



1925-A & 1927 Richmond Avenue Houston, TX 77098

Contact Broker for
Additional Information

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Property Overview



LOCATION

1925-A & 1927 Richmond Avenue, Houston, TX 77098



PRICING

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2024 DEMOGRAPHICS

	Total Population	Total Households	Median HH Income	Median Home Value	College Degree on Up	Median Age
1 Mile	28,652	15,694	\$142,902	\$776,287	76.9%	38
3 Mile	227,316	118,928	\$134,569	\$615,812	71.8%	36
5 Mile	537,854	254,166	\$121,060	\$493,176	58.9%	36



PROPERTY FACTS

Address	1925 Richmond Ave #A, Houston, TX 77098	1927 Richmond Ave, Houston, TX 77098
Primary Use	Retail Showroom	Workshop
Improvements (SF)	2,775	3,060 2nd floor mezzanine in addition to area shown
Land Area (AC)	0.1188	0.1188
Curb Cuts	Full access via median on Richmond Ave	Full access via median on Richmond Ave
Parking Spaces/ Ratio	14 spaces between both properties	Parking Ratio: 2.60/1,000 SF between both properties
Frontage	50' on Richmond Ave (with two curb cuts)	50' on Richmond Ave (with two curb cuts)
Property Condition	Average/Normal	Average/Normal
Year Built	1997	2005
Loading	N/A	Grade
Floodplain	Not in floodplain	Not in floodplain

