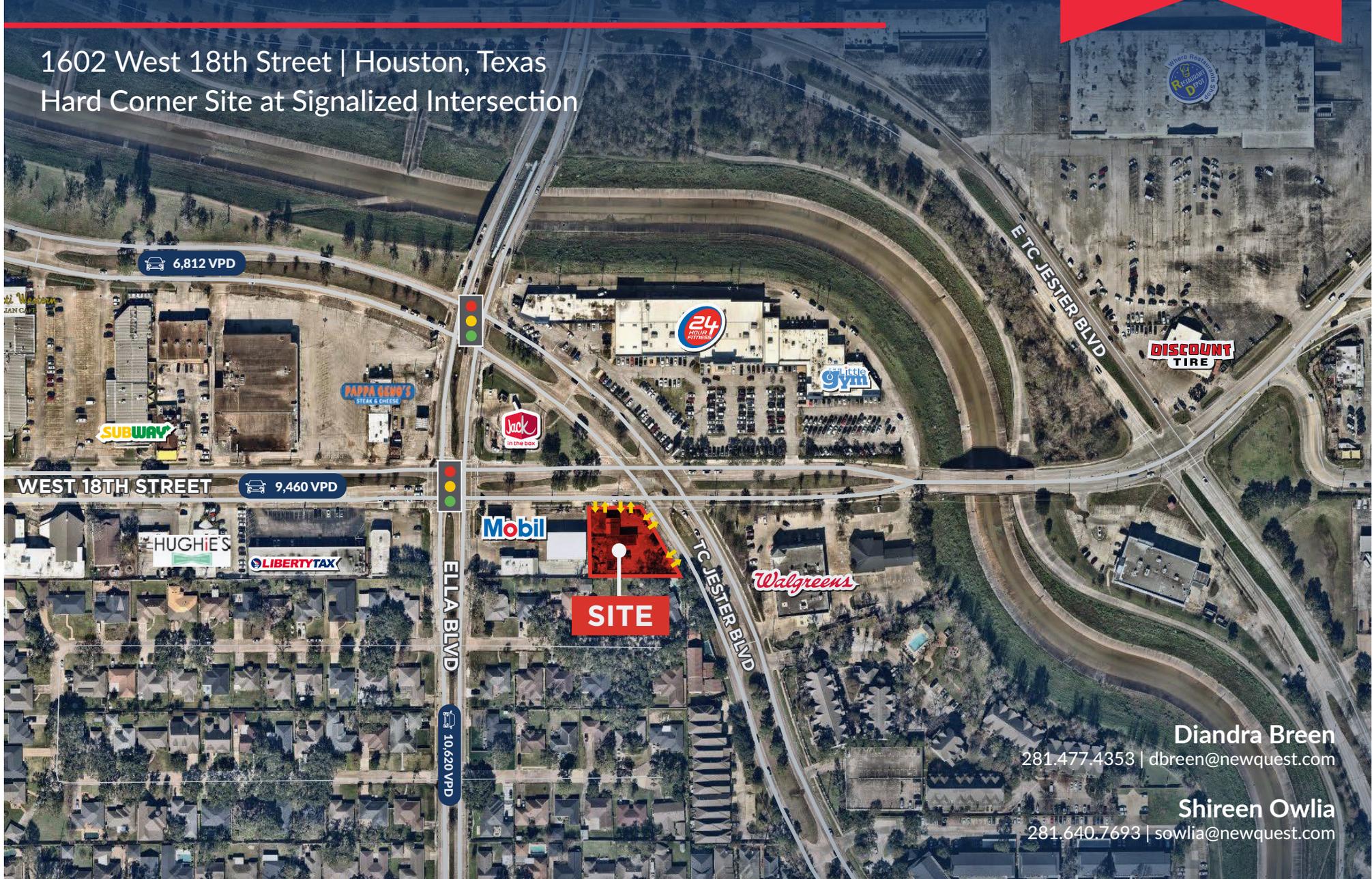




# TIMBERGROVE HARD CORNER

FOR SALE,  
LEASE, OR  
GROUND LEASE

1602 West 18th Street | Houston, Texas  
Hard Corner Site at Signalized Intersection



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# Project Highlights

- ±0.46 acres (±20,038 SF) with a ±1,917-SF freestanding building available for sale, lease, or ground lease.
- Hard corner site at the signalized SW intersection of West 18th Street and T.C. Jester Boulevard.
- Located in the heart of Lazybrook/Timbergrove, and in close proximity to Garden Oaks and Oak Forest, this area is surrounded by growing families.
