



Space For Lease

leasing@reviveco.com 713.357.5800

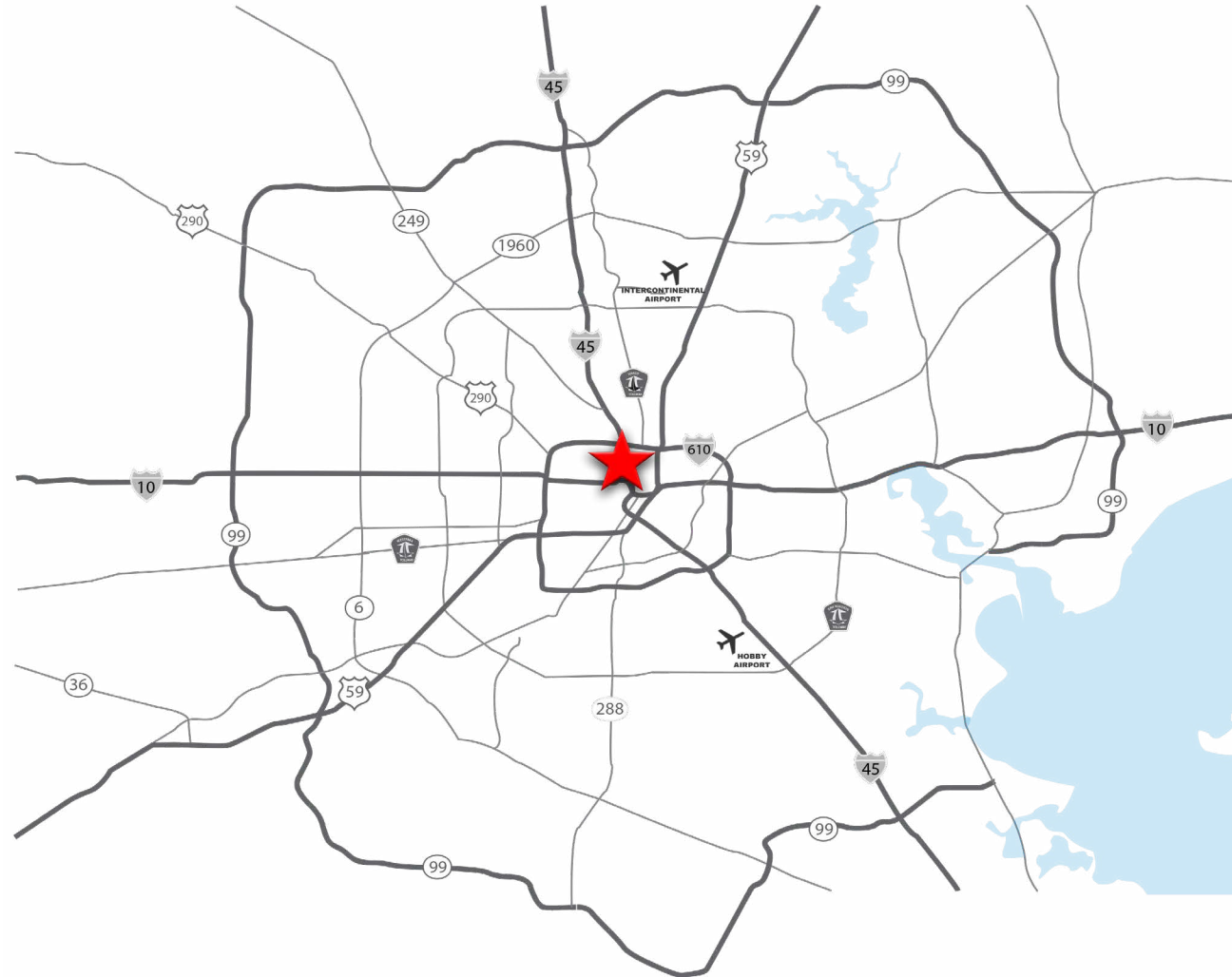
IN THE HEIGHTS

301 Pecore Street, Houston, Texas 77009

REVIVE
DEVELOPMENT
SUPPLYING DEMAND

HIGHLIGHTS

- Located in a high-sales food & beverage corridor
- Rare Drive Thru Opportunity
- Proximity to Houston Heights' most prestigious and in-demand schools
- Positioned in The Woodland Heights— one of the most affluent and desirable neighborhoods in the Heights
- Prime hard-corner location with a traffic light
- Flexible Build-to-Suit opportunity
- Can accommodate a small freestanding F&B building with a drive thru lane, walk-up window, garden patio, and generous on-site parking



