

NEC Old Main Street Loop Rd & Craighead Drive Houston, TX 77025



Contact Broker for
Additional Information

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Property Highlights



LOCATION

11620 Old Main Street Loop Rd, Houston, TX 77025



AVAILABLE

±3.95 AC (±287,198 SF)



PRICING

Please Call Broker



2023 DEMOGRAPHICS

	Total Population	2028 Population	Daytime Population	Total Households	Average HH Income
1 Mile	7,958	8,188	8,672	3,604	\$11,0,970
3 Mile	114,988	118,510	109,521	44,287	\$120,929
5 Mile	403,923	412,714	549,013	155,516	\$105,985



PROPERTY DETAILS

- Total: ±3.95 AC (±287,198 SF) of assembled land for future development
- Property contains 7 units that are fully occupied and on short term rental agreements
- Buyers may continue rental operations until future redevelopment (current operations website: [Med Center Home](#))
- Strategically located near the Texas Medical Center with excellent access to SH-90, Loop 610, & Beltway 8
- Property is outside of the 100- and 500- year floodplain
- Surrounded by ±1,555 Townhomes, highlighting the demand for residential options near the Texas Medical Center and other major employment centers



NEC Old Main Street Loop Rd & Craighead Drive, Houston, TX 77025

Site Aerial



Surrounded by ±1,555 Townhomes (±1,347 completed and ±208 under construction), highlighting the demand for residential options near the Texas Medical Center and other major employment centers.

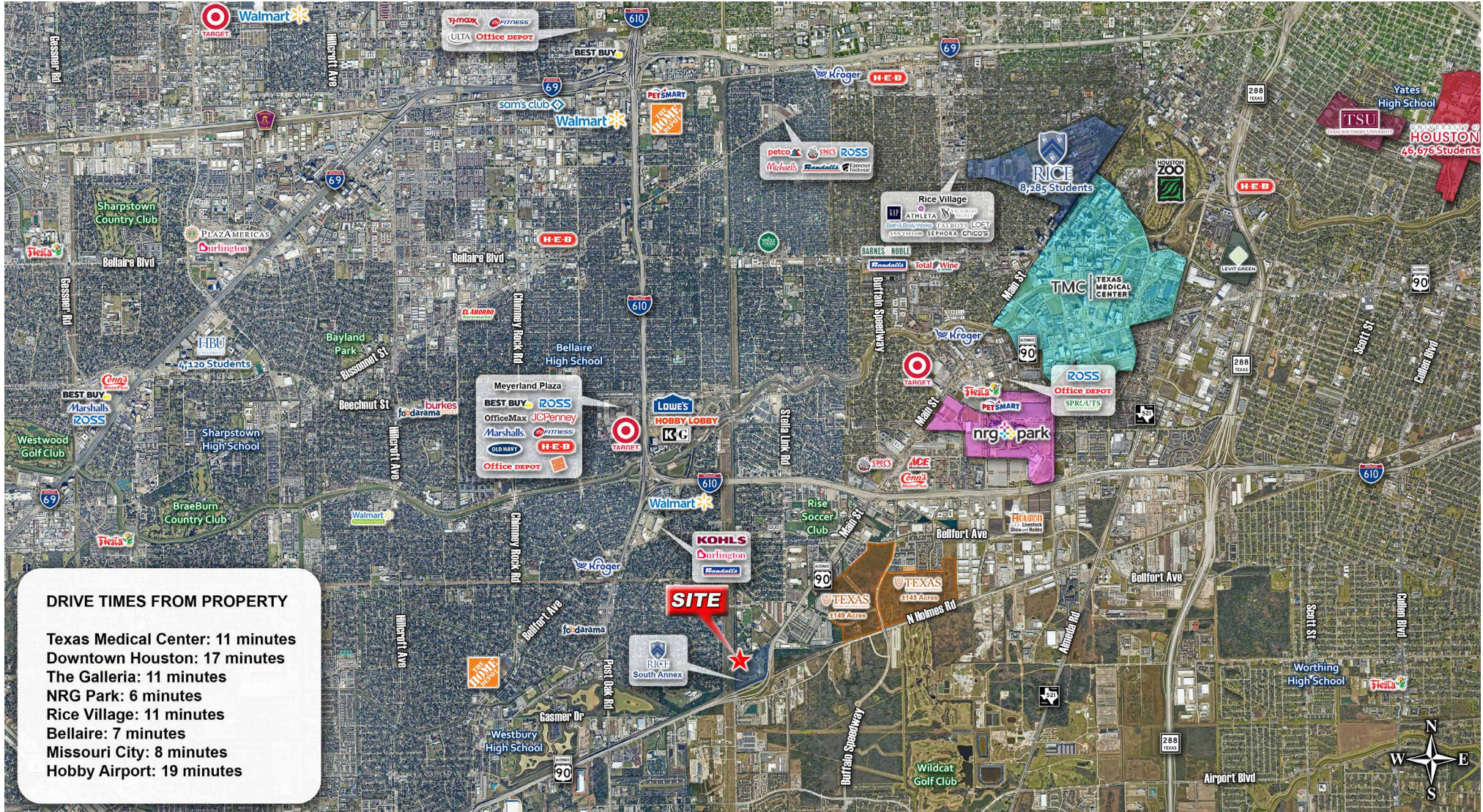
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Wide Aerial