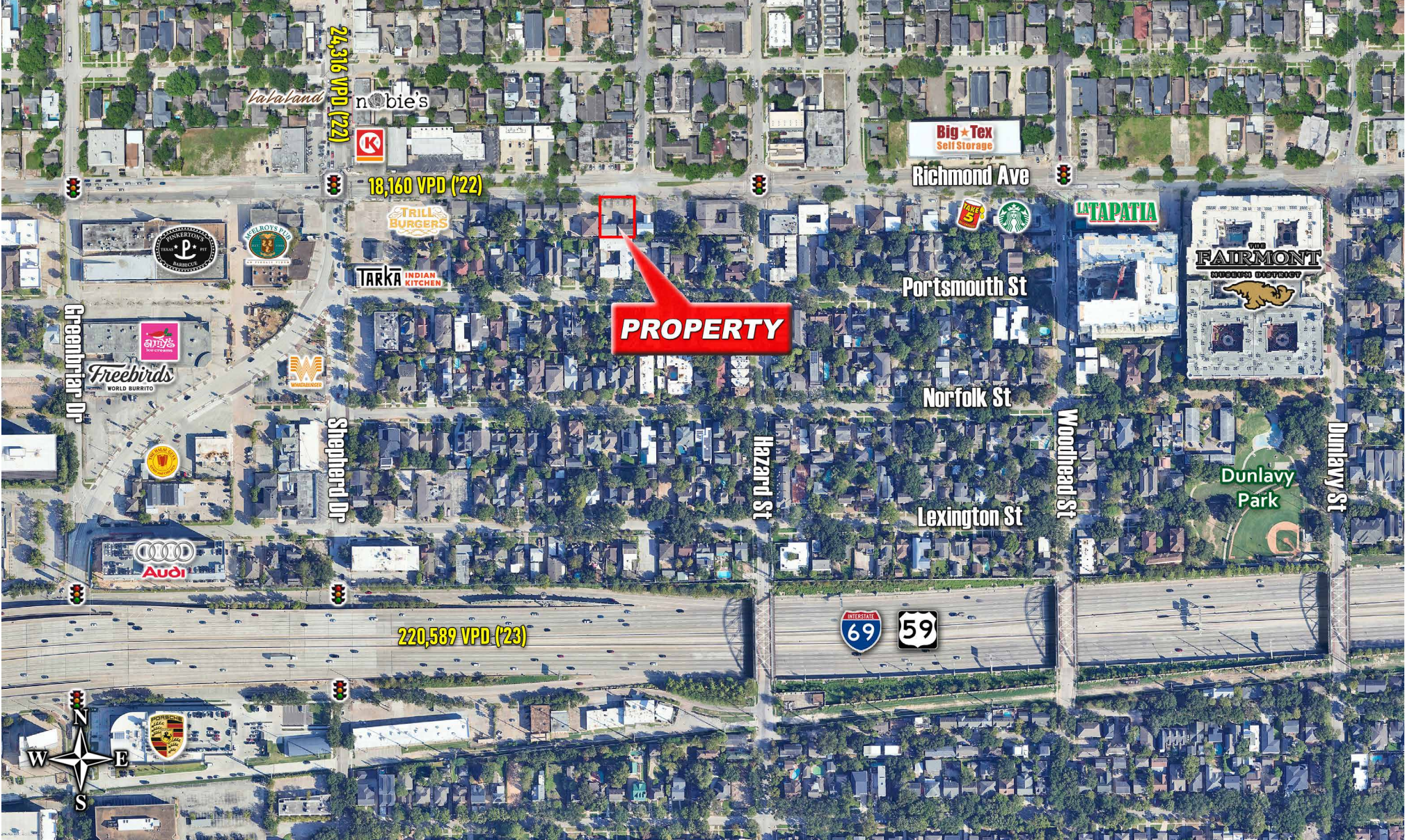


PROPERTY HIGHLIGHTS

- Two adjacent single-tenant properties built in 2005 and 1997.
- Total Net Rentable Area is 5,835 SF in improvements on 0.2376 AC of land (per HCAD).
- Operated currently as a single, owner-occupied business including retail storefront, office, storage, and repairs in two stories.
- Newer construction relative to most improved properties in area.
- Utilities via City of Houston.
- Outside of floodway and floodplain per FEMA.
- Parking: 14 spaces (Parking Ratio of 2.60 per 1,000 SF).
- Centrally located with excellent access to Upper Kirby District, Montrose, Museum District Texas Medical Center, Midtown, and CBD.
- Full access with ingress/egress from all four directions.
- Signage along Richmond Avenue.
- Demographic analysis shows high population density, high household incomes, and majority of population being college educated or higher.

