

**2337 W. Holcombe Blvd.
Houston, Texas 77030**



PIPELINE REALTY
COMMERCIAL INVESTMENT, DEVELOPMENT & MANAGEMENT



Retail Space for Lease in the Medical Center Area SEC of W. Holcomb Blvd. & Morningside Dr.

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The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

PROPERTY INFORMATION

LOCATION:

SEC Holcombe Blvd & Morningside Dr
Houston, Texas 77030

AVAILABLE:

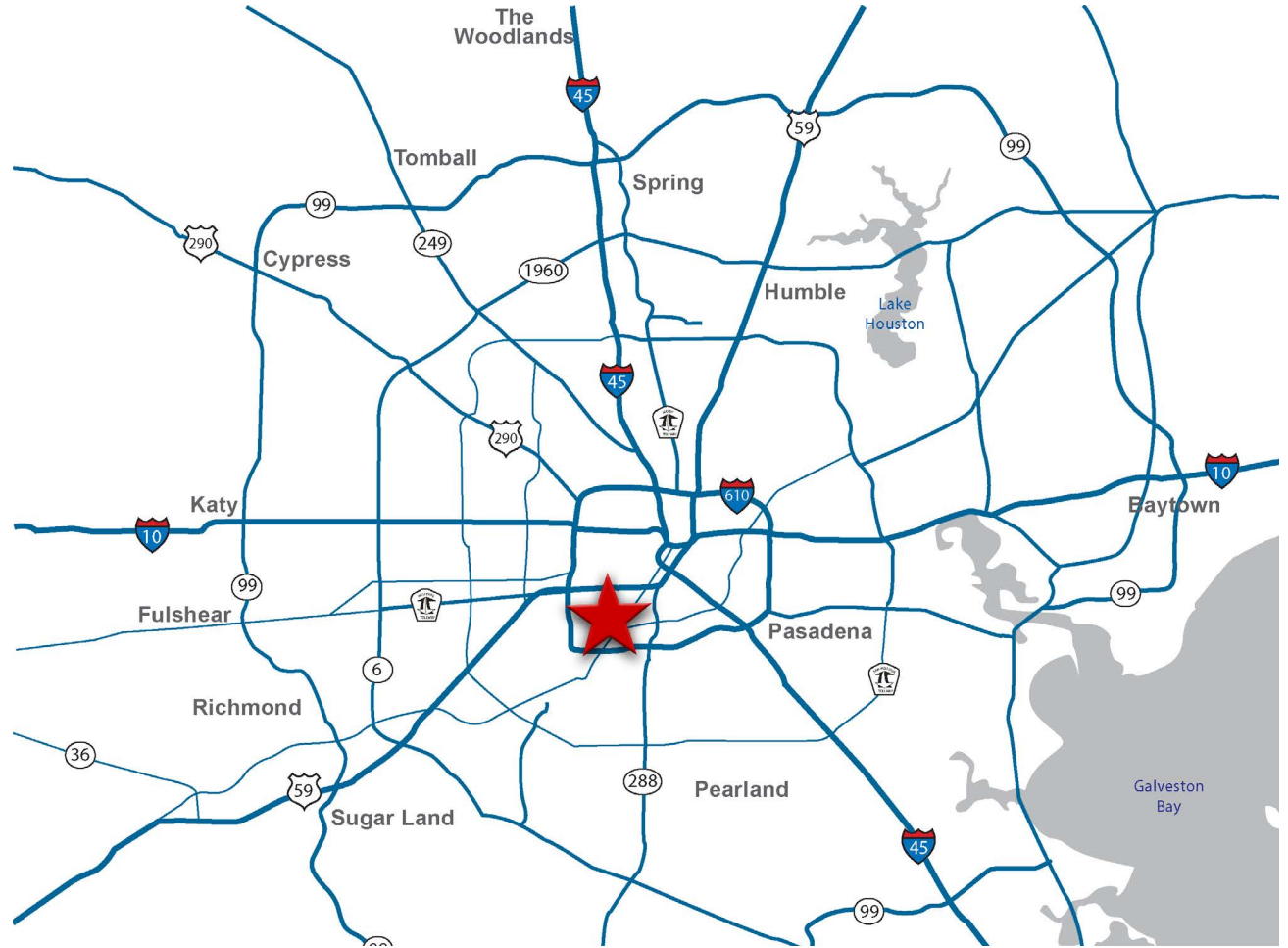
3,600 SF Freestanding Building

RATE:

Call for Pricing

PROPERTY HIGHLIGHTS:

