



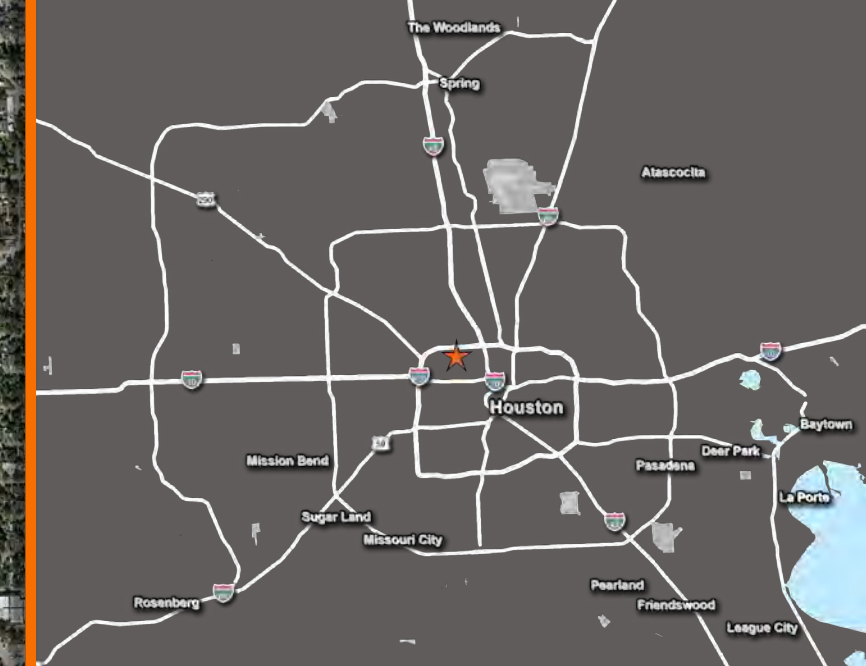
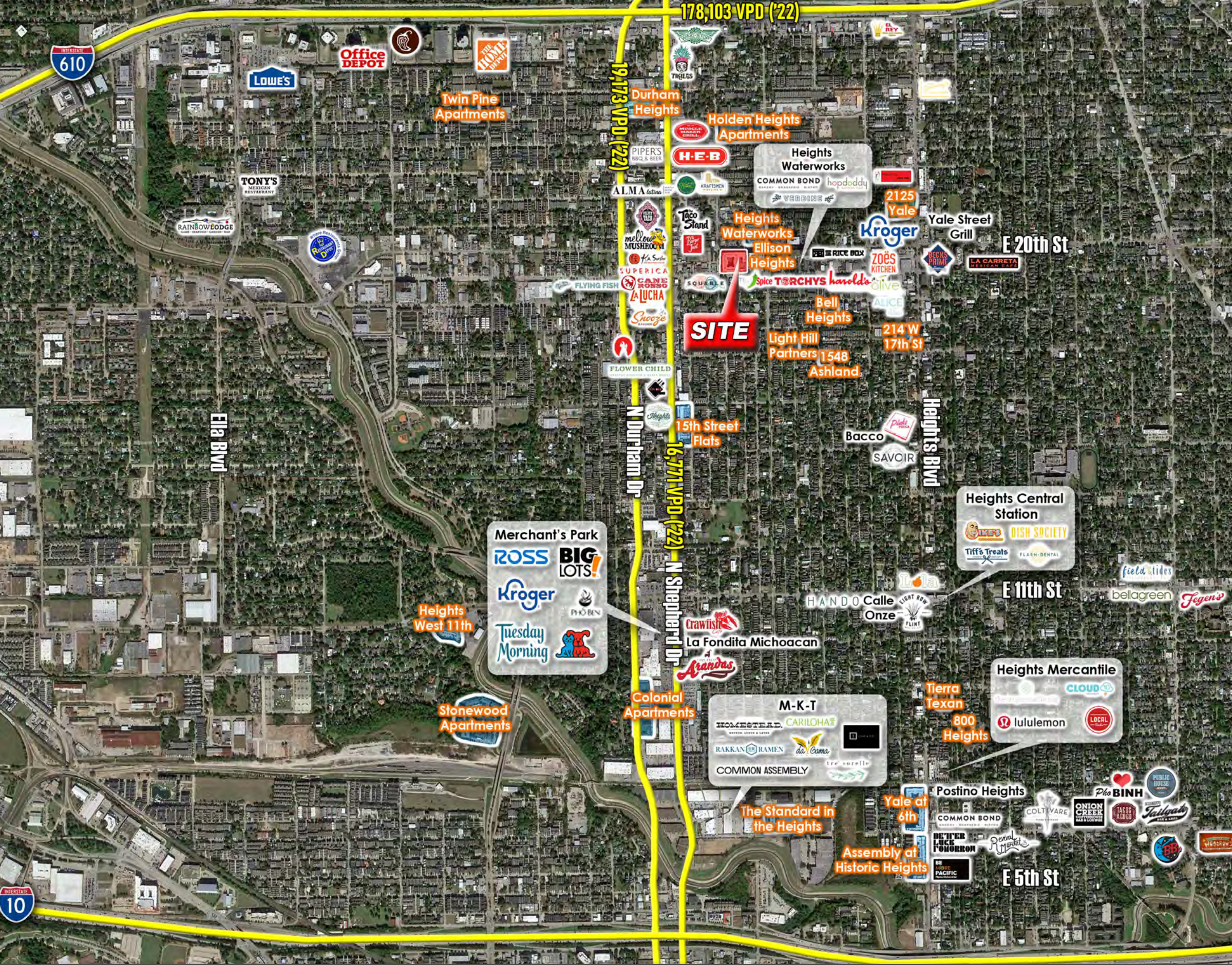
# FOUNDRY ON 19TH

