



FOR LEASE

Midtown Crossing

510 Gray Street | Houston, TX 77002



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MULTIPLE SPACES FOR LEASE

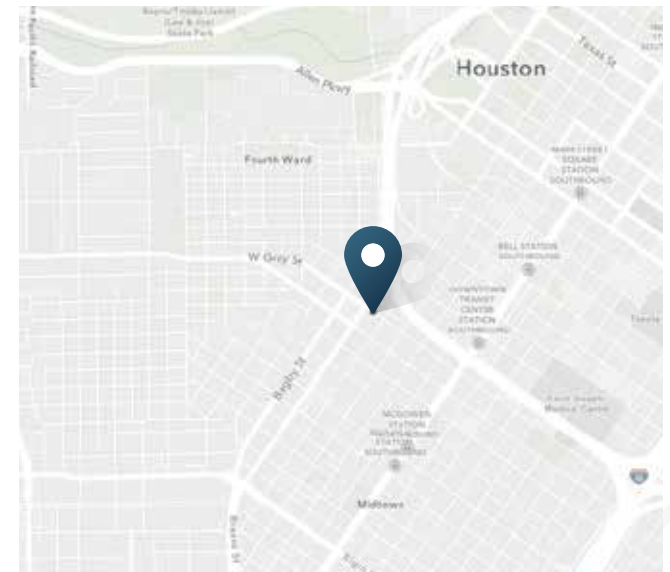
5,951 SF
Available SF

2,600 SF
Available SF

Contact
Broker
Price

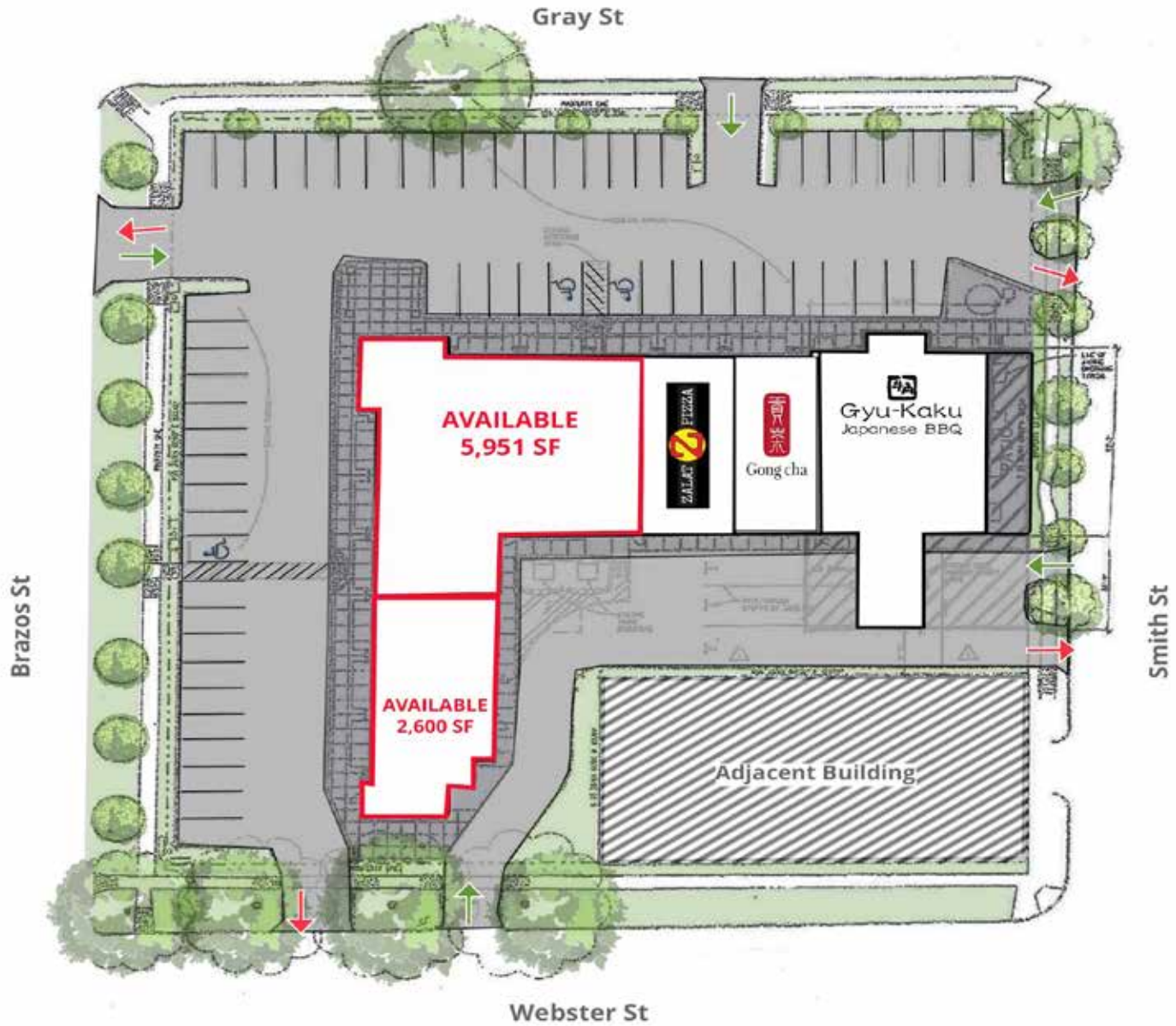
ABOUT THE PROPERTY

- Two (2) former restaurant spaces for lease. Corner Space (former Buffalo Wild Wings) with 5,951 SF and the End-Cap (former Taste of Mulan) with 2,600 SF.
