

# VILLAGE PLACE



**VILLAGE PLACE**

5600 KIRBY DR, HOUSTON, TEXAS 77005



**MAIN STREET**  
COMMERCIAL PARTNERS

# HOUSTON DEMOGRAPHICS

## TOTAL POPULATION

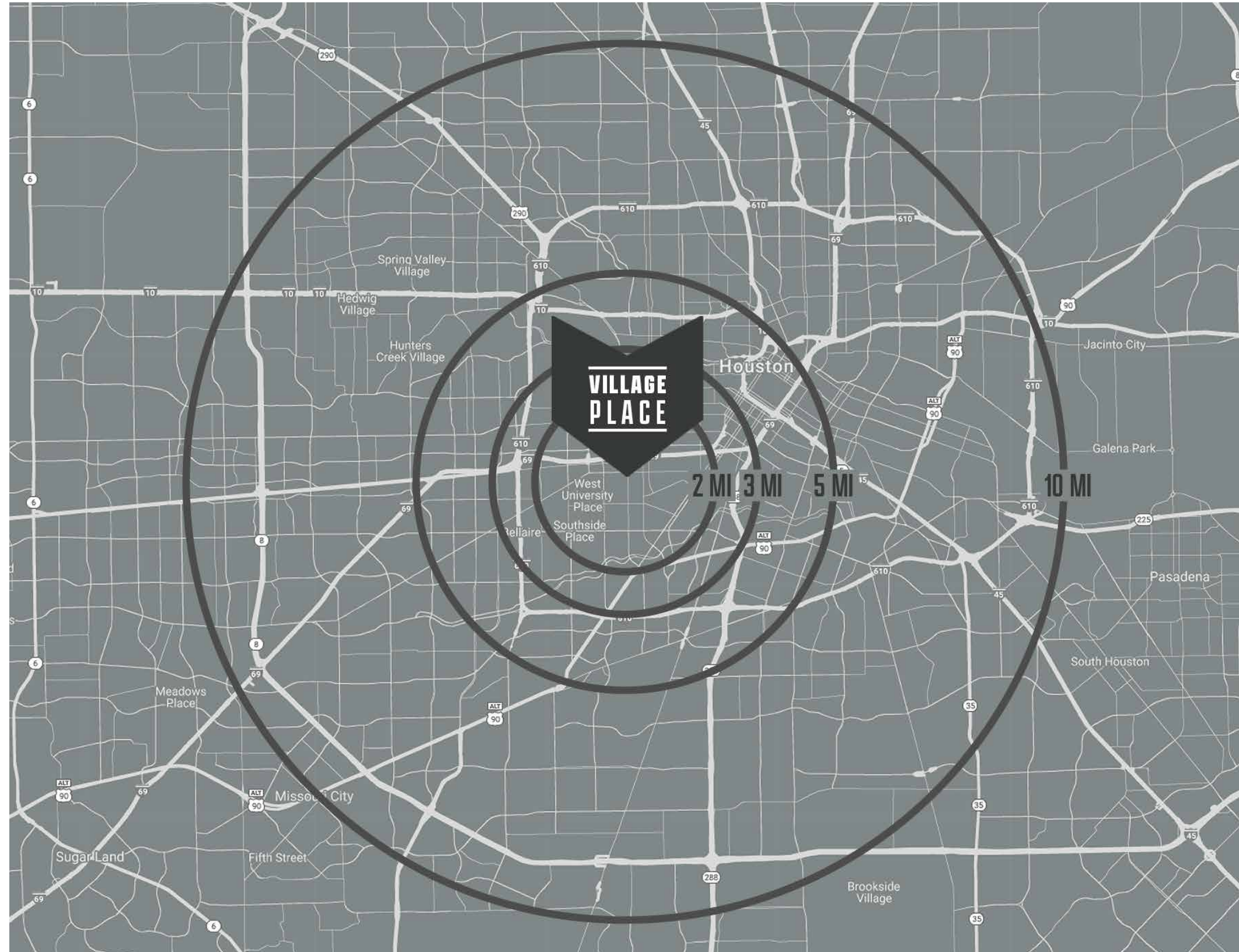
YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2024	95,407	208,809	516,590	1,613,445

