

# 2ND GEN COMMERCIAL SPACE FOR LEASE

## LOCATED IN EADO NEXT TO DYNAMO STADIUM



DO NOT DISTURB TENANT, CALL FOR TOUR

**CHODROW**  
REALTY ADVISORS

ALAN CHODROW  
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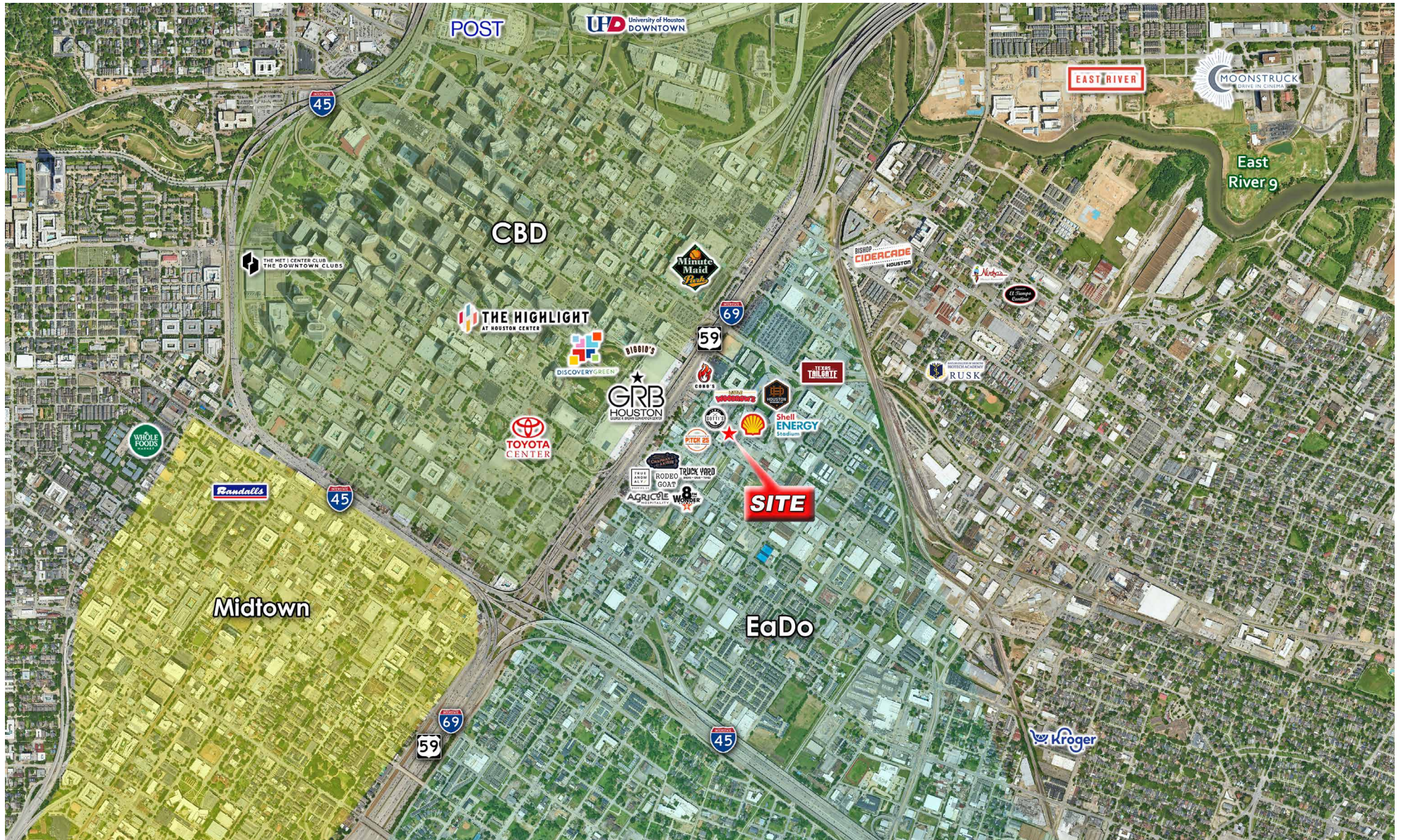
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# 2ND GEN COMMERCIAL SPACE

