

# FREESTANDING BUILDING FOR SALE

121 HEIGHTS BOULEVARD



**CHODROW**  
REALTY ADVISORS

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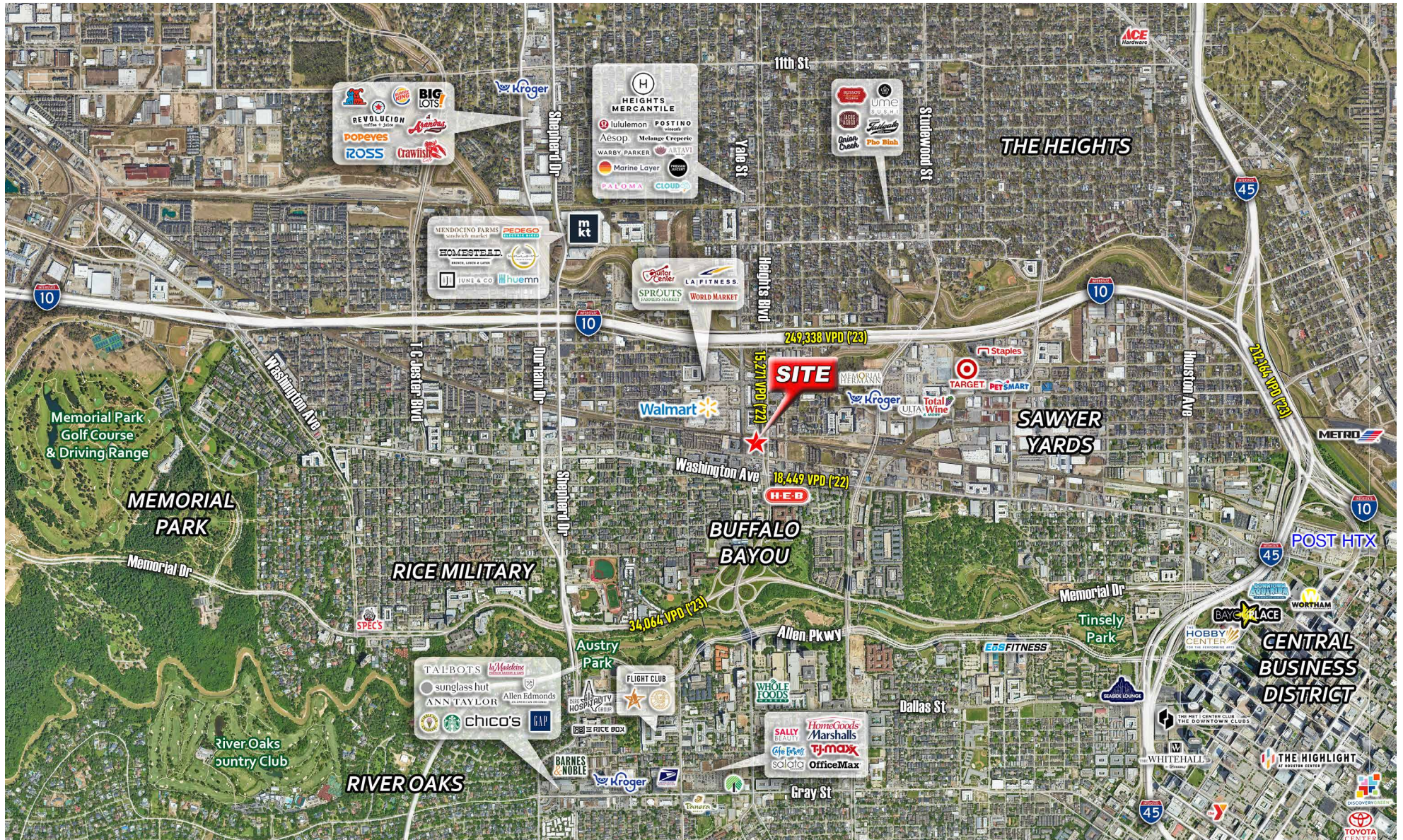
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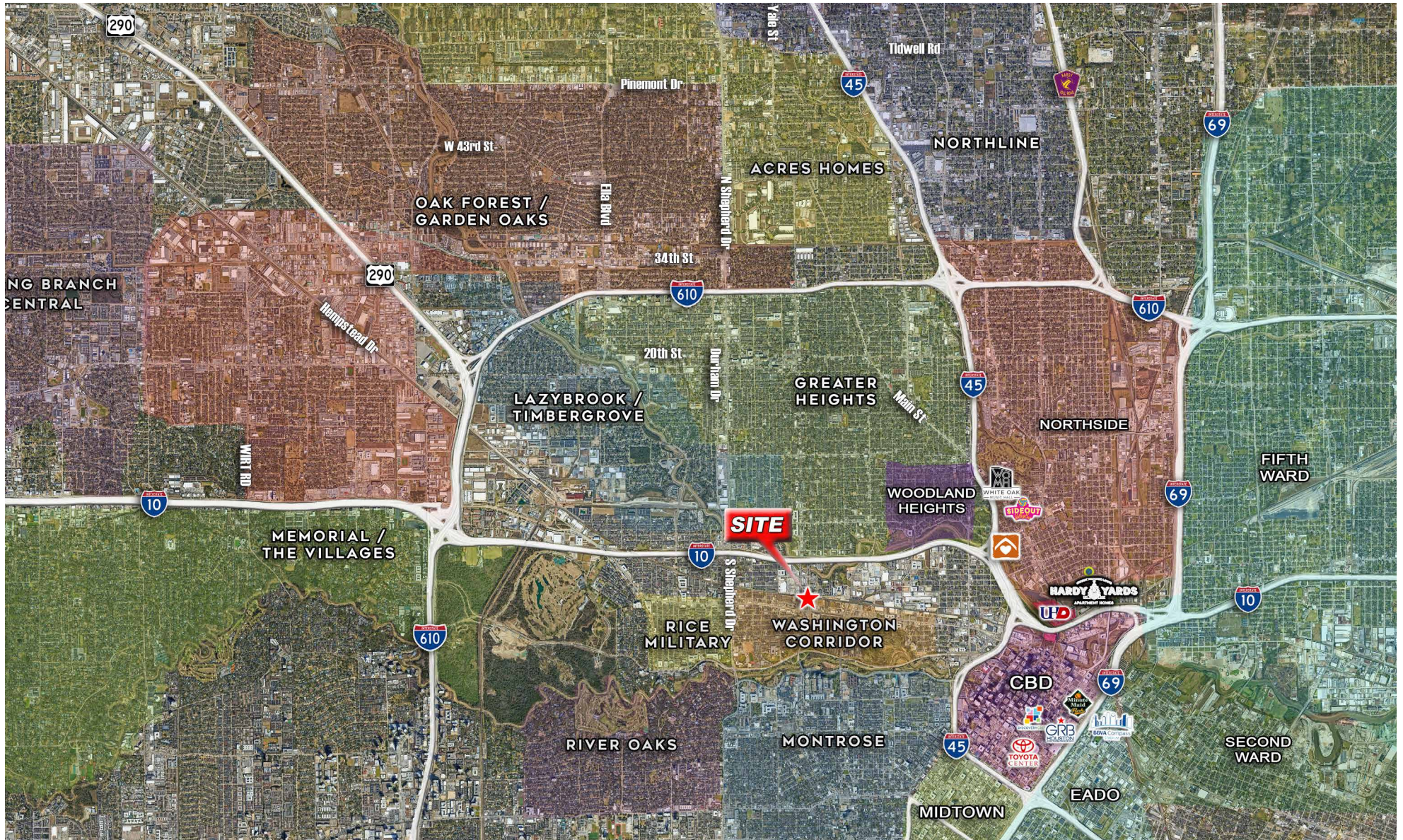
