

OFFICE SPACE FOR LEASE

THE LONE STAR BUILDING

5311 Kirby Drive
Houston, Texas 77005

5311

frankel
DEVELOPMENT GROUP

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BUILDING SUMMARY



DEMOGRAPHIC SNAPSHOT

2023 POPULATION	DAYTIME POP.	AVG HH INCOME
1-mi: 22,090	1-mi: 48,148	1-mi: \$204,767
2-mi: 95,287	2-mi: 299,011	2-mi: \$188,030
3-mi: 208,171	3-mi: 481,431	3-mi: \$165,616

BUILDING HIGHLIGHTS

- 2-Story Professional Building
- Rare Inside the Loop Location
- High Visibility along both Kirby Drive and Bissonnet Street
- Minutes away from Rice Village, Museum District, Texas Medical Center, Greenway/ Upper Kirby, Downtown CBD, Reliant Stadium.
- Easy access to Highway 59
- Monument Signage Available along Kirby Drive & Bissonnet Street
- Newly Remodeled Restrooms
- Newly Painted Building Exterior
- Newly Painted Building Interior Common Areas
- Ample/ Convenient FREE Parking
- 7-Day a Week Building; No Extra Charge for Cooling/Heating After Normal Business Hours
- On-Site Property Management

SPACE DETAILS

- 624 SF – 1,374 SF IMMEDIATELY AVAILABLE
- 1st & 2nd Floor Availability
- \$28.00 psf FS
- TI Negotiable
- Flexible Lease Terms
- Suites with Kitchenettes available

TRAFFIC COUNTS

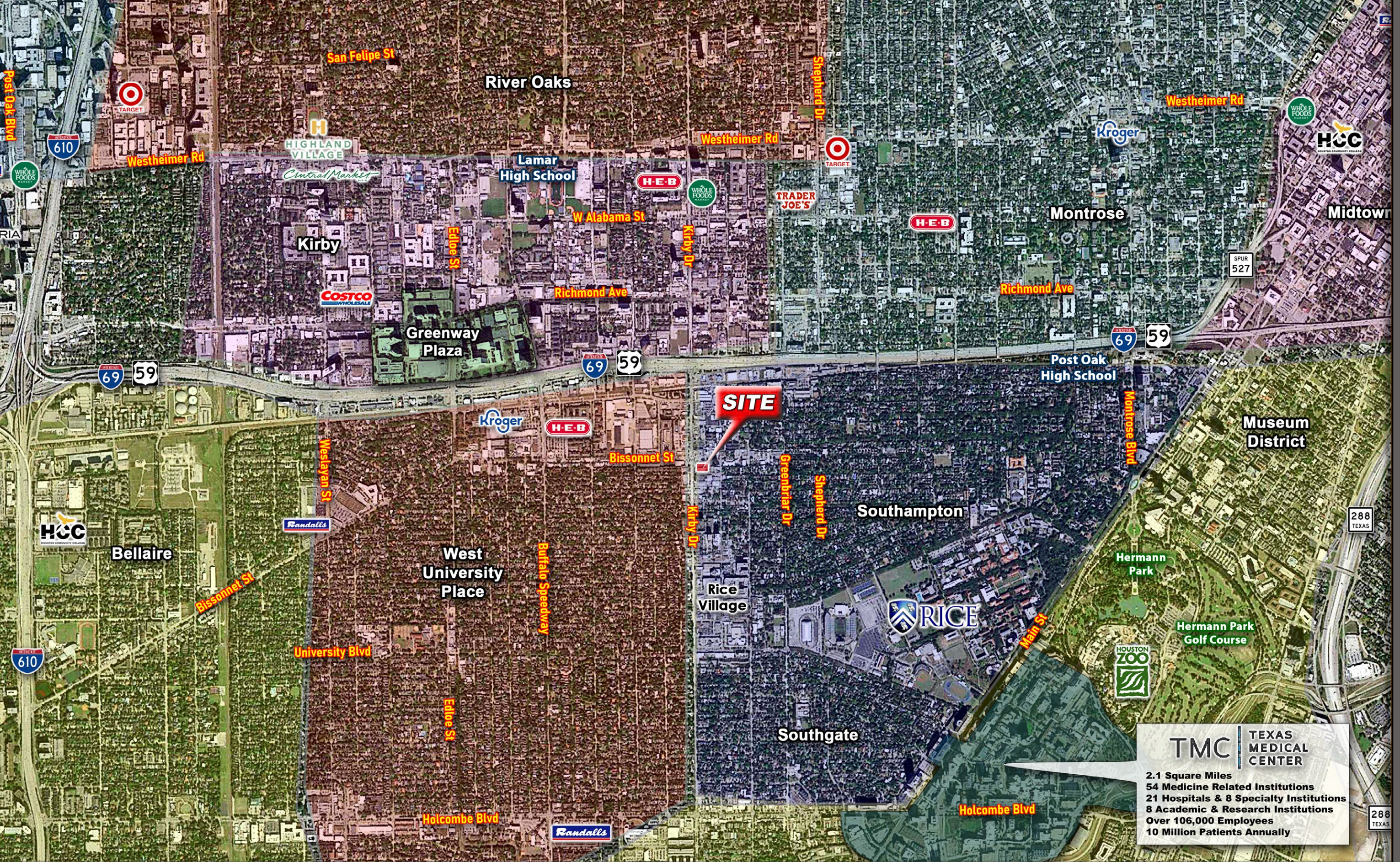
- Kirby Dr: 37,064 VPD (TXDOT 2022)
- Bissonnet St: 13,871 VPD (TXDOT 2022)