1925-A & 1927 Richmond Avenue, Houston, Texas 77098

Mid Aerial



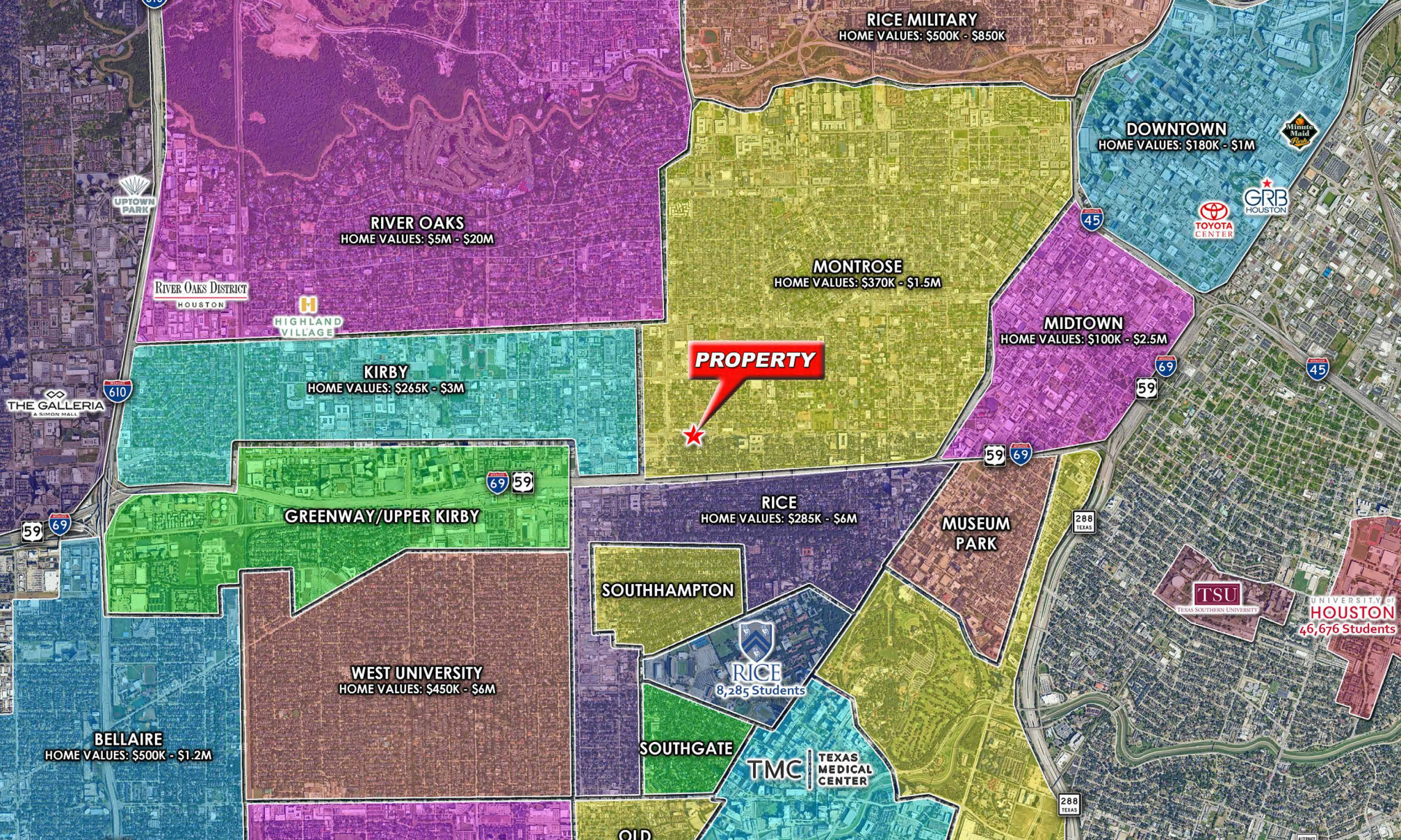
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Aerial with Access



1925-A & 1927 Richmond Avenue, Houston, Texas 77098

Neighborhood Aerial



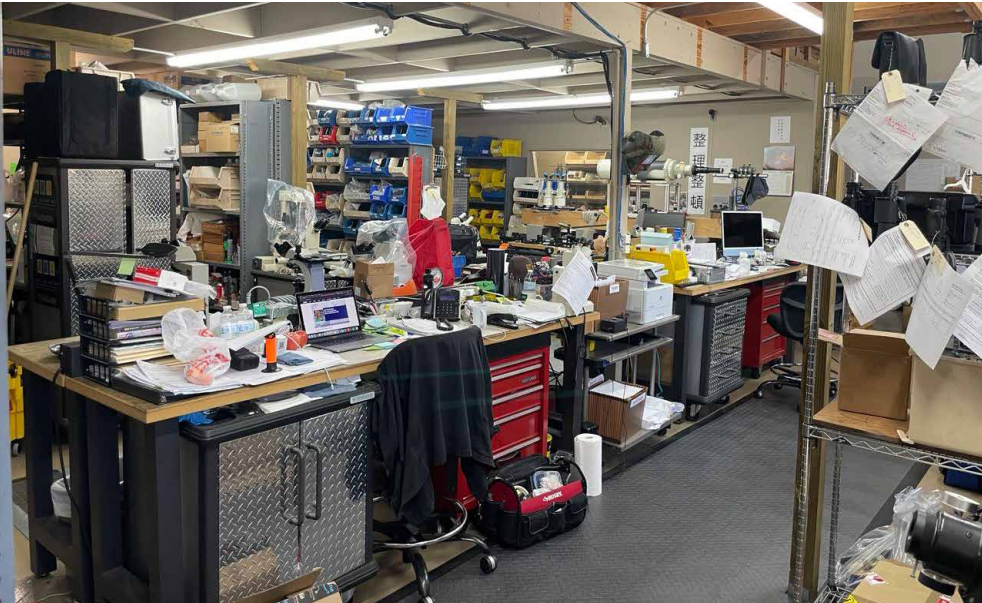
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1925-A Richmond Ave | Photos