- Located on W. Holcombe Blvd between Kirby Dr & Greenbriar Dr, just west of the Medical District
- High visibility and easy access
- Easy access to US-59/I-69, US-90 and Loop 610
- Nearby Rice Village, Texas Medical Center, Galleria, River Oaks, Montrose & Downtown
- Built out as a bank
- Three drive-thru lanes
- ¼ mile to TX Medical Center



TRAFFIC COUNTS: (TXDOT)

W. Holcombe Blvd: 29,849 VPD west of site ('23) & 26,533 VPD east of site ('22)
Kirby Dr: 20,361 VPD ('22) | Greenbriar Dr: 9,180 VPD ('22) | Main St: 21,518 VPD ('23)

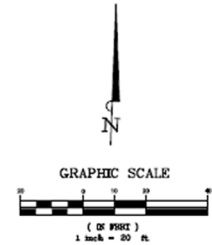
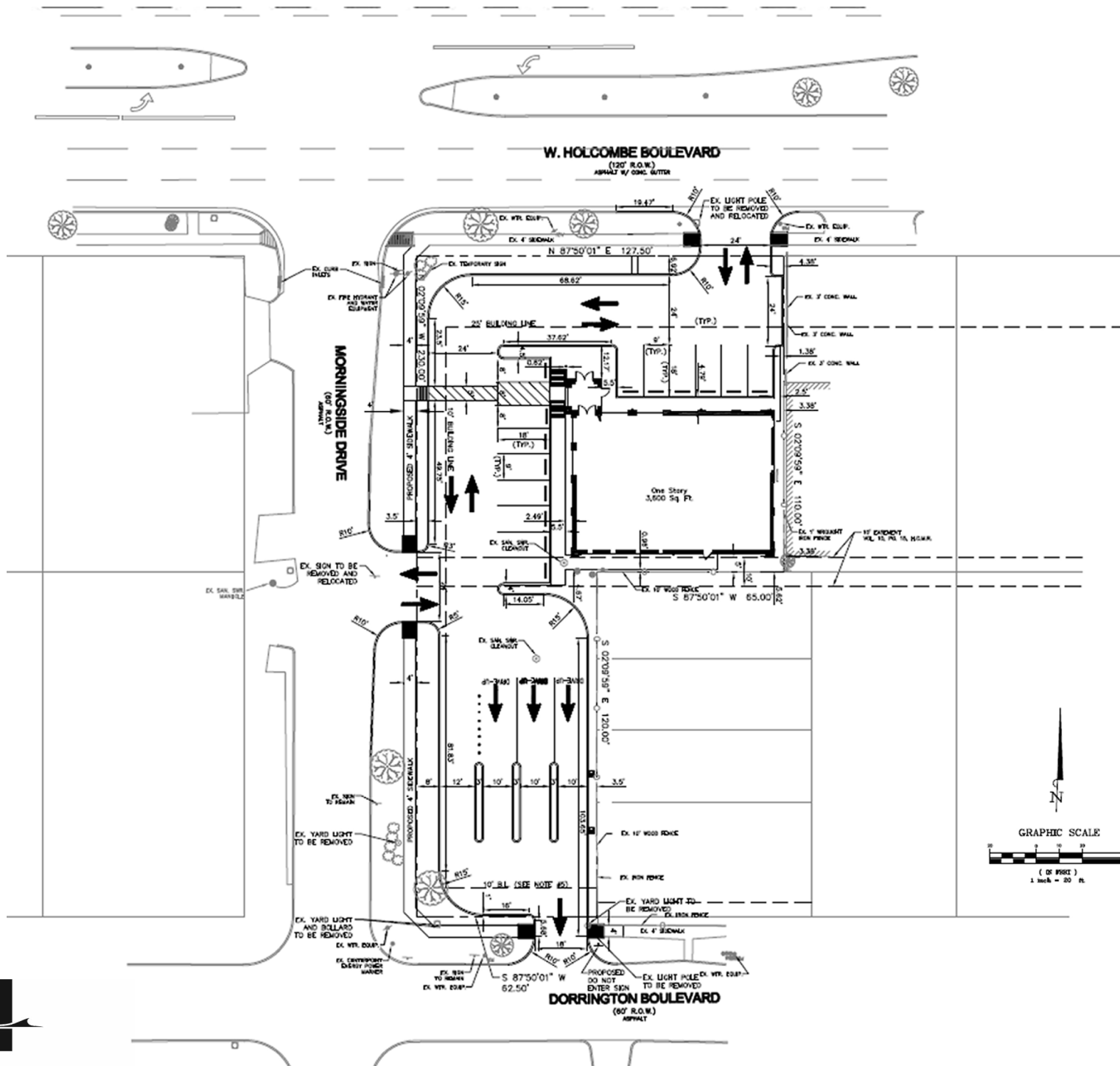
DEMOGRAPHICS