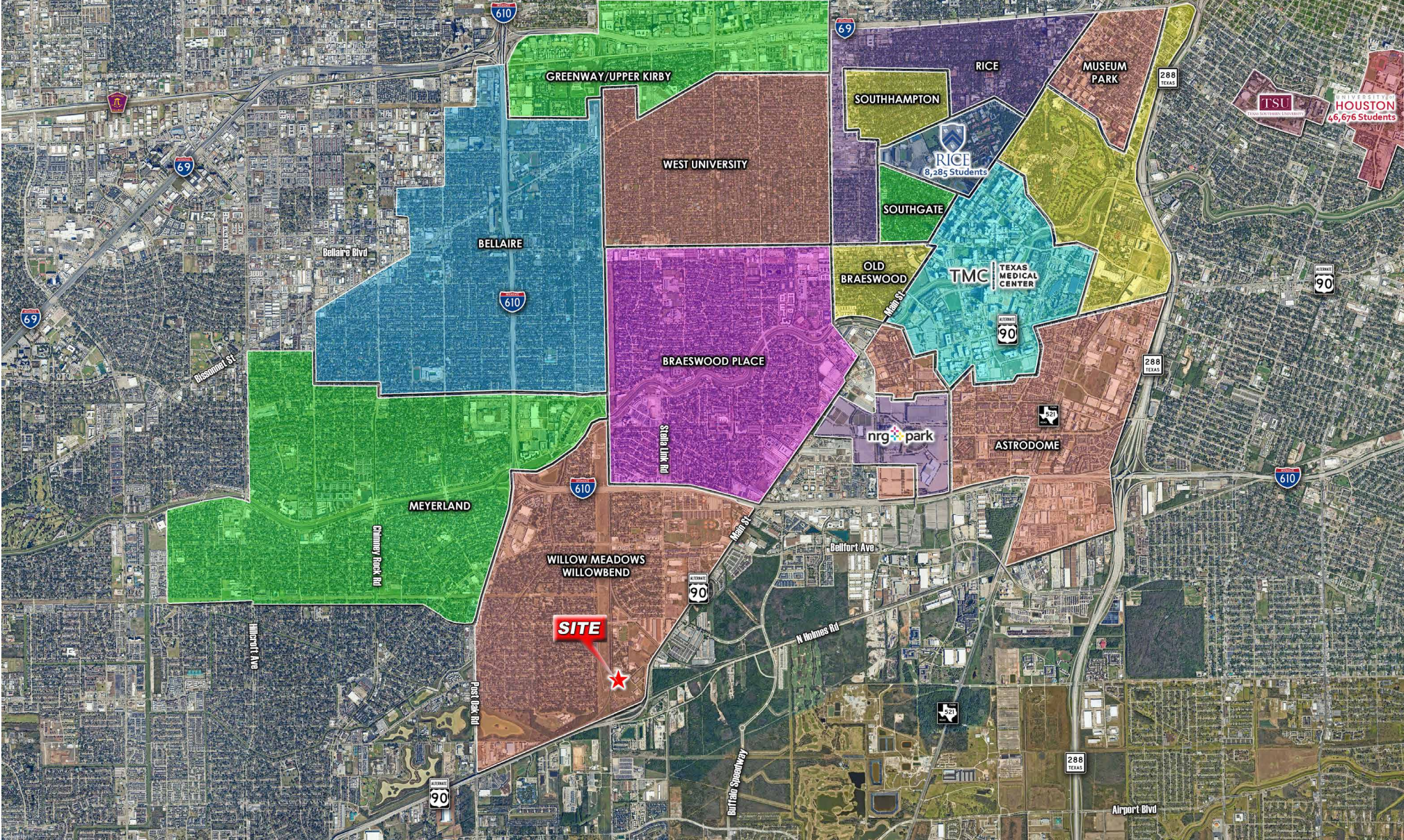
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Market Aerial



