

**2 5 2 2**  
**BISSONNET ST**

2522 Bissonnet St,  
Houston, TX 77005

**frankel**

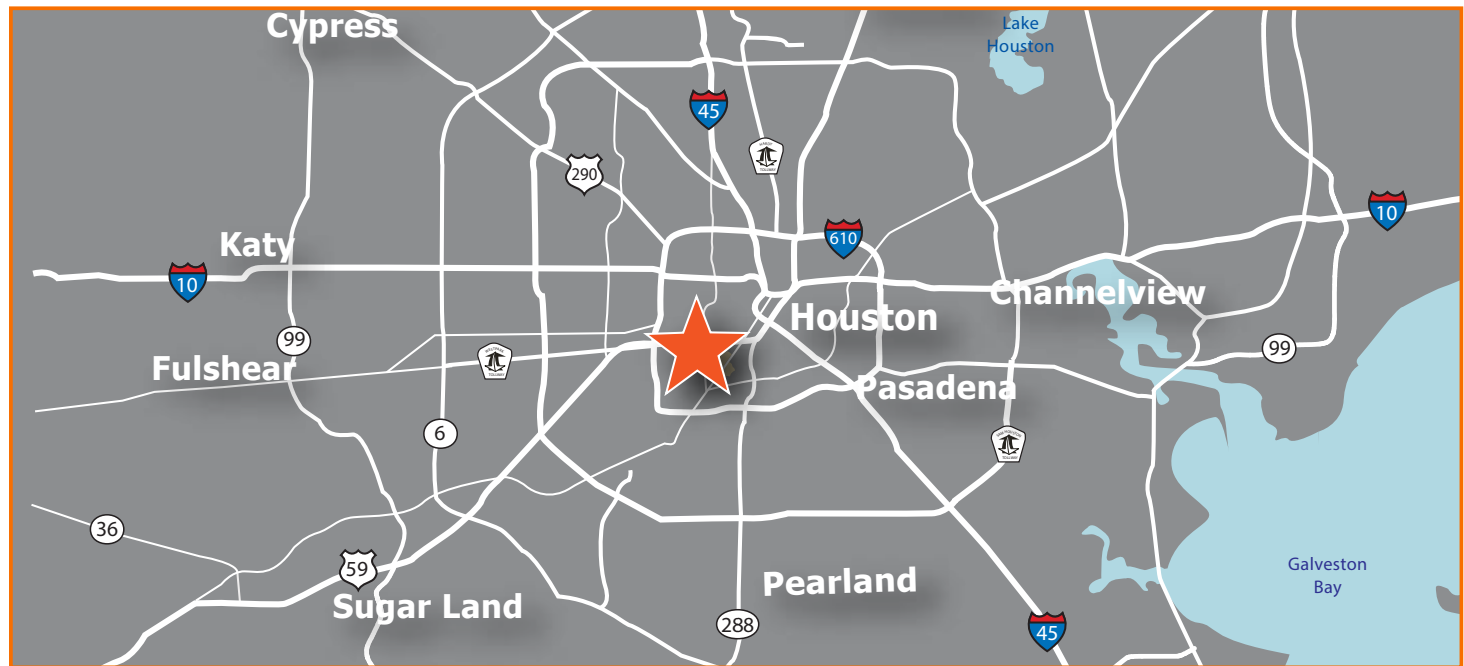
DEVELOPMENT GROUP

Bruce W. Frankel  
713-661-0440  
bfrankel@frankeldev.com



**RETAIL LEASING OPPORTUNITY**





# PROPERTY HIGHLIGHTS

- Freestanding Building on 0.15 acre lot
- Located within the Upper Kirby District (Bissonnet near Kirby Dr.)
- Easy access to Highway 59
- High Traffic Counts
- Strong Affluent Demographics
- Close Proximity to Rice Village, TMC, Museum District, Houston CBD

