



# 2601 Baylor St

1,619 SF of Retail Shell  
Space Available in  
Heights Neighborhood of  
Houston, TX 77009



**NEWFORM | COMMERCIAL REAL ESTATE**

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Developed by

**CROSBELL VENTURES**

INVESTMENTS IN COMMUNITY



## HIGHLIGHTS

Outdoor Patio Deck Dining

Classic 1930's structure,  
thoughtfully redesigned

Parking Lot On-Site

Walkable Residential  
Neighborhood

### SPACE

1st Floor, Shell Condition

### SIZE

1,619 SF

### TERM

Negotiable

### RENTAL RATE

Upon Request

### TYPE

Negotiable



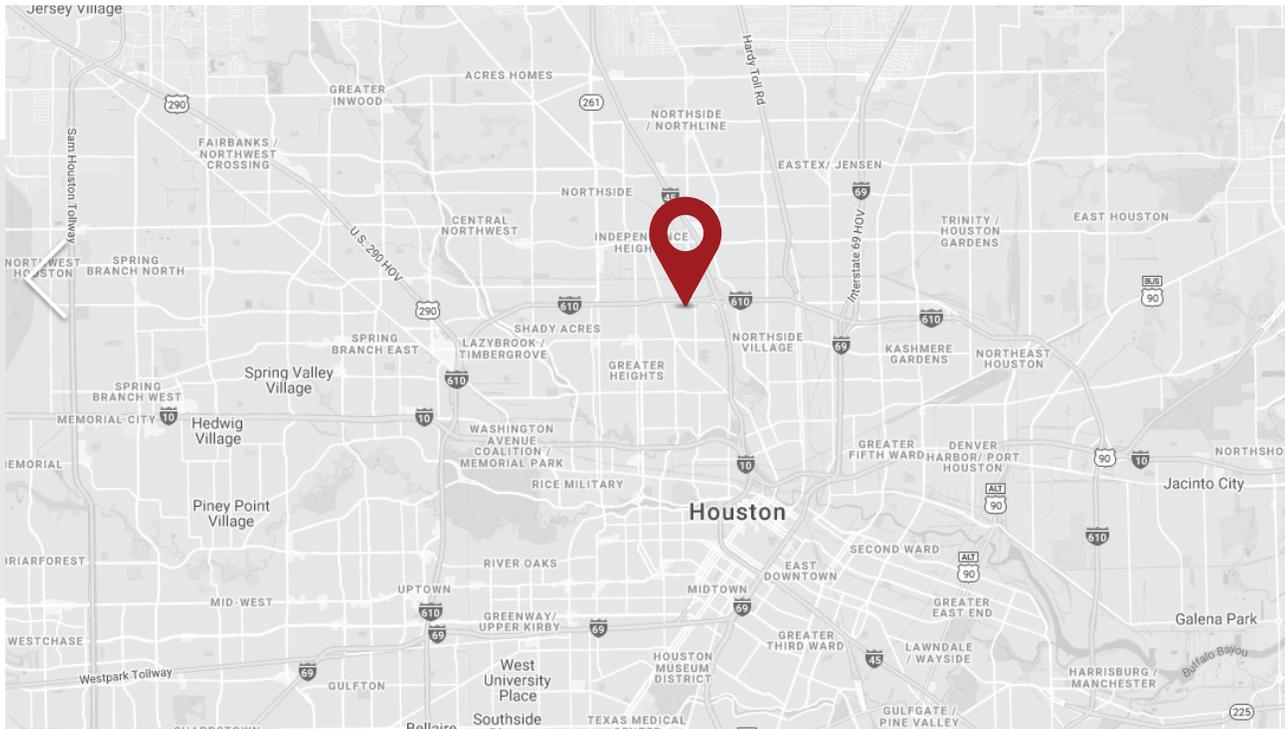
# PROPERTY FACTS FOR 2601 BAYLOR ST , HOUSTON, TX 77009

Property Type	Retail	Gross Leasable Area	1,619 SF
Property Subtype	Restaurant	Year Built/Renovated	1930/2021

## ABOUT THE PROPERTY

Rumored to have been an old Post Office/ General Store from the 1930's, this historical building and land has just completed a full makeover. Welcome to your next, friendly and walkable neighborhood hangout space! Perfectly designed for intimate dining, bespoke coffee, distinctive yoga, with an outdoor patio for hours of relaxation. This unicorn of revitalized classic 1930's build is ready for your branding and personal touch.