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Neighborhood Aerial



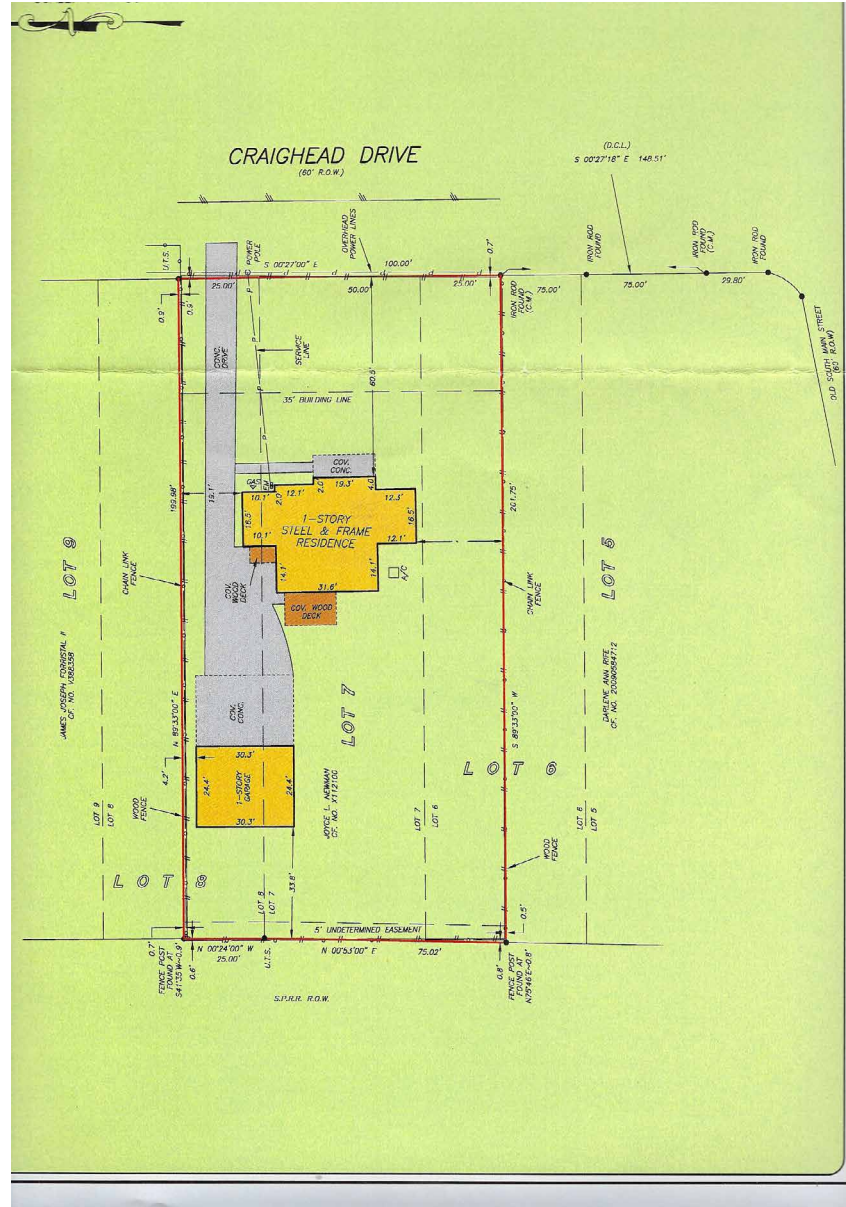
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Site Map