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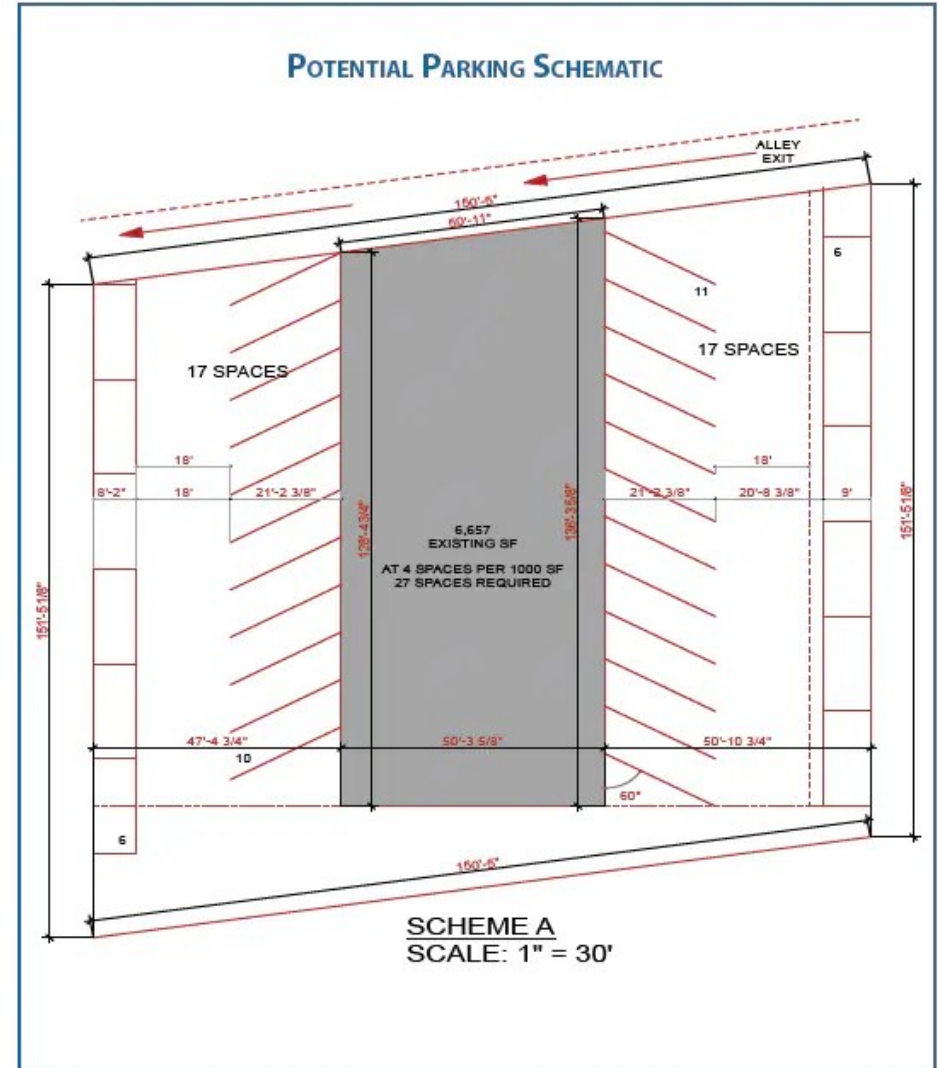
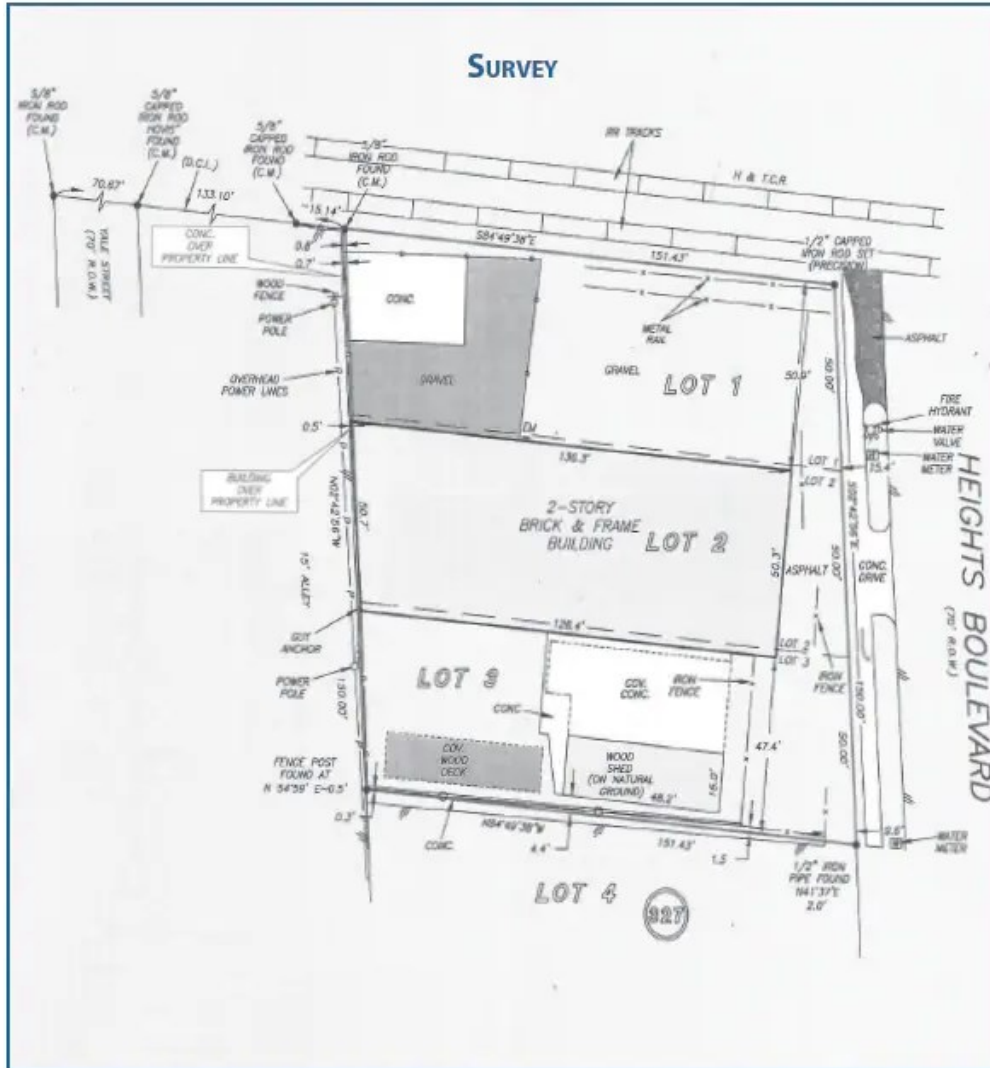