**Freestanding Retail**  
**Corner Lot**  
**Ideal For Cafe/Wine Bar**  
**Private Parking Lot**

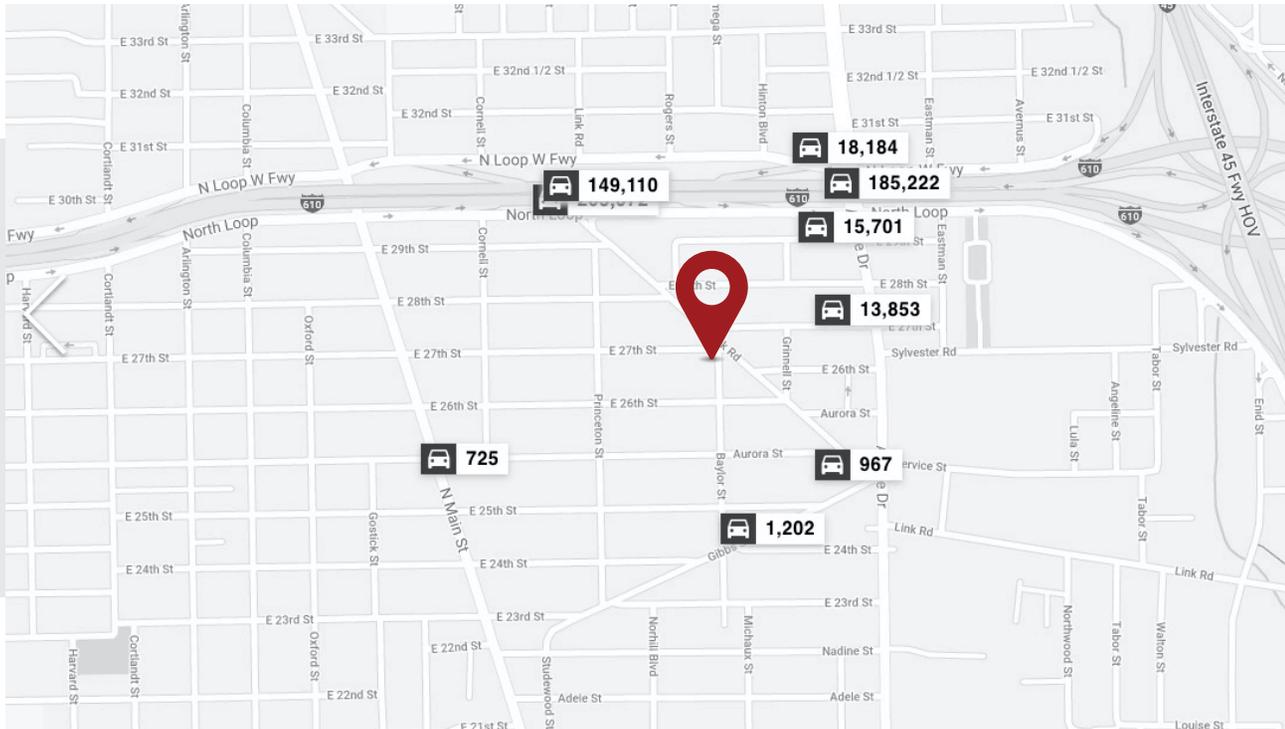


## LOCATION HIGHLIGHTS

Free standing completely renovated restaurant space tucked inside highly walkable Heights location.

- Newly converted, historic retail space
- Two Hard Corners
- Raised Floor
- 9.5' to 12' Ceilings
- Exposed Ceiling
- Outdoor Patio Deck, patio dining
- Premium Heights Retail
- Full Renovation 2020/21 from 1930's original
- Shell space
- Highly Walkable
- Wine bar, Boutique dining, Bespoke cafe