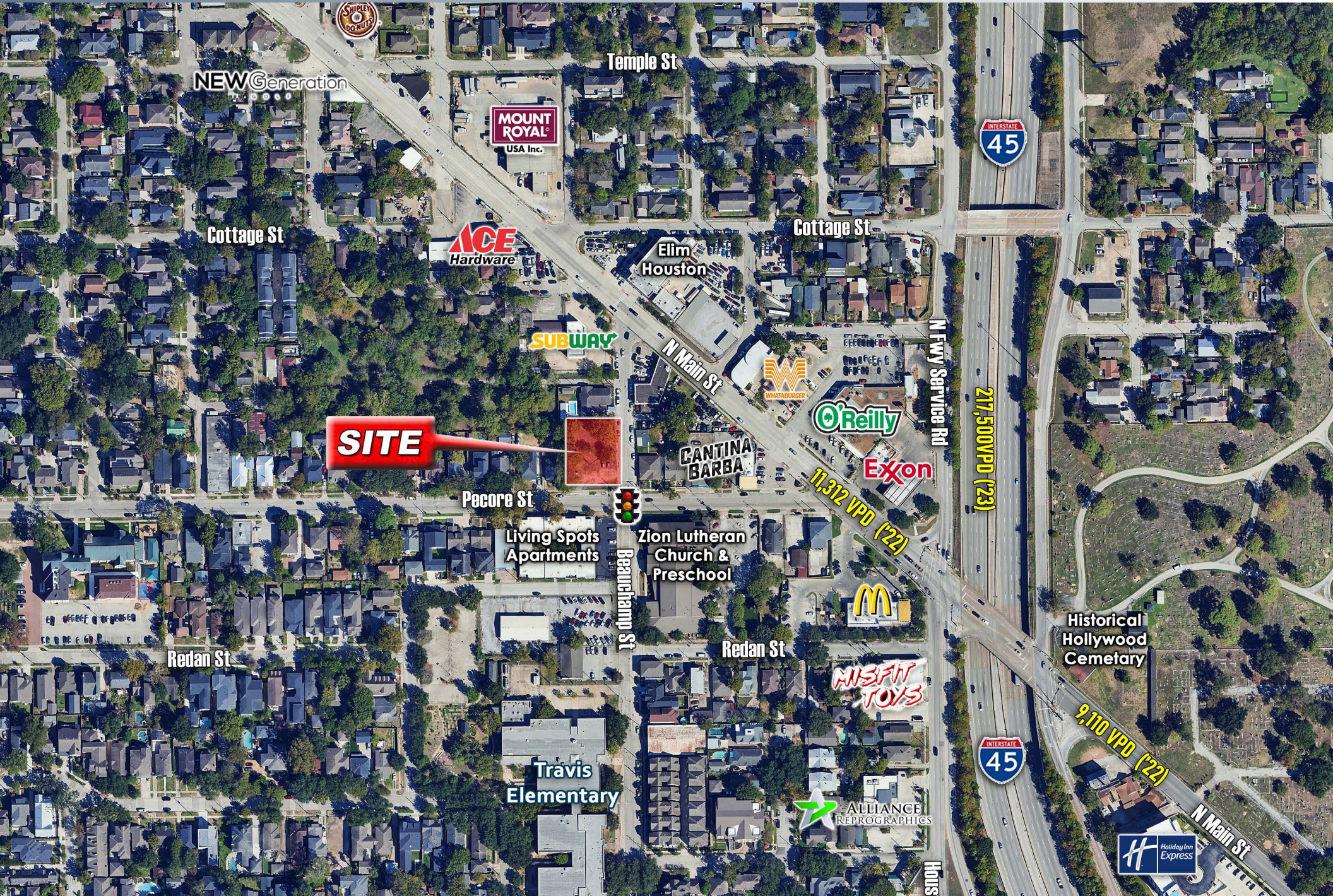
SITE PLAN

PARKING ANALYSIS			
USE	RATIO	SQ FT	PARKING SPACES
SMALL RESTAURANT	8/1000	640	6
PATIO<15%	N/A	96	0
PATIO>15%	8/1000	521	5
10% BIKE REDUCTION			-1
TOTAL REQUIRED			10
TOTAL PROVIDED			10