- The property currently houses a freestanding auto repair shop, operating as Kelly's Tires. It is requested that the tenant not be disturbed.
- This site offers an exceptional opportunity for a quick-service restaurant (QSR) or coffee shop, benefiting from its close proximity to the vibrant Heights District. The area is renowned for its lively bars and restaurants located along 18th, 19th, and 20th Street.
- Conveniently accessible, this location provides easy connectivity to Loop 610, Highway 290, and I-10.

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**38%**  
POPULATION  
GROWTH  
WITHIN 2 MILES  
FROM 2020 TO 2025



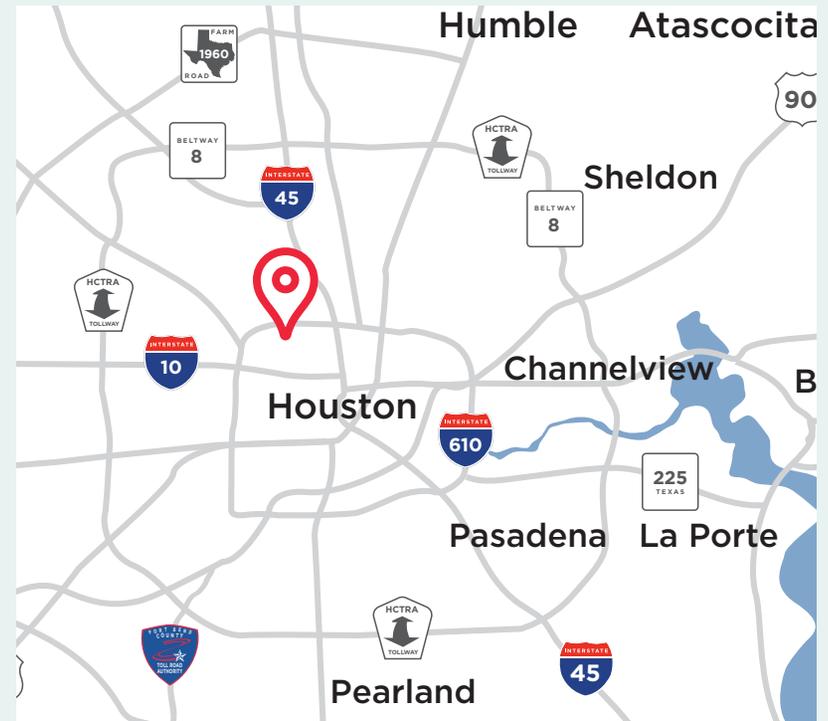
**\$199K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 2 MILES