555 W 19th Street  
Houston, TX 77008





**SECOND GEN RESTAURANT SUBLEASE OPPORTUNITY IN THE HEIGHTS**

Bruce W. Frankel  
713-661-0440  
[bfrankel@frankeldev.com](mailto:bfrankel@frankeldev.com)



### PROPERTY HIGHLIGHTS

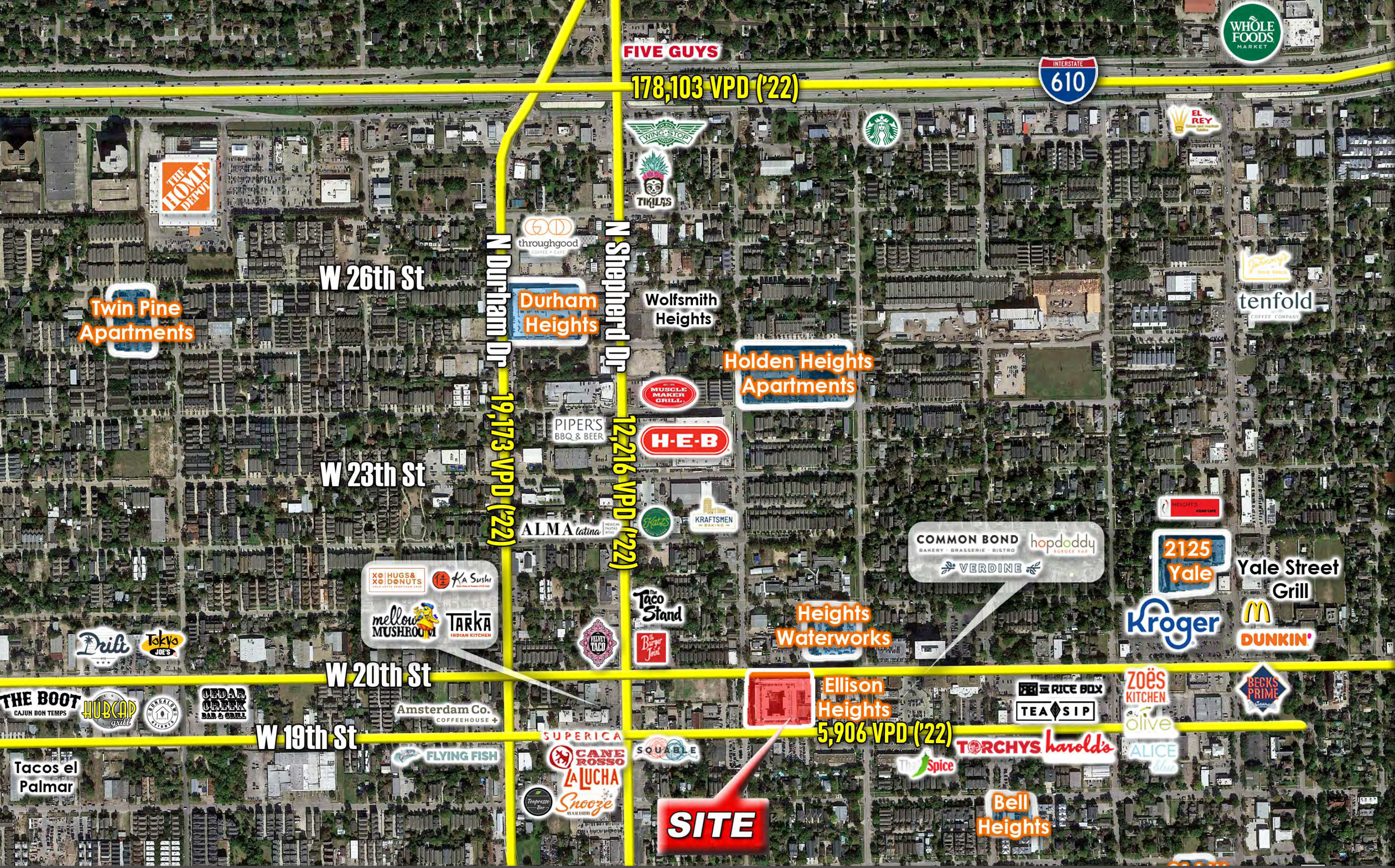
- Located on The Heights 19th historic retail corridor.
- 2,036 SF 2nd gen restaurant space below a 5-story multi-family midrise building comprised of 284 units
- Fronts 19th Street where Monthly & Weekly Community Food Market & Festivals are hosted
- Easily accessible to 610 & I10
- 14' Ceiling Heights
- 300 SF outdoor patio
- Grease Trap
- 60 Designated Retail Parking Spaces
- 86 Walking Score 
- 60 Bikeable Score 

### DEMOGRAPHIC SNAPSHOT

POPULATION	AVG HH INCOME
1-mi: 23,933	1-mi: \$198,190
3-mi: 166,192	3-mi: \$155,346
5-mi: 442,251	5-mi: \$133,086

### TRAFFIC COUNTS

N Shepherd Dr: 12,216 VPD (TXDOT 2022)  
 I-610: 178,103 VPD (TXDOT 2022)  
 N Durham Dr: 19,173 VPD (TXDOT 2022)



FIVE GUYS

178,103 VPD ('22)



Twin Pine Apartments

W 26th St

Durham Heights

Wolfsmith Heights

Holden Heights Apartments

N Durham Dr 19,173 VPD ('22)

N Shepherd Dr 12,216 VPD ('22)

W 23rd St

ALMA latina

H-E-B

COMMON BOND BAKERY · BRASSERIE · BISTRO  
VERDINE

2125 Yale

Yale Street Grill

YO HUGS & DONUTS  
Ka Sushi  
mellow MUSHROOM  
TARKA INDIAN KITCHEN

The Taco Stand

Heights Waterworks

Kroger

DUNKIN'

