Houston. Downtown is only 3mi away, and Rice University is 4mi from this location. Due to a large and diverse socioeconomic population within a 3 mile radius, you will find an enormous amount of national retailers surrounding the area.

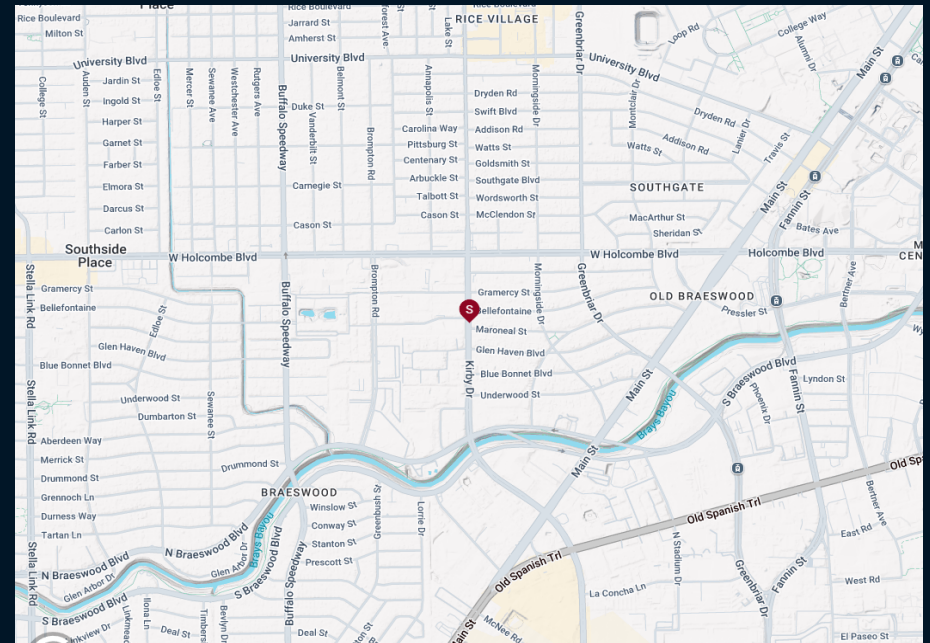
Attractions

- A major benefit to the property's proximity to NRG Stadium. One block from NRG, more than 90,000 patrons attend the stadium on a weekly basis for concerts and events. NRG Stadium serves as the home of NFL's Houston Texans. Many large expos are held every year here, which bring in hundreds of thousands of attendees, including Nutcracker Market and the world famous Houston Livestock Show and Rodeo. The Rodeo is a 3+ week event attracting over 2.5 million visitors in 2024, expecting even more in 2025. It drives more than \$179 million in revenues and has an economic impact of \$326 million. Being one block from the events will definitely yield great visibility and traffic to this site.

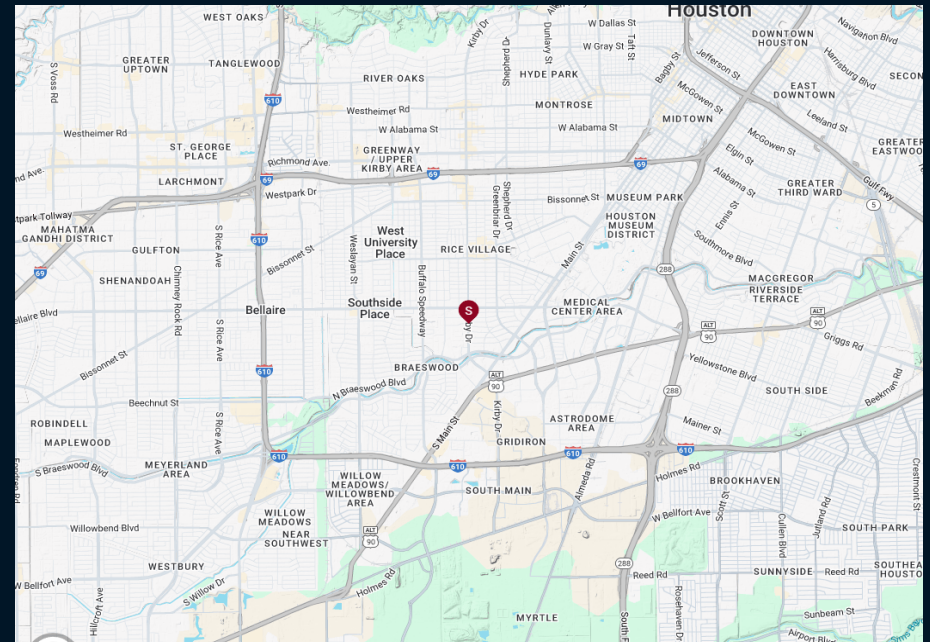
Texas Medical Center

- By far, the greatest benefit to this location is the closeness to Houston's Medical Center, the largest in the world. The Texas Medical Center is less than one mile from the property. TMC sees more than 10 million patients a year, consists of over 50 million square feet, and has over 120,000 employees coming to work every day. TMC is the 8th largest Business District in the U.S., and growing, as it currently has plans to spend over \$3 billion in expansion.

