



**2204 AUSTIN ST**  
**NEWLY DEVELOPED RETAIL CENTER FOR LEASE**

SWC Austin St & Webster St | Houston, TX



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)

# PROPERTY INFORMATION:

**Address:** 2204 Austin St  
Houston, TX 77002

**Availability:** 2nd Floor: ±678 SF, ±927 SF & ±1,245 SF

**Price:** \$38.00 PSF + NNN

## HIGHLIGHTS:

- Brand new, high quality construction
- 1st floor retail is 100% leased
- Located at the hard corner of Austin St and Webster St
- Easy Access to both I-45 & US-59, two of Houston's major freeways
- Positioned within the highly coveted Midtown submarket
- Close proximity to Downtown Houston as well as EaDo, a popular and rapidly growing market in the Houston MSA

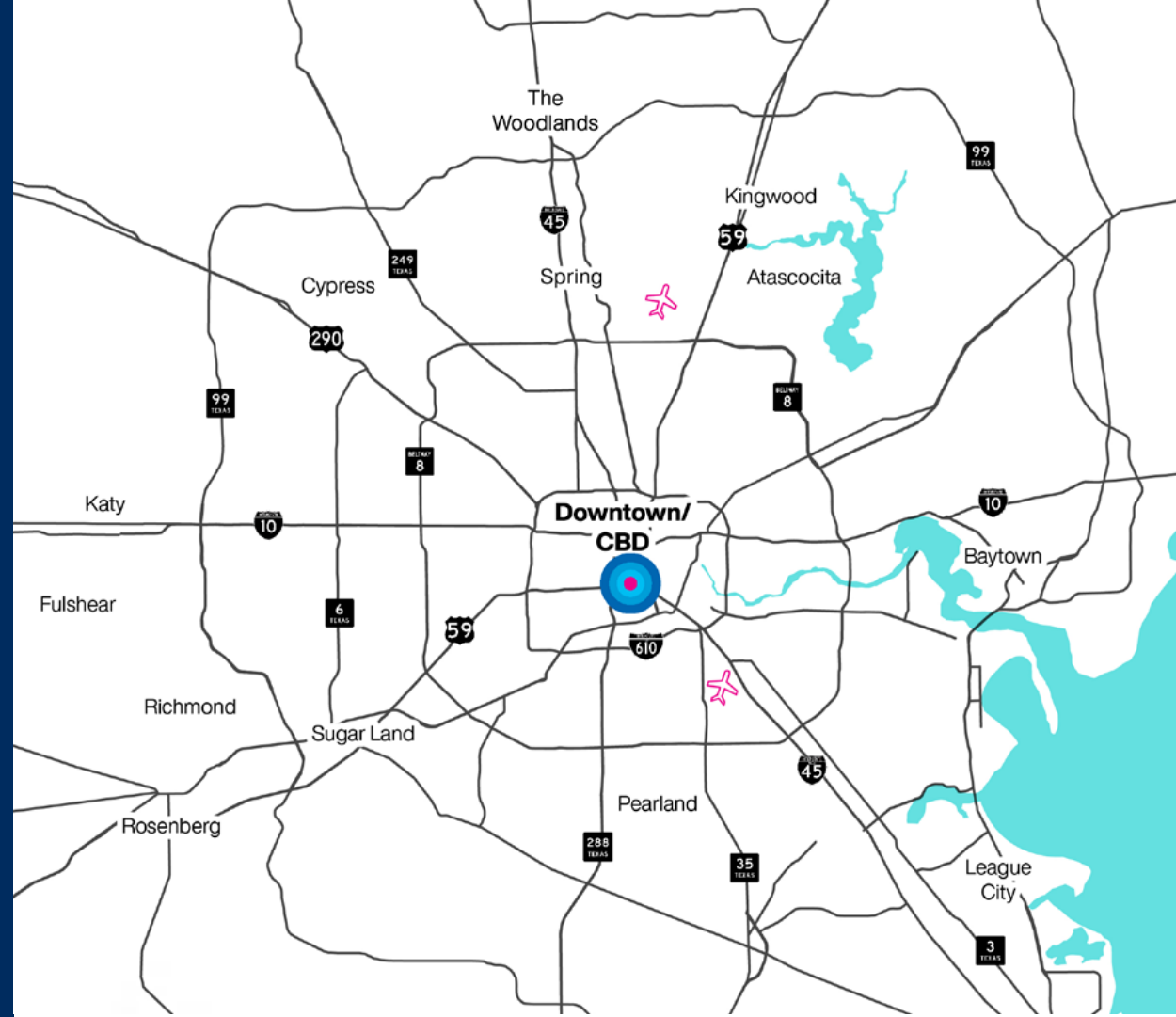
## TRAFFIC COUNTS:

**I-45:** 194,318 cpd

**Webster St:** 6,175 cpd

## DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
<b>Population</b>	29,609	215,072	492,140
<b>Daytime Pop.</b>	109,058	303,850	563,180
<b>Avg HH Income</b>	\$127,131	\$149,886	\$156,202