AREA BUSINESSES





RETAIL AERIAL



MARKET AERIAL

TMC | TEXAS MEDICAL CENTER

- 2.1 Square Miles
- 54 Medicine Related Institutions
- 21 Hospitals & 8 Specialty Institutions
- 8 Academic & Research Institutions
- Over 106,000 Employees
- 10 Million Patients Annually

PROPERTY PHOTOS



DEMOGRAPHIC OVERVIEW & MAP

POPULATION
(2 mi Radius, 2021)

95,287

DAYTIME
POPULATION
(2 mi Radius, 2021)

299,011

HOUSEHOLDS
(2 mi Radius, 2021)

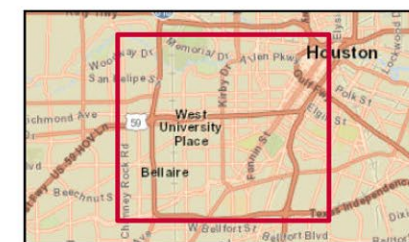
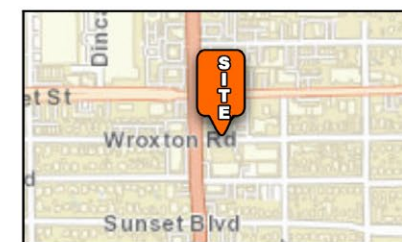
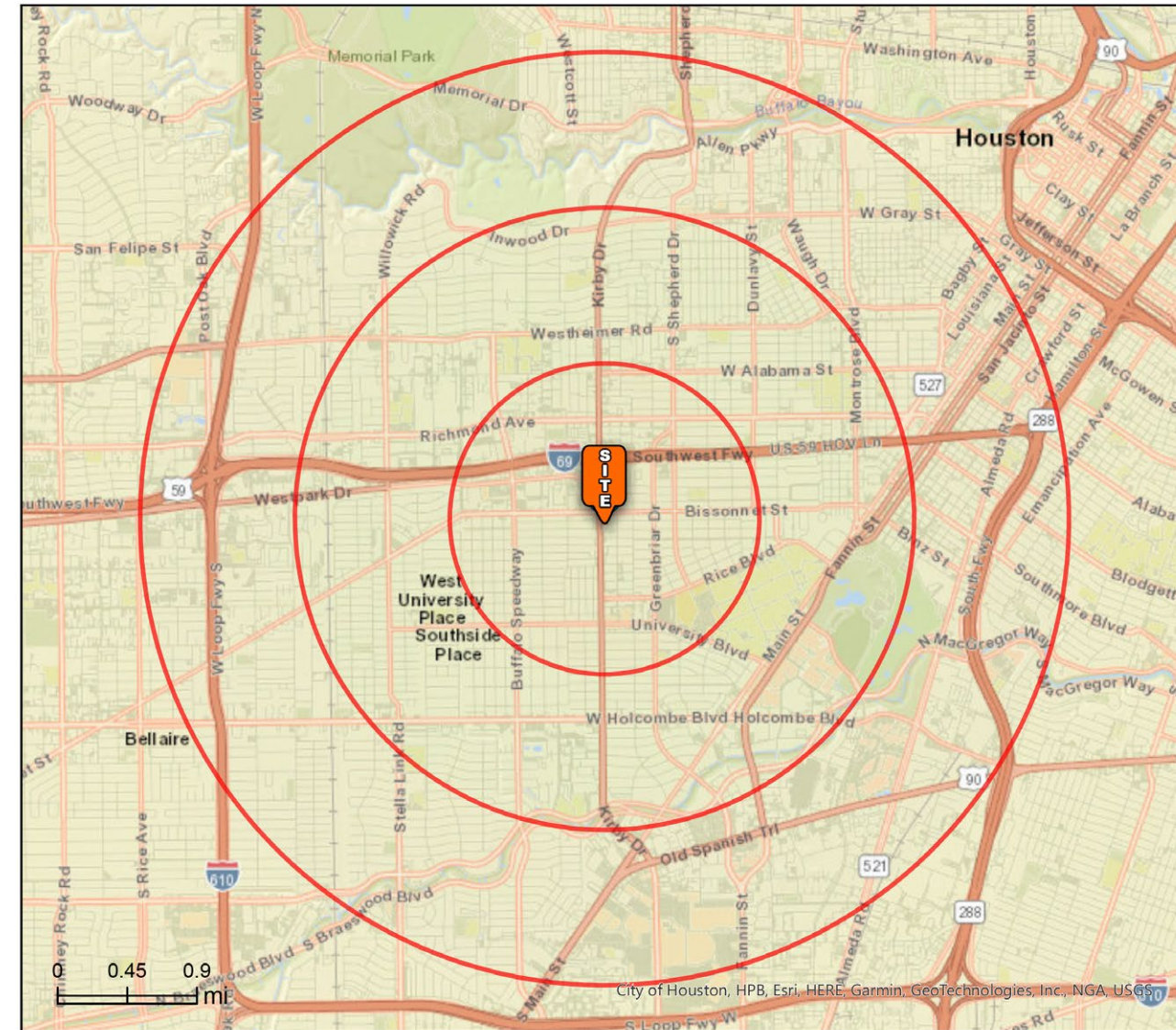
46,413