## FUTURE TOTAL POPULATION

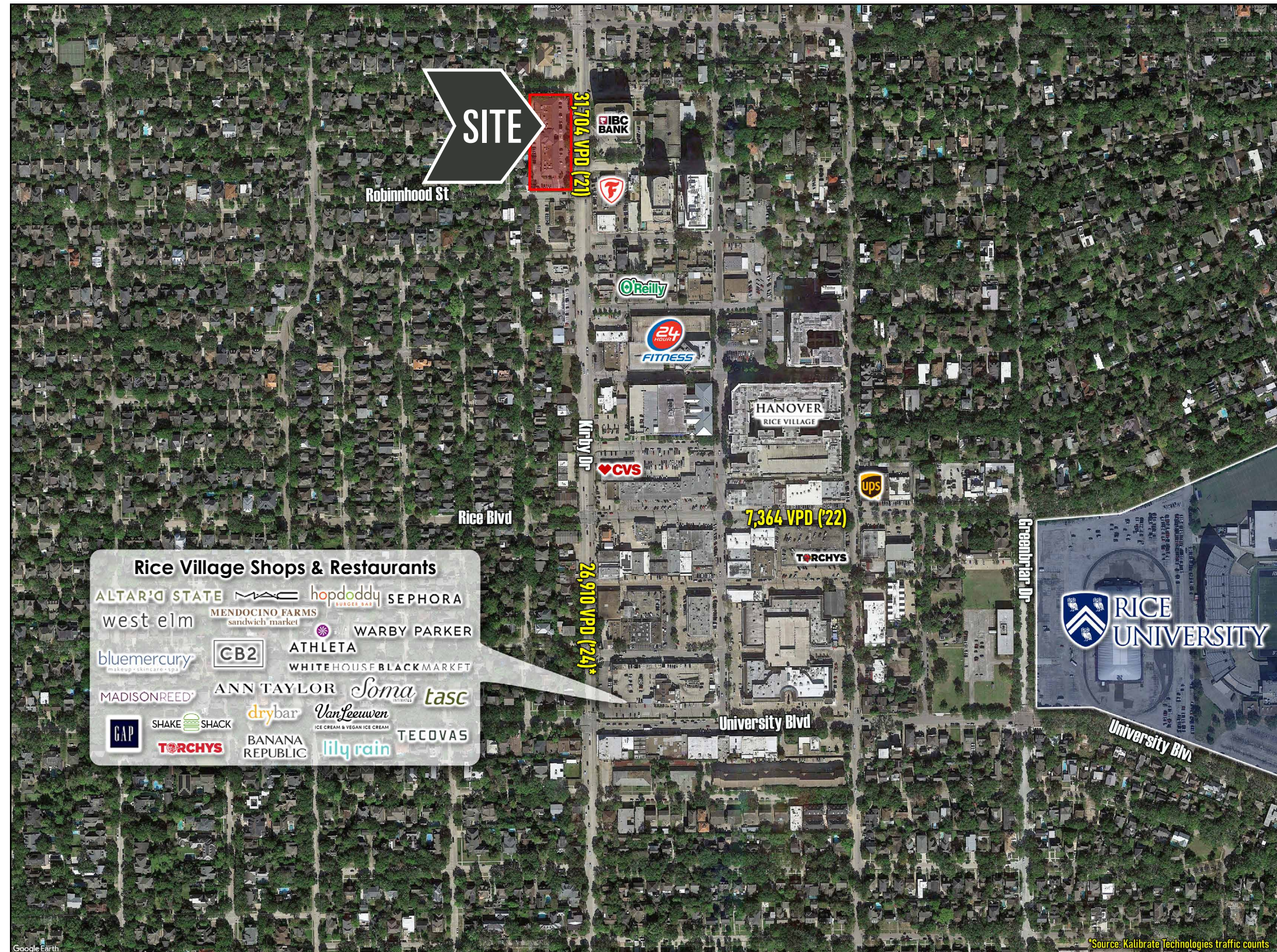
2029 TOTAL POPULATION	2 MILES	3 MILES	5 MILES	10 MILES
	97,832	216,839	534,130	1,650,314