# TRAFFIC COUNTS

- Kirby Dr: 37,064 VPD (TXDOT 2021)
- Bissonnet St: 16,533 VPD (TXDOT 2021)

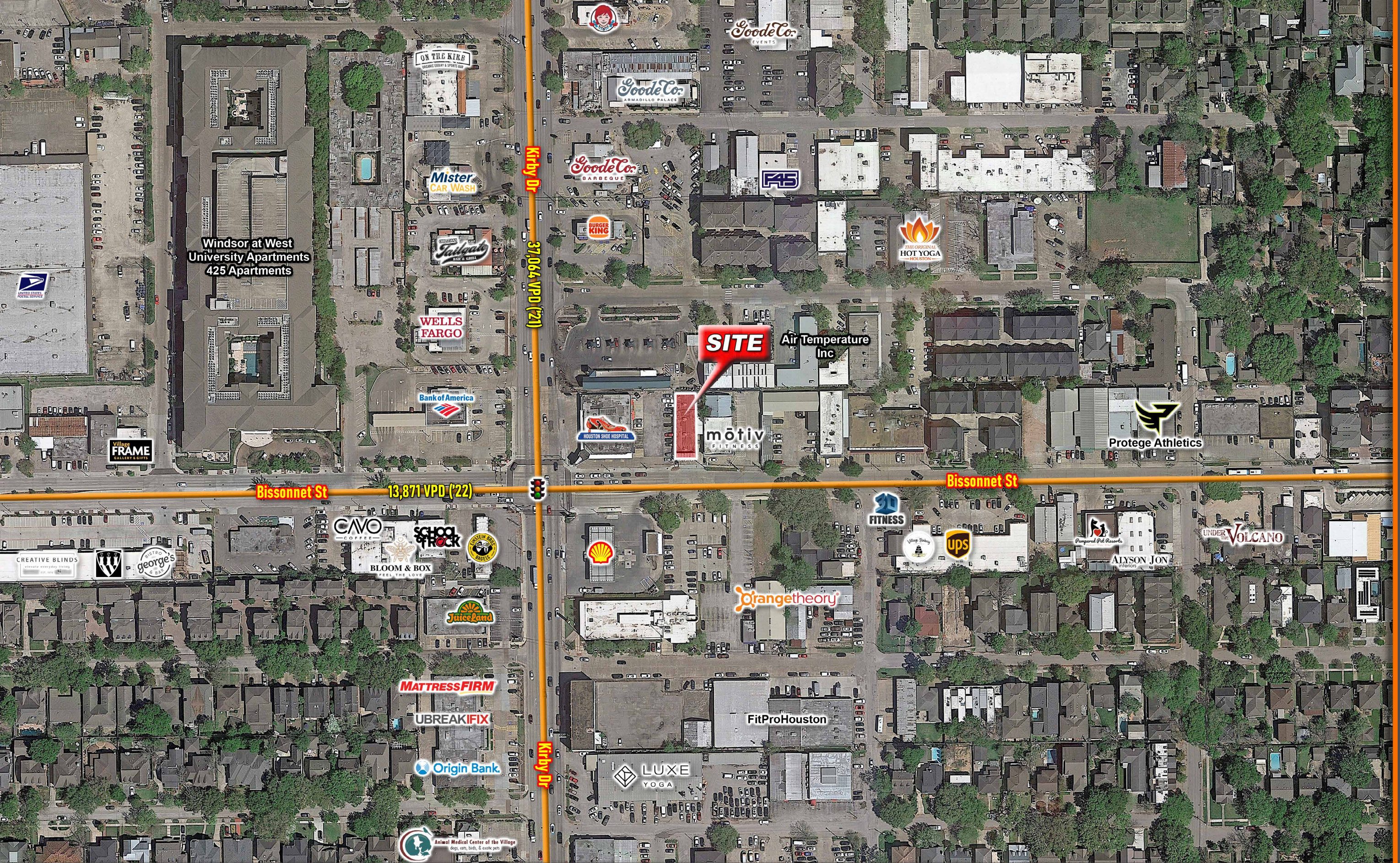
# AREA BUSINESSES



# DEMOGRAPHIC SNAPSHOT

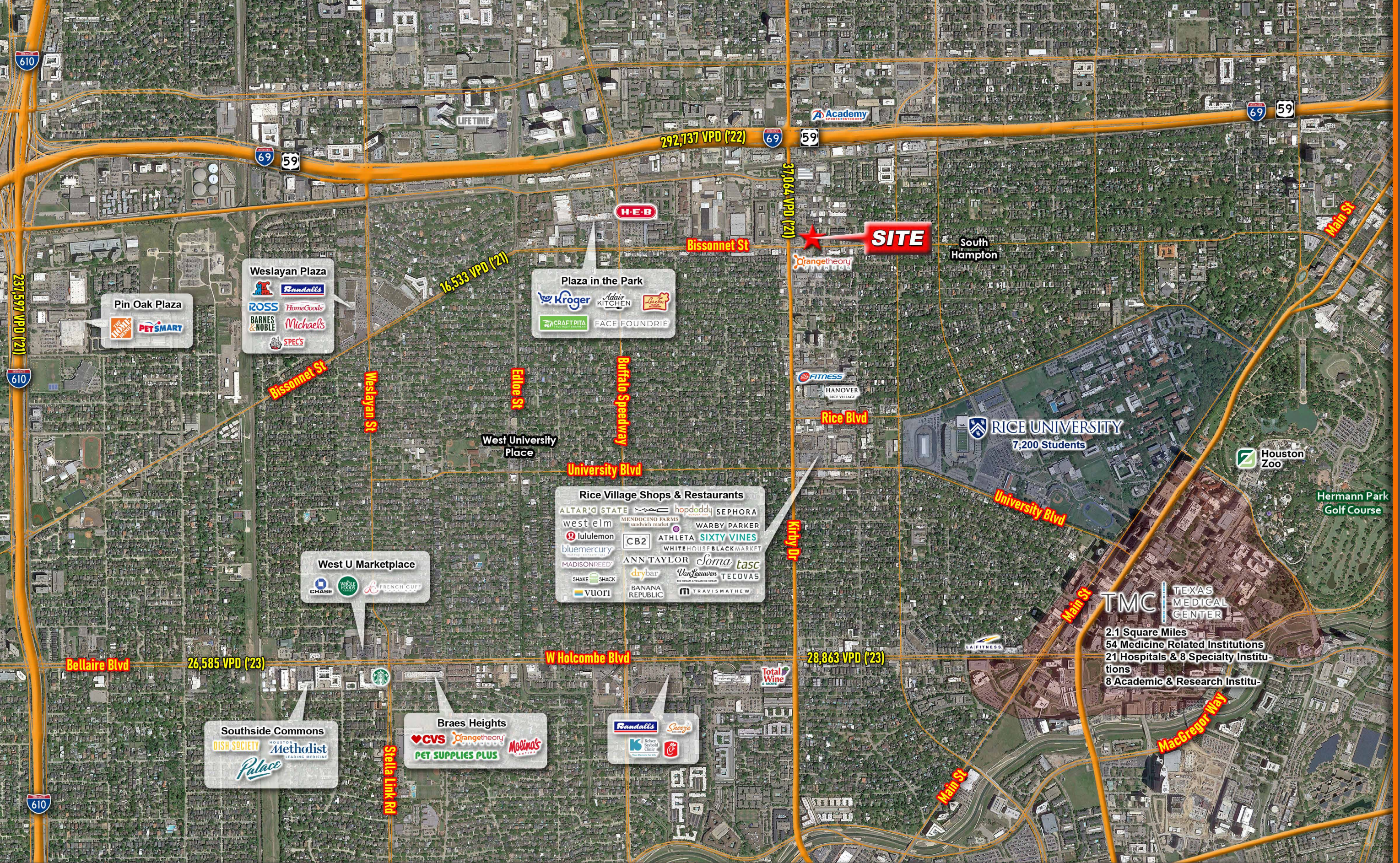
2024 POPULATION	DAYTIME POP.	AVG HH INCOME
1-mi: 23,561	1-mi: 49,691	1-mi: \$195,680
3-mi: 209,714	3-mi: 478,512	3-mi: \$165,728
5-mi: 521,741	5-mi: 1,000,086	5-mi: \$146,540