NEC Old Main Street Loop Rd & Craighead Drive, Houston, TX 77025

11516 Craighead Dr | Survey

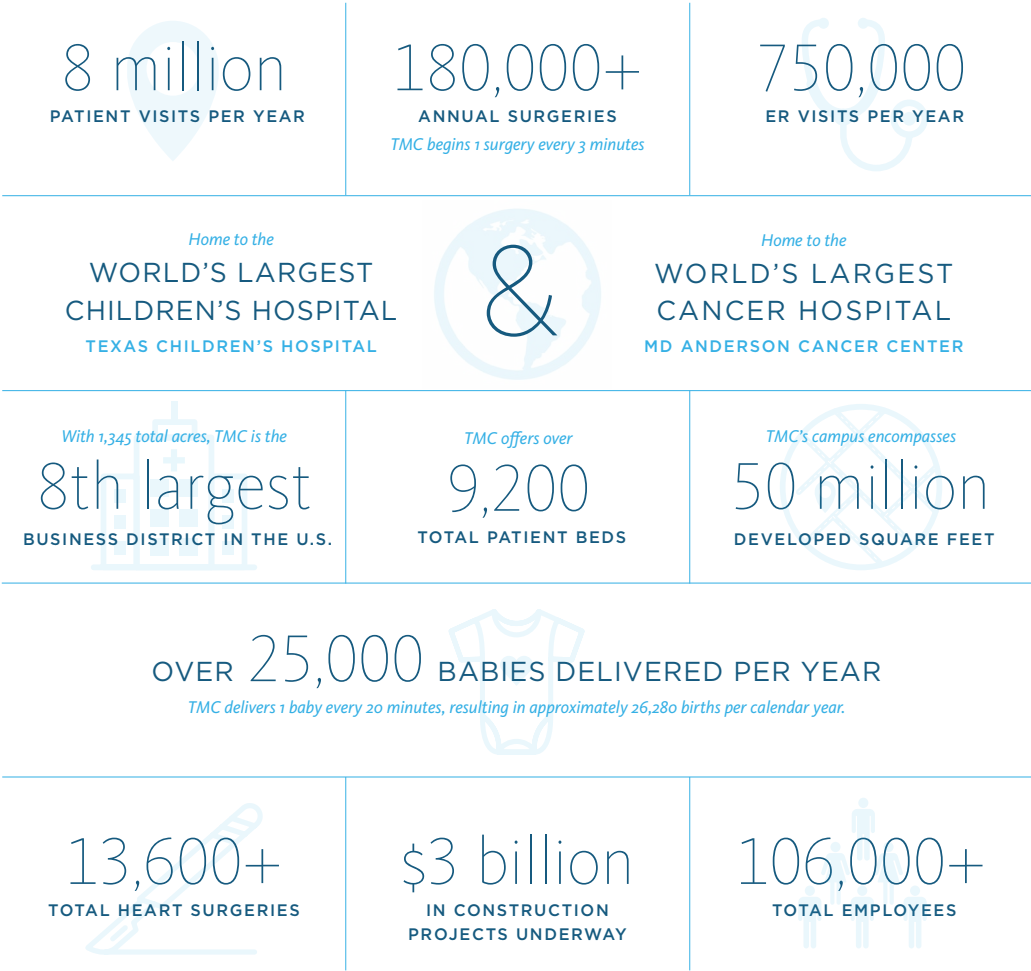


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Texas Medical Center | Facts & Figures