## MEDIAN HOUSEHOLD INCOME

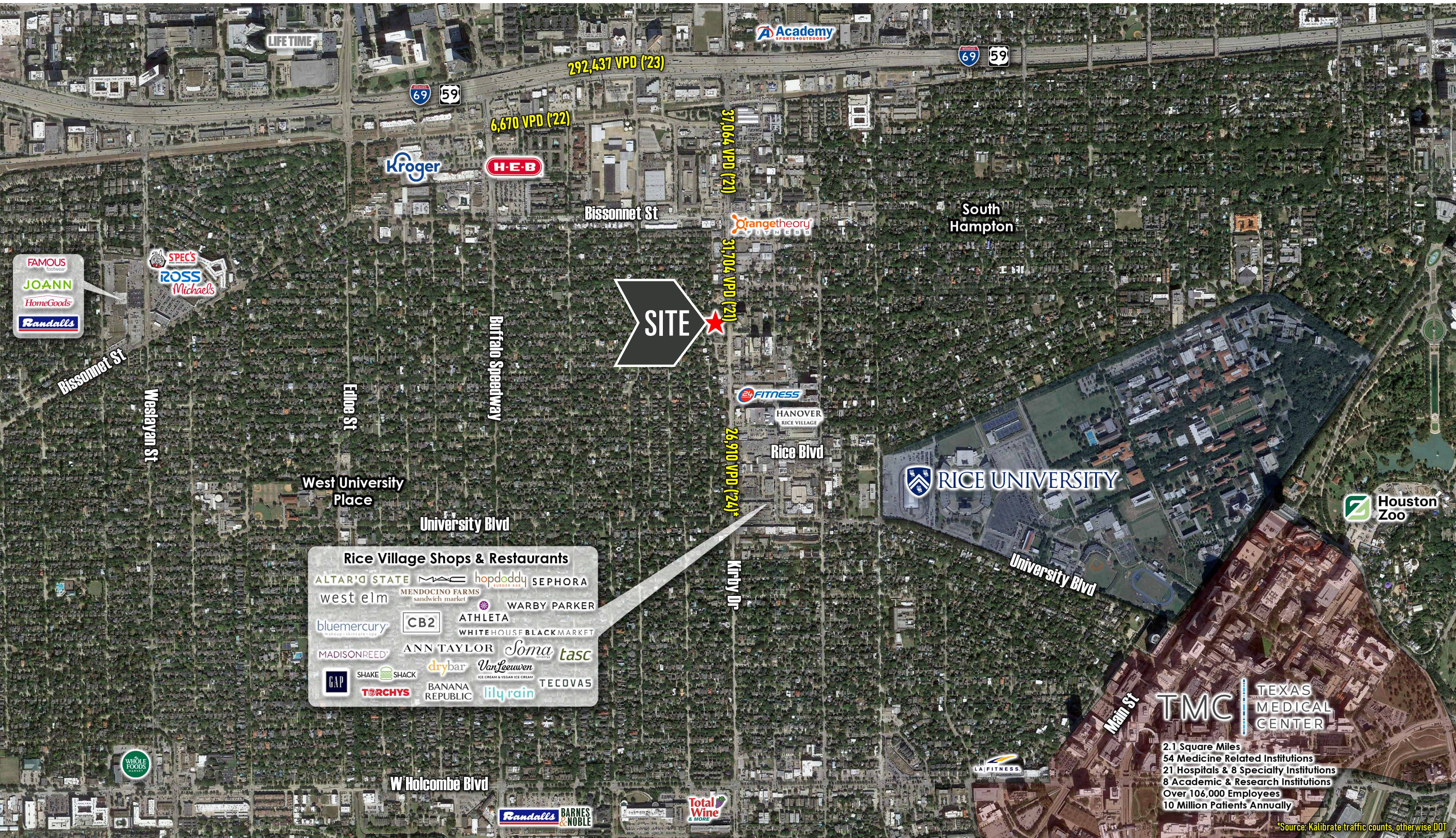
YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2024	\$116,157	\$102,814	\$88,807	\$65,076



- › Village Place is an approximately 23,000 SF center located at the southwest corner of Kirby Dr & Nottingham in the heart of Rice Village.
- › The center includes several national tenants including Crave, Chipotle and xfinity.
- › Available:
  - » 2,045 SF 2nd Gen Med Spa



# > MARKET AERIAL



292,437 VPD (23)

6,670 VPD (22)

37,064 VPD (21)

31,704 VPD (21)