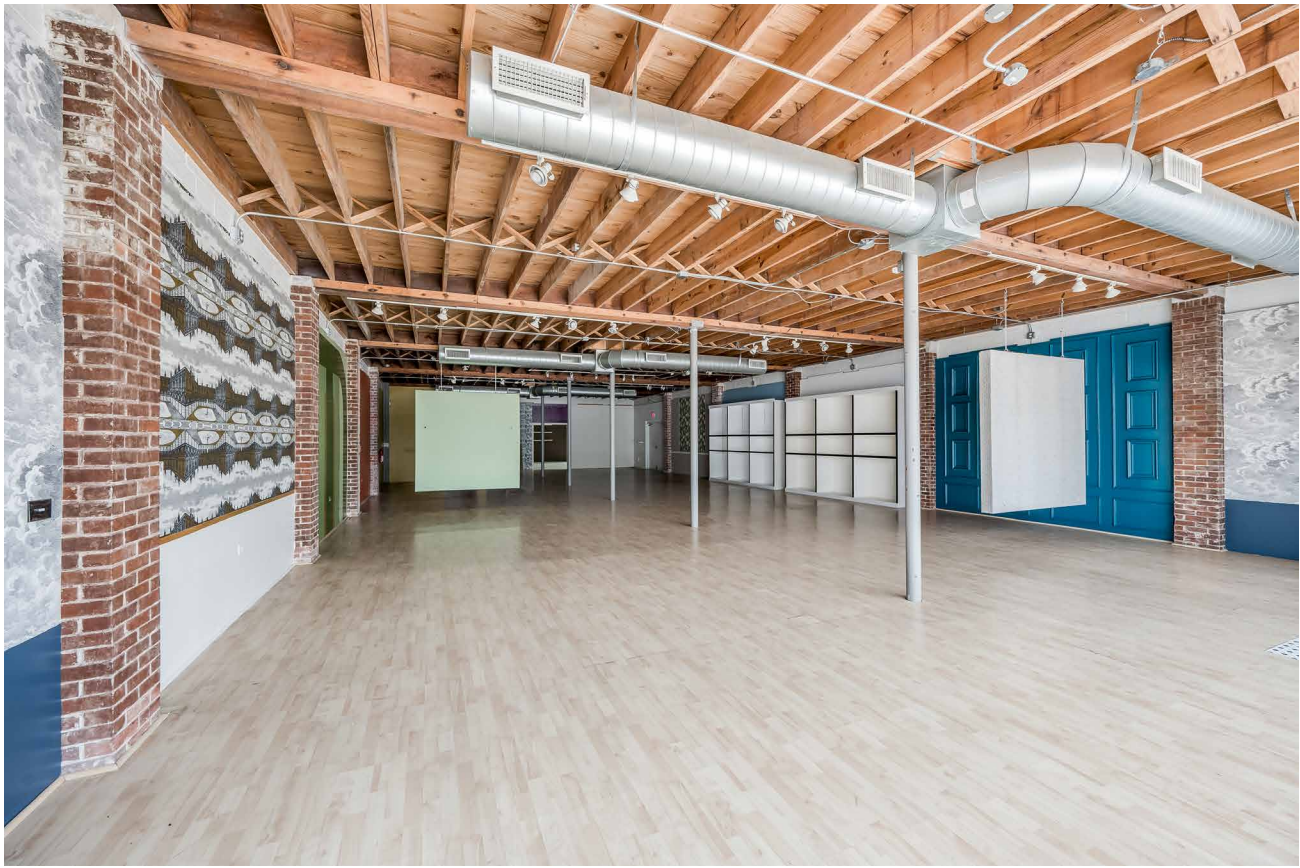


INTERSECTION