Texas Medical Center (TMC)—the largest medical complex in the world—is at the forefront of advancing life sciences. Home to the brightest minds in medicine, TMC nurtures cross-institutional collaboration, creativity, and innovation because together, we can push the limits of what's possible.

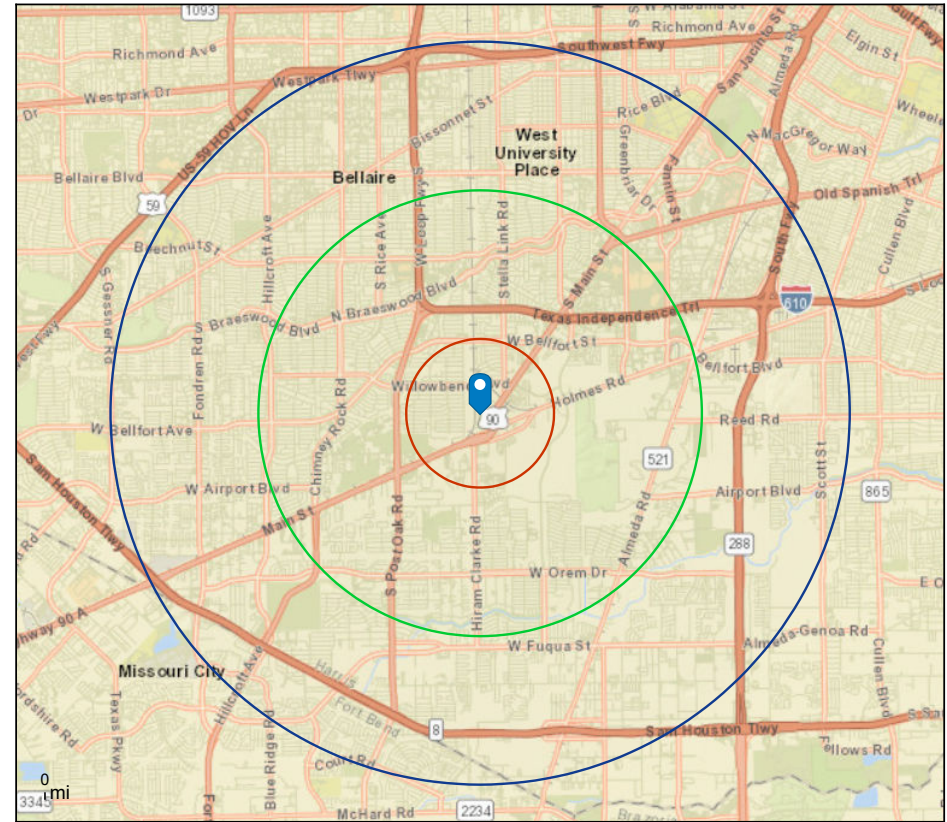


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11620 Old Main Street Loop Rd, Houston, TX 77025 | Demographics