W 20th St

Amsterdam Co. COFFEEHOUSE

Ellison Heights 5,906 VPD ('22)

RICE BOX  
TEA SIP

ZOËS KITCHEN

BECK'S PRIME

W 19th St

FLYING FISH

SUPERICA  
CANE ROSSO  
LA LUCHA  
Snooze

SQUABLE

TORCHYS harold's

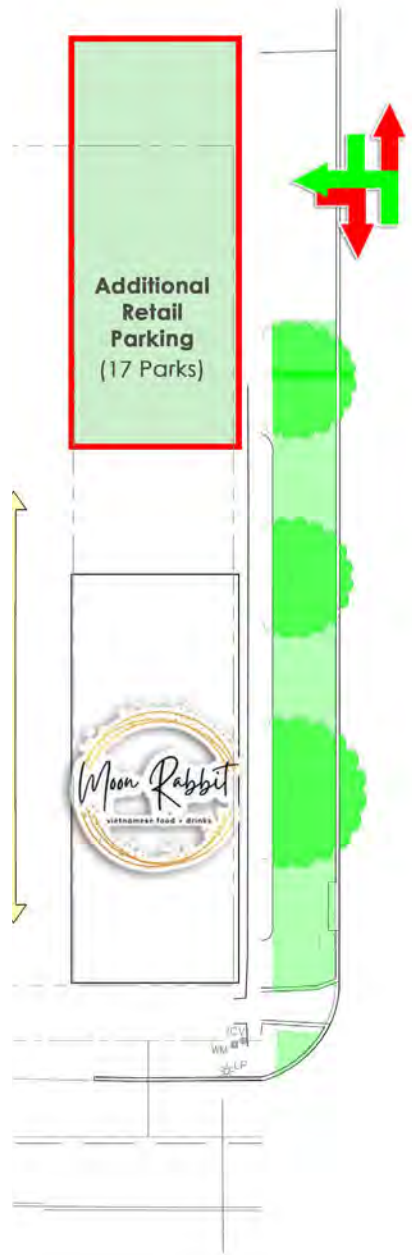
olive  
ALICE

Tacos el Palmar

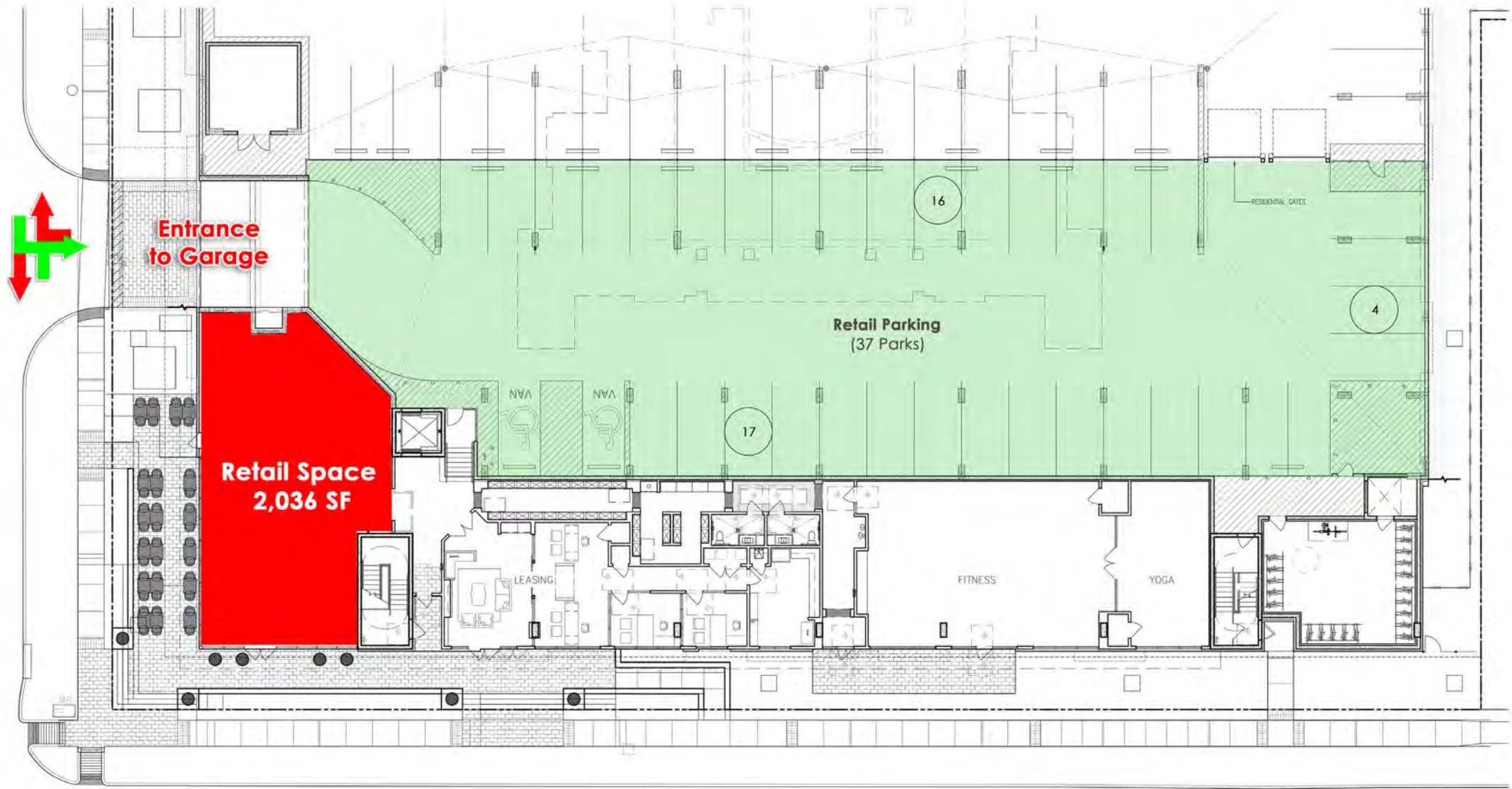
**SITE**

Bell Heights

MARKET AERIAL



LAWRENCE ST.

