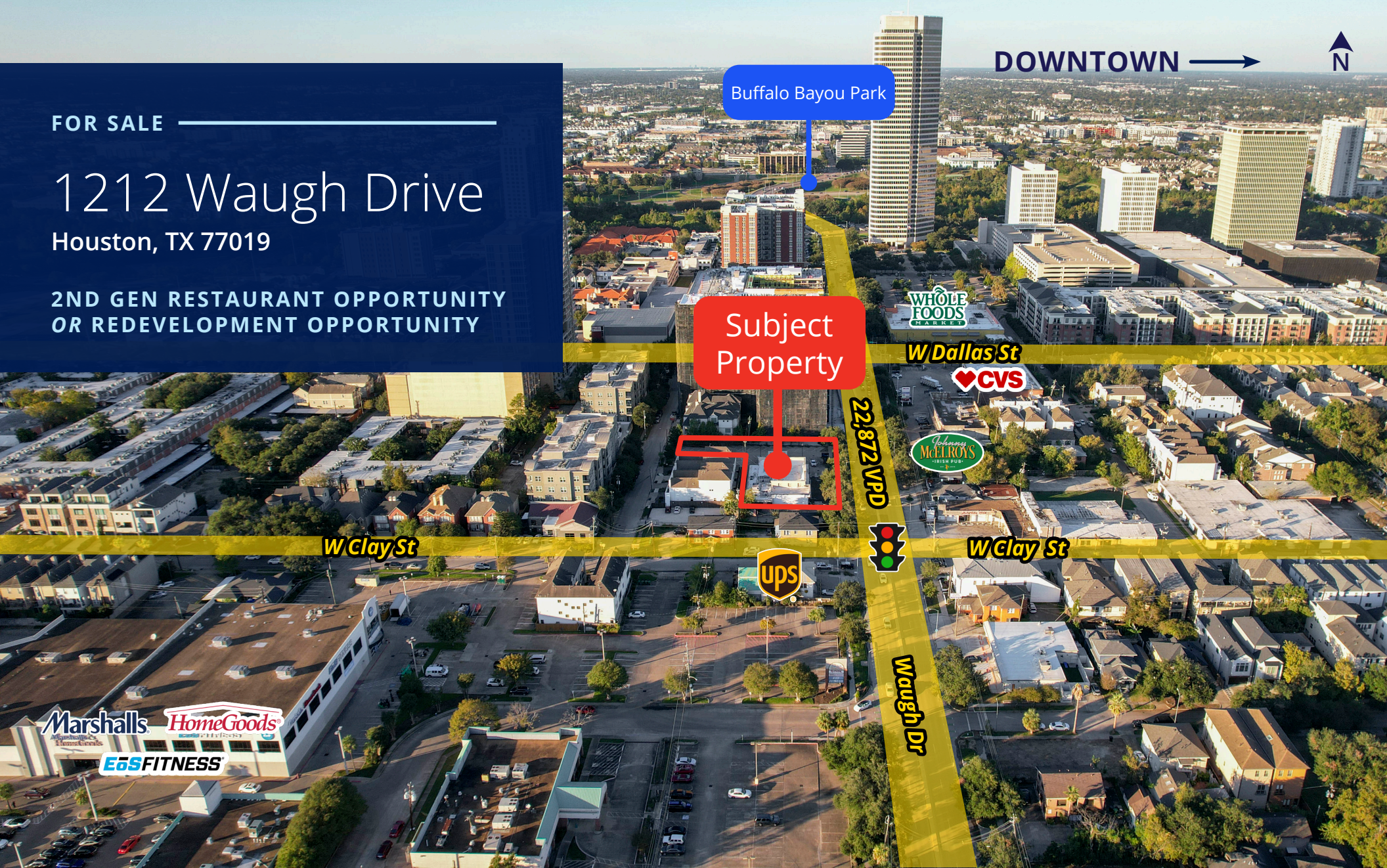


FOR SALE

1212 Waugh Drive

Houston, TX 77019

2ND GEN RESTAURANT OPPORTUNITY
OR REDEVELOPMENT OPPORTUNITY



DOWNTOWN →



Buffalo Bayou Park

Subject Property

WHOLE FOODS
MARKET

W Dallas St

CVS

Johnny
McLEEROYS
RESTAURANT

W Clay St

W Clay St

ups

Waugh Dr

Marshalls HomeGoods
EoS FITNESS

Wade Greene

Principal & Director

+1 713 830 2189