AERIAL





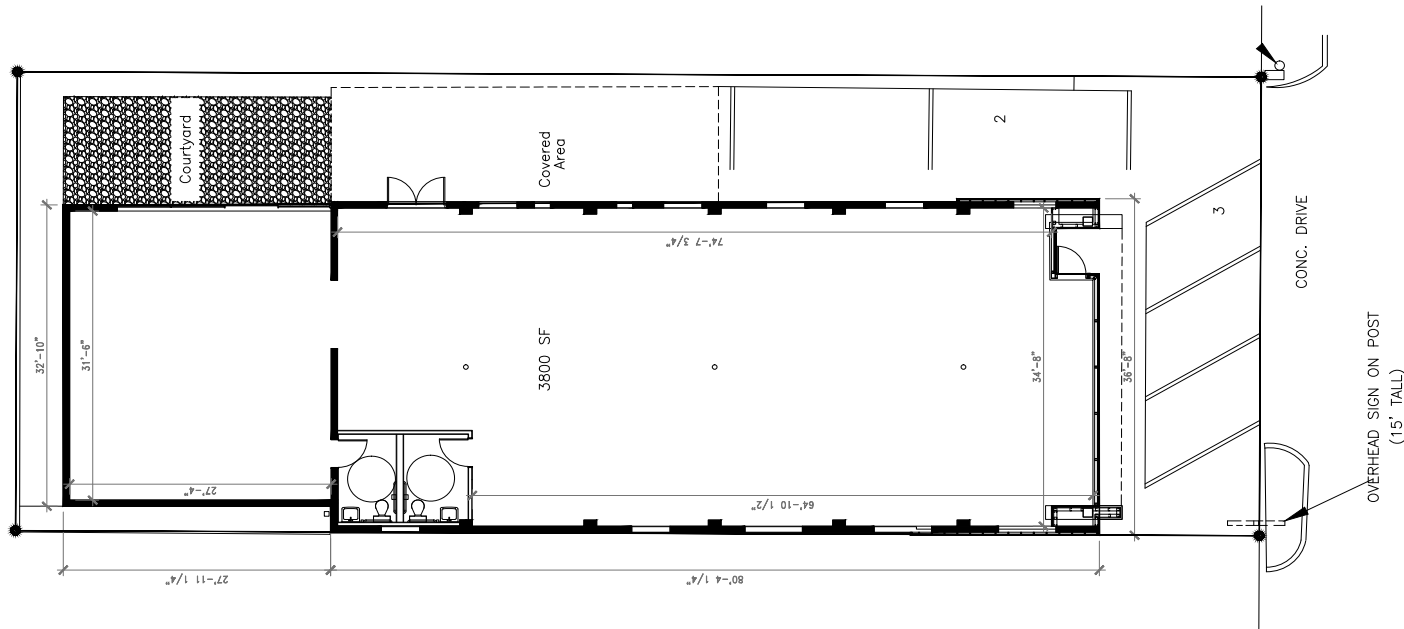