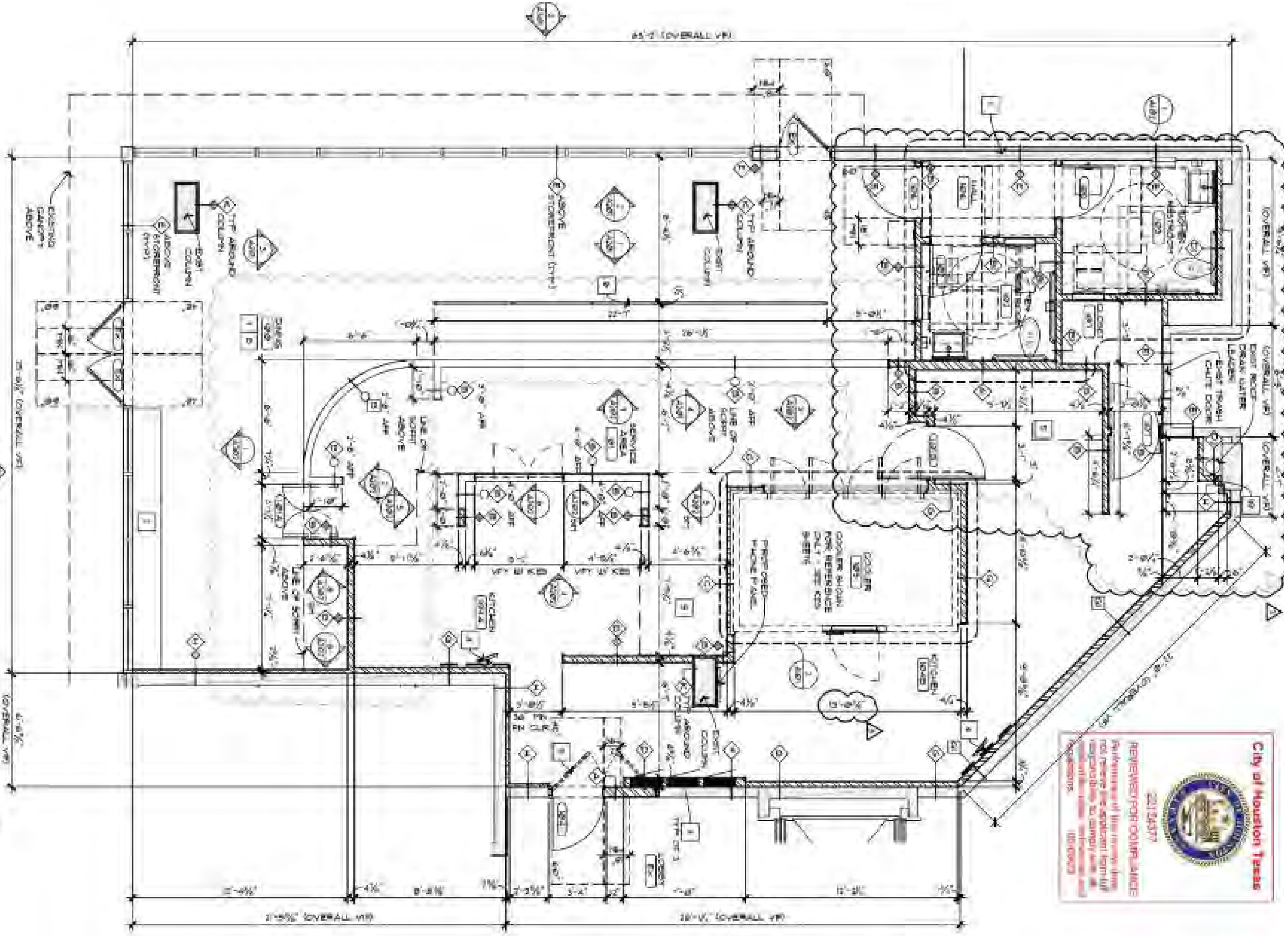


W. 19TH ST.



LEASE/PARKING PLAN

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



City of Houston Texas  
201104377  
REVIEWED FOR COMPLIANCE  
Performance of this review does not constitute an endorsement from the City of Houston. The City of Houston is not responsible for any errors or omissions in this document.  
100-09903





## 19TH & 20TH STREET RETAILERS

MANREADY®  
MERCANTILE  
WORK HARD LIVE WELL

**Kroger**

**Penzance**

**W**

**ups**

**FLOYD'S**  
BARBERSHOP

**Natural Pawz**

**TDECU**  
YOUR CREDIT UNION

**UBREAKIFIX**

**STATION**

**AG**  
Antiques 1811-57

**KRISER'S**  
NATURAL \* PET

**CVS**

## 19TH & 20TH STREET RESTAURANTS

**TORCHYS**

**mellow MUSHROOM**

**BOOMTOWN COFFEE**

**hopdoddy**  
BUDGET BAR

**SQUABLE**

**JINYA**  
RAMEN BAR

**CANE ROSSO**

**ALICE blue**

**harold's**  
Restaurant | Bar | Terrace

**RICE BOY**  
ASIAN CUISINE

**BECK'S PRIME**  
RESTAURANT

**the Burger Joint**

**COMMON BOND**  
BAKERY · BRASSERIE · BISTRO

**VERDINE**

**jenis**

HOUSTON HEIGHTS

# DEMOGRAPHIC OVERVIEW & MAP

POPULATION  
(3 mi Radius, 2023)

