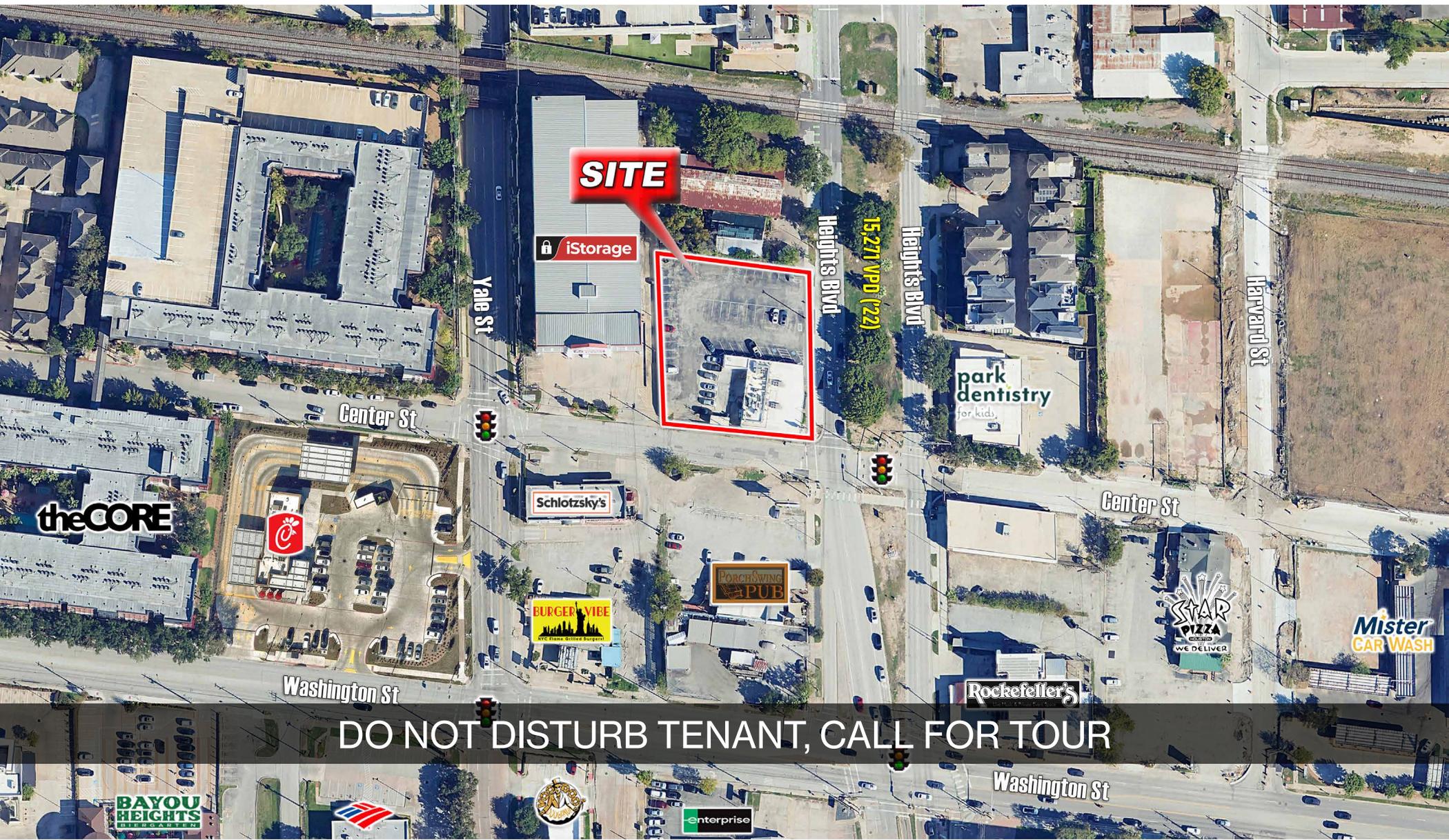


FREESTANDING RESTAURANT FOR SALE

101 HEIGHTS BOULEVARD