903 HUTCHINS ST, HOUSTON, TEXAS

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## PROPERTY HIGHLIGHTS

- 5,500 SF Total
  - 1st Floor: 4,000 SF
  - 2nd Floor: 1,500 SF
- 2nd Generation Bar with Full Kitchen - all FF&E Included
- Located in Houston's East Downtown near city centers including Shell Energy Stadium, George R. Brown Convention Center, Minute Maid Park, Toyota Center, and Discovery Green
- Surrounded by both retail and multi-family complexes



## LOCATION

903 Hutchins Street, Houston, TX 77003



## AVAILABLE

±5,500 SF



## RATES

Call for Details



## DEMOGRAPHICS

2023 (Source ESRI)	1-Mile	3-Mile	5-Mile
Total Population	27,664	185,060	441,852
Median HH Income	\$94,495	\$70,494	\$72,568
Total Household	10,445	82,924	193,515
2028 Population	31,169	195,320	458,790

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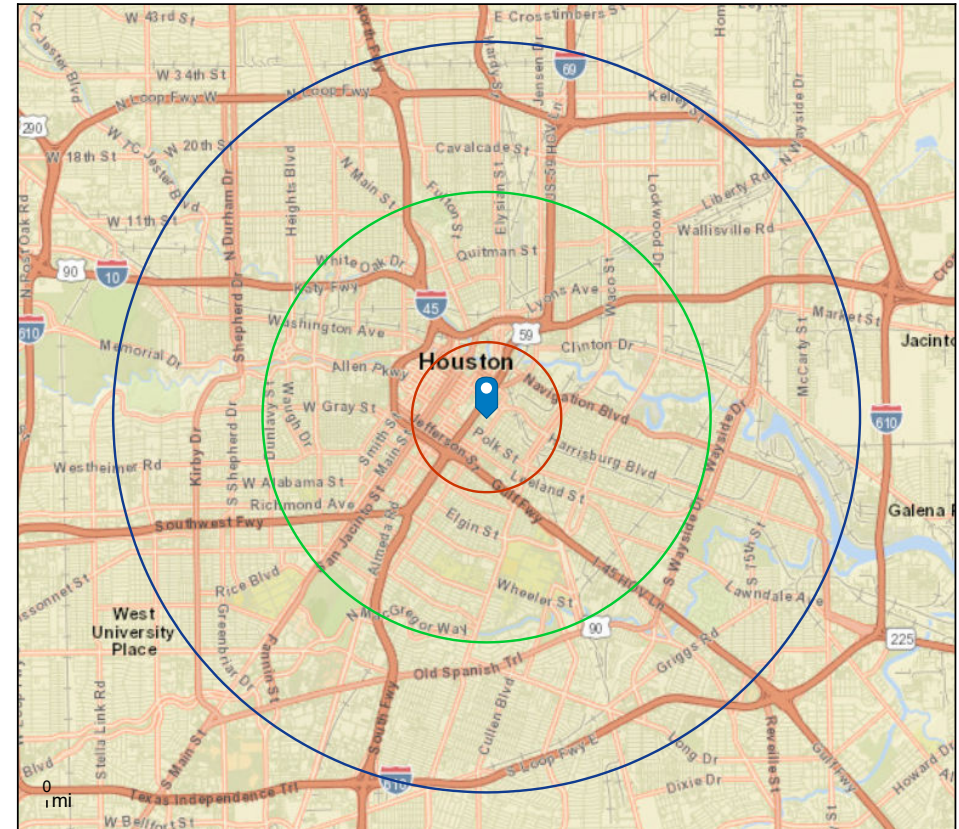
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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	21,907	156,095	387,257
2020 Total Population	25,881	176,695	423,610
2020 Group Quarters	9,958	23,337	27,777
2023 Total Population	27,664	185,060	441,852
2023 Group Quarters	10,190	23,610	28,070
2028 Total Population	31,169	195,320	458,790
2023-2028 Annual Rate	2.41%	1.09%	0.76%
2023 Total Daytime Population	131,272	351,300	799,696
Workers	124,025	271,203	594,058
Residents	7,247	80,097	205,638
<b>Household Summary</b>			
2010 Households	4,881	61,501	152,657
2010 Average Household Size	1.87	2.17	2.36
2020 Total Households	9,499	77,718	182,477
2020 Average Household Size	1.68	1.97	2.17
2023 Households	10,445	82,924	193,515
2023 Average Household Size	1.67	1.95	2.14
2028 Households	11,958	89,309	204,568
2028 Average Household Size	1.75	1.92	2.11
2023-2028 Annual Rate	2.74%	1.49%	1.12%
2010 Families	1,686	26,920	78,108
2010 Average Family Size	3.02	3.22	3.29
2023 Families	2,811	31,865	89,283
2023 Average Family Size	2.83	3.01	3.12
2028 Families	3,209	33,952	93,277
