

West Loop Market Center

Directly across from the Galleria

2901 West Loop South, Houston, Texas 77027



Available: 3,595 SF 2nd Gen Office Space

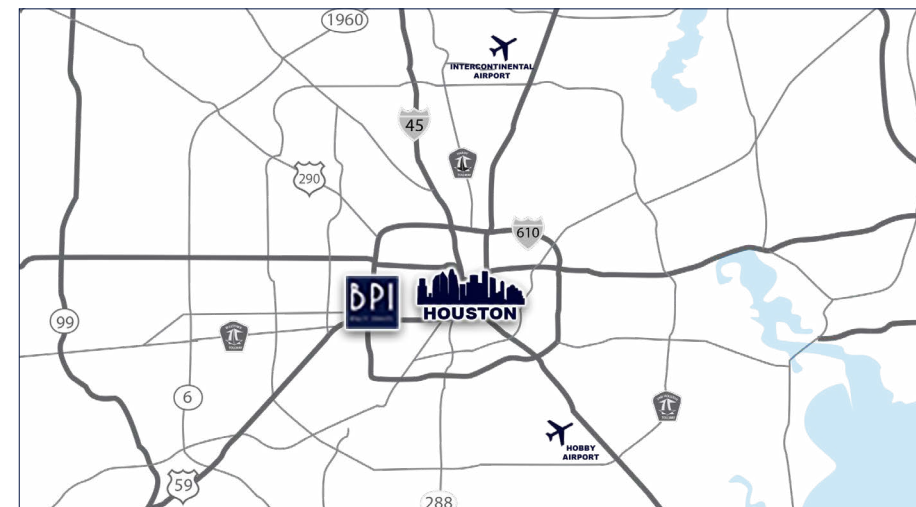
Pricing: Call for Pricing

Description:

- Highly Visibility West Loop Freeway Location
- Conveniently located near Greenway Plaza, Uptown and Galleria Business Districts
- Accessible via Westheimer Exit Off Loop 610

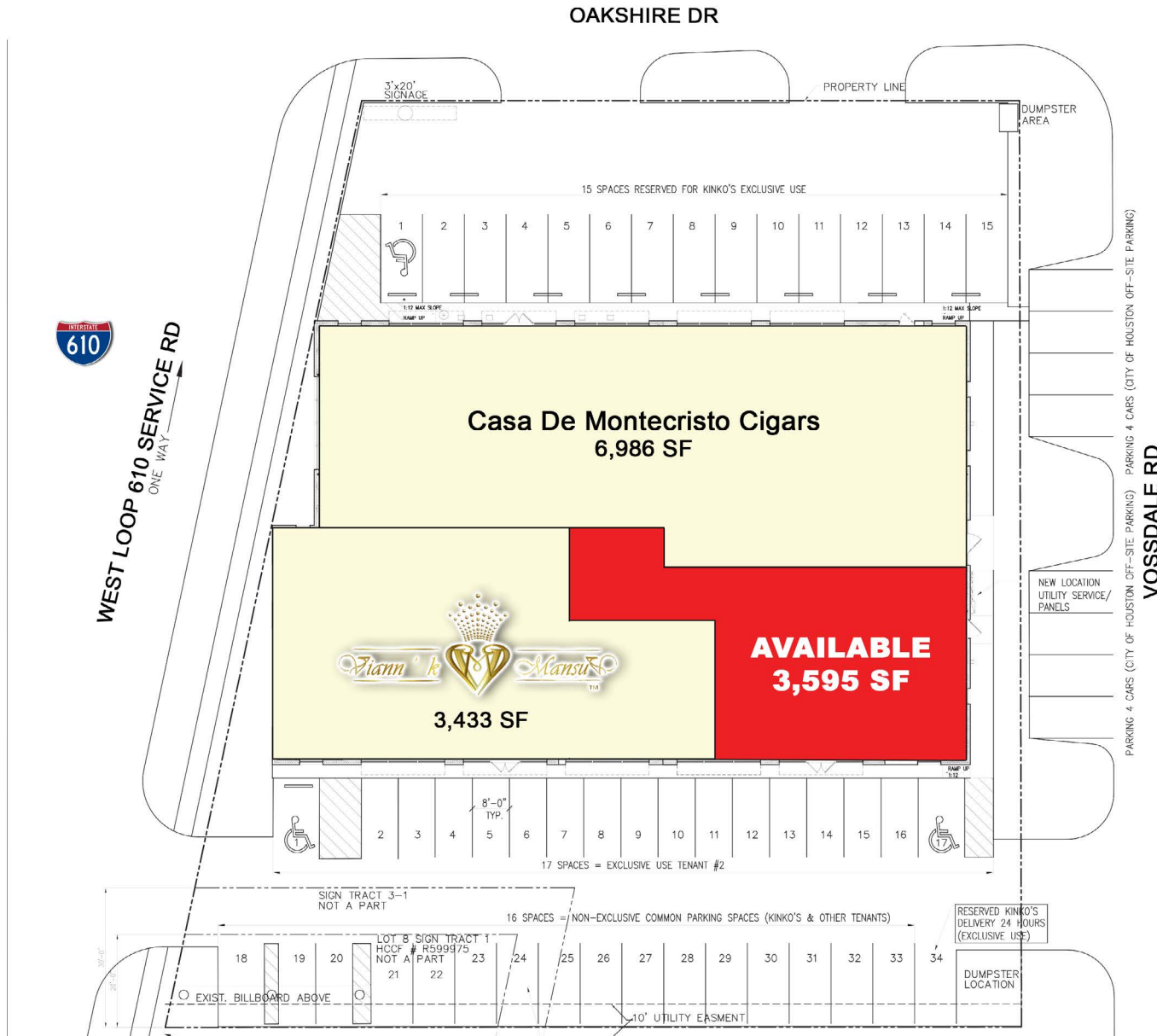
Traffic Counts: West Loop 610: 254,460 VPD (Kalibrate 2019)
Southwest Fwy: 27,934 VPD (Kalibrate 2019)

