

BPI

REALTY SERVICES

Shops at Upper Kirby

SWQ of Bissonnet St & Kirby Dr

2715 Bissonnet St, Houston, Texas 77005



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

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.

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For More Information:

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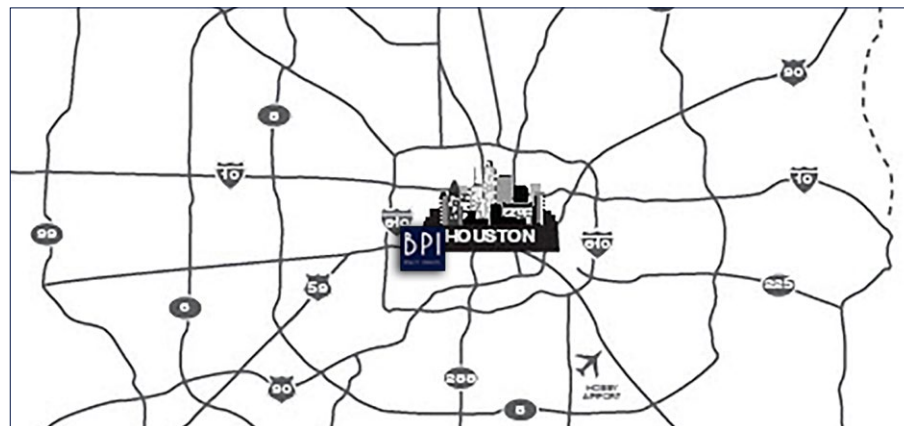
Available: 2,483 SF In-Line Retail Space

Pricing: Call for Pricing

Description:

- Premier redevelopment site located in the West University & Upper Kirby District
- Positioned on Bissonnet St between Kirby Dr & Buffalo Speedway, providing easy access to & from HWY 59
- Conveniently located near Rice University, Texas Medical Center, Museum District, Montrose & Greenway Plaza
- Excellent opportunity for Retail, Restaurant, Medical or Office use
- Parking: 117 Spaces (5.89/1000 SF)

Demographics:	1 mile	2 mile	3 mile
2018 Population	23,688	97,286	202,655
Daytime Population	63,627	255,065	505,058
Average HH Income	\$180,137	\$162,478	\$144,520