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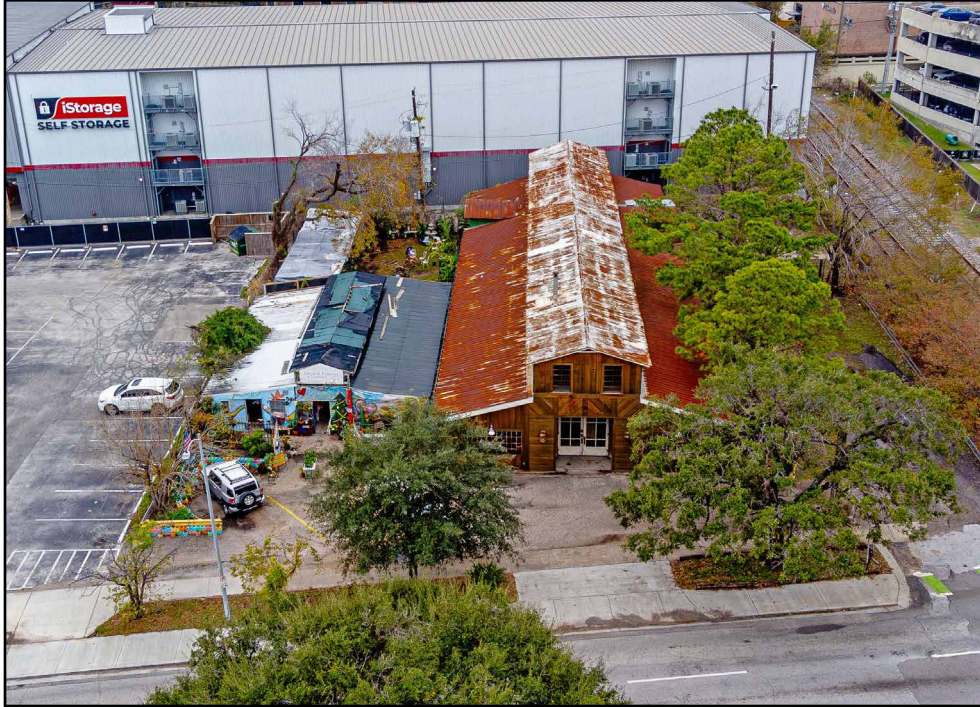
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## LOCATION

