

FOR LEASE

± 10,551 SF RETAIL
UNDER CONSTRUCTION



NEW REMODELED STRIP

1907 MANGUM ROAD HOUSTON, TEXAS 77092-8527

PROPERTY INFORMATION

Newly remodeled 2025, 1907 Mangum is offering four (4) individual spaces for lease that will be adjacent to an iconic, well-established restaurant chain. This is a great opportunity for another small restaurant, or office/retail user that desires to be next to a high-traffic restaurant with regular clientele. This property also offers excellent visibility and great signage opportunities along Mangum Road.

- Four (4) contiguous spaces available (white box space)

 Suite 110 - 2,202 SF

 Suite 120 - 2,798 SF

 Suite 130 - 3,713 SF

 Suite 140 - 1,838 SF

- Two (2) spaces have common access "grease traps"

- 59 parking spaces

- Excellent visibility

- Next to a high traffic restaurant

- Great signage opportunity

- Call broker for more details

DAVID HUMMEL

Senior Vice President

713.540.9116

texas1031investments@gmail.com

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. Advisors Commercial Real Estate. 2025.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2024 Estimated	13,057	134,032	431,908
2029 Projected	13,923	138,833	448,369
HOUSEHOLDS			
2024 Estimated	5,348	55,903	191,329
2029 Projected	5,704	57,965	198,870
INCOME			
2024 Median HHI	\$66,935	\$86,368	\$83,540
2024 Average HHI	\$104,125	\$125,407	\$120,148

Information provided by 2025 CoStar Group

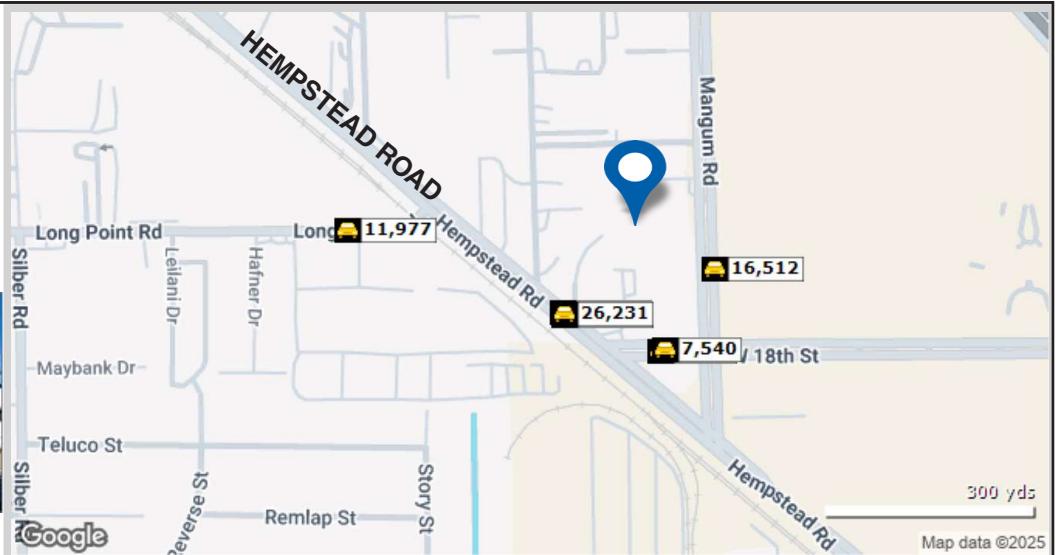
12777 Jones Road, Suite 106
Houston, Texas 77070
832.957.7500
www.AdvisorsTX.com