26,910 VPD (24)\*

**SITE** ★

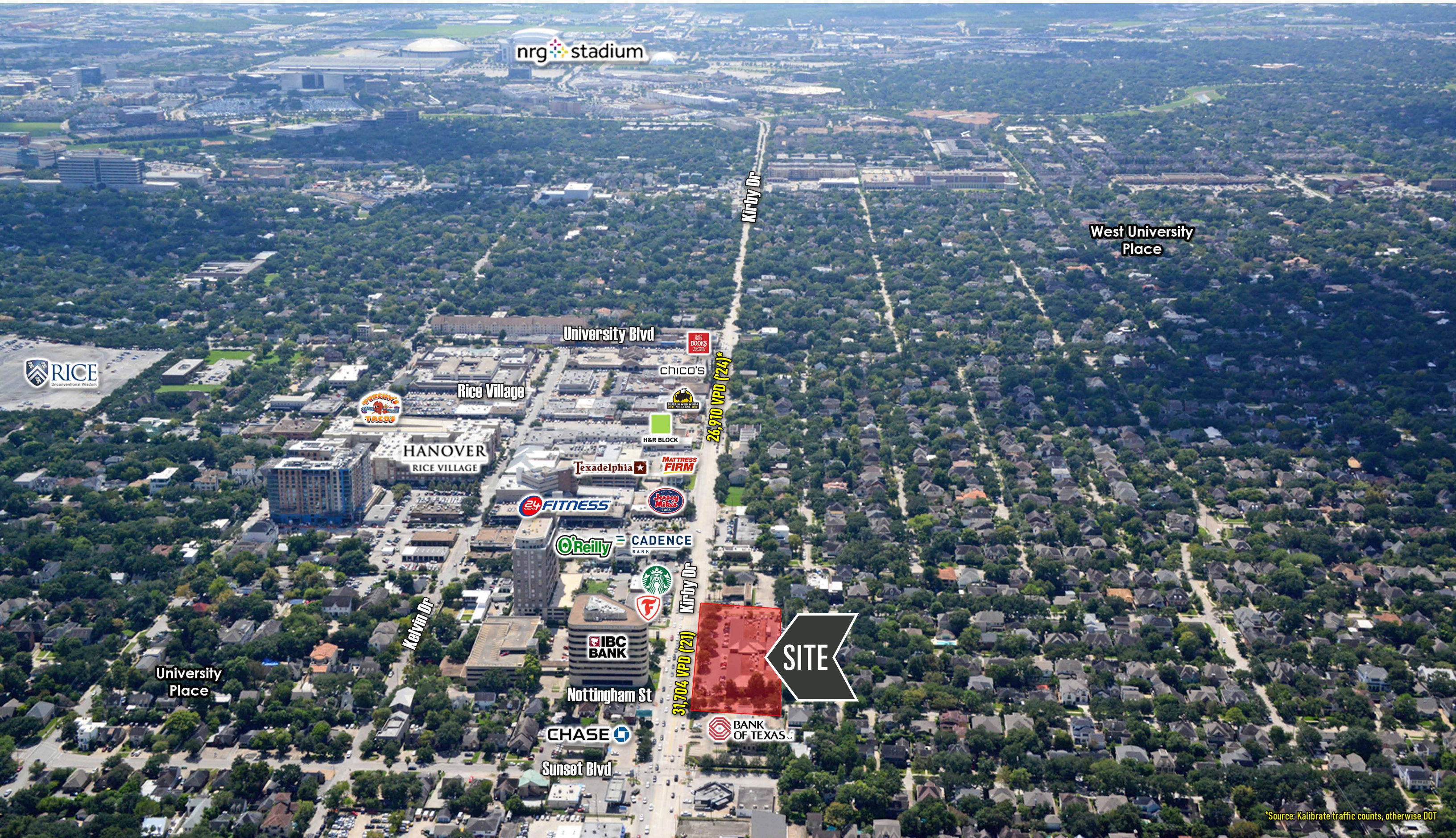
- Rice Village Shops & Restaurants**
- ALTAR'D STATE
  - MAC
  - hopdoddy
  - SEPHORA
  - west elm
  - MENDOCINO FARMS sandwich market
  - WARBY PARKER
  - bluemercury
  - CB2
  - ATHLETA
  - WHITEHOUSEBLACKMARKET
  - MADISONREED
  - ANN TAYLOR
  - Soma
  - tasc
  - GAP
  - SHAKE SHACK
  - drybar
  - VanLeeuwen ICE CREAM & VEGAN ICE CREAM
  - TORCHYS
  - BANANA REPUBLIC
  - lily rain
  - TECOVAS