121 Heights Blvd, Houston, TX 77007



## PRICE

Call for Details



## TRAFFIC COUNTS

Heights Blvd: 15,271 VPD (TXDot '22)

Washington Ave: 18,782 VPD (TXDot '22)



## AVAILABLE

- Freestanding Building For Sale
- Space Size: 6,500 SF (down), 2,500 SF (up)
- Lot Size: 22,500 SF
- Flood Plain: Not in any flood plain
- Taxes: \$4,217.30/month (2023)



## DEMOGRAPHICS

2024 (Source ESRI)	1-Mile	3-Mile	5-Mile
Total Population	28,294	212,941	480,616
Median HH Income	\$125,738	\$118,302	\$100,246
Total Household	16,312	106,639	223,362
Daytime Population	41,277	354,914	949,564

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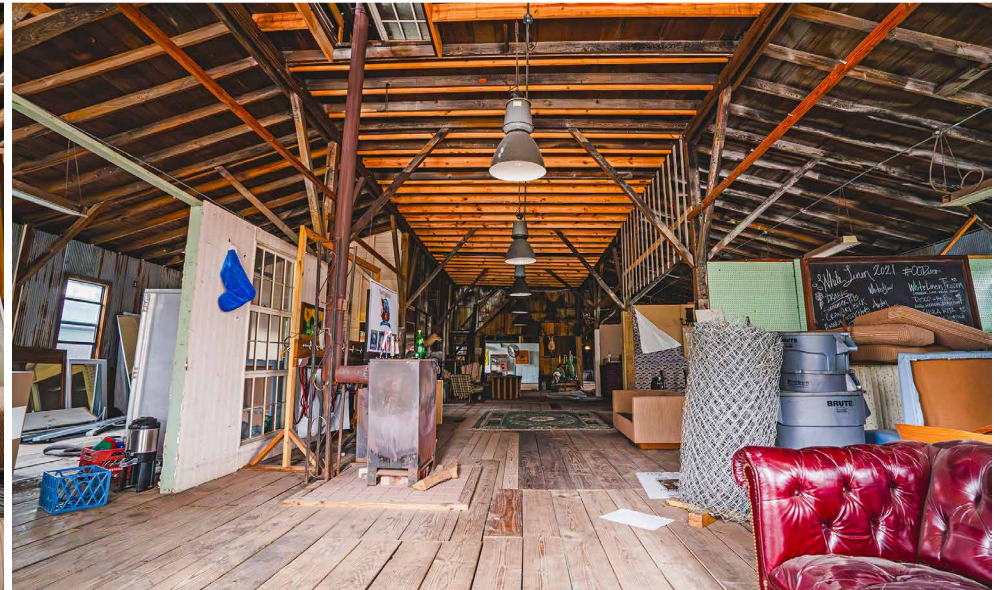
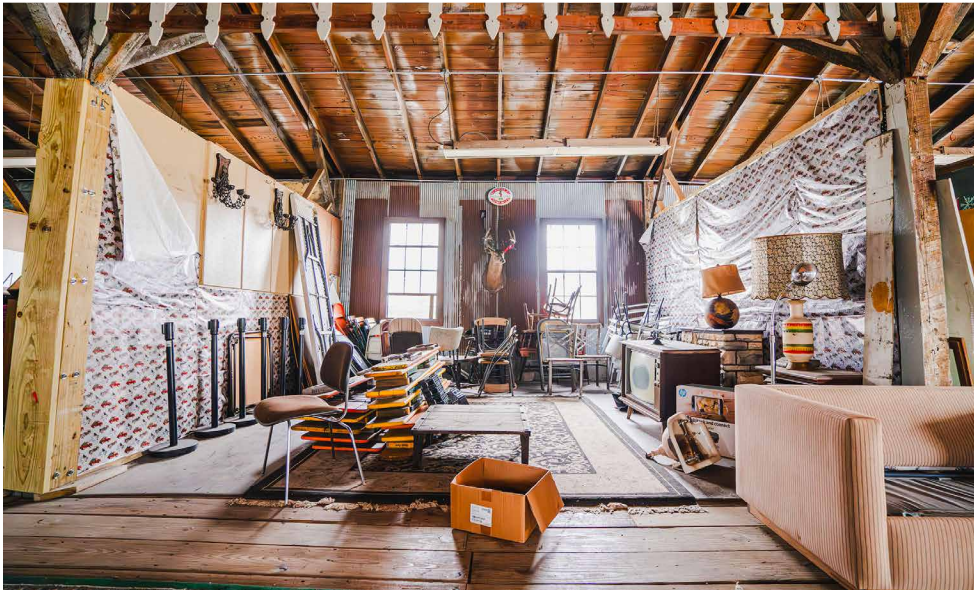
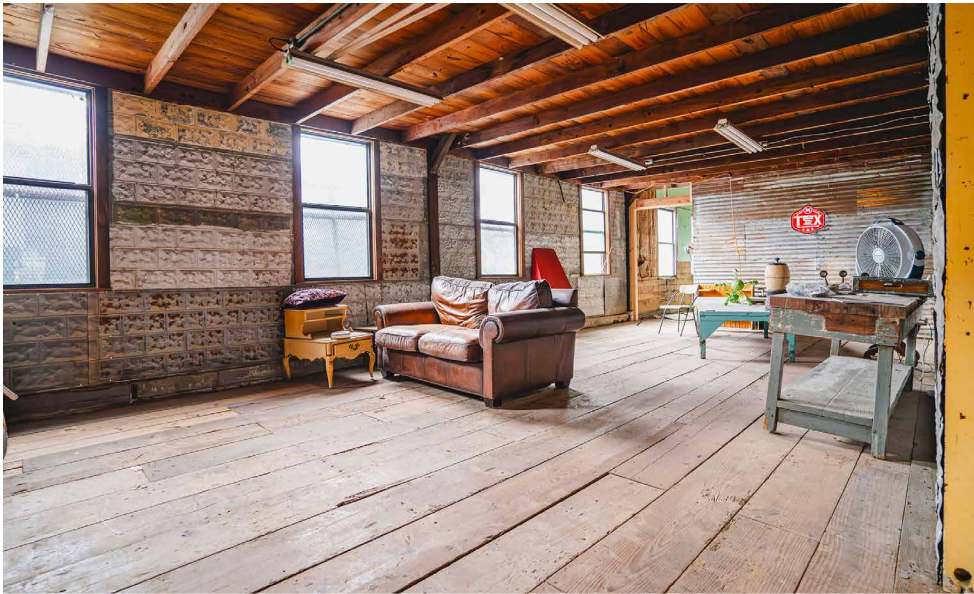