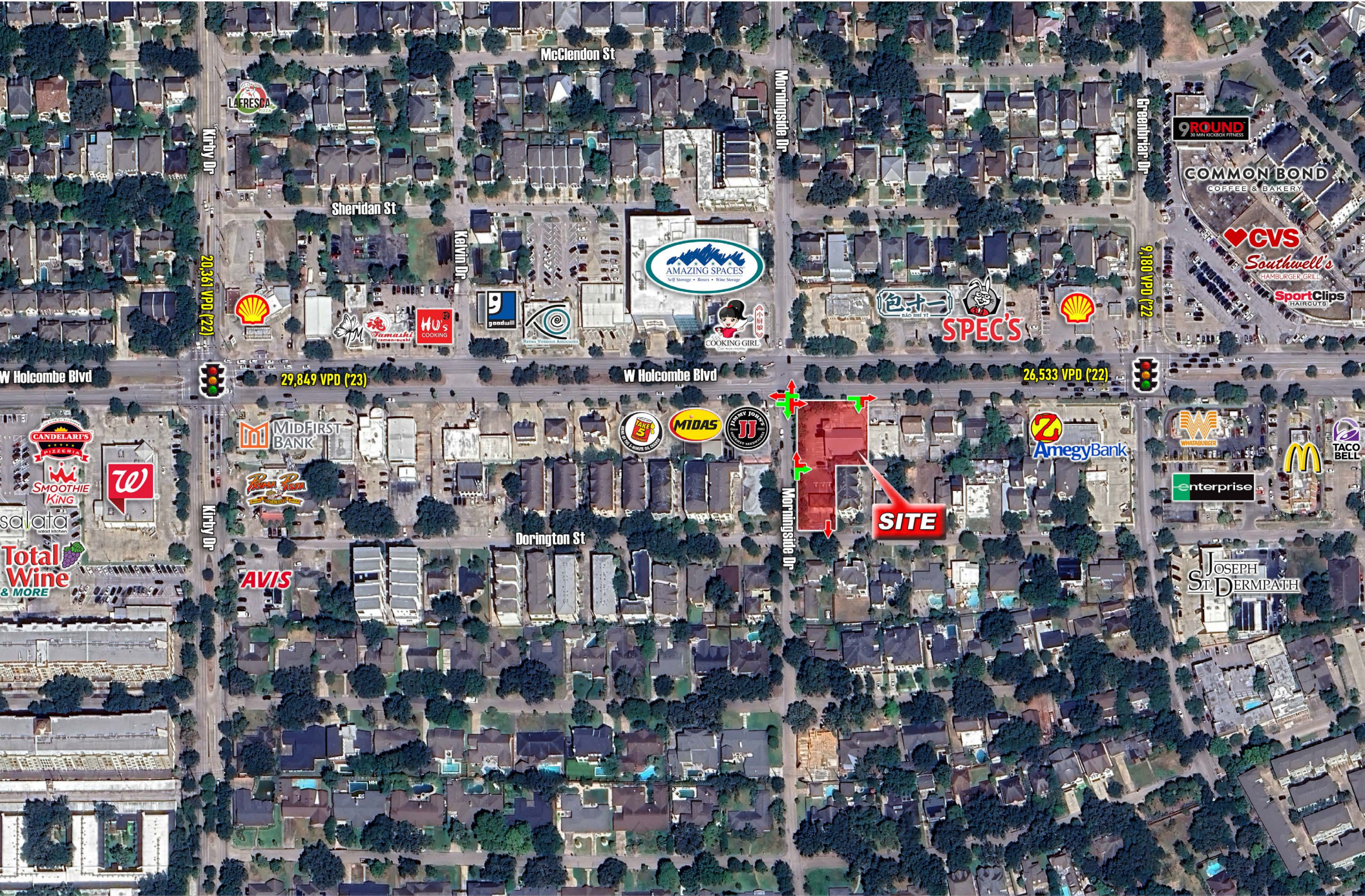
	1 Mile	2 Miles	3 Miles	5 Miles
2024 Population	24,981	82,176	182,025	482,311
Daytime Population	110,018	252,646	411,096	942,648
Average Household Income	\$157,446	\$158,694	\$150,562	\$138,441





SITE PLAN





Kirby Dr
20,361 VPD (22)

Kirby Dr

29,849 VPD (23)

