

MIDTOWN HOUSTON

Prime Street Retail
SPACE FOR LEASE
40,288 SF

frankel

DEVELOPMENT GROUP

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515 ELGIN STREET HOUSTON, TX 77006

PROJECT HIGHLIGHTS

- Street Retail Below 264-unit Class-A Apartment
- 40,288 square feet w/ Mezzanine
- Only available retail box inside the Loop on the West/North side of Houston
- Accessible via three streets (Elgin, Brazos, and Smith Streets)
- Free / Convenient Structured Parking.
- Easily accessible via Houston's Light Rail - Transit Score: 74
- Walk Score: 92 | Bike Score: 74

SUBMARKET HIGHLIGHTS

- Houston's Modern Urban Hub
- High Barriers of entry
- Vibrant submarket w/ young professional demographics
- Underserved for groceries, general retail, and entertainment
- Positioned between **Downtown** and the **Texas Medical Center**
- 6,000 apartments within walking distance (93% Occupancy rate)
- 38,619 residents (1 Mile Radius)
- 68,107 daytime population (1 Mile Radius)
- Elgin Street - Major artery of ingress into Midtown / Downtown
- Smith Street - Major artery of egress from Midtown / Downtown
- Strong daytime / Nighttime population
- Traffic Generators: Houston Community College, Downtown, Sports Venues, Convention Center