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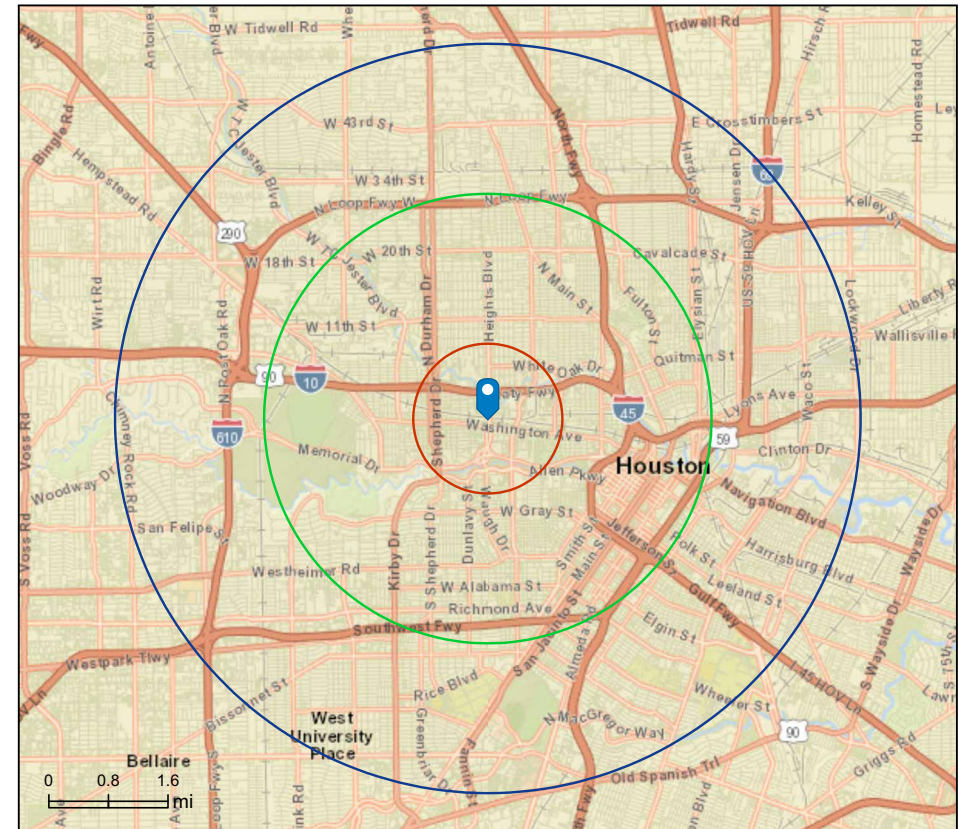
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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	16,485	156,817	387,413
2020 Total Population	23,129	189,675	447,032
2020 Group Quarters	70	12,161	27,468
2024 Total Population	28,294	212,941	480,616
2024 Group Quarters	104	12,950	28,757
2029 Total Population	31,161	227,249	503,099
2024-2029 Annual Rate	1.95%	1.31%	0.92%
2024 Total Daytime Population	41,277	354,914	949,564
Workers	33,847	286,936	750,632
Residents	7,430	67,978	198,932
<b>Household Summary</b>			
2010 Households	9,436	72,616	167,557
2010 Average Household Size	1.73	1.95	2.15
2020 Total Households	13,325	93,947	204,589
2020 Average Household Size	1.73	1.89	2.05
2024 Households	16,312	106,639	223,362
2024 Average Household Size	1.73	1.88	2.02
2029 Households	18,271	116,063	238,576
2029 Average Household Size	1.70	1.85	1.99
2024-2029 Annual Rate	2.29%	1.71%	1.33%
2010 Families	2,958	29,280	79,290
2010 Average Family Size	2.63	2.87	3.07
2024 Families	5,321	42,291	99,828
2024 Average Family Size	2.60	2.77	2.95
2029 Families	5,848	45,143	104,684
2029 Average Family Size	2.58	2.76	2.93
2024-2029 Annual Rate	1.91%	1.31%	0.95%
<b>Housing Unit Summary</b>			
2000 Housing Units	5,763	66,370	166,538
Owner Occupied Housing Units	22.5%	36.1%	38.8%
Renter Occupied Housing Units	61.9%	52.6%	50.5%
Vacant Housing Units	15.6%	11.3%	10.7%
2010 Housing Units	10,395	81,996	194,177
Owner Occupied Housing Units	31.2%	40.7%	39.0%
Renter Occupied Housing Units	59.6%	47.9%	47.3%
Vacant Housing Units	9.2%	11.4%	13.7%
2020 Housing Units	15,051	105,646	232,864
Owner Occupied Housing Units	27.9%	38.1%	37.0%
Renter Occupied Housing Units	60.6%	50.8%	50.9%
Vacant Housing Units	11.4%	11.1%	12.1%
2024 Housing Units	18,414	120,758	255,371
Owner Occupied Housing Units	24.4%	35.3%	35.9%