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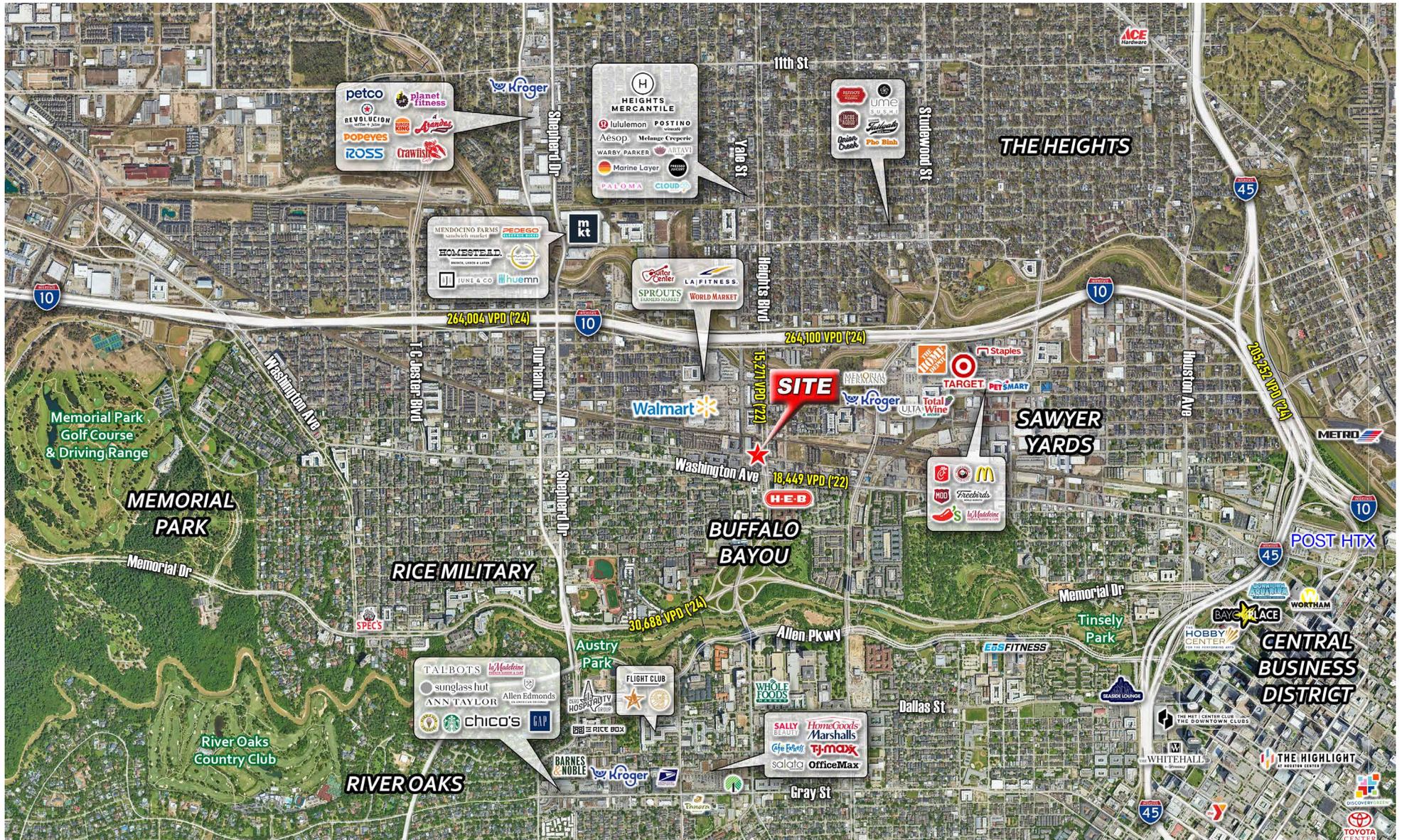
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