FOR LEASE

301 PECORE STREET
HOUSTON, TEXAS 77009




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DEMOGRAPHICS


2024 Population

	1 mile	18,314
	3 mile	187,838
	5 mile	429,561


Daytime Population

	1 mile	14,451
	3 mile	320,842
	5 mile	607,698


Total Households

	1 mile	8,135
	3 mile	85,470
	5 mile	189,744


Median Age

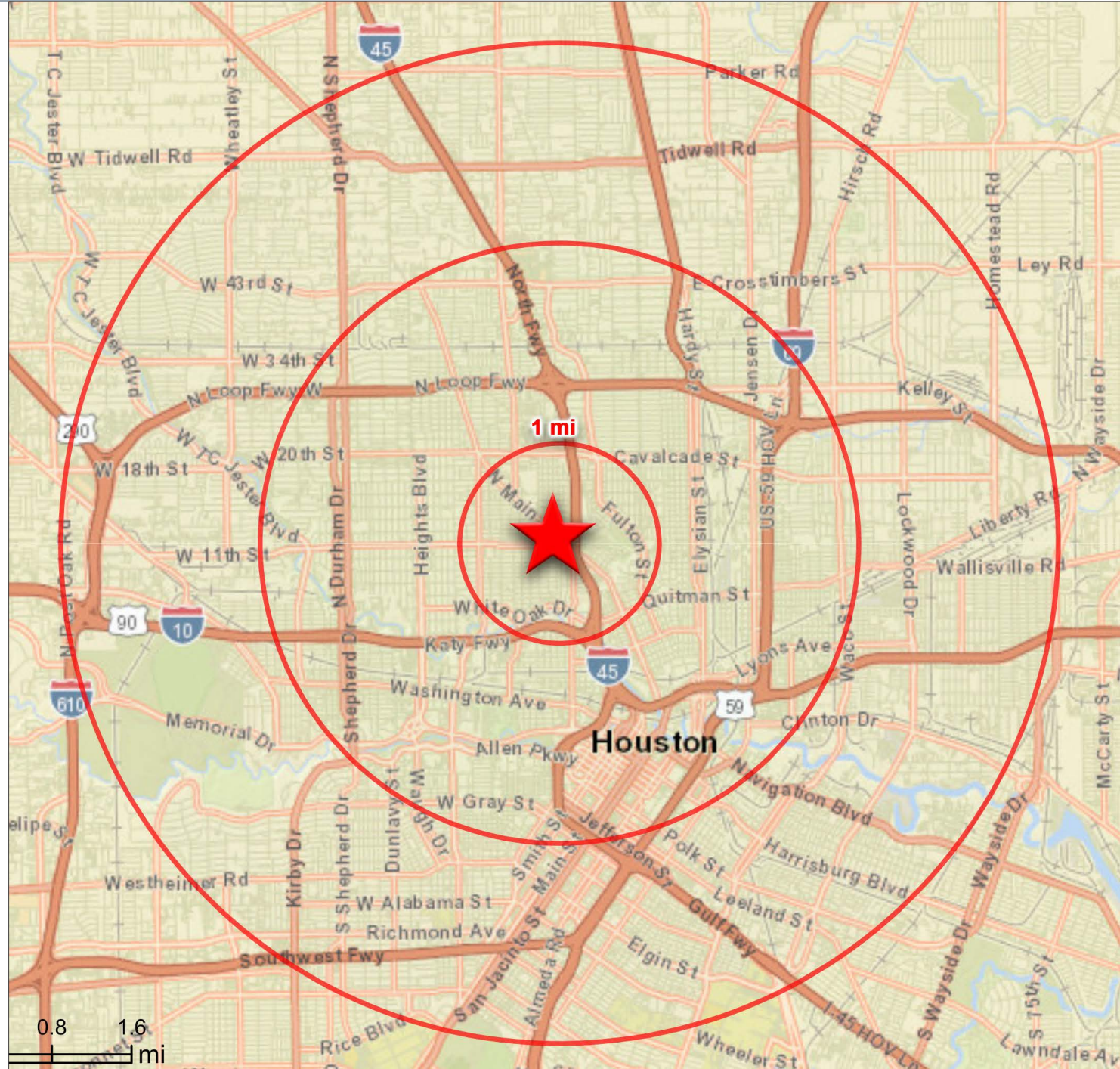
	1 mile	37.4
	3 mile	35.0
	5 mile	35.6

Average Household Income

	1 mile	\$153,098
	3 mile	\$152,877
	5 mile	\$138,266

Average Home Value

	1 mile	\$619,463
	3 mile	\$502,898
	5 mile	\$507,021



DRIVE-TIME DEMOGRAPHICS

2024 Population



5 minutes	41,562
10 minutes	324,103
15 minutes	823,959

Daytime Population



5 minutes	45,960
10 minutes	480,800
15 minutes	1,215,374