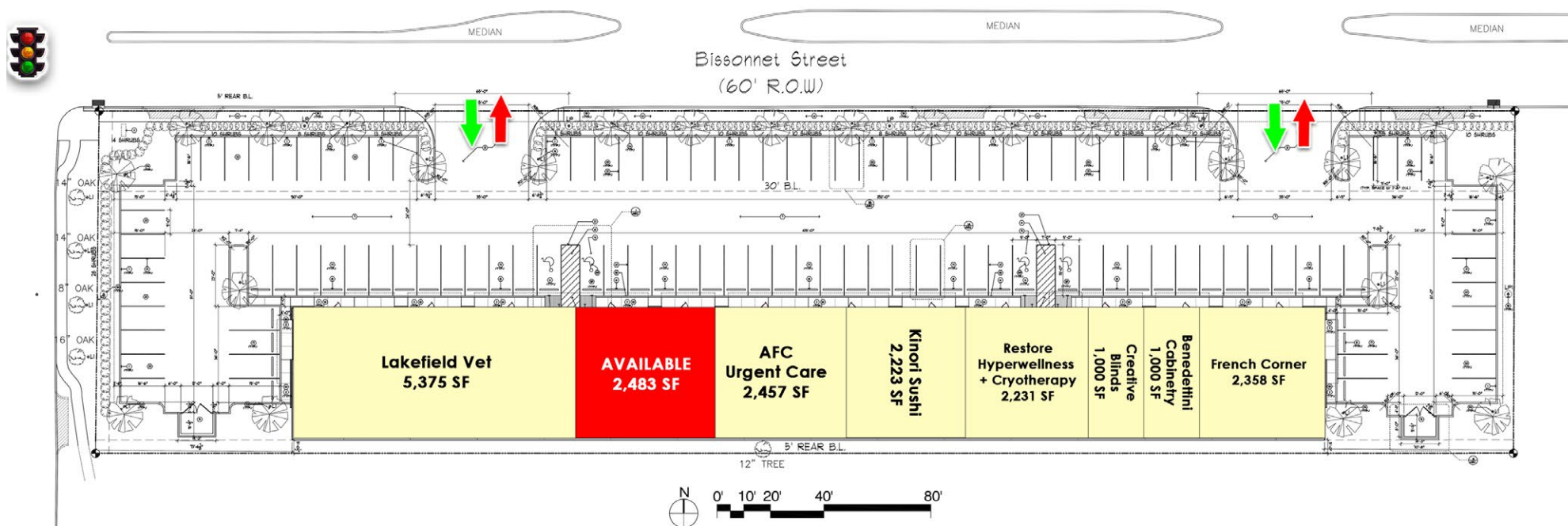


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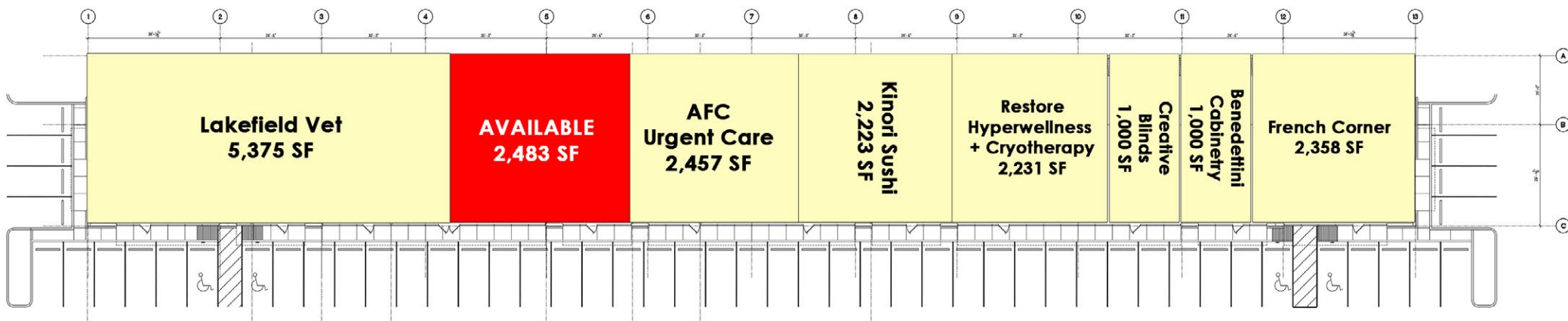
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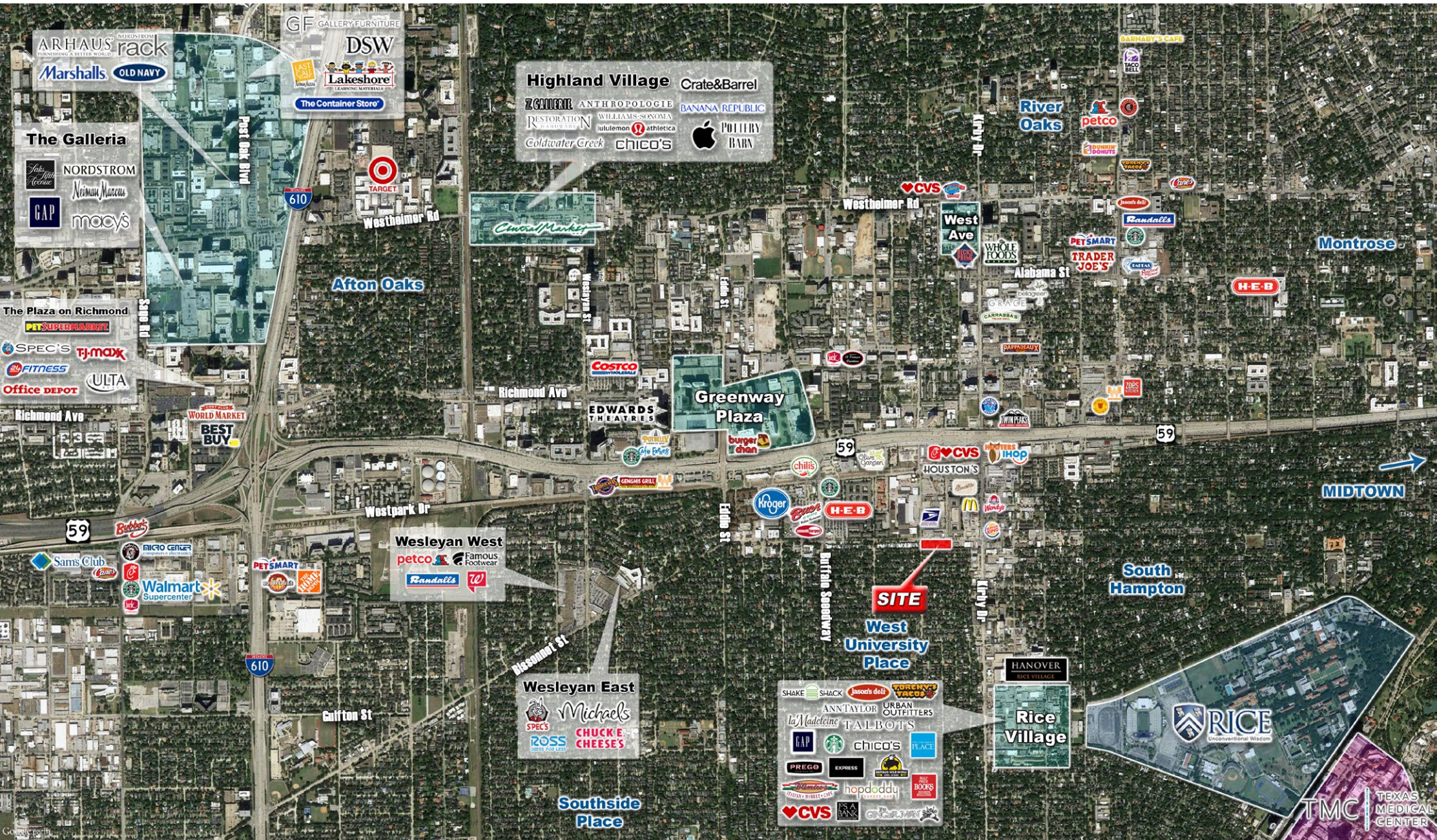