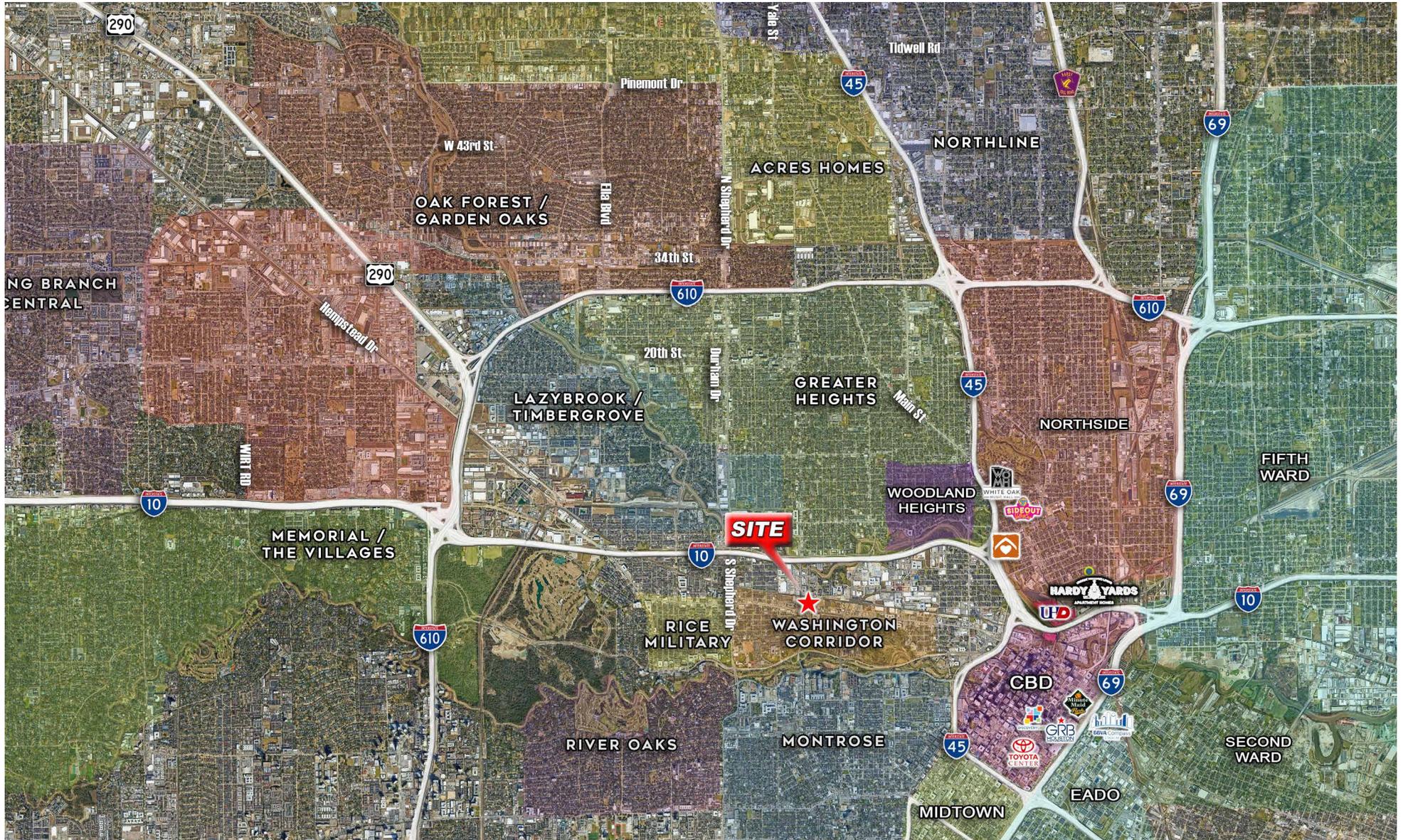
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LOCATION