ADVISORS
COMMERCIAL REAL ESTATE

TRAFFIC COUNTS



Building Type: **Flex**
 RBA: **15,759 SF**
 Typical Floor: **15,759 SF**
 Total Available: **10,551 SF**
 Warehse Avail: **10,551 SF**
 Office Avail: -
 % Leased: **33.05%**
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Mangum Rd	W 18th St	0.07 S	2024	16,505	MPSI	.08
2 Mangum Rd	W 18th St	0.07 S	2025	16,512	MPSI	.08
3 Hempstead Road	Karbach St	0.03 NW	2025	18,918	MPSI	.10
4 Hempstead Highway	Karbach St	0.03 NW	2023	18,888	MPSI	.10
5 Hempstead Rd	Karbach St	0.03 NW	2024	26,190	MPSI	.10
6 Hempstead Rd	Karbach St	0.03 NW	2025	26,231	MPSI	.10
7 W 18th St	Mangum Rd	0.04 E	2025	7,797	MPSI	.12
8 W 18th St	Mangum Rd	0.04 E	2024	7,540	MPSI	.12
9 Long Point Rd	Hempstead Rd	0.07 E	2024	11,968	MPSI	.24
10 Long Point Rd	Hempstead Rd	0.07 E	2025	11,977	MPSI	.24

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. Advisors Commercial Real Estate. 2025.