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2018 Population
(3 mi Radius)

202,655

Households
(3 mi Radius)

105,101

Daytime Population
(3 mi Radius)

505,058

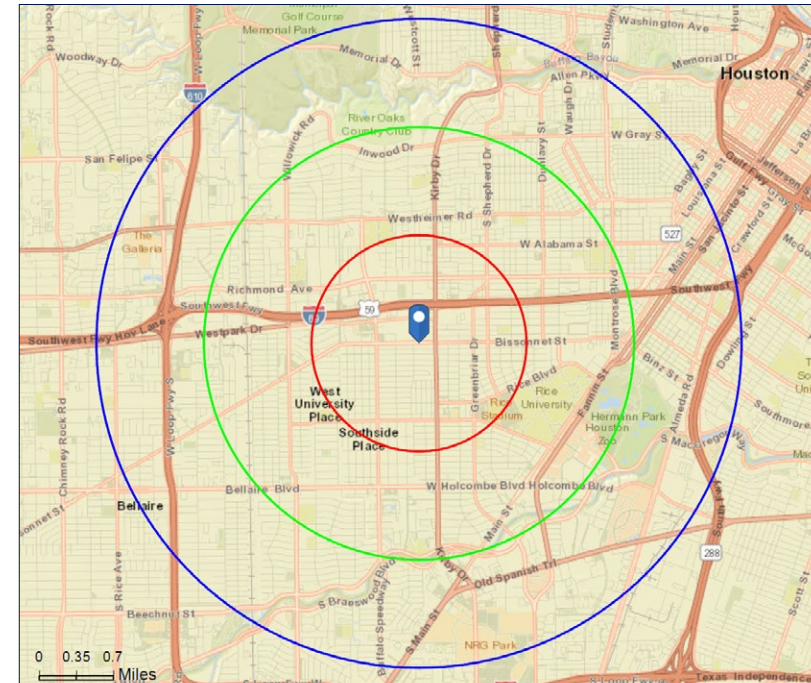
Average HH Income
(3 mi Radius)

\$144,520

Median Home Value
(3 mi Radius)