## TRAFFIC

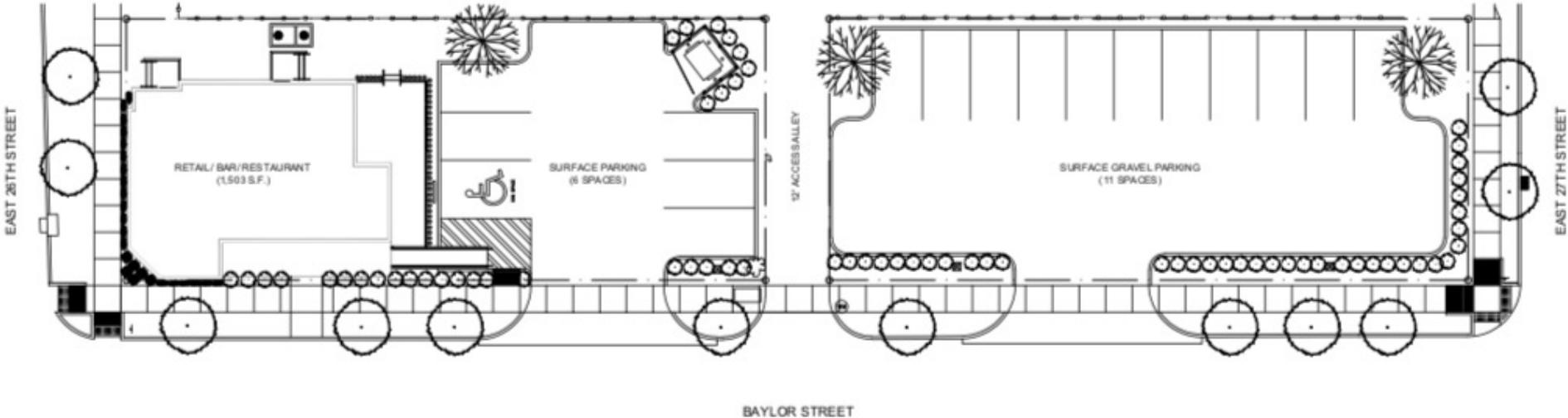


**WALK SCORE<sup>®</sup>**  
**Very Walkable**  
**(74)**

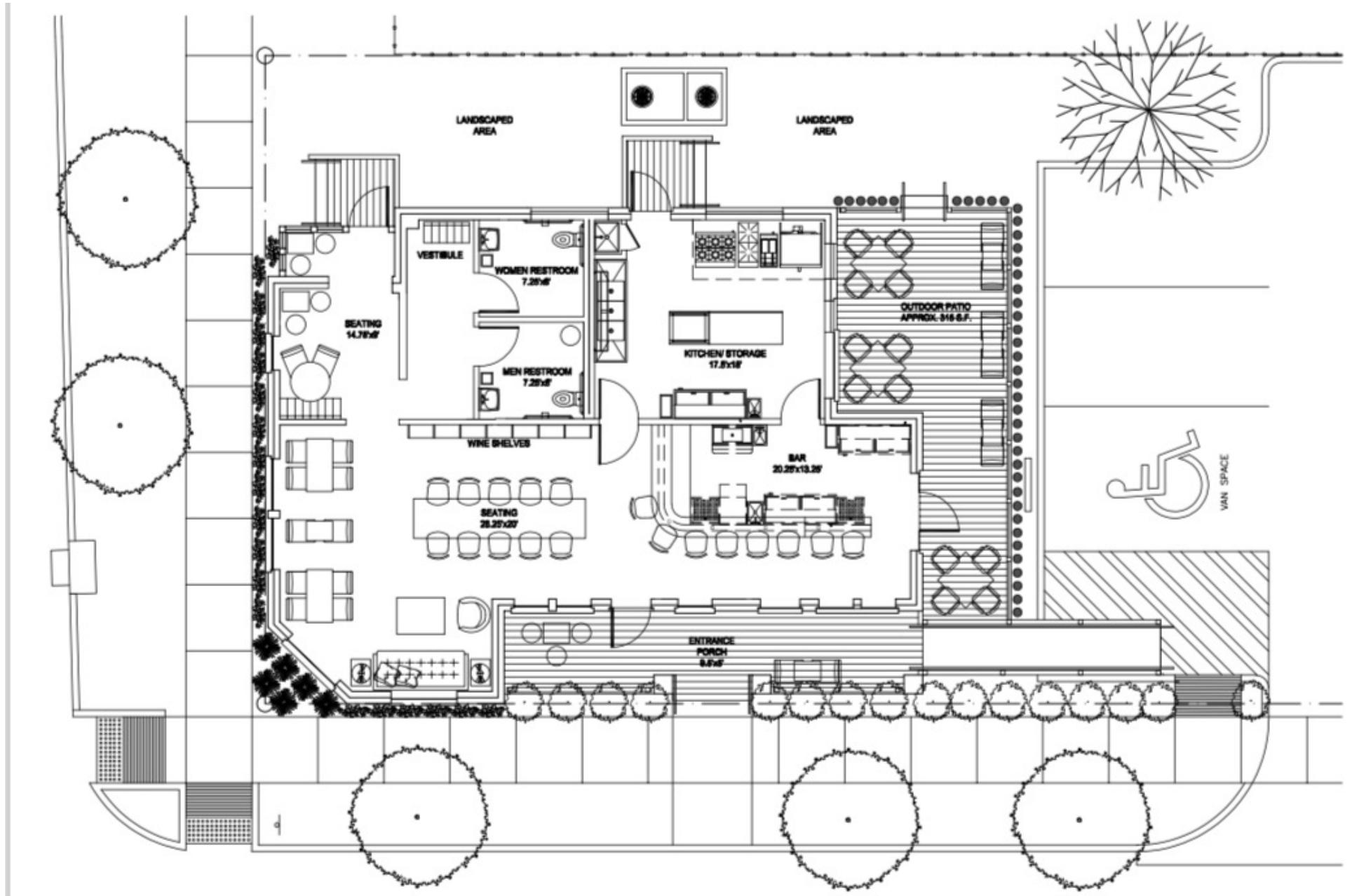
# DEMOGRAPHICS

Radius	1Mile		3Mile		5Mile	
<b>Population</b>						
2025 Projection	16,773		151,642		403,080	
2020 Estimate	16,316		147,311		389,581	
2010 Census	15,324		137,141		349,433	
Growth 2020 - 2025	2.80%		2.94%		3.47%	
Growth 2010 - 2020	6.47%		7.42%		11.49%	
<b>2020 Population by Hispanic Origin</b>	<b>8,540</b>		<b>87,955</b>		<b>197,131</b>	
<b>2020 Population</b>	<b>16,316</b>		<b>147,311</b>		<b>389,581</b>	
White	12,723	77.98%		81.81%	287,944	73.91%
Black	2,934	17.98%		13.21%	79,945	20.52%
Am. Indian & Alaskan	149	0.91%		1.25%	4,142	1.06%
Asian	224	1.37%		1.99%	11,051	2.84%
Hawaiian & Pacific Island	11	0.07%		0.11%	349	0.09%
Other	274	1.68%		1.64%	6,150	1.58%
U.S. Armed Forces	0		3		22	
<b>Households</b>						
2025 Projection	6,655		56,591		154,647	
2020 Estimate	6,502		55,063		149,174	
2010 Census	6,259		51,749		132,298	
Growth 2020 - 2025	2.35%		2.78%		3.67%	
Growth 2010 - 2020	3.88%		6.40%		12.76%	
Owner Occupied	3,632	55.86%	29,294	53.20%	72,155	48.37%
Renter Occupied	2,869	44.12%	25,769	46.80%	77,020	51.63%
<b>2020 Households by HH Income</b>	<b>6,500</b>		<b>55,063</b>		<b>149,173</b>	
Income: <\$25,000	1,624	24.98%	13,343	24.23%	34,727	23.28%