1925-A & 1927 Richmond Avenue, Houston, Texas 77098

1927 Richmond Ave | Photos

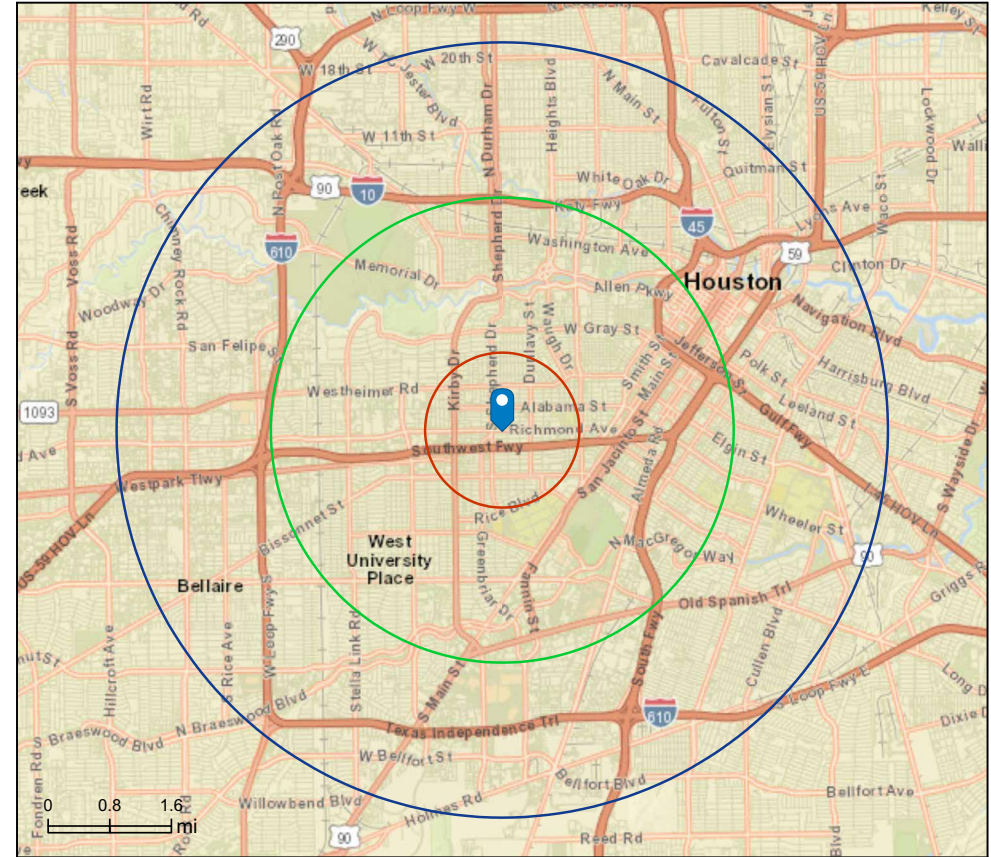


1925-A & 1927 Richmond Avenue, Houston, Texas 77098

Demographics



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	23,732	162,340	416,454
2020 Total Population	27,379	201,779	482,387
2020 Group Quarters	285	6,588	28,650
2024 Total Population	28,150	217,468	512,091
2024 Group Quarters	268	6,793	29,992
2029 Total Population	29,182	227,383	532,039
2024-2029 Annual Rate	0.72%	0.90%	0.77%
2024 Total Daytime Population	38,028	514,624	990,475
Workers	28,294	434,465	782,069
Residents	9,734	80,159	208,406
Household Summary			
2010 Households	13,197	84,438	190,025
2010 Average Household Size	1.78	1.85	2.05
2020 Total Households	14,664	105,290	228,443
2020 Average Household Size	1.85	1.85	1.99
2024 Households	15,051	114,997	245,996
2024 Average Household Size	1.85	1.83	1.96
2029 Households	15,779	122,363	260,606
2029 Average Household Size	1.83	1.80	1.93
2024-2029 Annual Rate	0.95%	1.25%	1.16%
2010 Families	4,625	33,085	86,005
2010 Average Family Size	2.66	2.74	2.94
2024 Families	5,718	44,261	105,317
2024 Average Family Size	2.80	2.77	2.90
2029 Families	5,911	46,160	109,516
2029 Average Family Size	2.79	2.75	2.87
2024-2029 Annual Rate	0.67%	0.84%	0.78%
Housing Unit Summary			
2000 Housing Units	13,977	80,369	185,473
Owner Occupied Housing Units	31.0%	34.8%	35.3%
Renter Occupied Housing Units	59.6%	53.3%	53.9%
Vacant Housing Units	9.4%	12.0%	10.7%
2010 Housing Units	15,004	97,618	219,106
Owner Occupied Housing Units	32.1%	36.4%	36.0%
Renter Occupied Housing Units	55.8%	50.1%	50.8%
Vacant Housing Units	12.0%	13.5%	13.3%
2020 Housing Units	16,338	120,373	261,262
Owner Occupied Housing Units	31.9%	31.9%	33.0%
Renter Occupied Housing Units	57.8%	55.5%	54.4%