12777 Jones Road, Suite 106
 Houston, Texas 77070
 832.957.7500
www.AdvisorsTX.com

ADVISORS
 COMMERCIAL REAL ESTATE

DEMOGRAPHIC SUMMARY

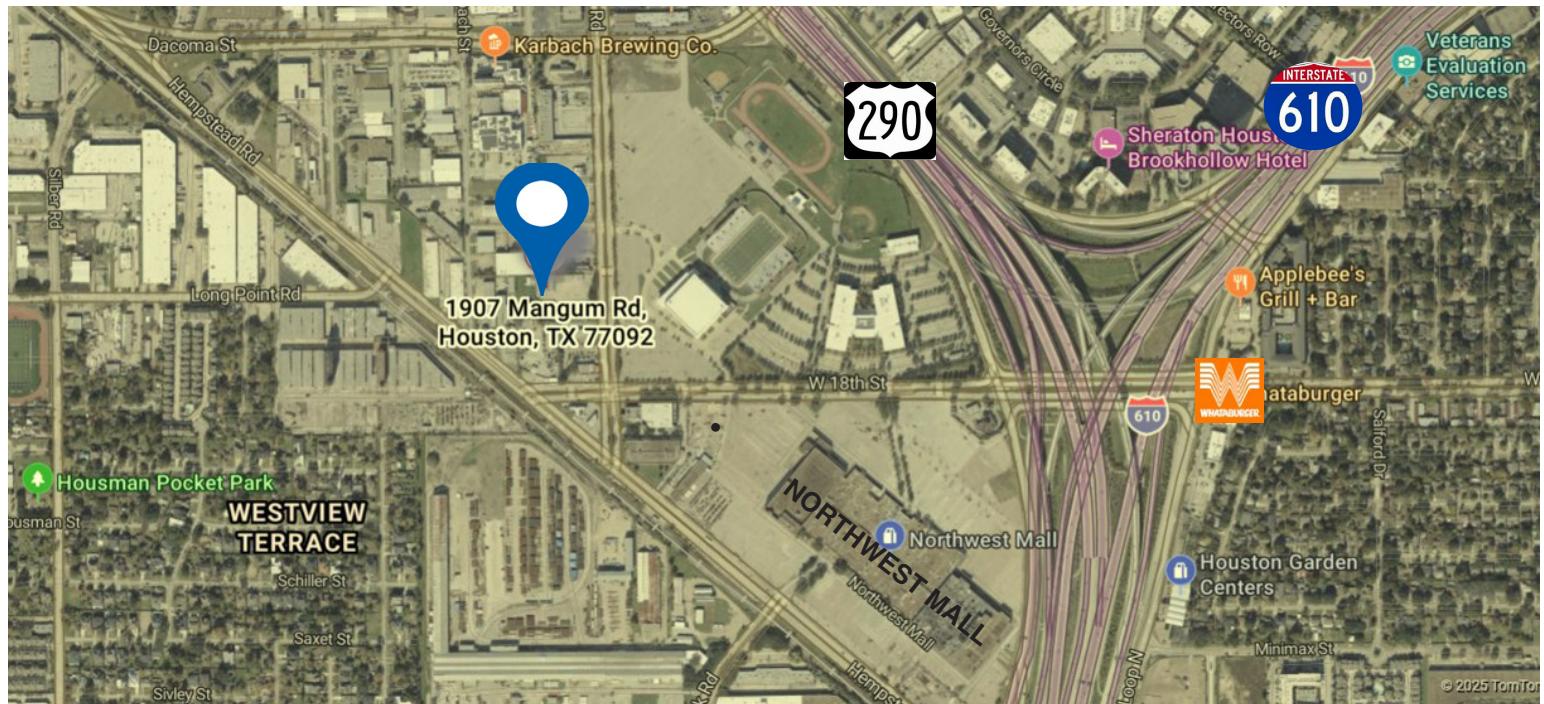
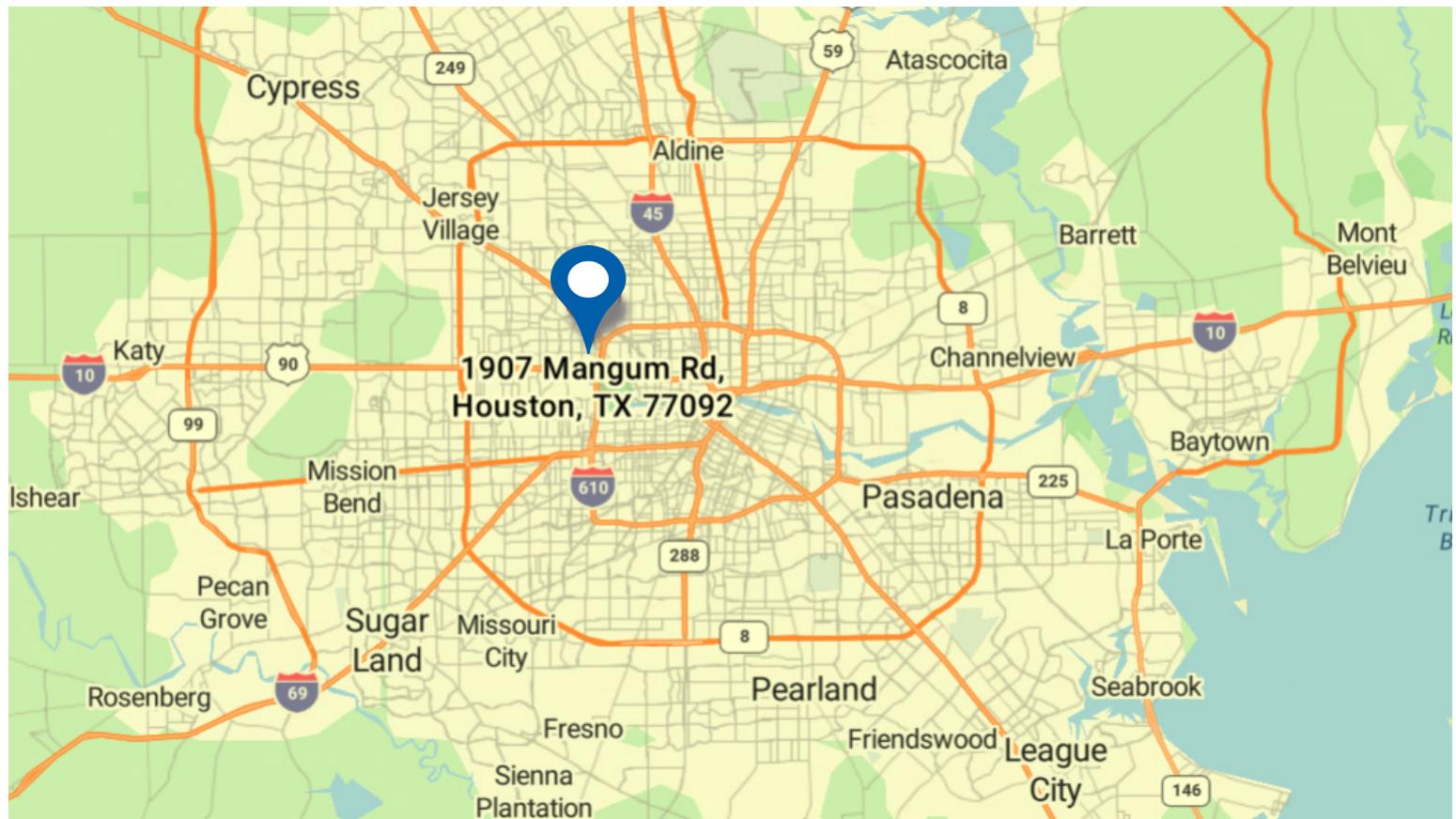
1907 Mangum Rd, Houston, TX 77092					
Building Type: Flex RBA: 15,759 SF Typical Floor: 15,759 SF Total Available: 10,551 SF		Warehse Avail: 10,551 SF Office Avail: - % Leased: 33.05% Rent/SF/Yr: Negotiable			
Radius	1 Mile		3 Mile		5 Mile
Population					
2029 Projection	13,923		138,833		448,369
2024 Estimate	13,057		134,032		431,908
2020 Census	9,978		123,902		394,114
Growth 2024 - 2029	6.63%		3.58%		3.81%
Growth 2020 - 2024	30.86%		8.18%		9.59%
2024 Population by Hispanic Origin	6,667		54,520		162,167
2024 Population	13,057		134,032		431,908
White	5,242	40.15%	66,060	49.29%	201,607
Black	965	7.39%	8,554	6.38%	46,161
Am. Indian & Alaskan	262	2.01%	1,960	1.46%	5,736
Asian	670	5.13%	7,757	5.79%	29,096
Hawaiian & Pacific Island	2	0.02%	66	0.05%	196