Income: \$25,000 - \$50,000	1,200	18.46%	11,092	20.14%	29,798	19.98%
Income: \$50,000 - \$75,000	783	12.05%	7,616	13.83%	21,136	14.17%
Income: \$75,000 - \$100,000	537	8.26%	4,855	8.82%	14,079	9.44%
Income: \$100,000 - \$125,000	574	8.83%	3,564	6.47%	10,122	6.79%
Income: \$125,000 - \$150,000	379	5.83%	2,816	5.11%	7,676	5.15%
Income: \$150,000 - \$200,000	400	6.15%	3,882	7.05%	11,230	7.53%
Income: \$200,000+	1,003	15.43%	7,895	14.34%	20,405	13.68%
<b>2020 Avg Household Income</b>	<b>\$101,196</b>		<b>\$98,052</b>		<b>\$97,744</b>	
<b>2020 Med Household Income</b>	<b>\$62,661</b>		<b>\$60,028</b>		<b>\$61,217</b>	

# SITE PLAN



# PROPOSED SITE LAYOUT





# 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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's 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.

### 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.

<b>NEWFORM REAL ESTATE</b>	<b>9002870</b>	<b>dan@newformrealestate.com</b>	<b>(713) 478 - 4156</b>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>DANIEL ZIMMERMAN</b>	<b>585244</b>	<b>dan@newformrealestate.com</b>	<b>(713) 478 - 4156</b>
Designated Broker's Name	License No.	Email	Phone
Agent's Supervisor's Name	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](http://www.trec.texas.gov)