



1411 Hutchins Street  
Houston, TX, 77003



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**GT CAPITAL**



# PROPERTY INFORMATION

## LOCATION

**1411 Hutchins Street,  
Houston, TX, 77003**

## SIZE

|                   |                     |
|-------------------|---------------------|
| Lot Size          | Gross Leasable Area |
| <b>1.44 Acres</b> | <b>51,226 SF</b>    |

## LEASE RATE

**Call Broker**

## NNN RATE

**Call Broker**

## CLASS

**F1 - Real, Commercial**

## LOADING

**4 Drive-In; 5 Dock-High**

## DELIVERY

Year Built

**1996**

Status

**Immediate**

## TRAFFIC COUNTS

|                    |                    |
|--------------------|--------------------|
| <b>I-45</b> .....  | <b>230,303 VPD</b> |
| <b>US-59</b> ..... | <b>170,275 VPD</b> |

## PARKING and/or YARD STORAGE

**0.56 Acres Adjoining Land**

## COLD STORAGE

**Existing Cooler and Freezer Storage**

## COOLER

**1,600 SF**

## FREEZER

**3,200 SF**

## CLEAR HEIGHT

**28 FT**



## PROPERTY HIGHLIGHTS

- ★ Located in East Downtown Houston (EaDo), a vibrant district known as The Art + Soul of the City, offering unmatched access to Downtown and the Texas Medical Center.
- ★ Surrounded by Houston's major event and entertainment venues, including Minute Maid Park, the Toyota Center, Shell Energy Stadium, George R. Brown Convention Center, and Discovery Green Park.
- ★ Offering flexible use options including industrial, warehouse, distribution with cold storage, or large-format retail - making it a rare and valuable opportunity to contribute to the district's energy and growth.

## AREA HIGHLIGHTS



## DEMOGRAPHICS AT A GLANCE

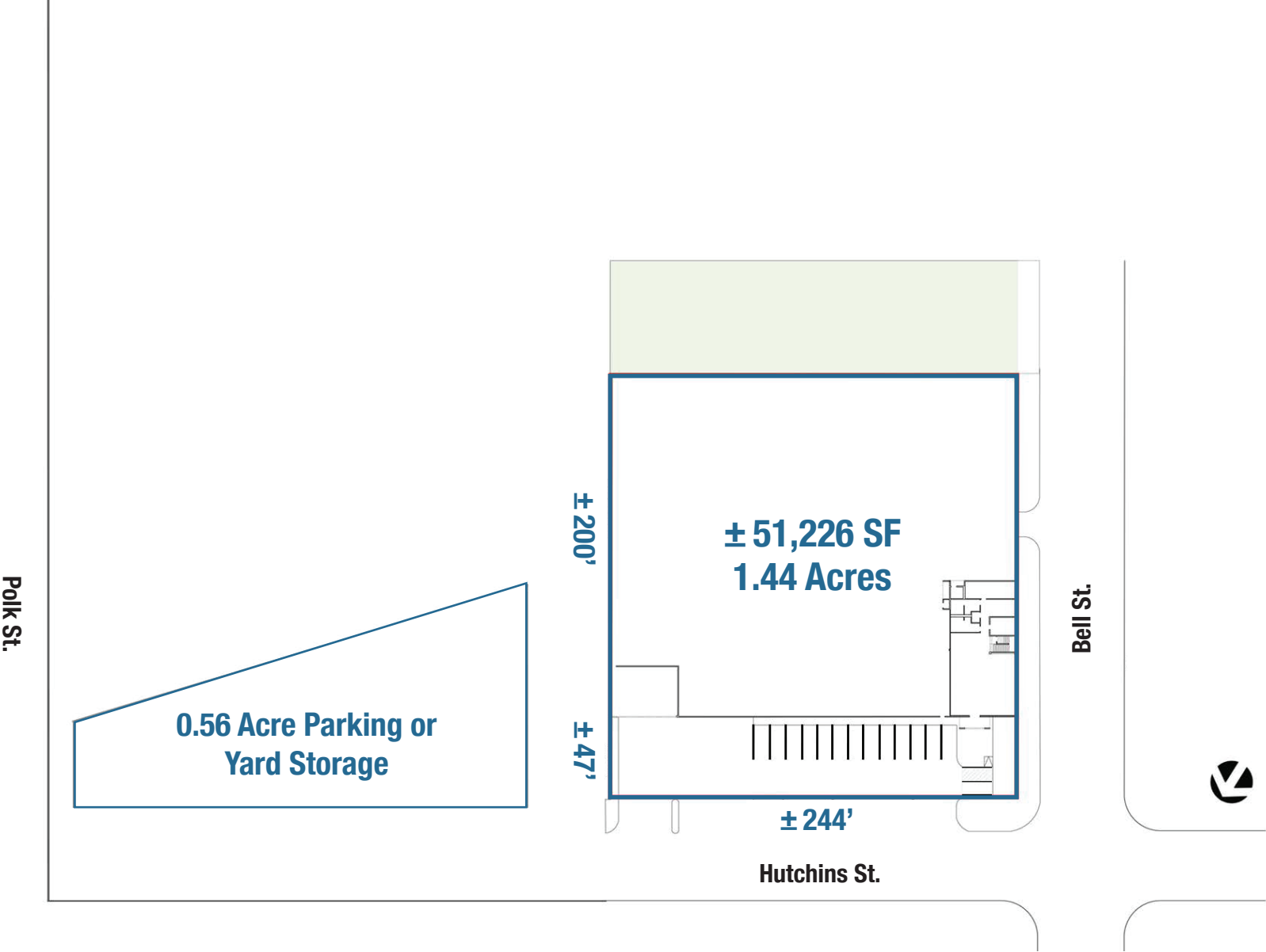
| POPULATION               | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------|-----------|-----------|-----------|
| Total Population         | 19,086    | 187,237   | 457,185   |
| Total Households         | 10,475    | 85,172    | 202,249   |
| Average Household Income | \$137,091 | \$119,086 | \$125,408 |