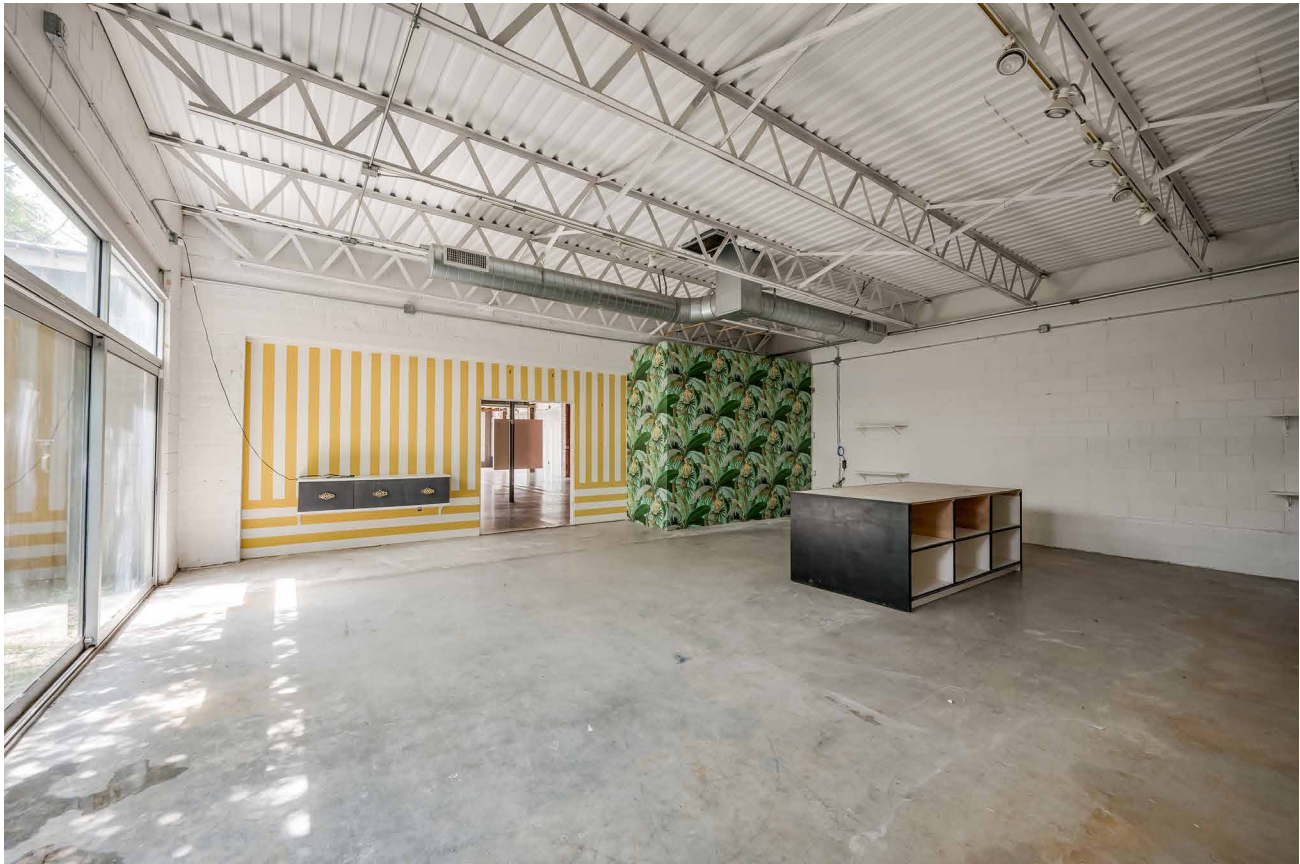




