

MULTI-TENANT RETAIL BUILDING FOR LEASE



AVAILABLE

- 2 PAD SITES
- 2 MULTI-TENANT CENTERS
- 1,500 SF, NEWLY CONSTRUCTED 2nd GEN RETAIL

HIGHLIGHTS

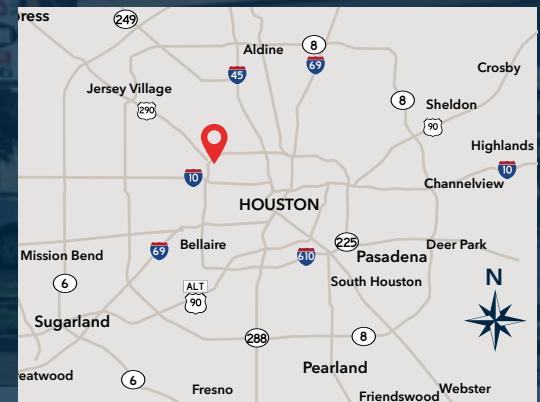
- Caters to Timbergrove, the Heights and other "inside the loop" neighborhoods
- Serves rapidly gentrifying neighborhoods nearby including Oak Forest
- Large land parcel stretching from Minimax Dr. to West 18th St.
- Across from Northwest Mall, Houston site for Texas Bullet Train
- Excellent Freeway visibility
- Freeway Signage
- Surplus Parking - 5.33 Parking Ratio

SIZE

PAD SITE 1
Land: 4,112 SF
Building C (Whataburger)

PAD SITE 2
Land: 11,620 SF
Building D (Garden Center)

<5 MILES
from
the renowned
Galleria mall!



WEST LOOP & 18TH

1720 West Loop North
Houston, TX 77008
SEC West Loop North & West 18th St

LEASING INFORMATION

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DEMOGRAPHICS

TRADE AREA BY BLOCK GROUPS



Population

RADIUS	1 MILE	2 MILE	5 MILE
2025 Projection	7,906	52,941	424,970
2020 Estimate	7,579	50,906	409,016
2010 Census	6,442	44,195	357,497
Growth 2020 - 2025	4.31%	4.00%	3.90%
Growth 2010 - 2020	17.65%	15.18%	14.41%



2019 Population by Age

RADIUS	1 MILE	2 MILE	5 MILE
Median Age	38.40	36.20	37.10
Average Age	38.60	36.60	37.40



2019 Population by Occupation

RADIUS	1 MILE	2 MILE	5 MILE
Civilian Employed	4,538 7 4.91%	29,118 73.18%	227,233 70.25%
Civilian Unemployed	104 1.72%	810 2.04%	6,045 1.87%
Civilian Non-Labor Force	1,416 23.37%	9,862 24.79%	90,150 27.87%
Armed Forces	0 0.00%	0 0.00%	54 0.02%



2019 Population by Education

RADIUS	1 MILE	2 MILE	5 MILE
Some High School, No Diploma	618 10.44%	6,600 17.44%	47,325 15.56%
High School Grad (Incl Equivalency)	899 15.18%	7,061 18.66%	48,388 15.90%
Some College, No Degree	1,190 20.10%	7,134 18.85%	55,555 18.26%
Associate Degree	442 7.46%	2,652 7.01%	17,336 5.70%
Bachelor Degree	1,947 32.88%	9,202 24.31%	79,559 26.15%
Advanced Degree	825 13.93%	5,196 13.73%	56,074 18.43%