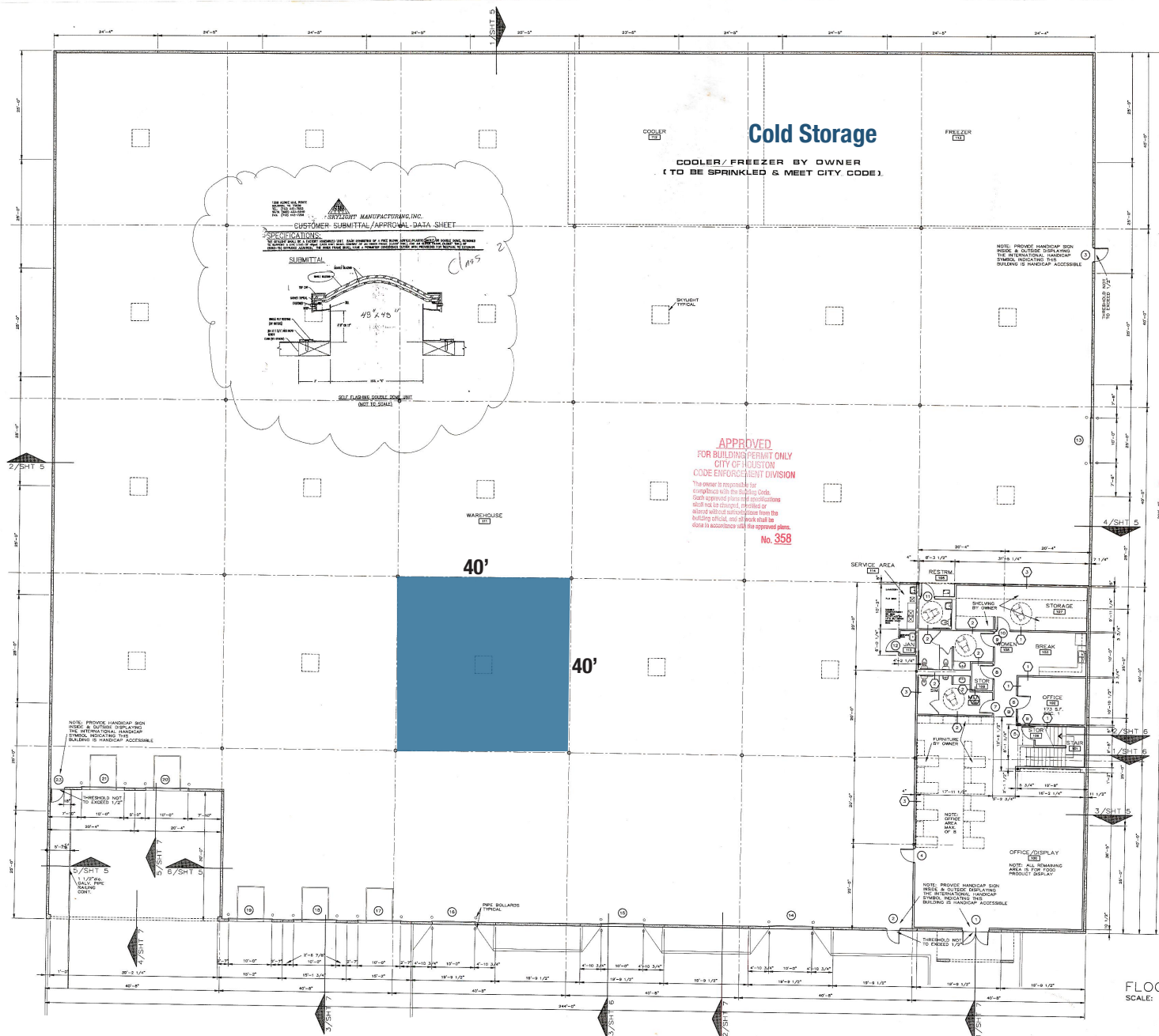


SITE PLAN





## FLOOR PLAN



FLOOR PLAN  
SCALE: 1/8"=1'-0"