Locator Map



Regional Map





Available
NOW



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Building Front



Lobby



Lobby



Bank Retail Desk



Vault



Reception

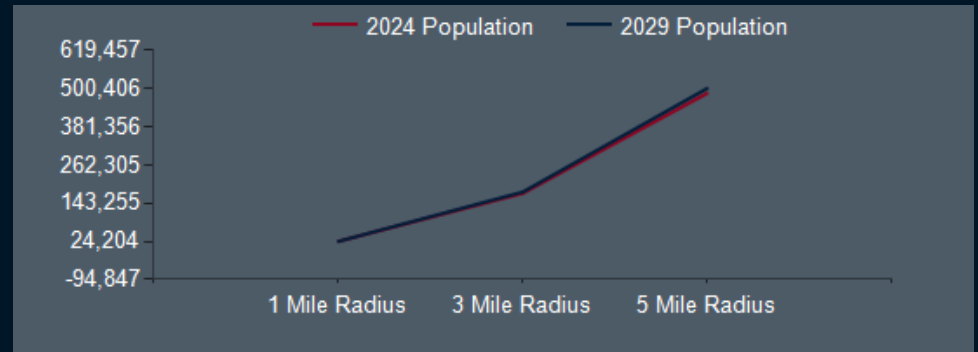


Office

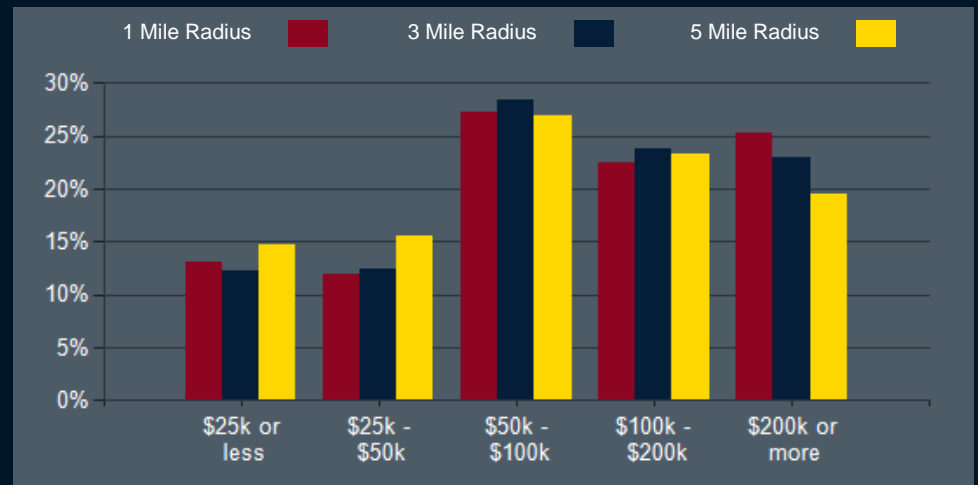
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,115	128,056	364,418
2010 Population	21,328	146,210	402,940
2024 Population	24,204	173,725	485,285
2029 Population	24,314	177,800	500,406
2024-2029: Population: Growth Rate	0.45%	2.30%	3.10%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,230	7,393	21,658
\$15,000-\$24,999	313	3,082	11,552
\$25,000-\$34,999	523	3,995	14,236
\$35,000-\$49,999	891	6,599	20,671
\$50,000-\$74,999	2,075	14,862	36,887
\$75,000-\$99,999	1,135	9,377	23,745
\$100,000-\$149,999	1,626	13,372	33,036
\$150,000-\$199,999	1,012	6,918	19,244
\$200,000 or greater	2,980	19,535	43,791
Median HH Income	\$92,813	\$91,340	\$81,499
Average HH Income	\$160,466	\$151,753	\$136,466