Demographics:	1 mile	2 mile	3 mile
2019 Population	28,181	97,014	211,652
Daytime Population	87,196	231,137	362,363
Average HH Income	\$130,510	\$137,164	\$135,153

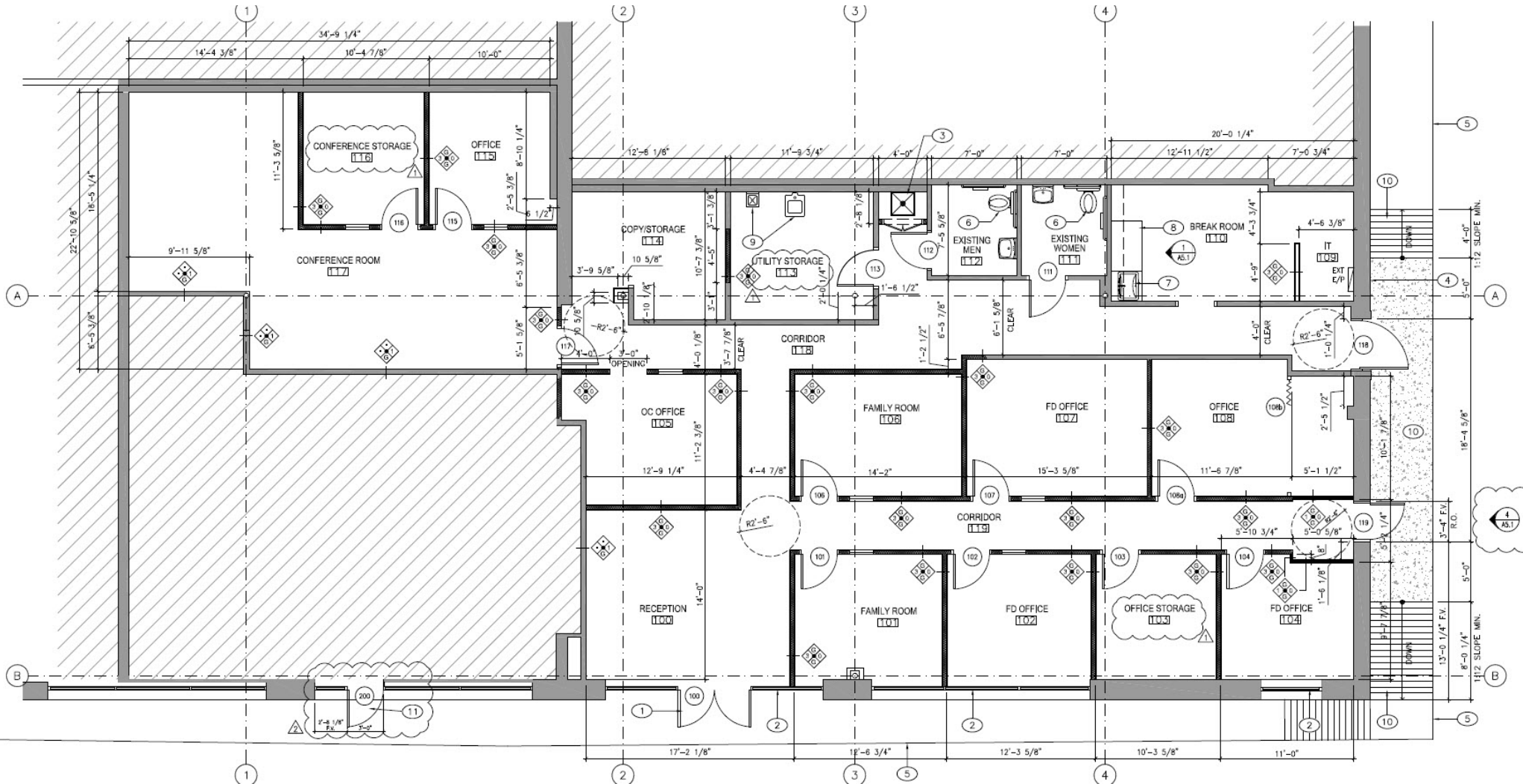


For More Information:

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Floor Plan - 3,595 SF Space Available