# RENDERING





RENDERING





# RENDERING





# RENDERING





# RENDERING





# DEMOGRAPHICS - 1 MILE

1 mile

3 miles

5 miles

## Population

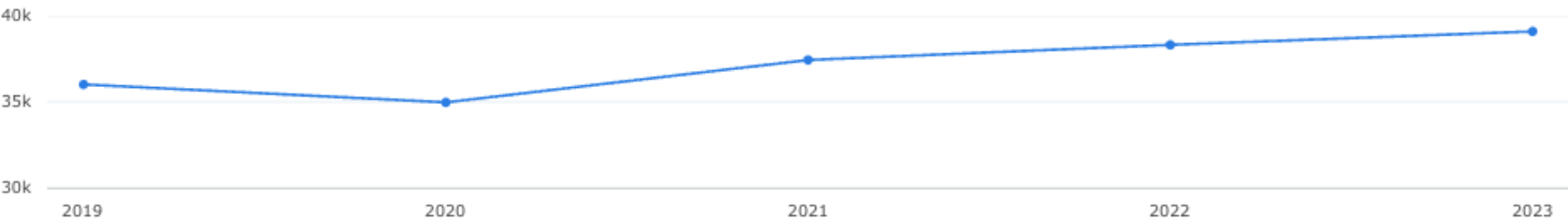
39.1k

↑ 2%

Compared to 38.3k in 2022

↑ 8%

Compared to 36k in 2019



## Household Income

\$93.6k

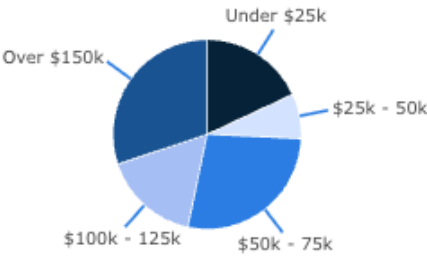
Median Income

\$112.4k

2028 Estimate

↑ 20%

Growth Rate



## Age Demographics

35

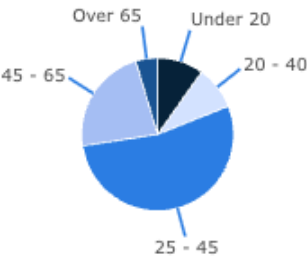
Median Age

38

2028 Estimate

↑ 8%

Growth Rate





# DEMOGRAPHICS - 3 MILES

1 mile

3 miles

5 miles

## Population

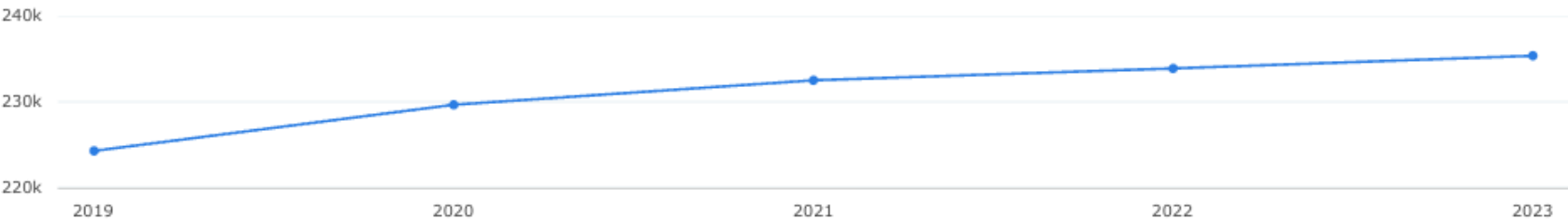
235.4k

0%

Compared to 233.9k in 2022

↑ 4%

Compared to 224.4k in 2019



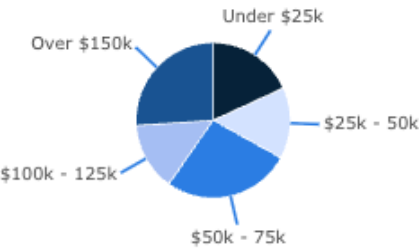
## Household Income

\$79.8k

Median Income

\$95.8k  
2028 Estimate

↑ 20%  
Growth Rate



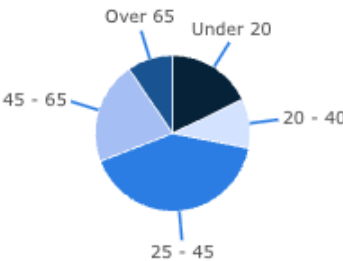
## Age Demographics

34

Median Age

35  
2028 Estimate