CVS



Hertz

Randalls



ST JOSEPH MEDICAL CENTER  
In Partnership With Physician Centers



Texas Children's Pediatrics

UNITED STATES POSTAL SERVICE

Public Storage

GREATER HOUSTON AREA COMMAND

South Texas COLLEGE OF LAW HOUSTON

EMBASSY SUITES

DISCOVERYGREEN

HILTON

GRB HOUSTON  
GEORGE E. BROWN CONVENTION CENTER



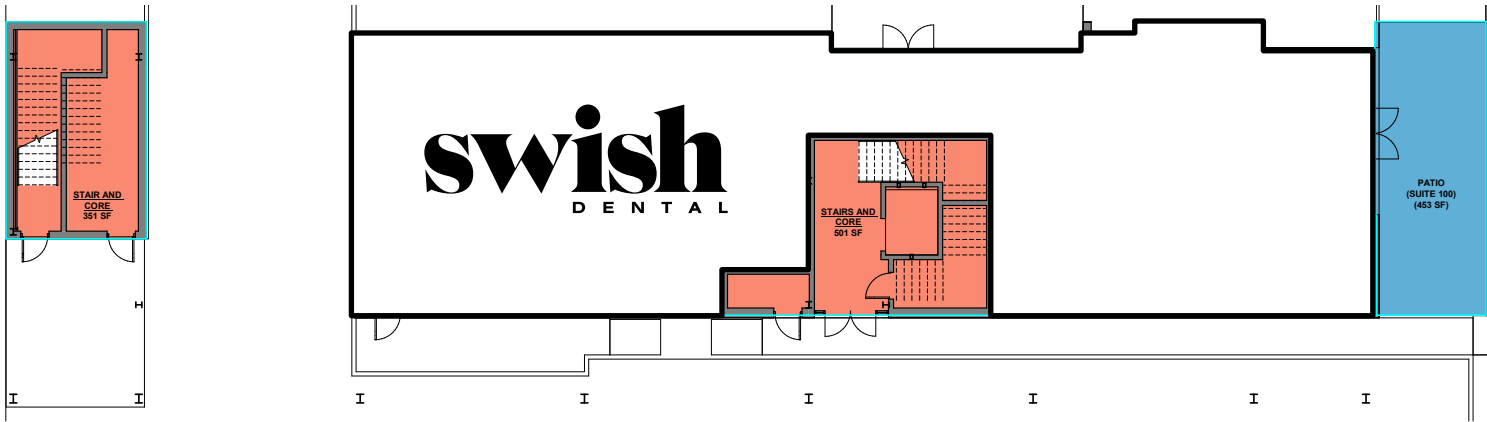
THE RUSTIC



**SITE**



## 1st Floor Retail: 100% Leased

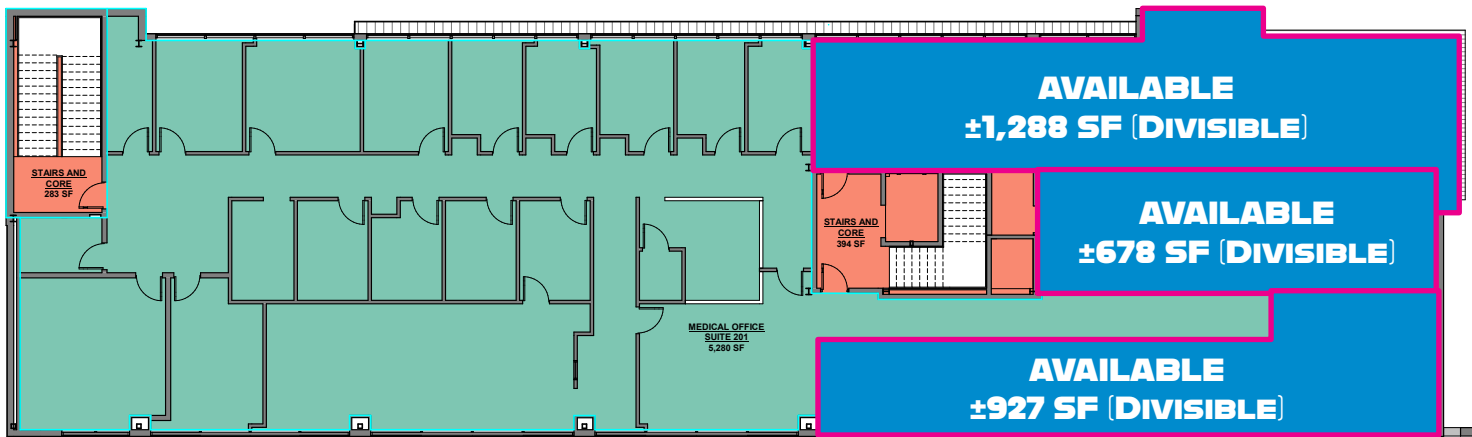


### Building Area Legend

- CIRC
- SUITE 100

LEASING PLAN 1ST FLOOR 1  
1/8" = 1'-0"

## 2nd Floor Retail ±678 SF, ±927 SF & ±1,288 SF



- Building Area Legend
- CIRC
  - MEDICAL OFFICE (SUITE 201)
  - PHARMACY (SUITE 201)
  - SUITE 200

LEASING PLAN 2ND FLOOR 2  
1/8" = 1'-0"





# 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.

<b>Blue Ox Brokerage, LLC</b>	<b>9009549</b>	<b>jj@blueoxgroup.com</b>	<b>713.804.7777</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joshua Jacobs</b>	<b>448255</b>	<b>jj@blueoxgroup.com</b>	<b>713.230.8882</b>
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

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0





# 2204 AUSTIN ST

SWC Austin St & Webster Charles St | Houston, TX

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