Vacant Housing Units	10.5%	12.6%	12.6%
2024 Housing Units	16,746	131,734	282,452
Owner Occupied Housing Units	32.6%	30.5%	32.2%
Renter Occupied Housing Units	57.3%	56.8%	54.9%
Vacant Housing Units	10.1%	12.7%	12.9%
2029 Housing Units	17,488	139,308	297,626
Owner Occupied Housing Units	33.0%	30.9%	32.5%
Renter Occupied Housing Units	57.2%	57.0%	55.0%
Vacant Housing Units	9.8%	12.2%	12.4%
2024 Households by Income			
Household Income Base	15,051	114,997	245,996
<\$15,000	6.2%	7.1%	9.0%
\$15,000 - \$24,999	3.3%	2.9%	4.4%
\$25,000 - \$34,999	3.7%	3.7%	5.1%
\$35,000 - \$49,999	4.7%	6.4%	8.0%
\$50,000 - \$74,999	13.9%	14.4%	15.2%
\$75,000 - \$99,999	10.6%	11.0%	10.6%
\$100,000 - \$149,999	16.8%	17.6%	15.4%
\$150,000 - \$199,999	11.9%	10.5%	9.8%
\$200,000+	28.9%	26.4%	22.6%
Average Household Income	\$177,636	\$167,819	\$149,788



2024 Population 25+ by Educational Attainment			
Total	22,296	169,581	380,068
Less than 9th Grade	0.5%	0.8%	3.6%
9th - 12th Grade, No Diploma	0.5%	0.6%	2.3%
High School Graduate	3.4%	5.2%	9.0%
GED/Alternative Credential	1.1%	0.9%	2.2%
Some College, No Degree	6.5%	8.8%	10.7%
Associate Degree	3.6%	3.9%	4.6%
Bachelor's Degree	33.6%	38.9%	34.9%
Graduate/Professional Degree	50.9%	40.9%	32.7%
2024 Population 15+ by Marital Status			
Total	25,215	193,621	445,608
Never Married	42.9%	46.2%	46.6%
Married	45.0%	42.9%	41.5%
Widowed	3.5%	2.6%	3.2%
Divorced	8.6%	8.3%	8.7%



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Information About Brokerage Services

Texas law requires all real estate licensees 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 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 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Maury N. Bronstein	436701	Maury.Bronstein@1912v.com	(713)522-1912
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date