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LOOKING SOUTH



BPI

REALTY SERVICES

West Loop Market Center

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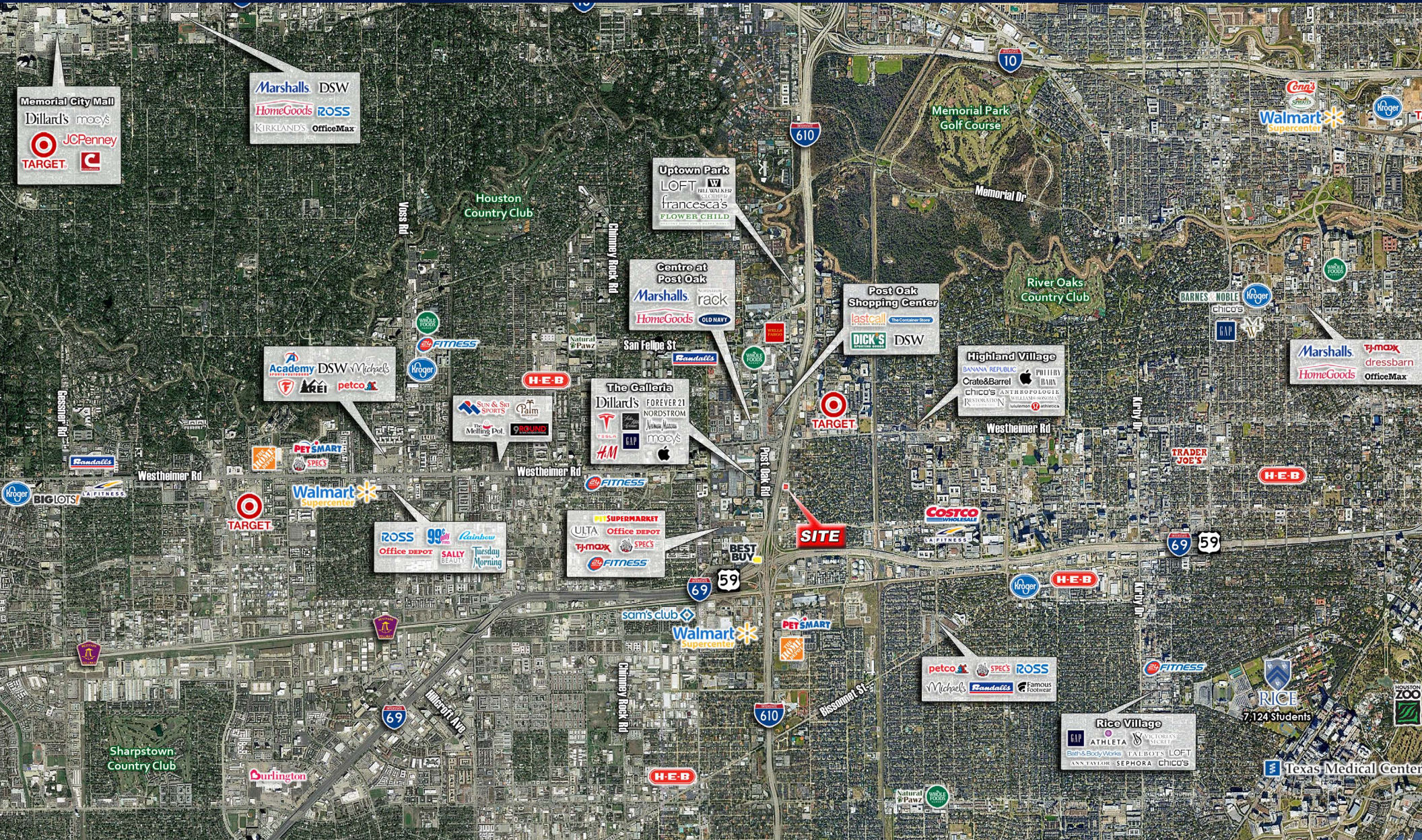
BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | www.BPIRealty.com