**166,192**

DAYTIME  
POPULATION  
(3 mi Radius, 2023)

**189,972**

HOUSEHOLDS  
(3 mi Radius, 2023)

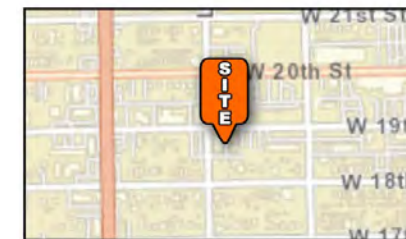
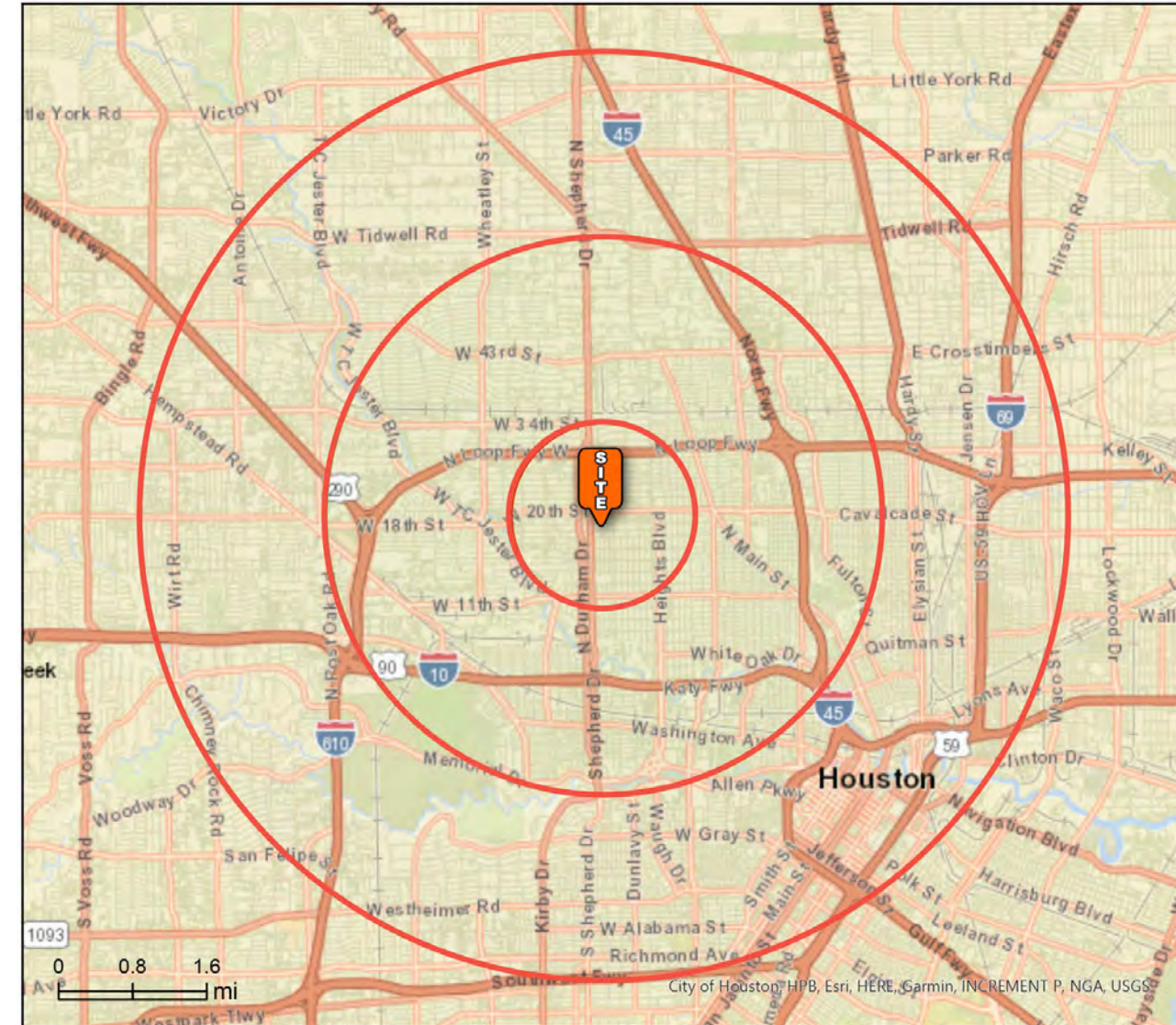
**77,602**