101 Heights Blvd, Houston, TX 77007



PRICE

Call for Details



TRAFFIC COUNTS

Heights Blvd: 15,271 VPD (TXDot '22)

Washington Ave: 18,782 VPD (TXDot '22)



AVAILABLE

- 4,764 SF Freestanding Restaurant
- Located at intersection of Heights Blvd & Center Street
- A total of three tracts, ±26,946 SF combined
- Large parking lot



DEMOGRAPHICS

2025 (Source ESRI)	1-Mile	3-Mile	5-Mile
Total Population	29,588	212,457	479,212
Median HH Income	\$116,856	\$117,498	\$99,112
Total Household	17,426	109,298	227,993
Daytime Population	36,406	357,024	962,810

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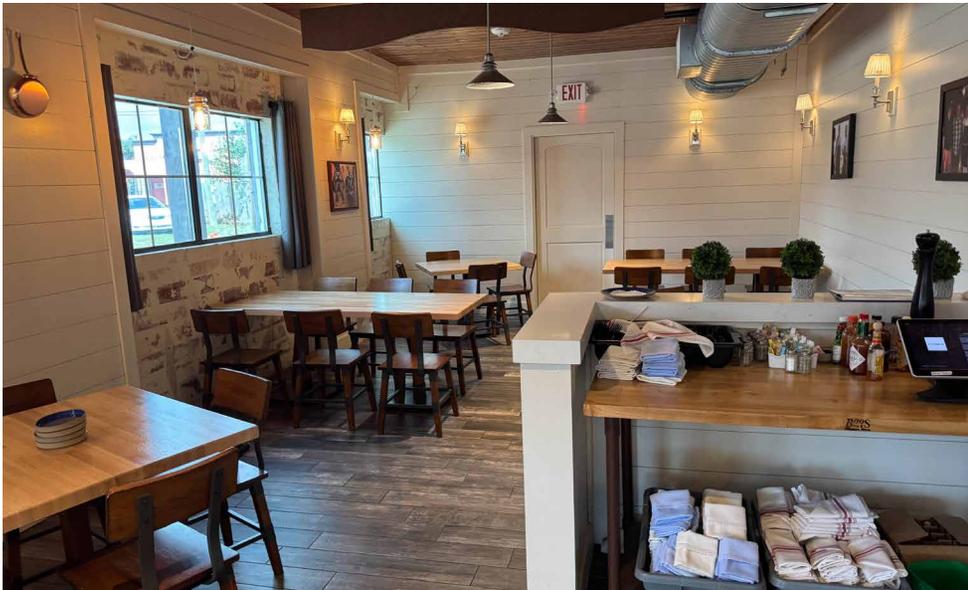
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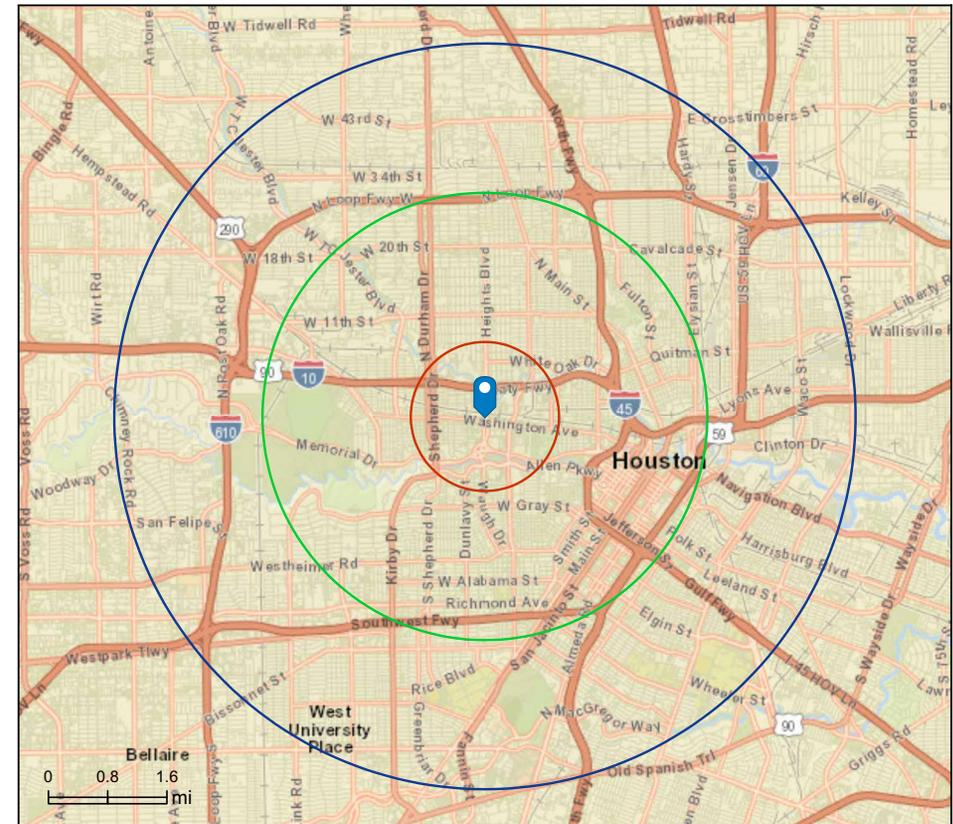
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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	16,967	157,436	386,911
2020 Total Population	23,888	190,669	446,579
2020 Group Quarters	92	12,194	27,538
2025 Total Population	29,588	212,457	479,212
2025 Group Quarters	152	13,255	29,244
2030 Total Population	32,550	229,332	507,109
2025-2030 Annual Rate	1.93%	1.54%	1.14%
2025 Total Daytime Population	36,406	357,024	962,810
Workers	29,185	293,879	773,897
Residents	7,221	63,145	188,913
Household Summary			
2010 Households	9,705	73,190	167,414
2010 Average Household Size	1.73	1.94	2.15
2020 Total Households	13,793	94,660	204,458
2020 Average Household Size	1.73	1.89	2.05
2025 Households	17,426	109,298	227,993
2025 Average Household Size	1.69	1.82	1.97
2030 Households	19,639	120,818	247,336
2030 Average Household Size	1.65	1.79	1.93
2025-2030 Annual Rate	2.42%	2.02%	1.64%
2010 Families	3,015	29,423	79,032
2010 Average Family Size	2.62	2.86	3.07
2025 Families	5,635	43,037	101,285
2025 Average Family Size	2.56	2.70	2.89
2030 Families	6,251	46,812	108,115
2030 Average Family Size	2.53	2.67	2.85
2025-2030 Annual Rate	2.10%	1.70%	1.31%
Housing Unit Summary			
2000 Housing Units	5,958	66,940	166,419
Owner Occupied Housing Units	22.1%	35.9%	38.5%
Renter Occupied Housing Units	61.6%	52.9%	50.6%
Vacant Housing Units	16.3%	11.2%	10.9%