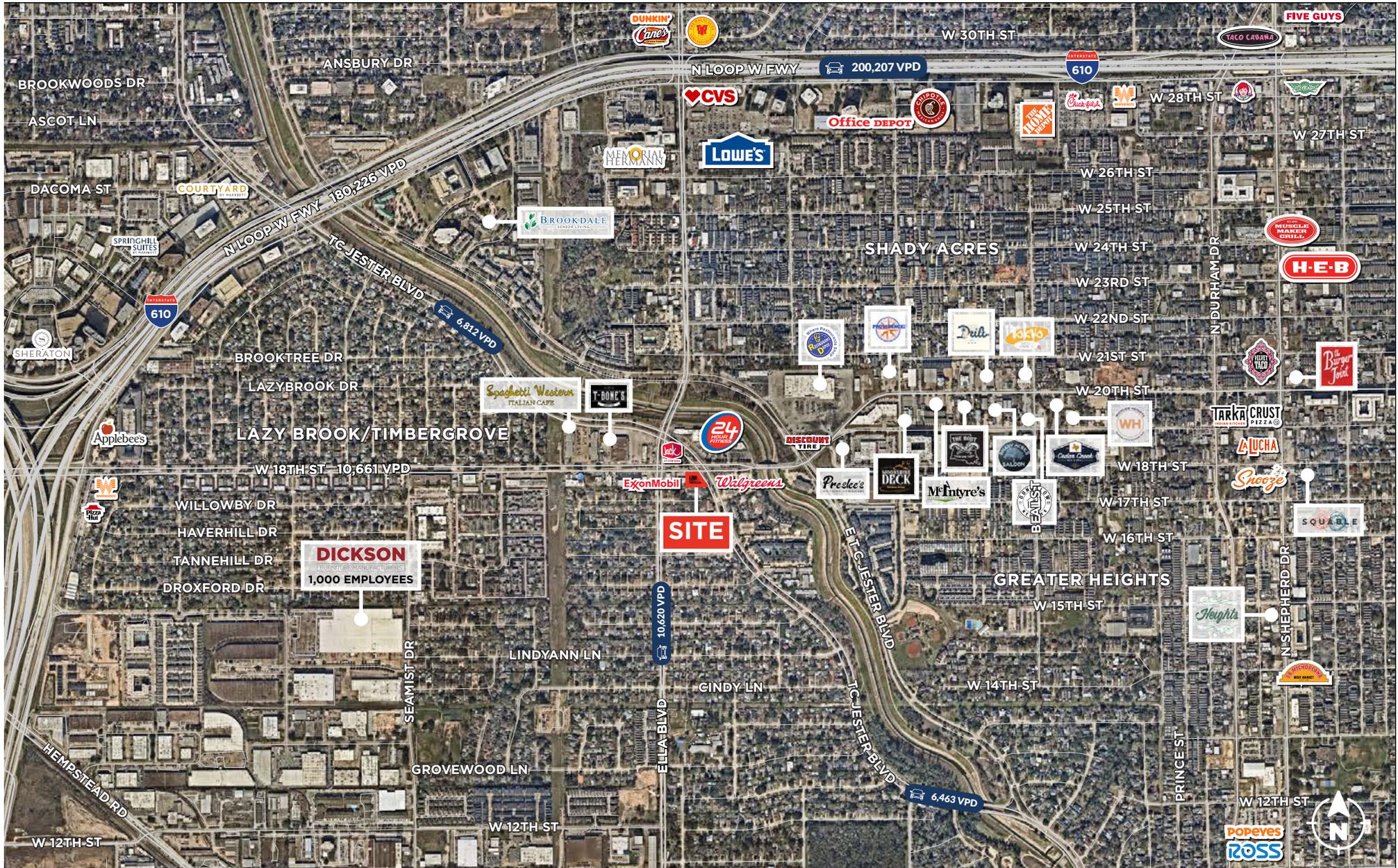


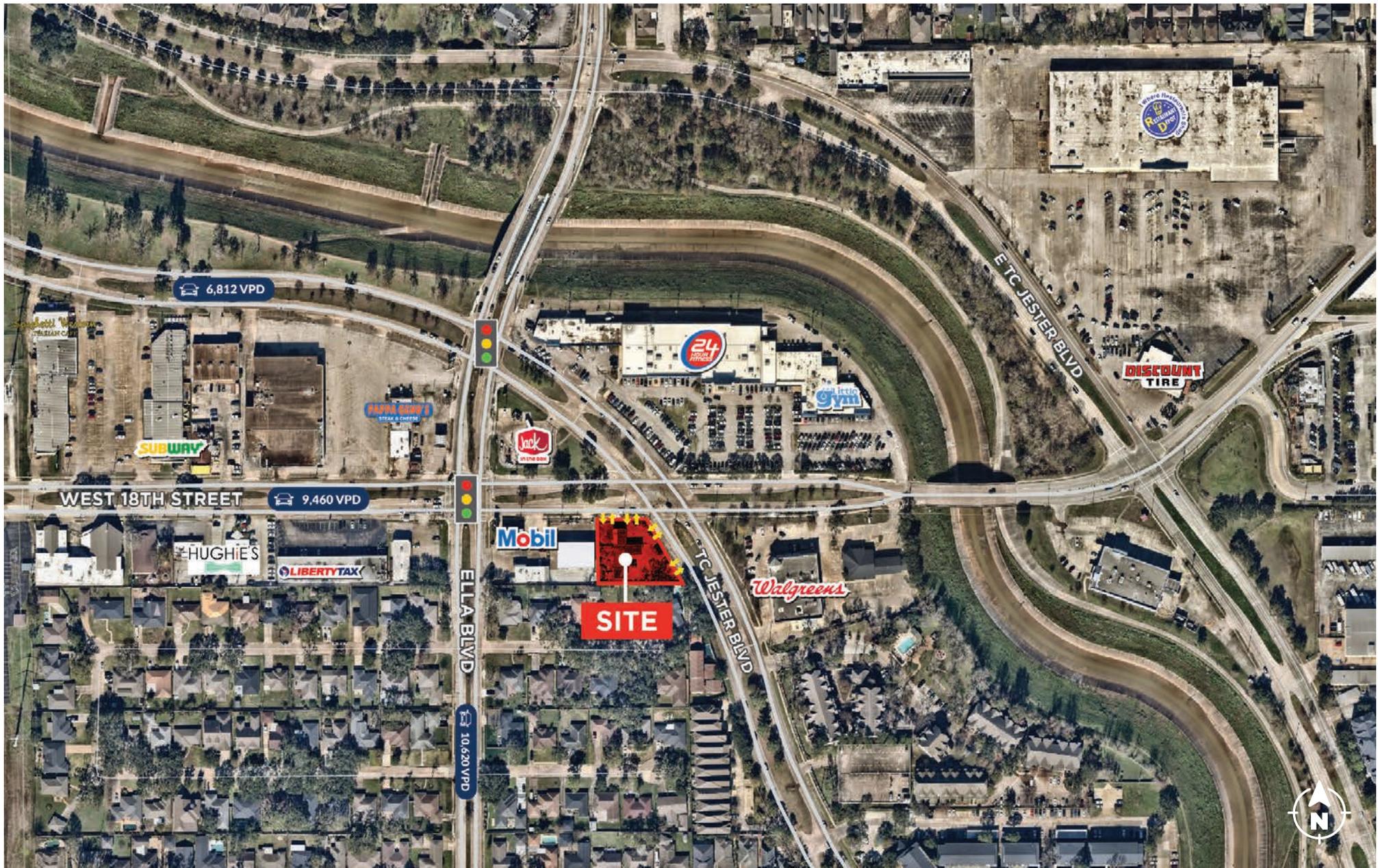
**511K**  
CURRENT  
POPULATION  
WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

## MAJOR AREA RETAILERS







09.25 | 01.25



# Demographics



POPULATION	1 MILE	2 MILES	3 MILES	5 MILES
Current Households	10,740	37,636	79,724	232,603
Current Population	20,705	80,719	170,430	510,732
2020 Census Population	16,547	58,354	134,780	420,437
Population Growth 2020 to 2025	25.12%	38.33%	26.45%	21.48%
2025 Median Age	34.4	35.1	36.1	36.2

RACE AND ETHNICITY	1 MILE	2 MILES	3 MILES	5 MILES
White	62.70%	58.56%	55.84%	48.43%
Black or African American	7.90%	8.38%	10.89%	13.47%
Asian or Pacific Islander	7.91%	7.69%	6.78%	6.75%
Other Races	20.84%	24.64%	25.72%	30.42%
Hispanic	29.15%	33.06%	33.78%	40.28%

INCOME	1 MILE	2 MILES	3 MILES	5 MILES
Average Household Income	\$193,942	\$198,520	\$196,541	\$163,256
Median Household Income	\$138,630	\$142,097	\$137,451	\$109,346
Per Capita Income	\$90,920	\$89,433	\$89,412	\$74,051

CENSUS HOUSEHOLDS	1 MILE	2 MILES	3 MILES	5 MILES
1 Person Households	39.28%	37.78%	39.91%	41.52%
2 Person Households	31.65%	29.93%	28.95%	27.93%
3+ Person Households	29.07%	32.30%	31.14%	30.55%
Owner-Occupied Housing Units	59.38%	57.32%	55.57%	44.71%
Renter-Occupied Housing Units	40.62%	42.68%	44.43%	55.29%

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

# 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. **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.

<b>Home Asset, Inc., dba NewQuest</b> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<b>420076</b> License No.	- Email	<b>281.477.4300</b> Phone
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<b>H. Dean Lane, Jr.</b> Licensed Supervisor of Sales Agent/Associate	<b>366134</b> License No.	<b>dlane@newquest.com</b> Email	<b>281.477.4300</b> Phone
<b>Diandra Breen</b> Sales Agent/Associate's Name	<b>754307</b> License No.	<b>dbreen@newquest.com</b> Email	<b>281.477.4353</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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