



FOR LEASE

# 7003 Harrisburg Plaza

7003 HARRISBURG BOULEVARD | HOUSTON, TX 77011

# PROPERTY PHOTO



# LEASING INFORMATION



## Space for lease

1431 SF AVAILABLE

## Asking Rate

\$25.00 PSF

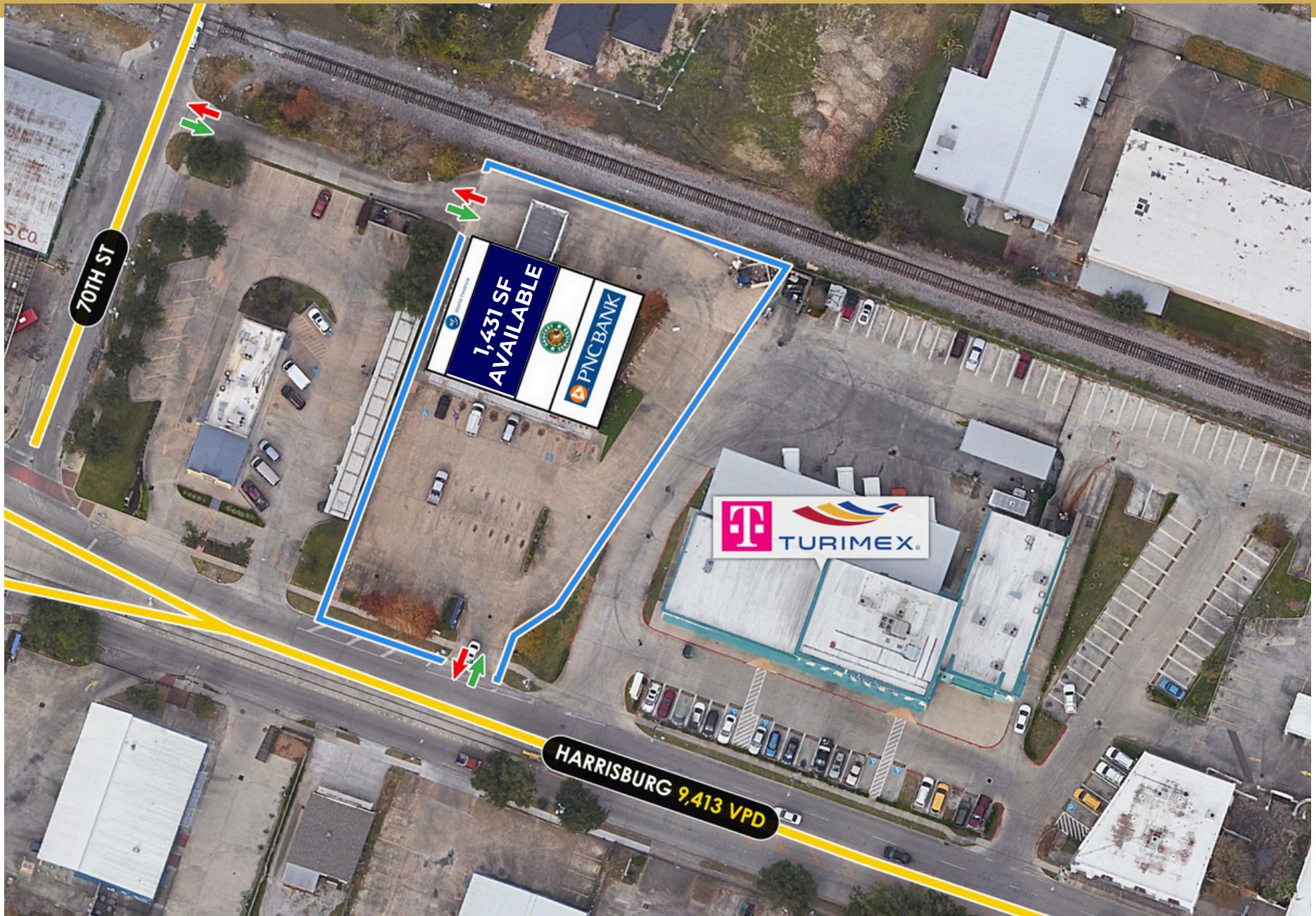
## NNN

\$9.00 PSF

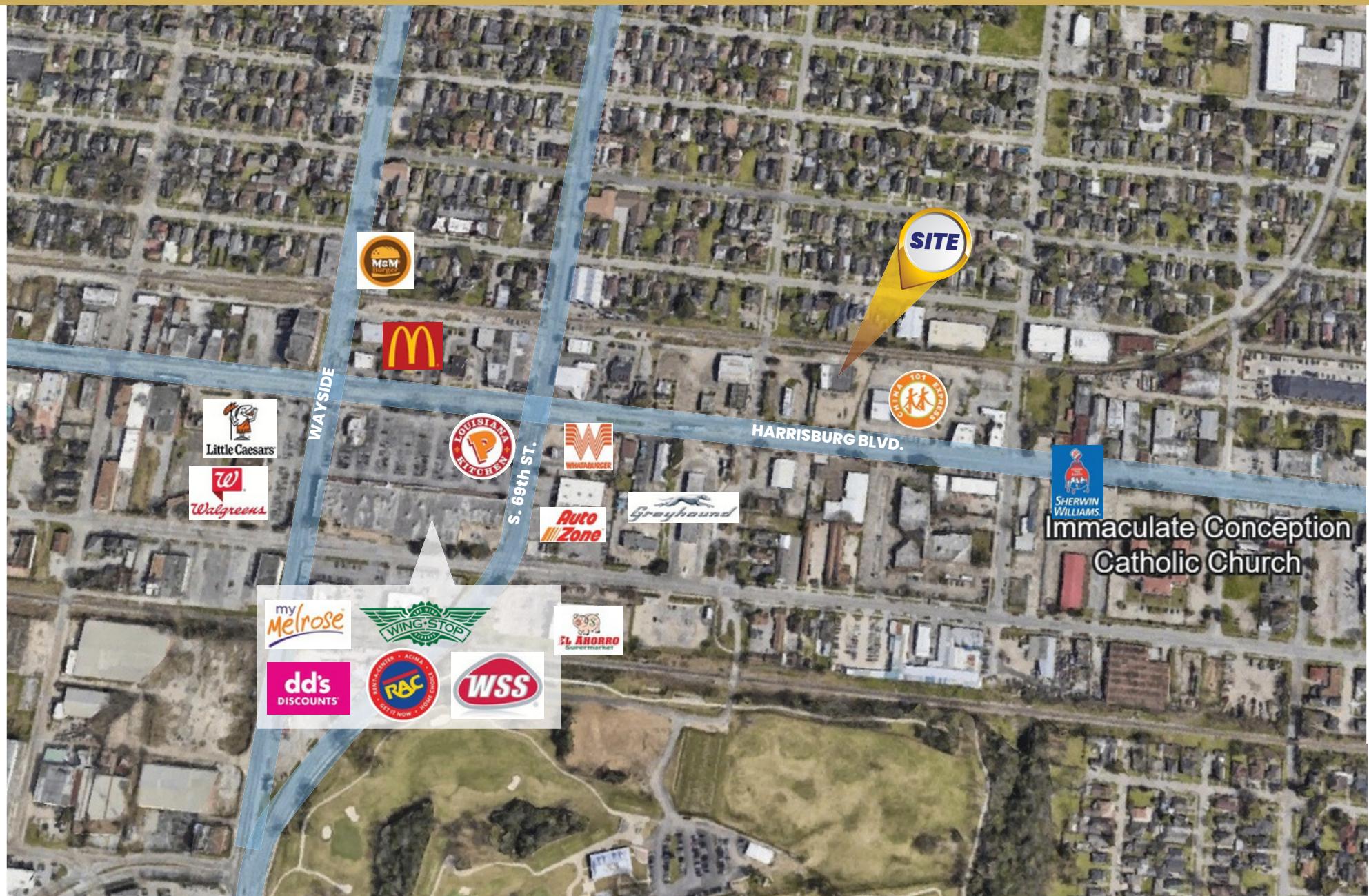
## Property Highlights

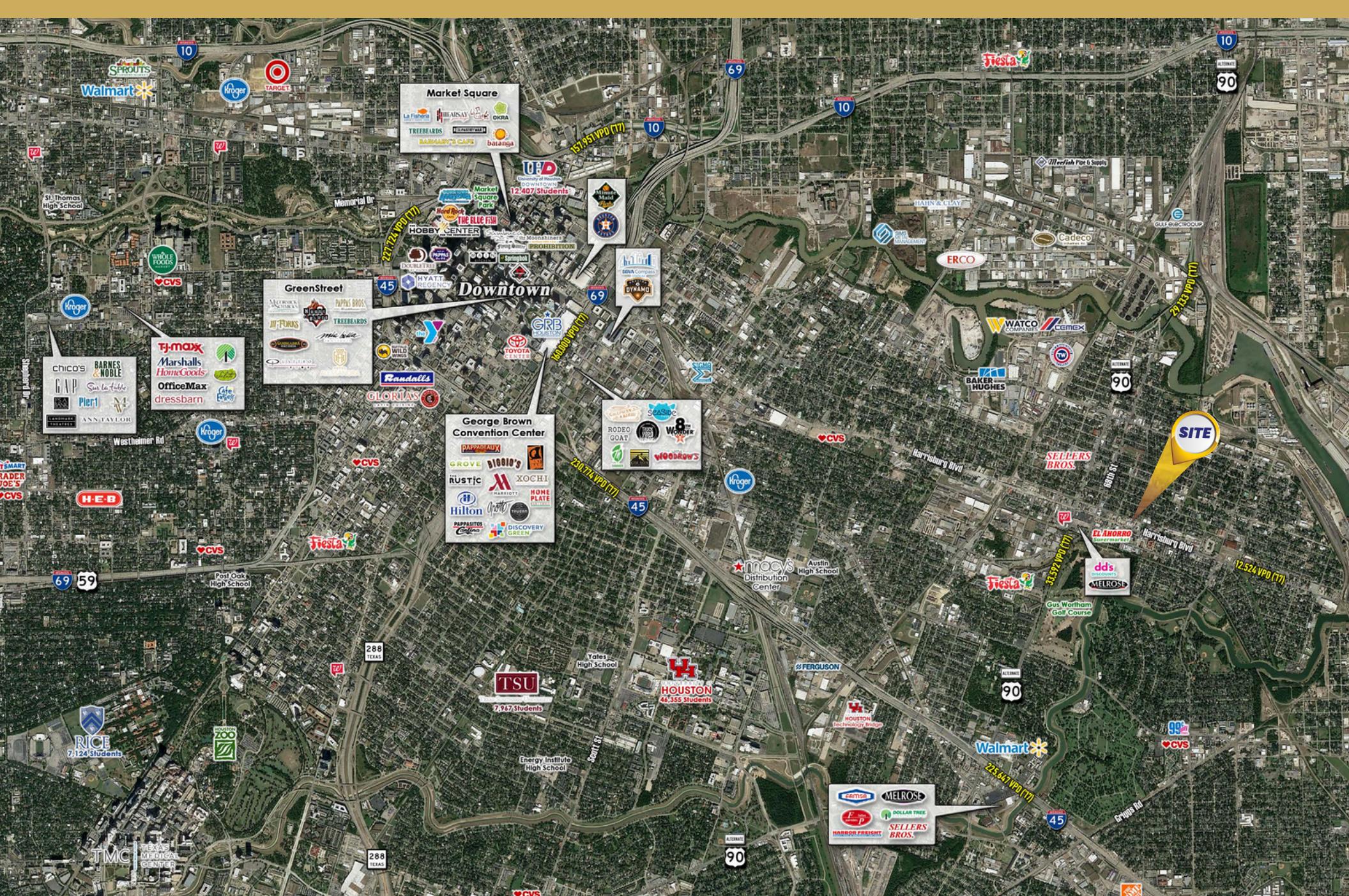
- Close proximity to EaDO District and all downtown attractions
- High traffic location facing Metro light railway
- Dense demographic
- Ample parking

# CLOSE AERIAL



# FAR AERIAL





2800 Post Oak Blvd. Ste. 5600 | Houston, TX 77056

# DEMOCRAPHICS

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	23,788	128,239	330,082
2010 Total Population	19,833	115,956	316,406
2018 Total Population	21,079	123,390	343,562
2018 Group Quarters	102	4,138	24,128
2023 Total Population	21,877	127,830	361,127
2018-2023 Annual Rate	0.75%	0.71%	1.00%
2018 Total Daytime Population	18,269	144,003	506,501
Workers	5,049	70,010	307,320
Residents	13,220	73,993	199,181
<b>Household Summary</b>			