wade.greene@colliers.com

Hannah Tosch

Principal

+1 713 830 2192

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Colliers

Colliers

1233 West Loop South, Suite 900

Houston, TX 77027

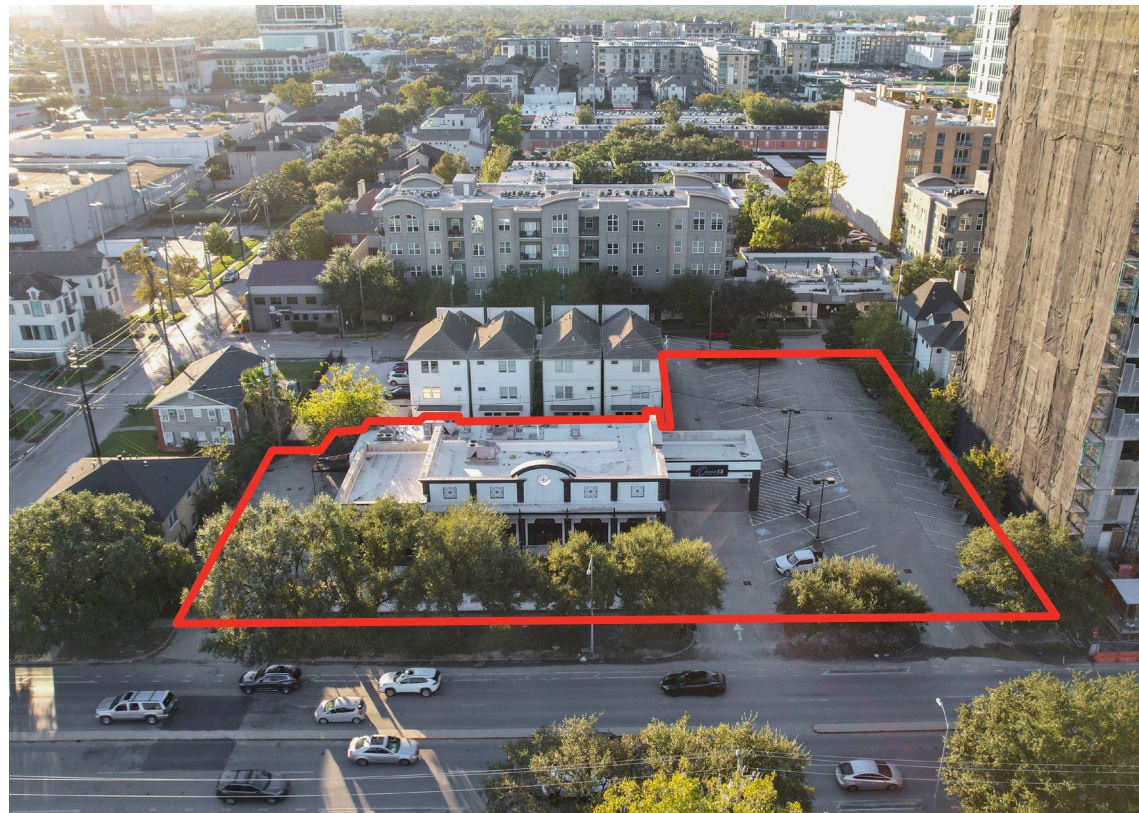
P: +1 713 222 2111

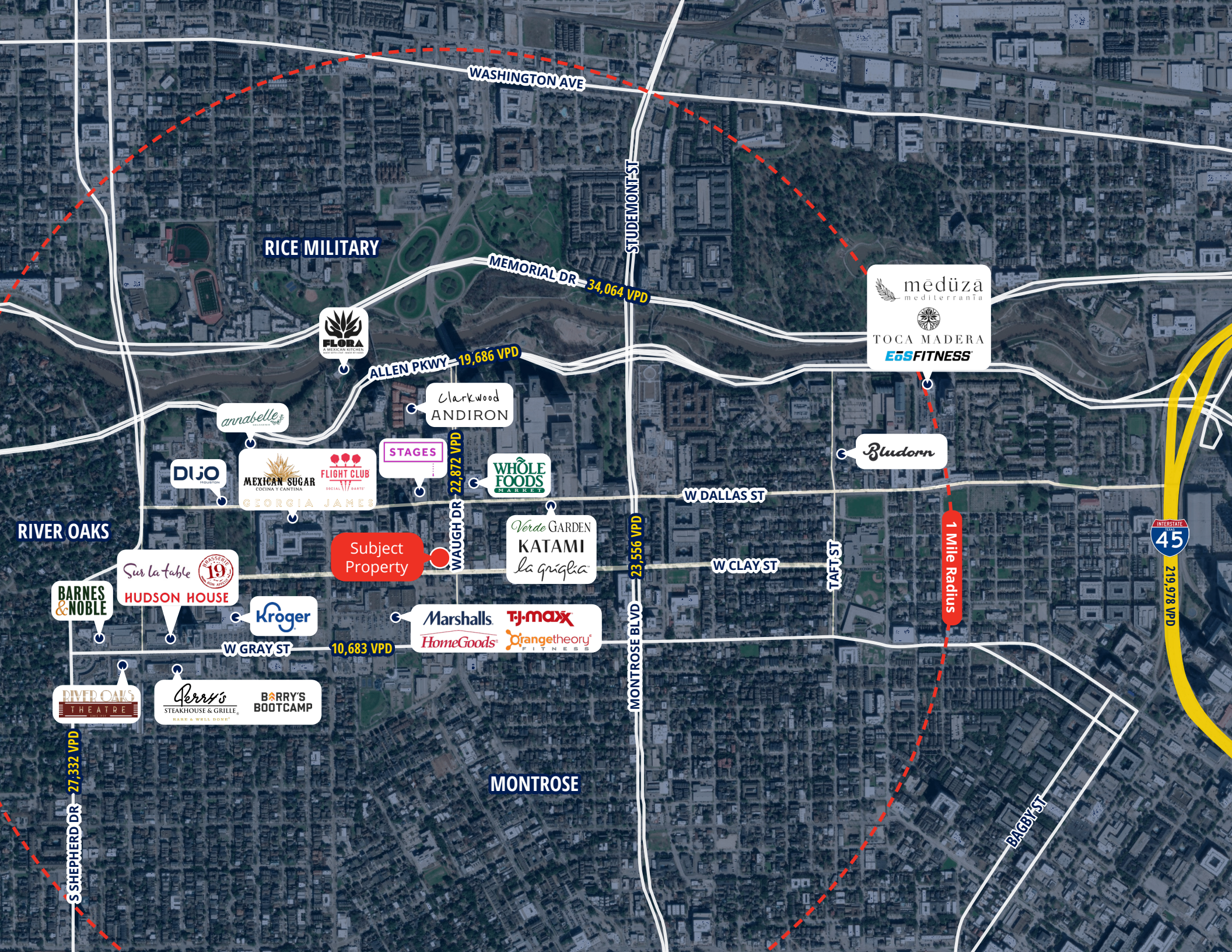
Property Overview

Address	1212 Waugh Drive Houston, TX 77019
Building Size	6,755 SF
Patio	1,388 SF
Building Type	Second generation restaurant
Lot	35,497 SF
Parking	58 parking spaces
Traffic	22,872 VPD on Waugh Drive

Area Highlights

- Buffalo Bayou Park within half a mile
- Whole Foods just north of site at Waugh Drive & Dallas Street gets approximately 60,000 visits per month.
- New 14-story luxury apartments under construction at 1010 Waugh next to site
- 20,430 Households within a 1-mile radius