2010 Housing Units	10,697	82,605	194,168
Owner Occupied Housing Units	30.8%	40.5%	38.8%
Renter Occupied Housing Units	59.9%	48.1%	47.4%
Vacant Housing Units	9.3%	11.4%	13.8%
2020 Housing Units	15,578	106,417	232,878
Owner Occupied Housing Units	27.5%	38.0%	36.8%
Renter Occupied Housing Units	61.1%	51.0%	51.0%
Vacant Housing Units	11.3%	11.2%	12.2%
2025 Housing Units	19,443	122,620	259,002
Owner Occupied Housing Units	23.5%	35.1%	35.7%
Renter Occupied Housing Units	66.1%	54.1%	52.3%
Vacant Housing Units	10.4%	10.9%	12.0%
2030 Housing Units	21,455	133,224	277,420
Owner Occupied Housing Units	21.4%	35.0%	36.1%
Renter Occupied Housing Units	68.2%	55.7%	53.1%
Vacant Housing Units	8.5%	9.3%	10.8%
2025 Households by Income			
Household Income Base	17,426	109,298	227,993
<\$15,000	5.9%	6.8%	6.8%
\$15,000 - \$24,999	1.8%	2.8%	4.3%
\$25,000 - \$34,999	2.6%	2.9%	4.1%
\$35,000 - \$49,999	4.9%	5.9%	7.3%
\$50,000 - \$74,999	11.9%	13.2%	13.9%
\$75,000 - \$99,999	13.8%	11.5%	11.5%
\$100,000 - \$149,999	21.4%	17.2%	16.3%
\$150,000 - \$199,999	10.2%	10.2%	10.2%
\$200,000+	27.6%	29.4%	24.5%
Average Household Income	\$171,549	\$183,985	\$164,753



2025 Population 25+ by Educational Attainment

Total	23,920	166,480	351,056
Less than 9th Grade	1.3%	2.5%	4.0%
9th - 12th Grade, No Diploma	0.5%	2.3%	3.4%
High School Graduate	5.0%	8.3%	10.1%
GED/Alternative Credential	0.7%	2.7%	3.1%
Some College, No Degree	9.2%	9.0%	10.8%
Associate Degree	3.3%	4.1%	5.0%
Bachelor's Degree	42.6%	37.3%	33.3%
Graduate/Professional Degree	37.3%	33.8%	30.3%

2025 Population 15+ by Marital Status

Total	26,978	188,870	416,231
Never Married	49.1%	45.8%	45.4%
Married	39.9%	43.0%	42.1%
Widowed	2.3%	2.4%	3.5%
Divorced	8.7%	8.9%	9.1%

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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 have the necessary authority to place a price in writing on behalf of the party,~~ disclose:
 - 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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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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