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REALTY SERVICES

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2019 Population
(3 mi Radius)

211,653

Households
(3 mi Radius)

97,125

Daytime Population
(3 mi Radius)

362,363

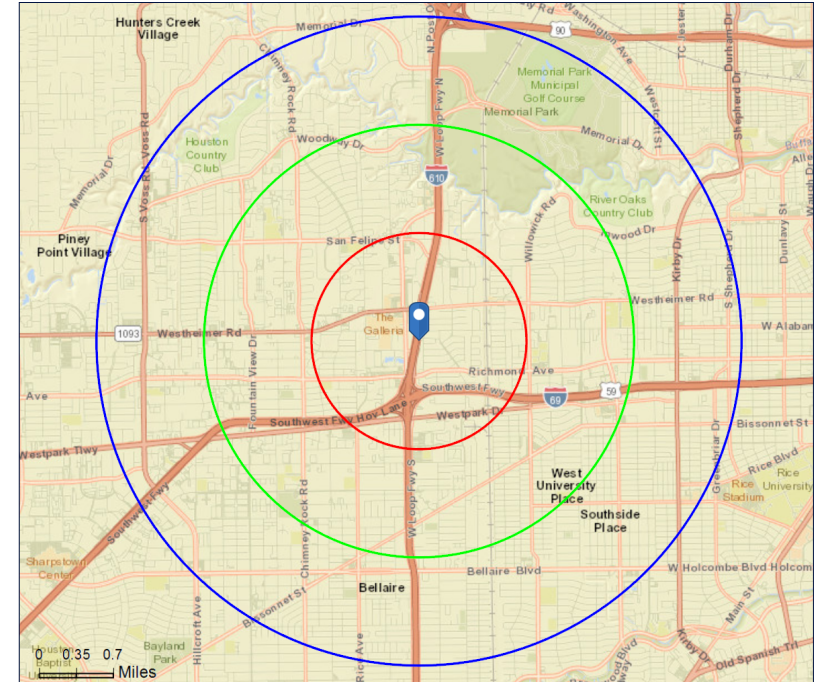
Average HH Income
(3 mi Radius)

\$135,153

Median Home Value
(3 mi Radius)