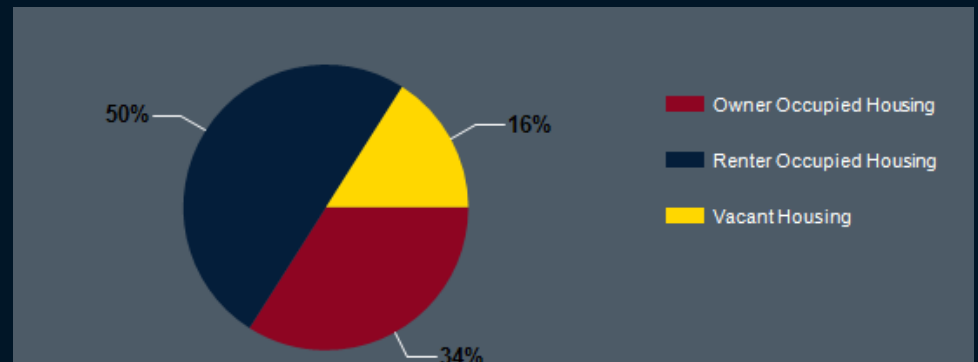
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,842	68,684	178,783
2010 Total Households	10,405	70,883	180,658
2024 Total Households	11,785	85,132	224,818
2029 Total Households	11,939	88,536	236,297
2024 Average Household Size	2.04	1.97	2.07
2024-2029: Households: Growth Rate	1.30%	3.95%	5.00%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

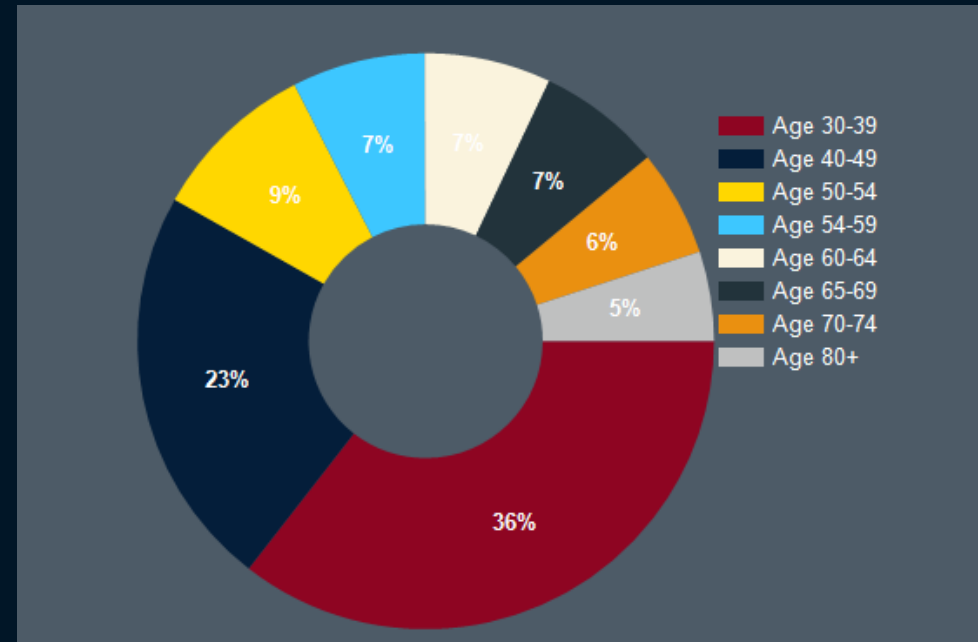


Source: esri



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2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,775	20,193	53,975
2024 Population Age 35-39	2,023	14,431	40,371
2024 Population Age 40-44	1,686	11,949	33,759
2024 Population Age 45-49	1,375	9,686	27,124
2024 Population Age 50-54	1,257	9,113	25,873
2024 Population Age 55-59	1,008	8,192	23,518
2024 Population Age 60-64	959	7,968	23,210
2024 Population Age 65-69	937	7,500	20,839
2024 Population Age 70-74	810	6,229	16,094
2024 Population Age 75-79	679	4,898	12,154
2024 Population Age 80-84	374	2,764	6,998
2024 Population Age 85+	364	3,016	7,200
2024 Population Age 18+	19,800	145,894	400,192
2024 Median Age	34	35	35
2029 Median Age	36	36	36



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,873	\$76,418	\$79,486
Average Household Income 25-34	\$105,115	\$112,608	\$117,730
Median Household Income 35-44	\$110,925	\$109,005	\$97,976
Average Household Income 35-44	\$180,170	\$171,667	\$154,202
Median Household Income 45-54	\$189,294	\$149,861	\$108,832
Average Household Income 45-54	\$248,672	\$215,074	\$172,039
Median Household Income 55-64	\$170,085	\$137,815	\$99,137
Average Household Income 55-64	\$232,092	\$203,812	\$164,145
Median Household Income 65-74	\$122,033	\$92,668	\$74,069
Average Household Income 65-74	\$190,189	\$162,530	\$134,640
Average Household Income 75+	\$134,030	\$117,781	\$105,074