2028 Average Family Size	2.89	2.97	3.07
2023-2028 Annual Rate	2.68%	1.28%	0.88%
<b>Housing Unit Summary</b>			
2000 Housing Units	3,614	60,874	156,264
Owner Occupied Housing Units	12.8%	28.6%	38.3%
Renter Occupied Housing Units	68.2%	58.7%	50.9%
Vacant Housing Units	19.0%	12.7%	10.8%
2010 Housing Units	5,973	73,278	177,167
Owner Occupied Housing Units	24.2%	29.9%	38.1%
Renter Occupied Housing Units	57.5%	54.1%	48.1%
Vacant Housing Units	18.3%	16.1%	13.8%
2020 Housing Units	11,233	90,199	207,183
Owner Occupied Housing Units	21.4%	28.6%	36.1%
Renter Occupied Housing Units	63.1%	57.5%	51.9%
Vacant Housing Units	15.7%	13.9%	11.9%
2023 Housing Units	12,706	96,575	221,036
Owner Occupied Housing Units	22.6%	28.8%	35.8%
Renter Occupied Housing Units	59.6%	57.0%	51.8%
Vacant Housing Units	17.8%	14.1%	12.5%
2028 Housing Units	14,014	102,440	231,416
Owner Occupied Housing Units	21.6%	28.3%	35.4%
Renter Occupied Housing Units	63.7%	58.8%	53.0%
<b>2023 Households by Income</b>			
Household Income Base	10,445	82,924	193,515
<\$15,000	10.6%	14.5%	13.3%
\$15,000 - \$24,999	4.9%	7.2%	7.2%
\$25,000 - \$34,999	1.9%	6.1%	6.8%
\$35,000 - \$49,999	6.5%	9.9%	9.7%
\$50,000 - \$74,999	14.0%	14.3%	14.0%
\$75,000 - \$99,999	14.8%	11.1%	10.2%
\$100,000 - \$149,999	17.1%	14.5%	13.8%
\$150,000 - \$199,999	11.0%	8.4%	8.2%
\$200,000+	19.3%	14.0%	16.7%
Average Household Income	\$138,223	\$114,822	\$125,728



<b>2023 Population 25+ by Educational Attainment</b>			
Total	21,264	127,866	306,113
Less than 9th Grade	4.4%	6.9%	8.0%
9th - 12th Grade, No Diploma	7.4%	5.2%	5.7%
High School Graduate	14.8%	13.3%	14.7%
GED/Alternative Credential	8.4%	3.7%	3.3%
Some College, No Degree	13.3%	12.2%	11.2%
Associate Degree	4.6%	4.9%	4.5%
Bachelor's Degree	26.6%	29.2%	28.3%
Graduate/Professional Degree	20.6%	24.6%	24.3%
<b>2023 Population 15+ by Marital Status</b>			
Total	25,290	160,572	371,686
Never Married	60.4%	53.2%	45.9%
Married	26.9%	34.2%	40.9%
Widowed	1.7%	3.4%	4.1%
Divorced	11.0%	9.3%	9.1%