WASHINGTON AVE

RICE MILITARY

MEMORIAL DR - 34,064 VPD



ALLEN PKWY - 19,686 VPD



Clarkwood ANDIRON



Bludorn



GEORGIA JAMES

W DALLAS ST

RIVER OAKS

Subject Property

WAUGH DR - 22,872 VPD



MONTRÖSE BLVD - 23,556 VPD

W CLAY ST

TAFT ST

1 Mile Radius



219,978 VPD



W GRAY ST - 10,683 VPD

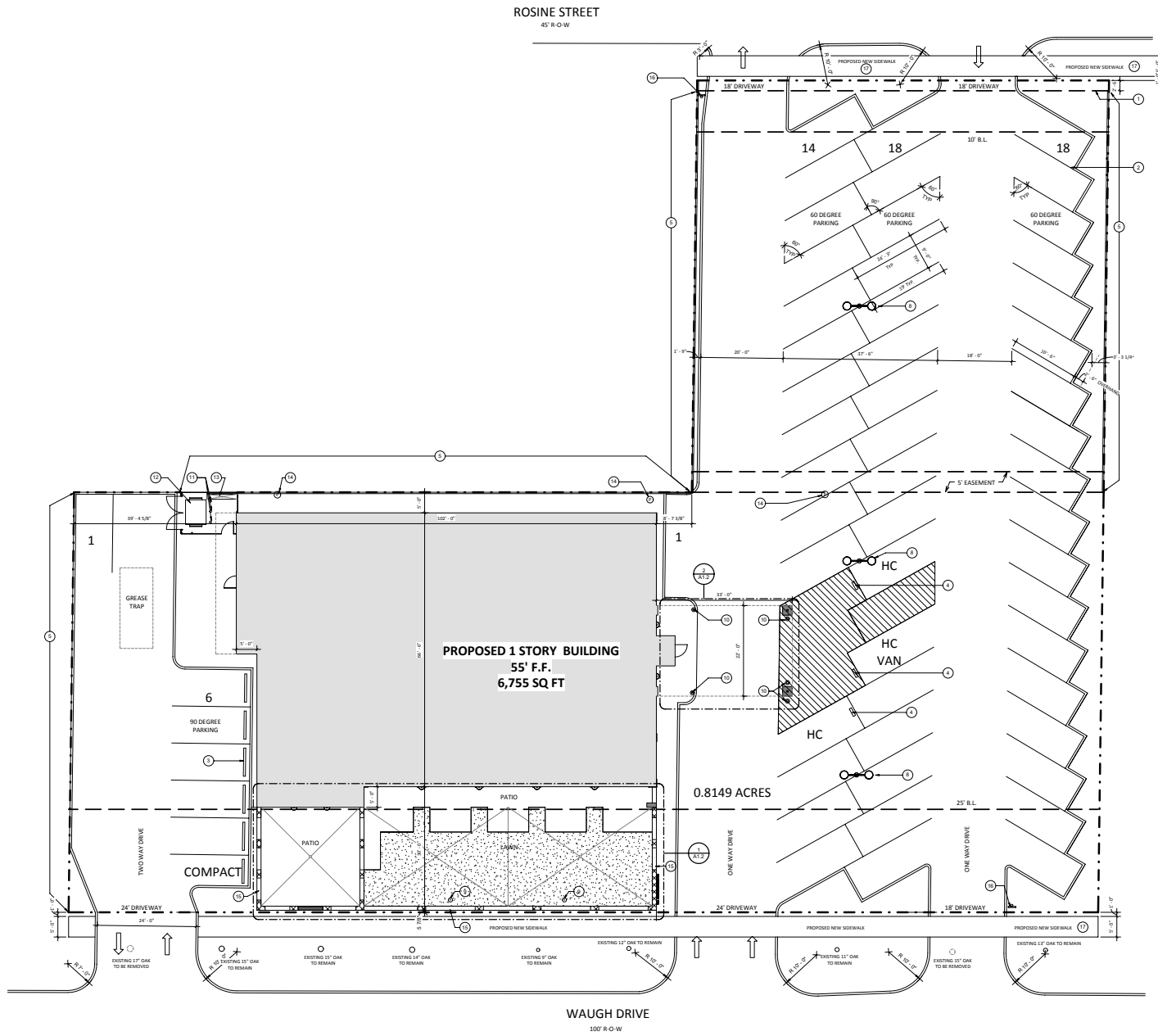


MONTRÖSE

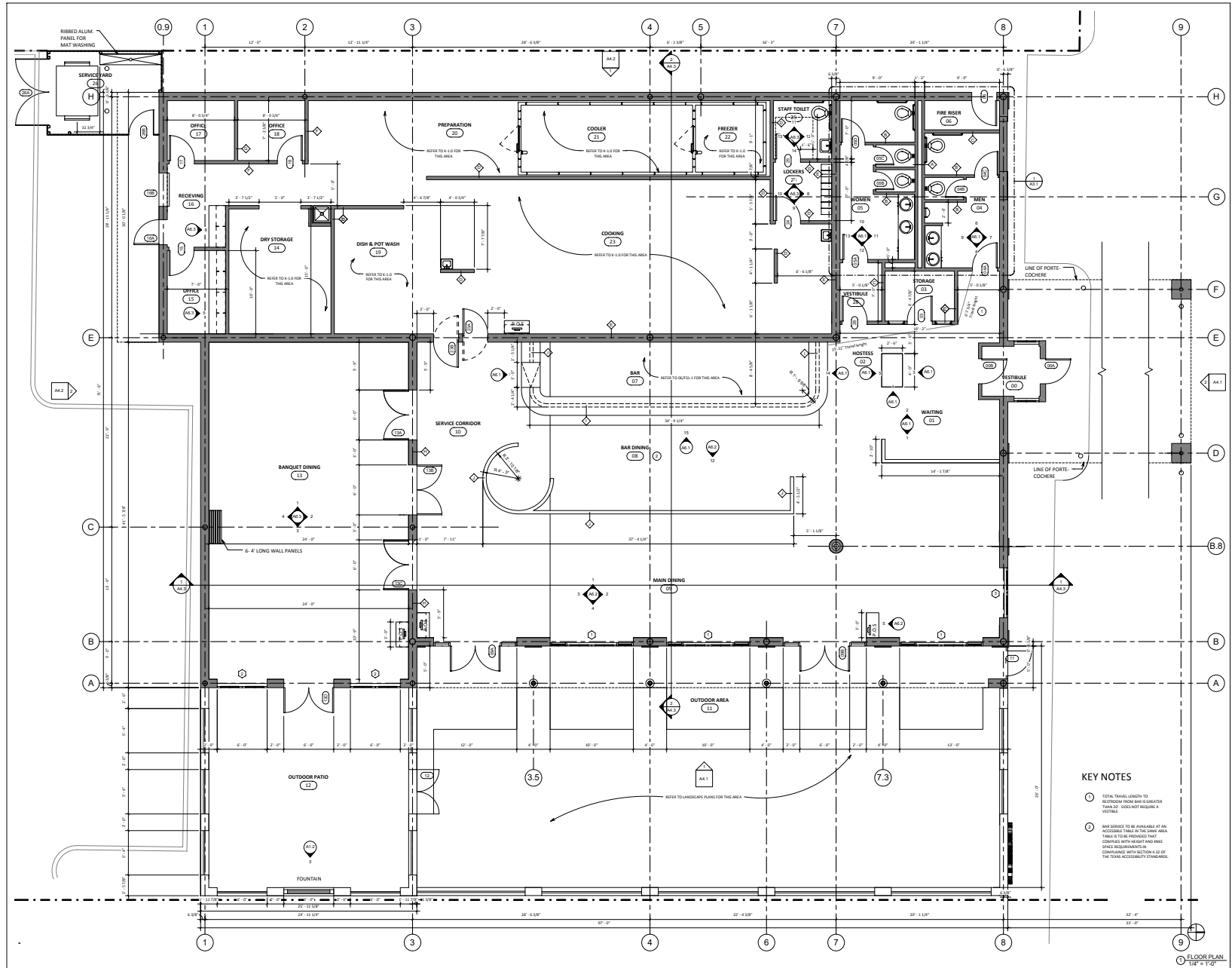
S SHEPHERD DR - 27,332 VPD

BAGBY ST

Property Site Plan



Property Floor Plan



UPTOWN



Hanover Autry Park
324 Units

Buffalo Bayou Park

Hanover Park View
421 Units

The Sterling @
Autry Park
590 Units

The Sovereign @
Regent Square
290 Units

Subject
Property

1010 Waugh
260 Units

CAFÉ
GINGER

EUROPEAN
WAX
CENTER

TJ-maxx

Marshalls

HomeGoods

E66FITNESS

W Clay St
ups



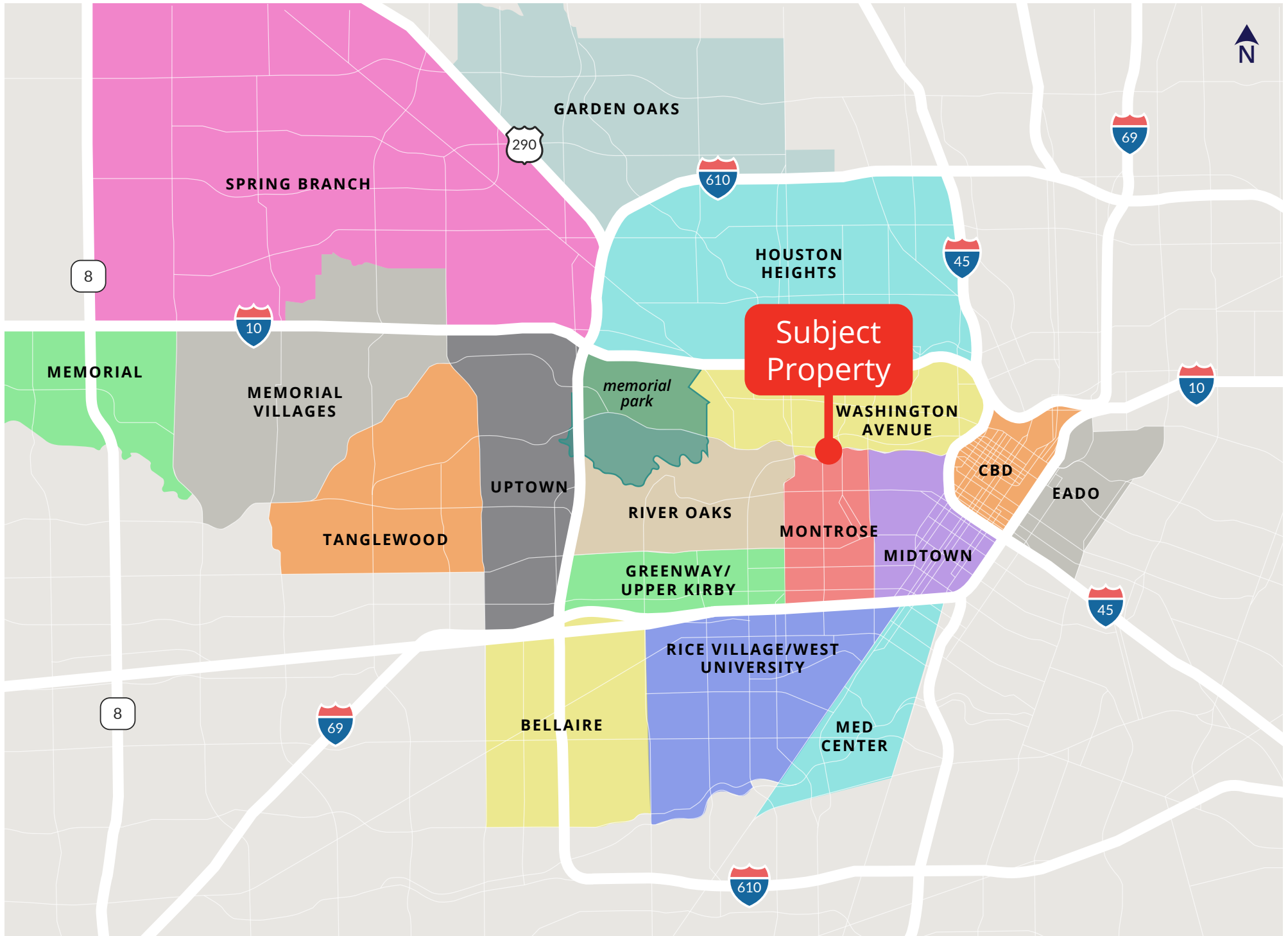
22,872 VPD

Johnny's
McETROYS
-IRISH PUB-

Waugh Dr

W Clay St





Subject Property

WASHINGTON AVENUE

MONTROSE

MIDTOWN

CBD