**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

\*Source: Kalibrate traffic counts, otherwise DOT

# > OBLIQUE AERIAL



nrg stadium

West University Place

RICE  
Unconventional Wisdom

University Blvd

Kirby Dr

Rice Village

chico's

MUSHEG TASSO

26,910 VPD (24)\*

HANOVER  
RICE VILLAGE

H&R BLOCK

Texadelphia

MATTRESS FIRM

24 FITNESS

Jordan Marsh

O'Reilly

CADENCE BANK

Starbucks

F

Kirby Dr

IBC BANK

31,704 VPD (21)\*

SITE

University Place

Nottingham St

CHASE

BANK OF TEXAS

Sunset Blvd

\*Source: Kalibrate traffic counts, otherwise DOT

# > OBLIQUE AERIAL





**Floor 2:  
1,434 SF 2nd-Gen  
Med Spa**

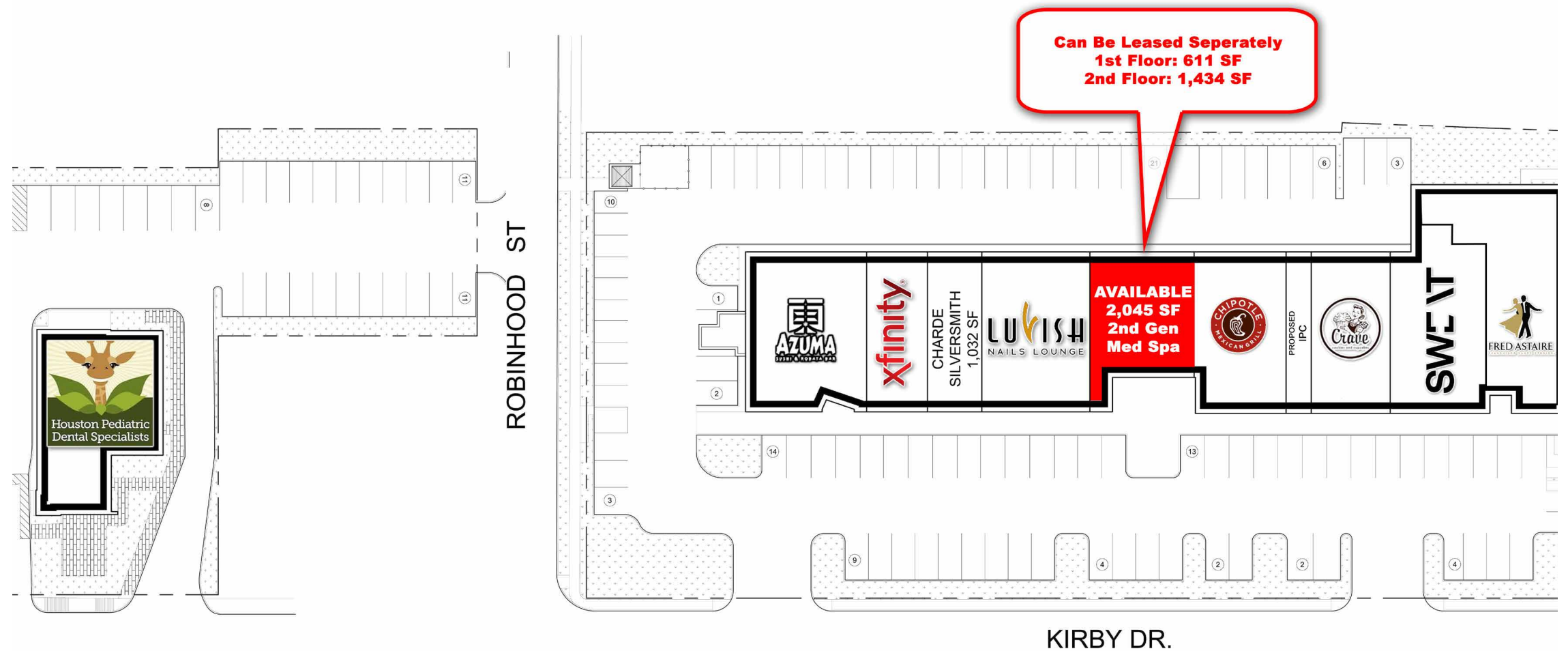
**(Spaces Can Be Leased Separately)**

**Floor 1:  
611 SF Reception**

# > SITE MAP

AVAILABLE

2,080 SF 2ND  
GEN MED SPA




# VILLAGE PLACE

5600 KIRBY DR, HOUSTON, TEXAS 77005

VILLAGE PLACE 5600 KIRBY

CONNOR LYNCH &  
JOHN FELITTO

 281.768.8000

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

  
MAIN STREET  
COMMERCIAL PARTNERS

## INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless

authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BUYER, SELLER, LANDLORD OR TENANT			
	DATE		