- Located in the heart of Midtown, one of Houston's most popular developing areas for its walk-ability and dense high earning population: positioned at the edge of Houston's Central Business District
- High daytime population of 150K within 1 mile
- Young professional area with 36.4 median age within 1 mile
- Income of more than \$146K within 1 mile, and \$150K within 3 miles.



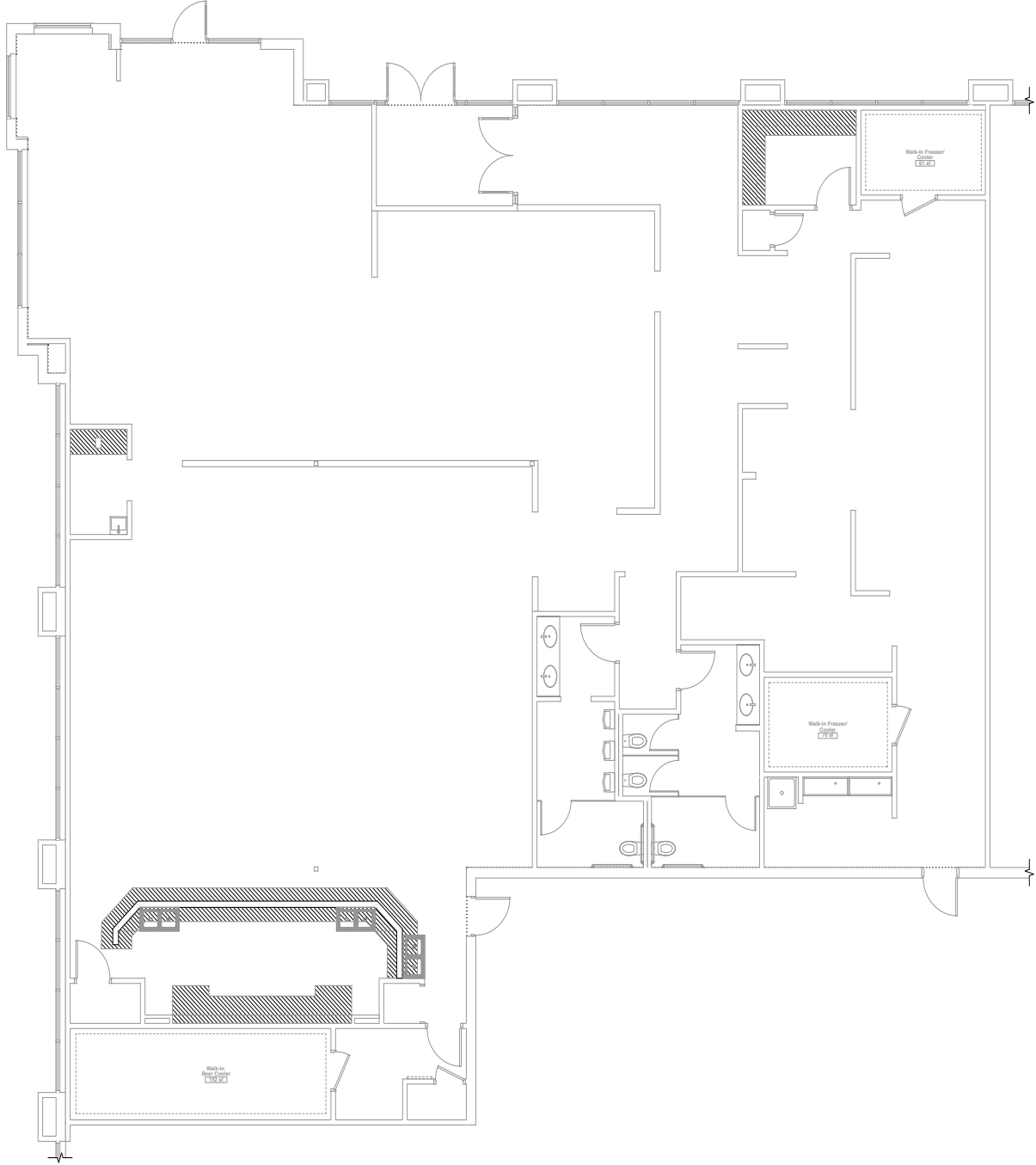
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Midtown Crossing - 5,951 SF Space