# SPACE DETAILS

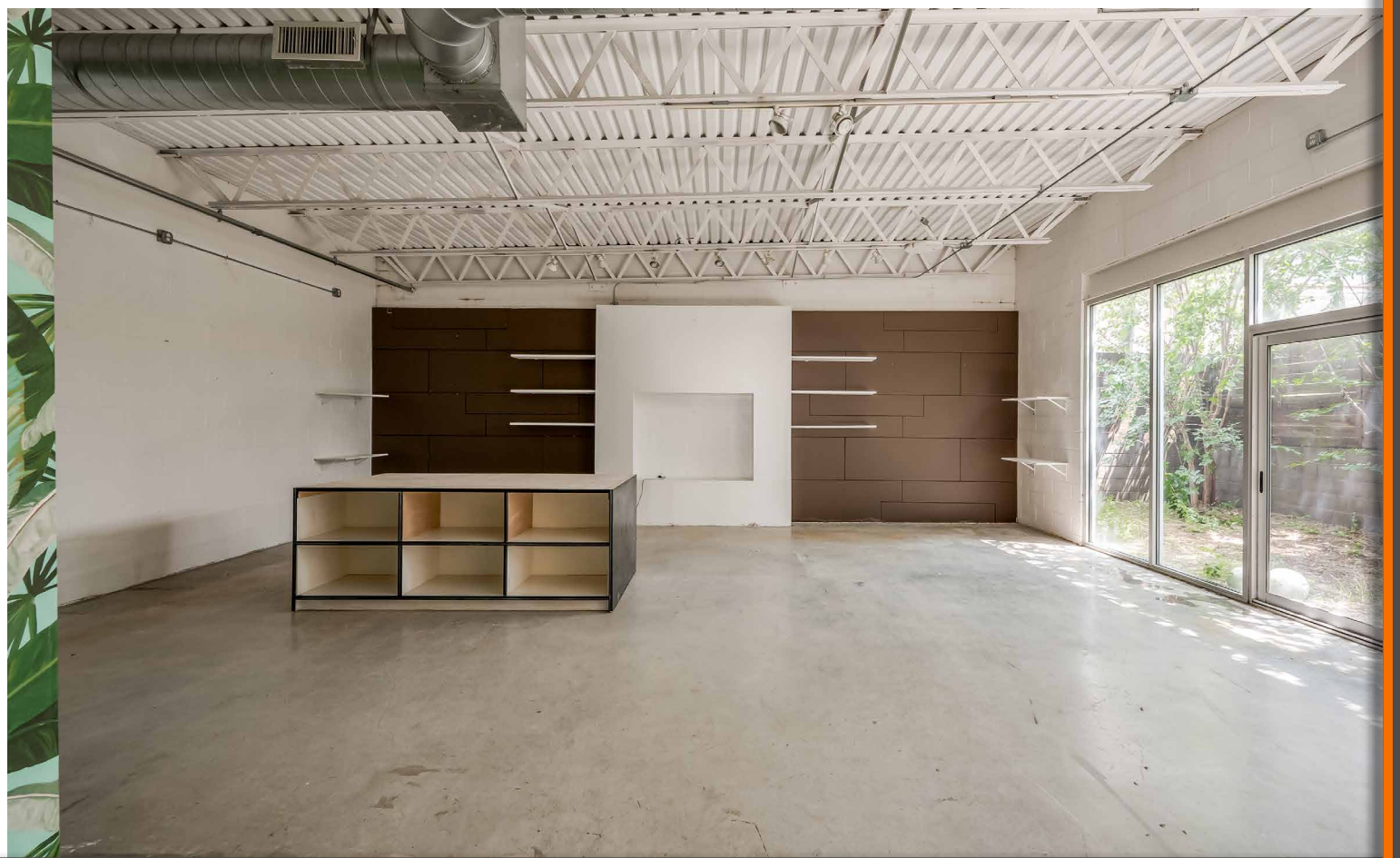
2522 Bissonnet St | Houston, TX 77005

- 3,800 SF Available
- 36' Storefront along Bissonnet
- 15' Pylon Signage
- 2nd Gen Space
- Open Concept Floor Plan



SITE PLAN





PHOTOS



DEMOGRAPHIC HIGHLIGHTS

POPULATION  
(3 mi Radius, 2024)

209,714

DAYTIME  
POPULATION  
(3 mi Radius, 2024)