\$490,517

	1 mile	2 miles	3 miles
Population Summary			
2000 Total Population	17,905	73,599	143,793
2010 Total Population	18,897	80,932	163,430
2018 Total Population	23,688	97,286	202,655
2018 Group Quarters	100	3,513	6,758
2023 Total Population	26,230	107,603	225,567
2018-2023 Annual Rate	2.06%	2.04%	2.17%
2018 Total Daytime Population	63,627	255,065	505,058
Workers	52,775	212,199	420,194
Residents	10,852	42,866	84,864
Household Summary			
2000 Households	8,939	37,639	73,538
2000 Average Household Size	1.99	1.91	1.89
2010 Households	9,346	40,035	83,871
2010 Average Household Size	2.01	1.94	1.88
2018 Households	11,817	48,416	105,101
2018 Average Household Size	2.00	1.94	1.86
2023 Households	13,151	53,800	117,417
2023 Average Household Size	1.99	1.93	1.86
2018-2023 Annual Rate	2.16%	2.13%	2.24%
2010 Families	4,472	17,769	34,573
2010 Average Family Size	2.87	2.81	2.76
2018 Families	5,554	21,012	41,946
2018 Average Family Size	2.89	2.85	2.80
2023 Families	6,102	23,112	46,406
2023 Average Family Size	2.90	2.87	2.82
2018-2023 Annual Rate	1.90%	1.92%	2.04%
Housing Unit Summary			
2000 Housing Units	9,841	41,426	82,734
Owner Occupied Housing Units	46.5%	42.1%	36.3%
Renter Occupied Housing Units	44.3%	48.7%	52.5%
Vacant Housing Units	9.2%	9.1%	11.1%
2010 Housing Units	10,266	45,422	96,613
Owner Occupied Housing Units	44.8%	41.2%	36.8%
Renter Occupied Housing Units	46.3%	47.0%	50.0%
Vacant Housing Units	9.0%	11.9%	13.2%
2018 Housing Units	12,500	53,278	117,494
Owner Occupied Housing Units	40.4%	38.4%	33.8%
Renter Occupied Housing Units	54.1%	52.5%	55.7%
Vacant Housing Units	5.5%	9.1%	10.5%
2023 Housing Units	13,898	58,756	129,483
Owner Occupied Housing Units	40.2%	38.4%	34.4%
Renter Occupied Housing Units	54.5%	53.2%	56.3%
Vacant Housing Units	5.4%	8.4%	9.3%
Median Household Income			
2018	\$117,351	\$102,850	\$89,424
2023	\$122,120	\$109,854	\$101,862
Median Home Value			
2018	\$721,788	\$645,910	\$490,517
2023	\$795,748	\$678,891	\$506,593
Per Capita Income			
2018	\$90,364	\$81,444	\$75,890
2023	\$95,835	\$87,601	\$83,137
Median Age			
2010	38.5	36.6	35.6
2018	40.3	37.9	36.7
2023	40.7	37.9	36.8



	1 mile	2 miles	3 miles
2018 Households by Income			
Household Income Base	11,817	48,412	105,097
<\$15,000	4.3%	6.2%	7.3%
\$15,000 - \$24,999	4.2%	4.6%	5.3%
\$25,000 - \$34,999	5.8%	5.2%	5.7%
\$35,000 - \$49,999	6.8%	8.0%	9.2%
\$50,000 - \$74,999	12.5%	14.0%	15.6%
\$75,000 - \$99,999	9.1%	10.7%	10.7%
\$100,000 - \$149,999	16.7%	15.9%	15.4%
\$150,000 - \$199,999	10.6%	9.6%	9.0%
\$200,000+	29.9%	25.9%	21.7%
Average Household Income	\$180,137	\$162,478	\$144,520
2018 Population 25+ by Educational Attainment			
Total	17,529	72,456	154,386
Less than 9th Grade	1.2%	1.1%	1.4%
9th - 12th Grade, No Diploma	0.6%	0.8%	1.4%
High School Graduate	3.0%	3.3%	4.5%
GED/Alternative Credential	0.3%	0.6%	0.9%
Some College, No Degree	8.3%	10.5%	12.0%
Associate Degree	3.7%	3.4%	3.8%
Bachelor's Degree	37.7%	37.4%	37.1%
Graduate/Professional Degree	45.1%	42.8%	39.0%



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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