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	30,690	219,247	476,825
2029 Projected Population	32,599	233,491	496,465
Proj. Annual Growth 2024 to 2029	1.21%	1.27%	0.81%

Daytime Population

	1 Mile	3 Miles	5 Miles
2024 Daytime Population	150,025	401,154	862,289
Workers	141,911	318,379	657,523
Residents	8,114	82,775	204,766

Income

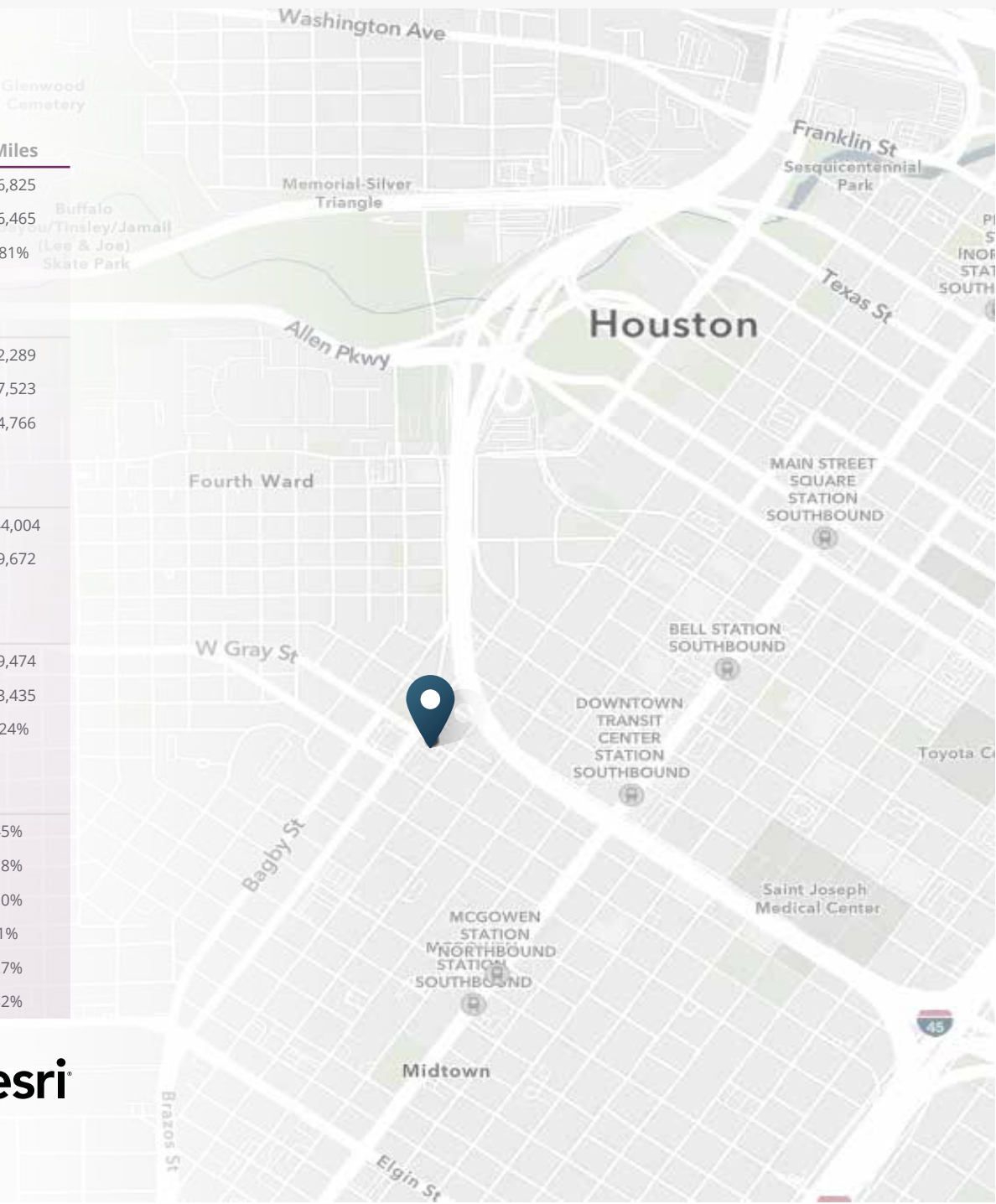
	1 Mile	3 Miles	5 Miles
2024 Est. Average Household Income	\$146,580	\$151,052	\$144,004
2024 Est. Median Household Income	\$98,420	\$100,236	\$89,672

Households & Growth

	1 Mile	3 Miles	5 Miles
2024 Estimated Households	18,336	104,391	219,474
2029 Estimated Households	19,795	113,880	233,435
Proj. Annual Growth 2024 to 2029	1.54%	1.76%	1.24%

Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2024 Est. White	52%	50%	45%
2024 Est. Black or African American	16%	18%	18%
2024 Est. Asian or Pacific Islander	11%	10%	10%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	20%	22%	27%
2024 Est. Hispanic (Any Race)	21%	25%	32%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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 or 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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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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