2019 Average Household Size

RADIUS	1 MILE	2 MILE	5 MILE
	2.10	2.30	2.20



Households

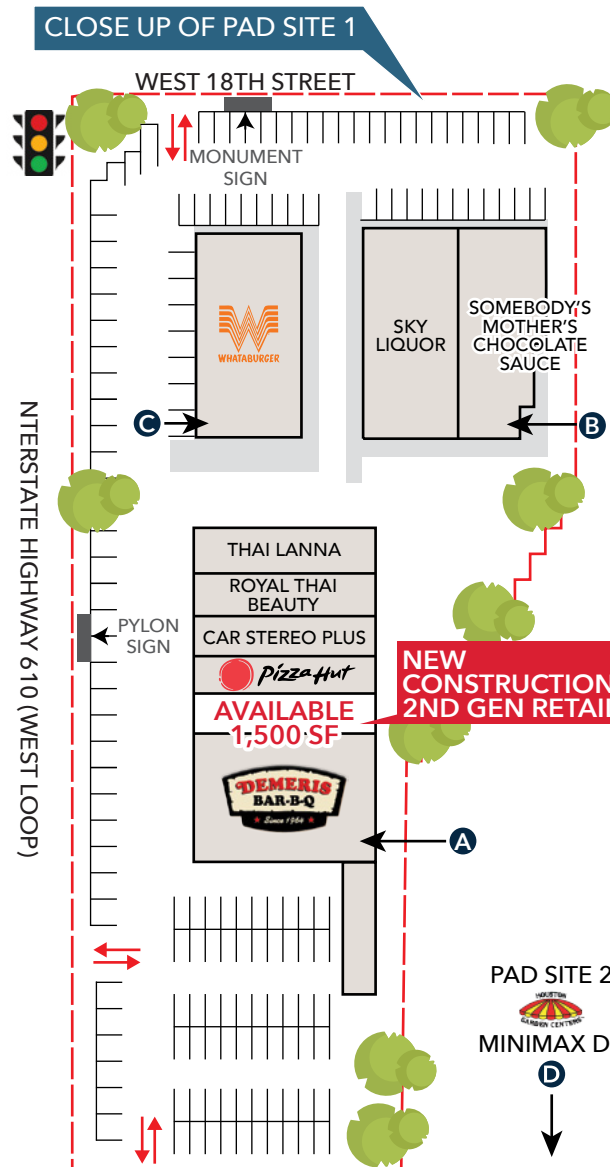
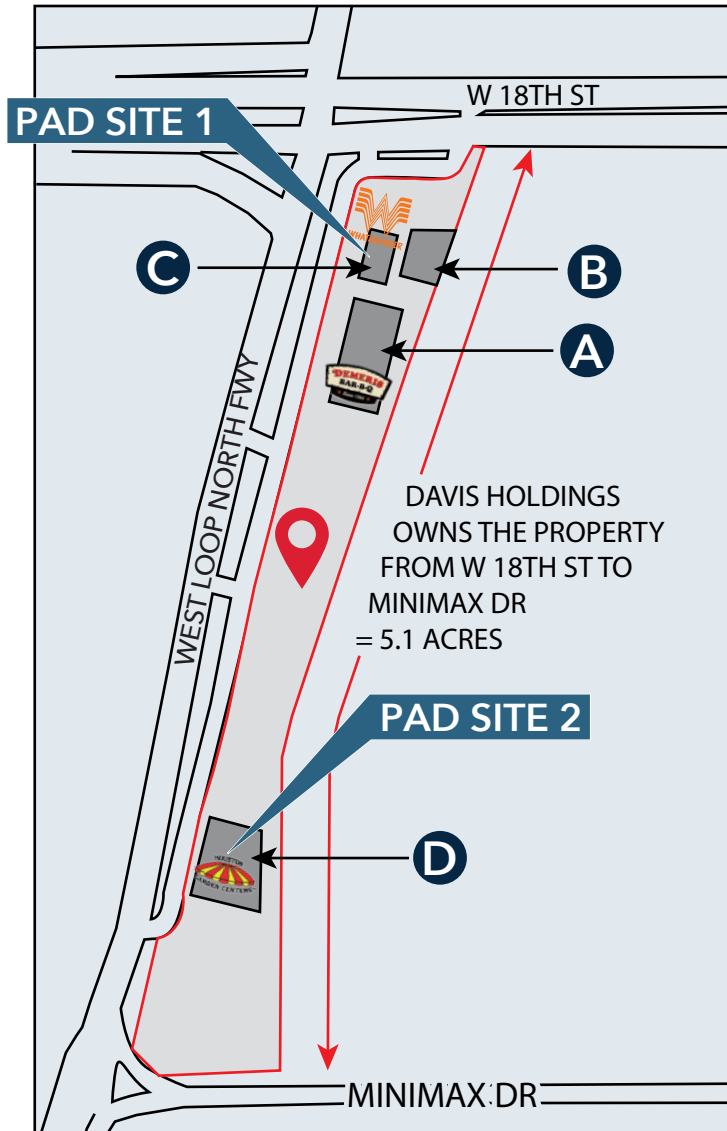
RADIUS	1 MILE	2 MILE	5 MILE
2025 Projection	3,698	22,240	185,599
2020 Estimate	3,571	21,469	178,898



Income

RADIUS	1 MILE	2 MILE	5 MILE
2020 Avg Household Income	\$105,572	\$106,714	\$115,481
2020 Med Household Income	\$72,086	\$69,008	\$76,612





SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

AVAILABLE

- 2 Pad Sites
- 2 Multi-Tenant Centers
- 1,500 SF Newly Constructed 2nd Gen Retail

A

Multi-Tenant Building: 12,000 SF

1. Car Stereo & Alarms / 1,500
2. Demeris Barbecue / 4,500
3. Pizza Hut / 1,500
4. Royal Thai Beauty / 1,500
5. Thai Lanna Restaurant / 1,500

B

Multi-Tenant Building: 4,809 SF

6. Sky Liquor / 2,384
7. Somebody's Mother's Chocolate / 2,425

C

PAD SITE 1

- Land: 4,112 SF
8. Whataburger

D

PAD SITE 2

- Land: 11,620 SF
9. Houston Garden Center