↑ 3%  
Growth Rate





# DEMOGRAPHICS - 5 MILES

1 mile

3 miles

5 miles

## Population

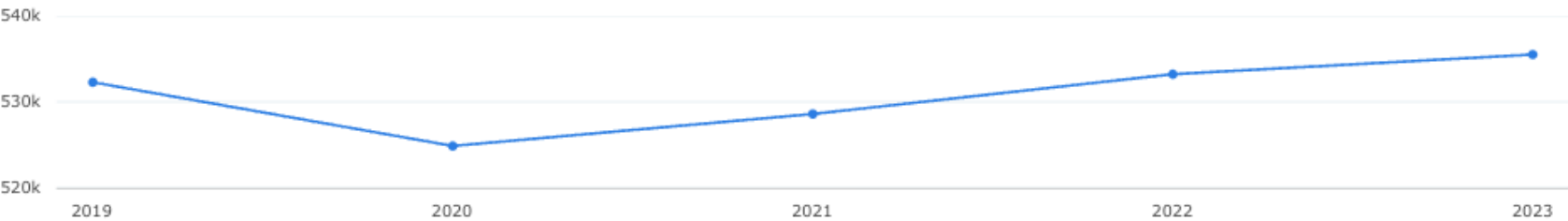
535.5k

0%

Compared to 533.2k in 2022

0%

Compared to 532.3k in 2019



## Household Income

\$77.1k

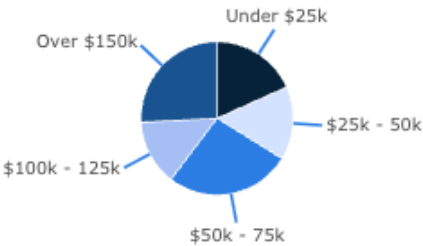
Median Income

\$93.2k

2028 Estimate

↑ 21%

Growth Rate



## Age Demographics

35

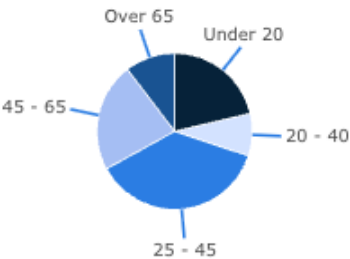
Median Age

36

2028 Estimate

↑ 5%

Growth Rate





# RENDERING





# INFORMATION ABOUT BROKERAGE SERVICES

2/10/2025

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:
  - 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.

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

GT Capital, 7324 Southwest Fwy #600 Houston TX 77074

Logan Zhou

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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Purchase. 3

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