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	7,174	104,134	363,800
2020 Total Population	7,587	111,892	397,043
2020 Group Quarters	7	803	3,949
2023 Total Population	7,958	114,988	403,923
2023 Group Quarters	12	803	3,947
2028 Total Population	8,188	118,510	412,714
2023-2028 Annual Rate	0.57%	0.61%	0.43%
2023 Total Daytime Population	8,672	109,521	549,013
Workers	5,165	51,433	340,691
Residents	3,507	58,088	208,322
Household Summary			
2010 Households	3,135	39,070	136,212
2010 Average Household Size	2.27	2.66	2.64
2020 Total Households	3,418	42,729	151,761
2020 Average Household Size	2.22	2.60	2.59
2023 Households	3,604	44,287	155,516
2023 Average Household Size	2.20	2.58	2.57
2028 Households	3,726	46,132	160,324
2028 Average Household Size	2.19	2.55	2.55
2023-2028 Annual Rate	0.67%	0.82%	0.61%
2010 Families	1,787	25,554	85,135
2010 Average Family Size	2.96	3.32	3.35
2023 Families	1,917	27,328	92,337
2023 Average Family Size	3.02	3.35	3.39
2028 Families	1,992	28,530	95,342
2028 Average Family Size	2.99	3.30	3.35
2023-2028 Annual Rate	0.77%	0.86%	0.64%
Housing Unit Summary			
2000 Housing Units	3,299	36,388	137,638
Owner Occupied Housing Units	58.2%	56.5%	43.4%
Renter Occupied Housing Units	37.3%	38.5%	49.7%
Vacant Housing Units	4.5%	5.0%	6.9%
2010 Housing Units	3,389	42,651	153,312
Owner Occupied Housing Units	56.5%	54.8%	42.2%
Renter Occupied Housing Units	36.1%	36.8%	46.6%
Vacant Housing Units	7.5%	8.4%	11.2%
2020 Housing Units	3,788	47,598	168,607
Owner Occupied Housing Units	49.7%	48.2%	38.5%
Renter Occupied Housing Units	40.5%	41.5%	51.5%
Vacant Housing Units	9.7%	10.2%	10.0%
2023 Housing Units	3,986	49,210	173,112
Owner Occupied Housing Units	53.6%	48.6%	38.9%
Renter Occupied Housing Units	36.8%	41.4%	50.9%
Vacant Housing Units	9.6%	10.0%	10.2%
2028 Housing Units	4,094	50,987	178,079
Owner Occupied Housing Units	54.3%	48.4%	39.2%
Renter Occupied Housing Units	36.7%	42.1%	50.8%
2023 Households by Income			
Household Income Base	3,604	44,287	155,516
<\$15,000	10.5%	10.0%	12.0%
\$15,000 - \$24,999	5.7%	6.3%	8.6%
\$25,000 - \$34,999	7.6%	7.0%	9.5%
\$35,000 - \$49,999	9.8%	11.5%	12.8%
\$50,000 - \$74,999	18.6%	17.8%	17.4%
\$75,000 - \$99,999	13.4%	13.0%	10.9%
\$100,000 - \$149,999	12.8%	13.1%	11.4%
\$150,000 - \$199,999	9.5%	6.9%	5.9%
\$200,000+	12.2%	14.4%	14.4%
Average Household Income	\$110,970	\$120,929	\$105,985



2023 Population 25+ by Educational Attainment			
Total	5,524	75,930	262,544
Less than 9th Grade	3.7%	7.0%	10.1%
9th - 12th Grade, No Diploma	2.0%	5.1%	6.4%
High School Graduate	8.8%	16.0%	17.3%
GED/Alternative Credential	1.8%	2.2%	2.5%
Some College, No Degree	14.6%	14.2%	13.4%
Associate Degree	6.4%	5.7%	6.0%
Bachelor's Degree	33.2%	25.5%	23.3%
Graduate/Professional Degree	29.4%	24.3%	21.1%
2023 Population 15+ by Marital Status			
Total	6,446	91,378	319,046
Never Married	37.6%	37.5%	41.3%
Married	48.0%	49.9%	46.1%
Widowed	4.9%	4.4%	4.1%
Divorced	9.4%	8.2%	8.6%



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Maury N. Bronstein	436701	Maury.Bronstein@1912v.com	(713)522-1912
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date