Other	5,916	45.31%	49,635	37.03%	149,112
U.S. Armed Forces	0		40		124
Households					
2029 Projection	5,704		57,965		198,870
2024 Estimate	5,348		55,903		191,329
2020 Census	4,107		51,583		174,040
Growth 2024 - 2029	6.66%		3.69%		3.94%
Growth 2020 - 2024	30.22%		8.37%		9.93%
Owner Occupied	2,053	38.39%	30,029	53.72%	87,063
Renter Occupied	3,295	61.61%	25,874	46.28%	104,266
2024 Households by HH Income	5,347		55,902		191,331
Income: <\$25,000	929	17.37%	8,684	15.53%	30,867
Income: \$25,000 - \$50,000	1,040	19.45%	9,406	16.83%	32,736
Income: \$50,000 - \$75,000	1,033	19.32%	7,490	13.40%	25,103
Income: \$75,000 - \$100,000	451	8.43%	5,214	9.33%	20,372
Income: \$100,000 - \$125,000	300	5.61%	4,068	7.28%	16,495
Income: \$125,000 - \$150,000	449	8.40%	3,637	6.51%	11,360
Income: \$150,000 - \$200,000	347	6.49%	5,343	9.56%	16,572
Income: \$200,000+	798	14.92%	12,060	21.57%	37,826
2024 Avg Household Income	\$104,125		\$125,407		\$120,148
2024 Med Household Income	\$66,935		\$86,368		\$83,540