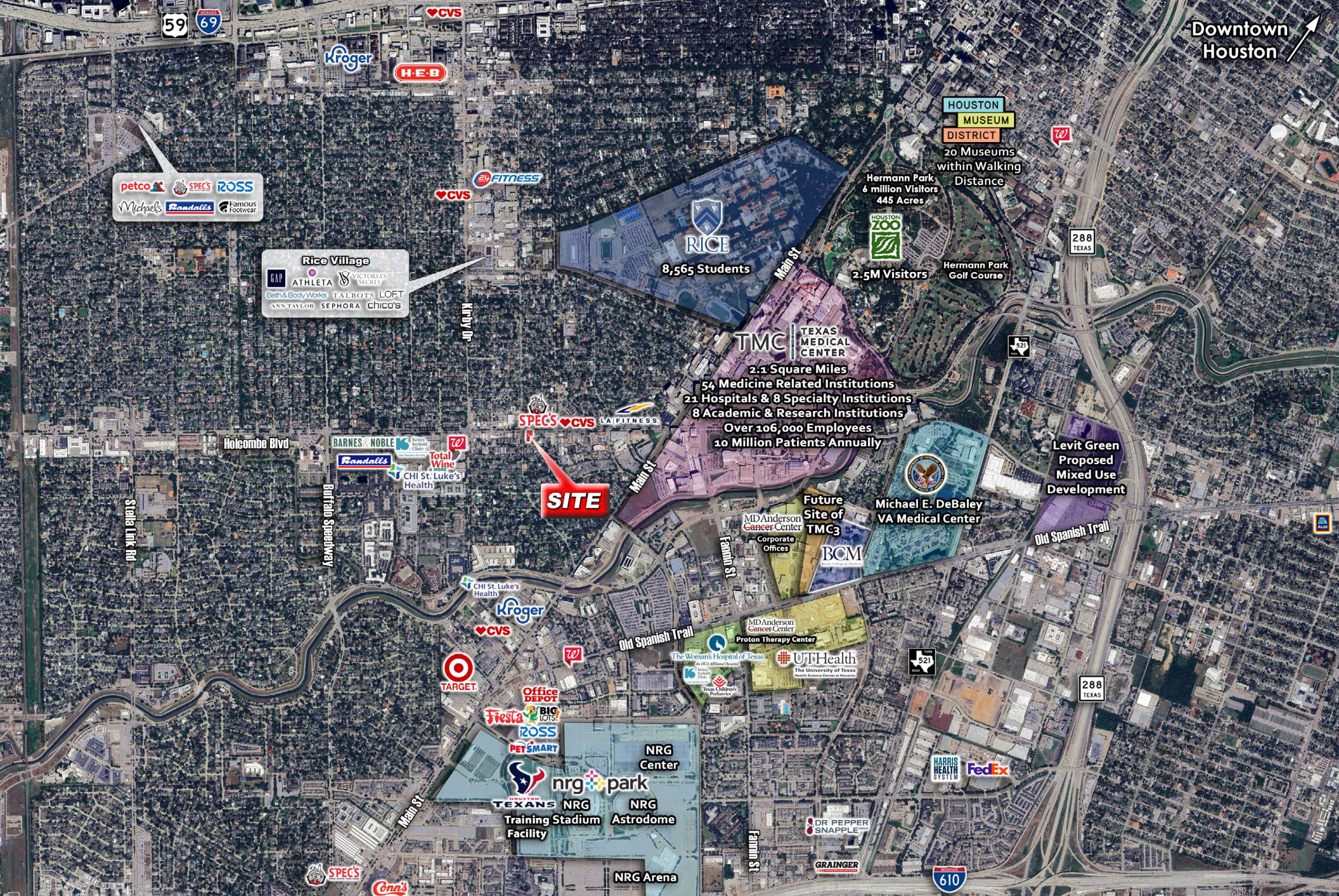
W Holcombe Blvd

26,533 VPD (22)

Morningstar Dr
9,180 VPD (22)

SITE





Downtown Houston

HOUSTON MUSEUM DISTRICT
20 Museums within Walking Distance

RICE
8,565 Students

HOUSTON ZOO
2.5M Visitors
Hermann Park
6 million Visitors
445 Acres

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

Levit Green Proposed Mixed Use Development

SITE

Future Site of TMC3
Corporate Offices
BCM

Michael E. DeBakey VA Medical Center

TARGET

Office DEPOT
Fiesta BIG lots
ROSS
PETSMART

NRG Center
NRG park
HOUSTON TEXANS
NRG Training Stadium
NRG Astrodome
NRG Facility
NRG Arena

MD Anderson Cancer Center
Proton Therapy Center
The Women's Hospital of Texas
UTHealth
The University of Texas Health Science Center at Houston

HARRIS HEALTH SYSTEM
FedEx

DR PEPPER SNAPPLE

GRAINGER



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

_____ 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

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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