\$691,961

	1 mile	2 miles	3 miles
Population Summary			
2000 Total Population	15,631	66,819	164,418
2010 Total Population	19,201	78,747	178,732
2019 Total Population	28,181	97,014	211,652
2019 Group Quarters	77	234	741
2024 Total Population	32,189	106,039	228,841
2019-2024 Annual Rate	2.70%	1.79%	1.57%
2019 Total Daytime Population	87,196	231,137	362,363
Workers	77,623	193,494	270,427
Residents	9,573	37,643	91,936
Household Summary			
2000 Households	9,428	35,979	77,171
2000 Average Household Size	1.63	1.84	2.11
2010 Households	11,420	41,165	81,982
2010 Average Household Size	1.68	1.91	2.17
2019 Households	16,643	50,451	97,125
2019 Average Household Size	1.69	1.92	2.17
2024 Households	18,950	55,160	105,238
2024 Average Household Size	1.69	1.92	2.17
2019-2024 Annual Rate	2.63%	1.80%	1.62%
2010 Families	3,925	17,606	40,849
2010 Average Family Size	2.57	2.81	3.02
2019 Families	5,669	21,216	47,201
2019 Average Family Size	2.60	2.84	3.05
2024 Families	6,445	23,073	50,688
2024 Average Family Size	2.62	2.85	3.06
2019-2024 Annual Rate	2.60%	1.69%	1.44%
Housing Unit Summary			
2000 Housing Units	10,578	40,643	85,692
Owner Occupied Housing Units	24.0%	32.6%	34.2%
Renter Occupied Housing Units	65.1%	55.9%	55.8%
Vacant Housing Units	10.9%	11.5%	9.9%
2010 Housing Units	13,406	47,414	94,023
Owner Occupied Housing Units	26.7%	32.9%	34.6%
Renter Occupied Housing Units	58.5%	53.9%	52.6%
Vacant Housing Units	14.8%	13.2%	12.8%
2019 Housing Units	18,651	56,511	108,658
Owner Occupied Housing Units	21.8%	29.9%	31.7%
Renter Occupied Housing Units	67.5%	59.3%	57.7%
Vacant Housing Units	10.8%	10.7%	10.6%
2024 Housing Units	21,136	61,604	117,315
Owner Occupied Housing Units	21.8%	29.9%	31.3%
Renter Occupied Housing Units	67.9%	59.6%	58.4%
Vacant Housing Units	10.3%	10.5%	10.3%
Median Household Income			
2019	\$86,703	\$84,019	\$76,710
2024	\$97,048	\$92,956	\$83,624
Median Home Value			
2019	\$552,362	\$637,702	\$691,961
2024	\$568,750	\$662,397	\$714,027
Per Capita Income			
2019	\$77,838	\$70,932	\$62,133
2024	\$85,625	\$77,289	\$67,006
Median Age			
2010	35.4	35.4	34.4
2019	36.8	37.6	36.3
2024	37.4	38.3	37.0



	1 mile	2 miles	3 miles
2019 Households by Income			
Household Income Base	16,643	50,451	97,125
<\$15,000	6.1%	7.2%	8.9%
\$15,000 - \$24,999	5.2%	6.0%	8.4%
\$25,000 - \$34,999	4.1%	5.7%	7.3%
\$35,000 - \$49,999	8.6%	9.3%	9.7%
\$50,000 - \$74,999	18.5%	16.6%	14.8%
\$75,000 - \$99,999	13.9%	12.2%	10.6%
\$100,000 - \$149,999	18.4%	15.6%	13.4%
\$150,000 - \$199,999	7.9%	7.4%	6.5%
\$200,000+	17.3%	20.0%	20.4%
Average Household Income	\$130,510	\$137,164	\$135,153
2019 Population 25+ by Educational Attainment			
Total	22,456	72,906	150,334
Less than 9th Grade		4.2%	8.1%
9th - 12th Grade, No Diploma	0.8%	1.8%	2.7%
High School Graduate		6.9%	10.1%
GED/Alternative Credential	0.5%	0.9%	0.9%
Some College, No Degree		12.8%	11.9%
Associate Degree	4.3%	4.5%	4.0%
Bachelor's Degree		38.6%	33.4%
Graduate/Professional Degree	30.6%	30.3%	29.0%



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:
 - 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.

_____ 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

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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