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. Advisors Commercial Real Estate. 2025.

12777 Jones Road, Suite 106
Houston, Texas 77070
832.957.7500
www.AdvisorsTX.com

ADVISORS
COMMERCIAL REAL ESTATE

LOCATION MAPS

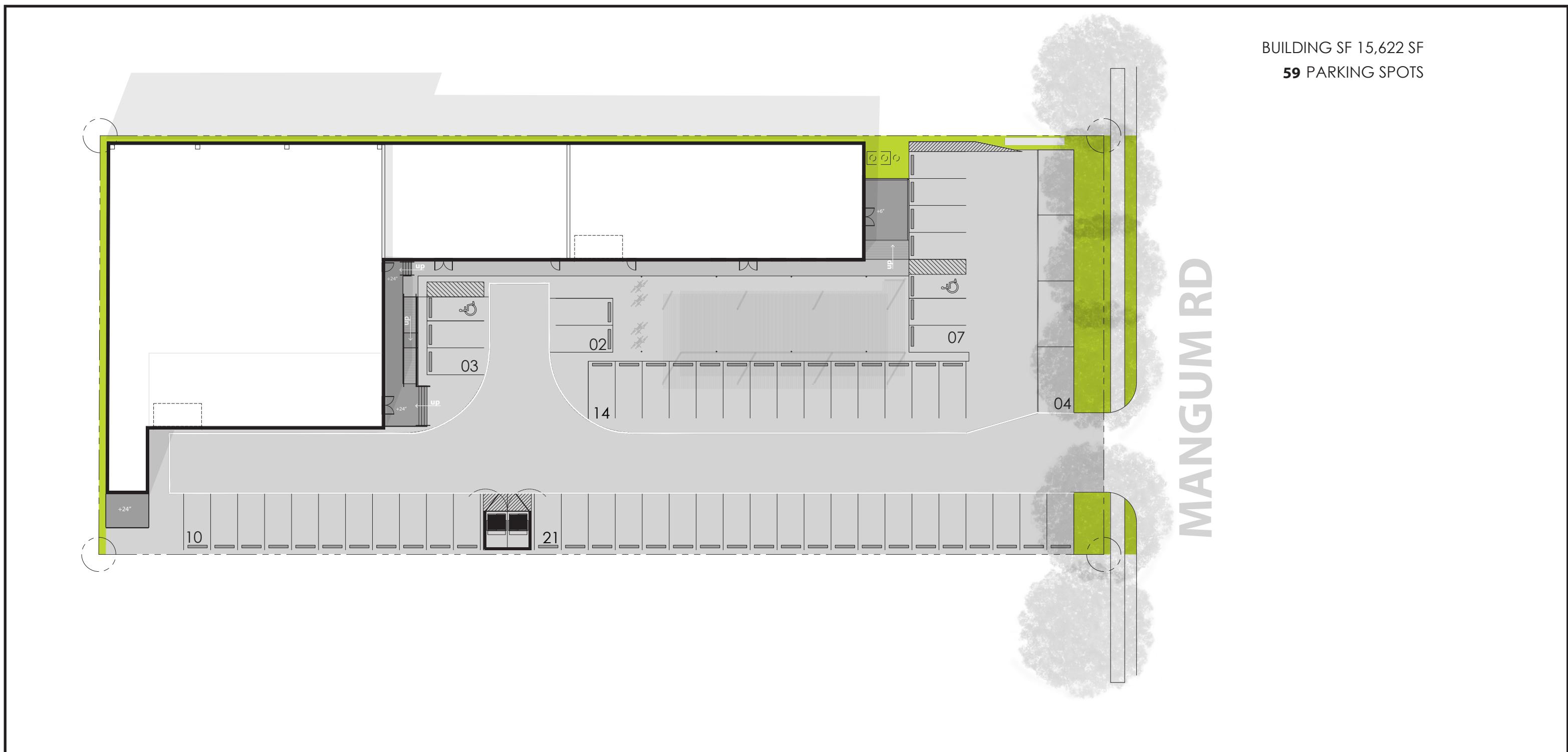


This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. Advisors Commercial Real Estate. 2025.

12777 Jones Road, Suite 106
Houston, Texas 77070
832.957.7500
www.AdvisorsTX.com

ADVISORS
COMMERCIAL REAL ESTATE

RETAIL MAP



This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. Advisors Commercial Real Estate. 2025.

12777 Jones Road, Suite 106
Houston, Texas 77070
832.957.7500
www.AdvisorsTX.com

ADVISORS
COMMERCIAL REAL ESTATE



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.

Advisors Commercial Real Estate	9007861	sgray@advisorstx.com	(817)226-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Beaux Riley	280127	briley@advisorstx.com	(817)226-0000
Designated Broker of Firm	License No.	Email	Phone
Steve Gray	455147	sgray@advisorstx.com	(817)226-0000
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
David F. Hummel	360247	dhummel@advisorstx.com	(713)540-9116
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	