AVERAGE INCOME  
(3 mi Radius)

2023 Average:

**\$155,346**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2023 Total Population	23,933	166,192	442,251
2023 Group Quarters	5	472	13,645
2028 Total Population	24,993	174,179	462,425
2023-2028 Annual Rate	0.87%	0.94%	0.90%
2023 Total Daytime Population	24,091	189,972	656,322
Workers	15,826	125,497	464,095
Residents	8,265	64,475	192,227
<b>Household Summary</b>			
2023 Households	11,335	77,602	195,031
2023 Average Household Size	2.11	2.14	2.20
2028 Households	11,939	82,213	207,400
2028 Average Household Size	2.09	2.11	2.16
2023-2028 Annual Rate	1.04%	1.16%	1.24%
2023 Families	5,256	36,807	91,863
2023 Average Family Size	3.05	3.04	3.17
2028 Families	5,550	38,967	96,576
2028 Average Family Size	3.01	3.00	3.13
2023-2028 Annual Rate	1.09%	1.15%	1.01%
<b>Housing Unit Summary</b>			
2023 Housing Units	12,491	86,219	220,203
Owner Occupied Housing Units	52.0%	47.1%	39.2%
Renter Occupied Housing Units	38.8%	42.9%	49.3%
Vacant Housing Units	9.3%	10.0%	11.4%
2028 Housing Units	12,985	90,393	231,621
Owner Occupied Housing Units	51.6%	46.9%	38.9%
Renter Occupied Housing Units	40.3%	44.1%	50.7%
Vacant Housing Units	8.1%	9.0%	10.5%
<b>Median Household Income</b>			
2023	\$150,748	\$101,961	\$79,112
2028	\$161,210	\$113,107	\$90,474
<b>Median Home Value</b>			
2023	\$475,769	\$441,566	\$402,061
2028	\$482,448	\$457,484	\$431,483
<b>Per Capita Income</b>			
2023	\$94,814	\$72,245	\$58,999
2028	\$104,826	\$80,505	\$67,682
<b>Median Age</b>			
2023	39.6	37.9	36.6
2028	40.4	38.1	36.9
<b>2023 Households by Income</b>			
Household Income Base	11,335	77,602	195,031
<\$15,000	7.3%	9.2%	11.3%
\$15,000 - \$24,999	3.0%	5.2%	6.9%
\$25,000 - \$34,999	2.4%	5.4%	7.0%
\$35,000 - \$49,999	5.7%	8.0%	9.3%
\$50,000 - \$74,999	8.5%	11.5%	13.5%
\$75,000 - \$99,999	8.7%	9.9%	10.2%
\$100,000 - \$149,999	14.1%	15.1%	14.4%
\$150,000 - \$199,999	13.8%	11.5%	8.9%
\$200,000+	36.5%	24.3%	18.6%
Average Household Income	\$198,190	\$155,346	\$133,086





Developed by:

**GREYSTAR™**  
The Global Leader in Rental Housing

Leased by:

**frankel**  
DEVELOPMENT GROUP

**Bruce W. Frankel**  
713-661-0440  
bfrankel@frankeldev.com

5311 Kirby Drive, Suite 104 | Houston, Texas 77005





# 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 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.

Frankel Development Group	9000477	bfrankel@frankeldev.com	713.661.0440
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date