EADO

memorial park

RIVER OAKS

**GREENWAY/
UPPER KIRBY**

**RICE VILLAGE/
WEST UNIVERSITY**

BELLAIRE

**MED
CENTER**

SPRING BRANCH

GARDEN OAKS

**HOUSTON
HEIGHTS**

MEMORIAL

**MEMORIAL
VILLAGES**

UPTOWN

TANGLEWOOD

8

10

290

610

45

69

10

45

8

69

610





Market Overview

1212 Waugh Dr, Houston, Texas, 77019
1 mile radius

Household & population characteristics



\$119,913

Median household income



\$570,872

Median home value



34.0%

Owner occupied housing units



35.5

Median age



47.9%

Female population



45.0%

% Married (age 15 or older)

Annual lifestyle spending



\$4,845

Travel



\$42

Tickets to Movies



\$126

Theatre/Operas/Concerts



\$122

Admission to Sports Events



\$17

Online Gaming Services

Households & population



35,757

Current total population



38,854

5 Year total population



20,430

Current total households



22,606

5 year total households

Education



No high school diploma



6%

High school graduate



14%

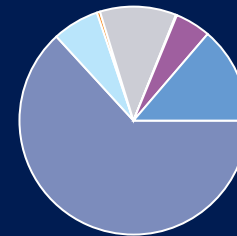
Some college



78%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



2,136

Total businesses



26,852

Total employees

Employment



88%

White collar



5%

Blue collar



8%

Services

1.9%

Unemployment rate

Annual household spending



\$4,033

Apparel & Services



\$472

Computers & Hardware



\$6,590

Eating Out



\$11,512

Groceries



\$10,233

Health Care



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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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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<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

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<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Hannah Tosch	710048	hannah.tosch@colliers.com	+1 713 830 2192
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date