AVERAGE INCOME
(2 mi Radius)

2021 Average:

\$188,030

	1 mile	2 miles	3 miles
Population Summary			
2023 Total Population	22,090	95,287	208,171
2023 Group Quarters	56	3,807	6,428
2028 Total Population	22,609	98,657	218,530
2023-2028 Annual Rate	0.47%	0.70%	0.98%
2023 Total Daytime Population	48,148	299,011	481,431
Workers	38,885	259,706	400,419
Residents	9,263	39,305	81,012
Household Summary			
2023 Households	10,889	46,413	107,305
2023 Average Household Size	2.02	1.97	1.88
2028 Households	11,175	48,491	114,061
2028 Average Household Size	2.02	1.96	1.86
2023-2028 Annual Rate	0.52%	0.88%	1.23%
2023 Families	4,719	18,433	39,242
2023 Average Family Size	3.02	3.02	2.93
2028 Families	4,847	19,194	41,403
2028 Average Family Size	3.00	2.99	2.89
2023-2028 Annual Rate	0.54%	0.81%	1.08%
Housing Unit Summary			
2023 Housing Units	12,125	52,320	123,742
Owner Occupied Housing Units	38.3%	36.1%	31.5%
Renter Occupied Housing Units	51.5%	52.7%	55.2%
Vacant Housing Units	10.2%	11.3%	13.3%
2028 Housing Units	12,399	54,274	130,117
Owner Occupied Housing Units	38.3%	36.0%	31.1%
Renter Occupied Housing Units	51.8%	53.4%	56.5%
Vacant Housing Units	9.9%	10.7%	12.3%
Median Household Income			
2023	\$121,481	\$110,707	\$98,775
2028	\$133,452	\$121,948	\$108,303
Median Home Value			
2023	\$859,149	\$780,159	\$620,084
2028	\$865,098	\$778,168	\$626,479
Per Capita Income			
2023	\$100,708	\$91,804	\$85,582
2028	\$109,668	\$100,444	\$94,471
Median Age			
2023	40.3	38.5	37.5
2028	40.9	38.6	37.7
2023 Households by Income			
Household Income Base	10,889	46,413	107,305
<\$15,000	6.2%	7.6%	8.6%
\$15,000 - \$24,999	3.7%	3.6%	3.8%
\$25,000 - \$34,999	3.1%	4.4%	4.8%
\$35,000 - \$49,999	4.9%	6.0%	7.4%
\$50,000 - \$74,999	12.0%	13.6%	14.9%
\$75,000 - \$99,999	11.9%	10.4%	11.0%
\$100,000 - \$149,999	15.7%	15.5%	16.1%
\$150,000 - \$199,999	9.2%	9.1%	9.1%
\$200,000+	33.2%	29.8%	24.4%
Average Household Income	\$204,767	\$188,030	\$165,616





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.

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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