Renter Occupied Housing Units	64.1%	53.0%	51.6%
Vacant Housing Units	11.4%	11.7%	12.5%
2029 Housing Units	20,356	130,113	270,852
Owner Occupied Housing Units	23.4%	34.8%	36.0%
Renter Occupied Housing Units	66.4%	54.4%	52.0%
Vacant Housing Units	10.2%	10.8%	11.9%
<b>2024 Households by Income</b>			
Household Income Base	16,312	106,639	223,362
<\$15,000	4.9%	6.6%	6.6%
\$15,000 - \$24,999	1.6%	3.1%	4.4%
\$25,000 - \$34,999	3.3%	4.9%	6.4%
\$35,000 - \$49,999	5.0%	6.4%	7.6%
\$50,000 - \$74,999	10.6%	12.7%	13.8%
\$75,000 - \$99,999	12.4%	10.3%	10.2%
\$100,000 - \$149,999	20.2%	16.7%	16.0%
\$150,000 - \$199,999	12.7%	12.3%	10.4%
\$200,000+	29.5%	28.6%	23.7%
Average Household Income	\$179,678	\$175,609	\$154,278



### 2024 Population 25+ by Educational Attainment

Total	23,264	169,264	355,792
Less than 9th Grade	1.3%	2.8%	4.4%
9th - 12th Grade, No Diploma	0.7%	2.3%	3.4%
High School Graduate	4.9%	7.9%	10.0%
GED/Alternative Credential	0.8%	2.7%	3.0%
Some College, No Degree	8.1%	9.3%	10.9%
Associate Degree	3.1%	3.8%	4.5%
Bachelor's Degree	45.4%	38.3%	34.2%
Graduate/Professional Degree	35.7%	32.8%	29.6%

### 2024 Population 15+ by Marital Status

Total	25,791	189,050	416,865
Never Married	51.0%	46.3%	45.4%
Married	38.9%	42.5%	42.3%
Widowed	2.4%	2.3%	3.5%
Divorced	7.7%	8.8%	8.8%

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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 necessary authority to place a price in writing on behalf of 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

#### Alan Chodrow

Designated Broker of Firm

#### Chelsea Padon

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associates Name

Licensed No.

**391428**

Licensed No.

**627001**

Licensed No.

Licensed No.

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Buyer/Tenant/Seller/Landlord Initials

Date

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