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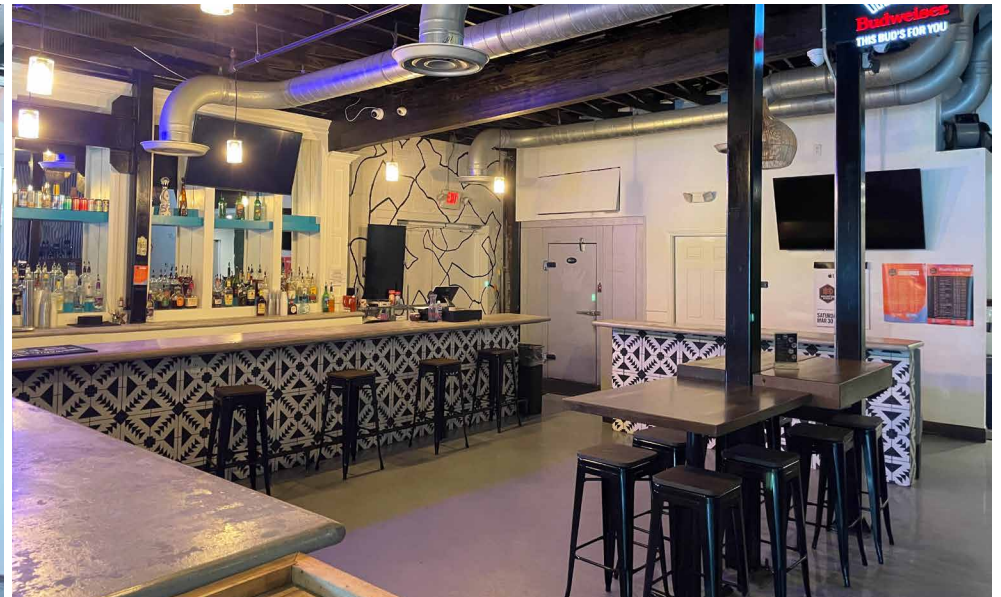
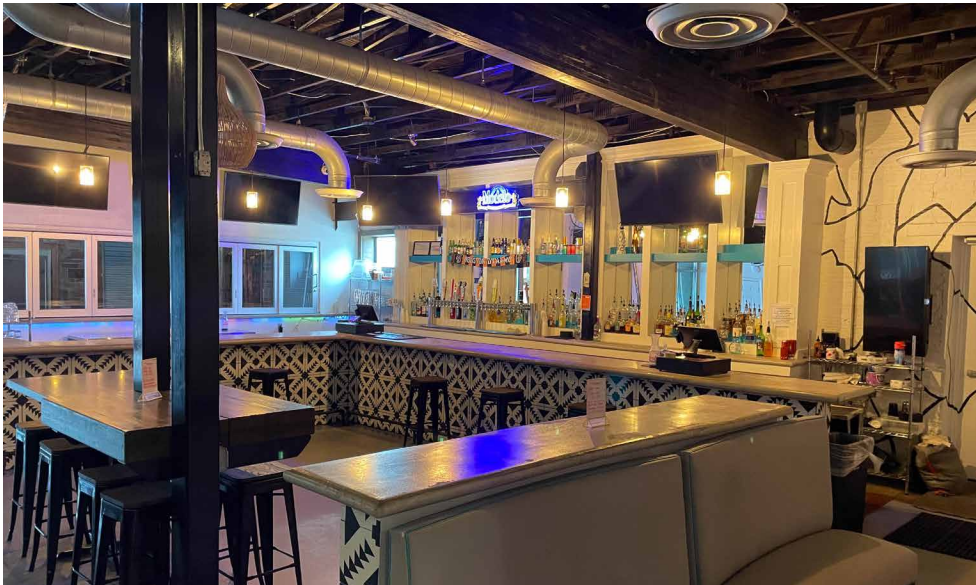
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# INFORMATION ABOUT BROKERAGE SERVICES

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 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.

**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 have the licensee specify the price to be paid to the party, disclose:~~
  - 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 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.

### Chodrow Realty Advisors

Licensed Brokers/Broker Firm Name or  
Primary Assumed Business Name

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Licensed No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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