Total Households



5 minutes	18,718
10 minutes	141,404
15 minutes	335,895

Median Age



5 minutes	37.1
10 minutes	35.0
15 minutes	35.2

Average Household Income

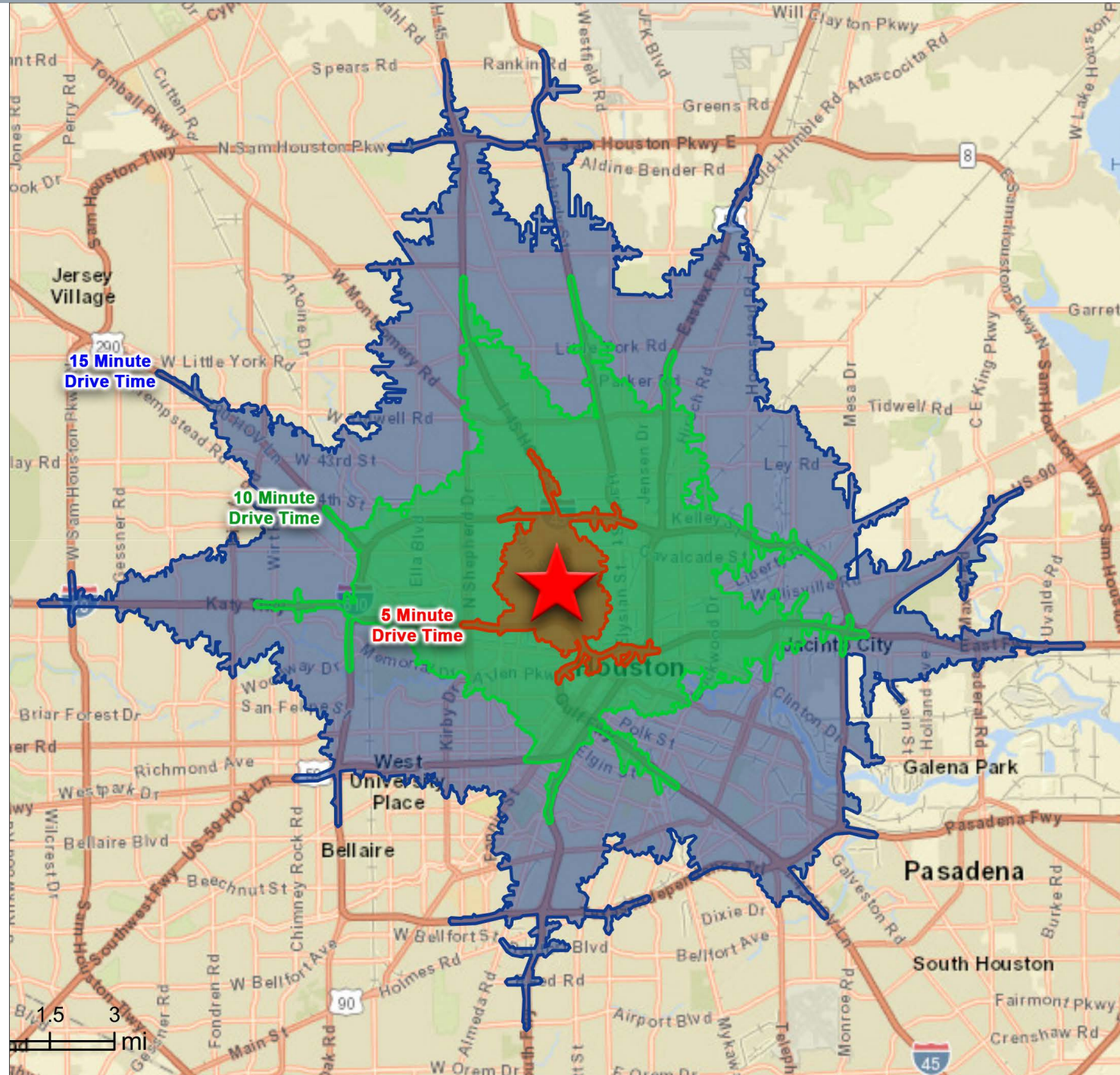


5 minutes	\$154,903
10 minutes	\$135,312
15 minutes	\$120,753

Average Home Value



5 minutes	\$591,245
10 minutes	\$453,957
15 minutes	\$482,699





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.



11-3-25

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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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 written 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 written not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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