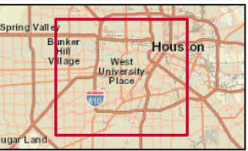
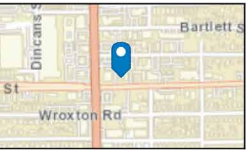
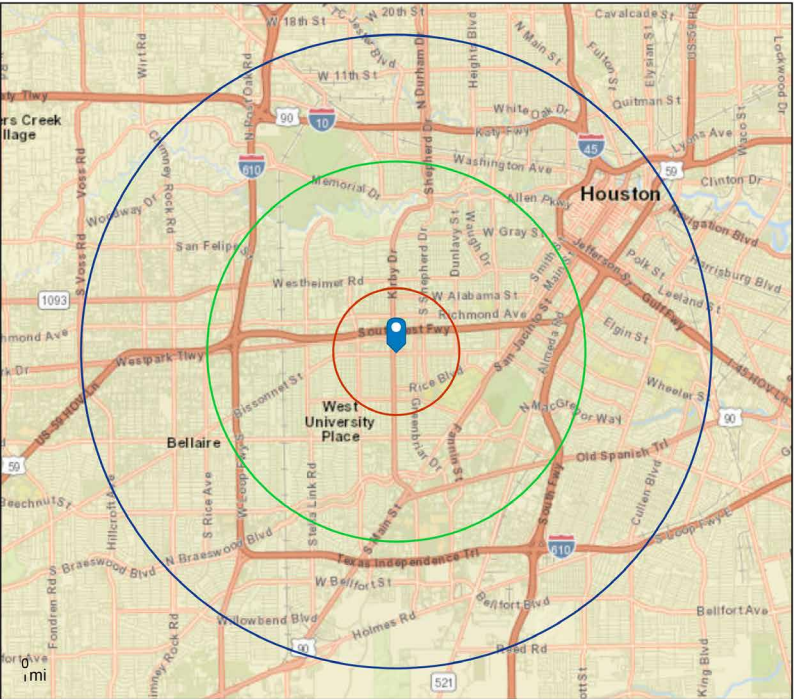
478,512

HOUSEHOLDS  
(3 mi Radius, 2024)

108,724

AVERAGE INCOME  
(3 mi Radius)  
2024 Average:

\$165,728



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	19,660	165,592	425,454
2020 Total Population	23,284	197,371	494,075
2020 Group Quarters	49	6,351	28,541
2024 Total Population	23,561	209,714	521,741
2024 Group Quarters	51	6,556	29,902
2029 Total Population	24,201	217,922	539,527
2024-2029 Annual Rate	0.54%	0.77%	0.67%
2024 Total Daytime Population	49,691	478,512	1,000,086
Workers	39,986	397,134	783,890
Residents	9,705	81,378	216,196
Median Household Income			
2024	\$125,494	\$106,157	\$89,769
2029	\$141,391	\$117,419	\$101,729
Median Home Value			
2024	\$957,443	\$676,442	\$537,213
2029	\$1,041,635	\$748,738	\$633,673
Per Capita Income			
2024	\$99,643	\$86,066	\$69,690
2029	\$111,126	\$97,452	\$80,456
Median Age			
2010	37.5	35.2	33.6
2020	37.4	35.1	34.2
2024	37.7	35.3	34.6
2029	39.0	37.0	36.3
2024 Households by Income			
Household Income Base	11,988	108,724	246,747
<\$15,000	5.8%	7.1%	8.9%
\$15,000 - \$24,999	3.2%	2.9%	4.8%
\$25,000 - \$34,999	3.1%	4.1%	5.6%
\$35,000 - \$49,999	4.0%	6.9%	8.5%
\$50,000 - \$74,999	13.0%	15.1%	15.4%
\$75,000 - \$99,999	10.1%	11.0%	10.5%
\$100,000 - \$149,999	18.1%	17.2%	15.1%
\$150,000 - \$199,999	9.8%	9.9%	9.3%
\$200,000+	33.1%	25.9%	21.9%
Average Household Income	\$195,680	\$165,728	\$146,540





## 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.

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<u>Frankel Development Group</u>	<u>9000477</u>	<u>brankel@frankeldev.com</u>	<u>713.661.0440</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>		