2000 Households	6,683	36,354	98,765
2000 Average Household Size	3.53	3.44	3.15
2010 Households	6,099	35,324	100,198
2010 Average Household Size	3.24	3.18	2.94
2018 Households	6,437	37,464	110,696
2018 Average Household Size	3.26	3.18	2.89
2023 Households	6,651	38,786	117,789
2023 Average Household Size	3.27	3.19	2.86
2018-2023 Annual Rate	0.66%	0.70%	1.25%
2010 Families	4,434	24,858	64,839
2010 Average Family Size	3.83	3.81	3.71
2018 Families	4,663	26,154	69,096
2018 Average Family Size	3.88	3.86	3.74
2023 Families	4,812	26,972	72,240
2023 Average Family Size	3.90	3.88	3.75
2018-2023 Annual Rate	0.63%	0.62%	0.89%
<b>Median Household Income</b>			
2018	\$32,861	\$36,136	\$38,017
2023	\$36,740	\$39,959	\$43,582
<b>Median Home Value</b>			
2018	\$88,333	\$93,388	\$96,598
2023	\$93,839	\$106,380	\$117,373
<b>Per Capita Income</b>			
2018	\$13,970	\$15,585	\$20,841
2023	\$15,944	\$17,737	\$23,920

**2018 Population  
(3 mi Radius)**  
**123,390**

**Average HH Income  
(3 mi Radius)**  
**\$49,196**

**Households  
(3 mi Radius)**  
**37,464**

**2023 Population  
(3 mi Radius)**  
**127,830**



# 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 our counter-offer from the client;
- 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:
  - ◊ that the owner will accept a price less than the written asking price
  - ◊ that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - ◊ 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. Please acknowledge receipt of this notice below and retain a copy for your records

**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.

ROM, LLC	900177	info@romcp.com	713.237.0000	Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Broker/Broker Firm: Name or Primary Assumed Business Name	License No.	Email	Phone	Sales Agent/Associate's Name	License No.	Email	Phone
Rafael Melara	496309	rafael@romcp.com	713.237.0000				
Designated Broker of Firm	License No.	Email	Phone	Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

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

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