TRAFFIC COUNTS

- Elgin St: 12,183 VPD
- Brazos - 13,944 VPD
- Smith - 15,605 VPD

DEMOGRAPHIC SNAPSHOT

2025 POPULATION

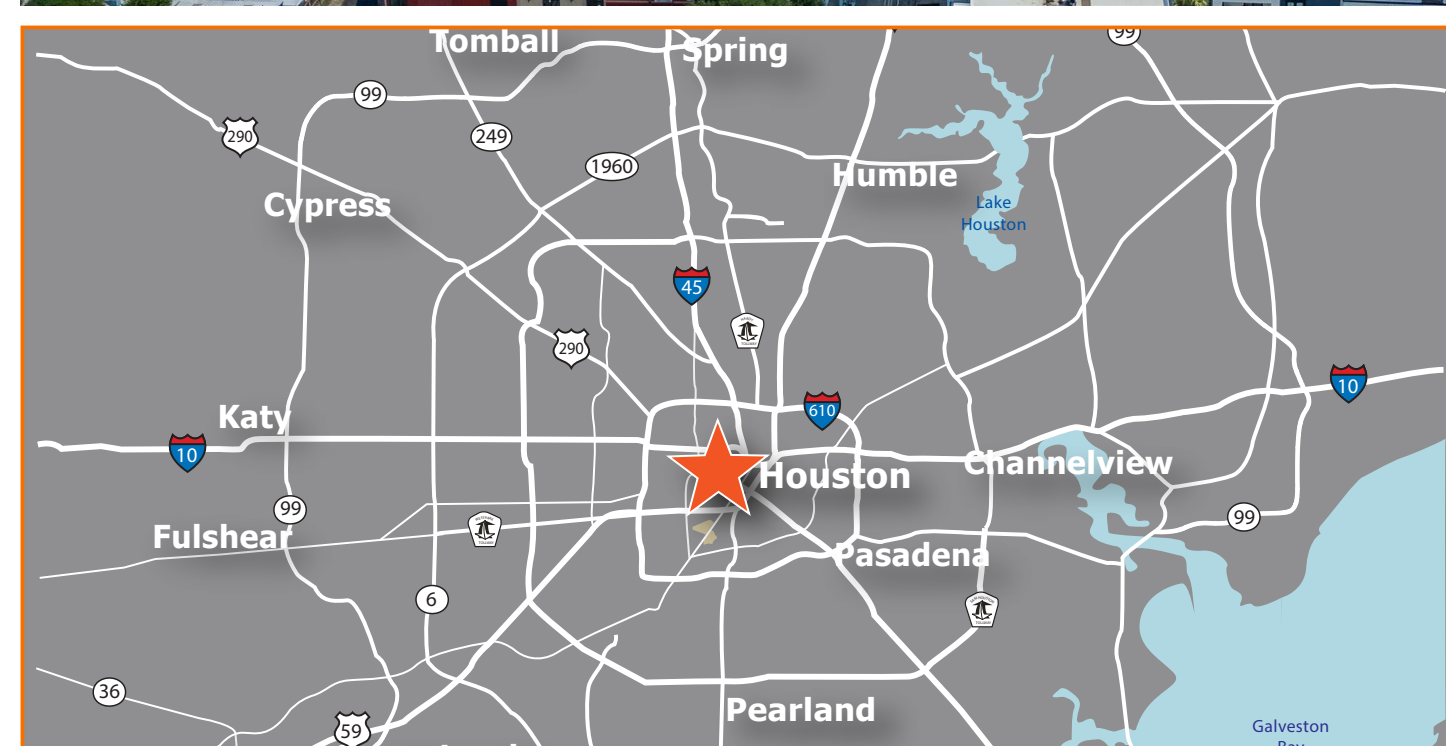
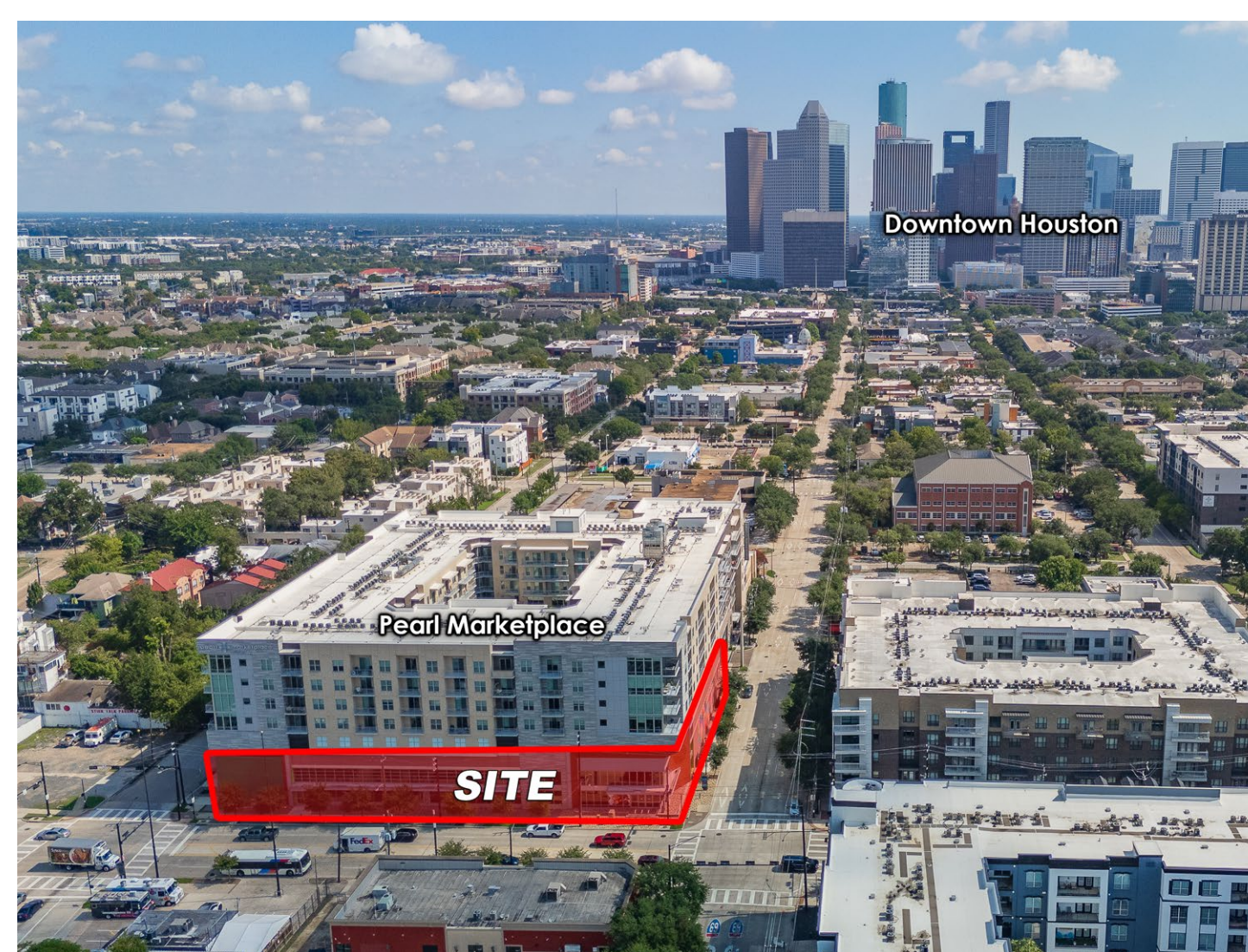
1-mi: 33,296
3-mi: 217,106
5-mi: 484,990

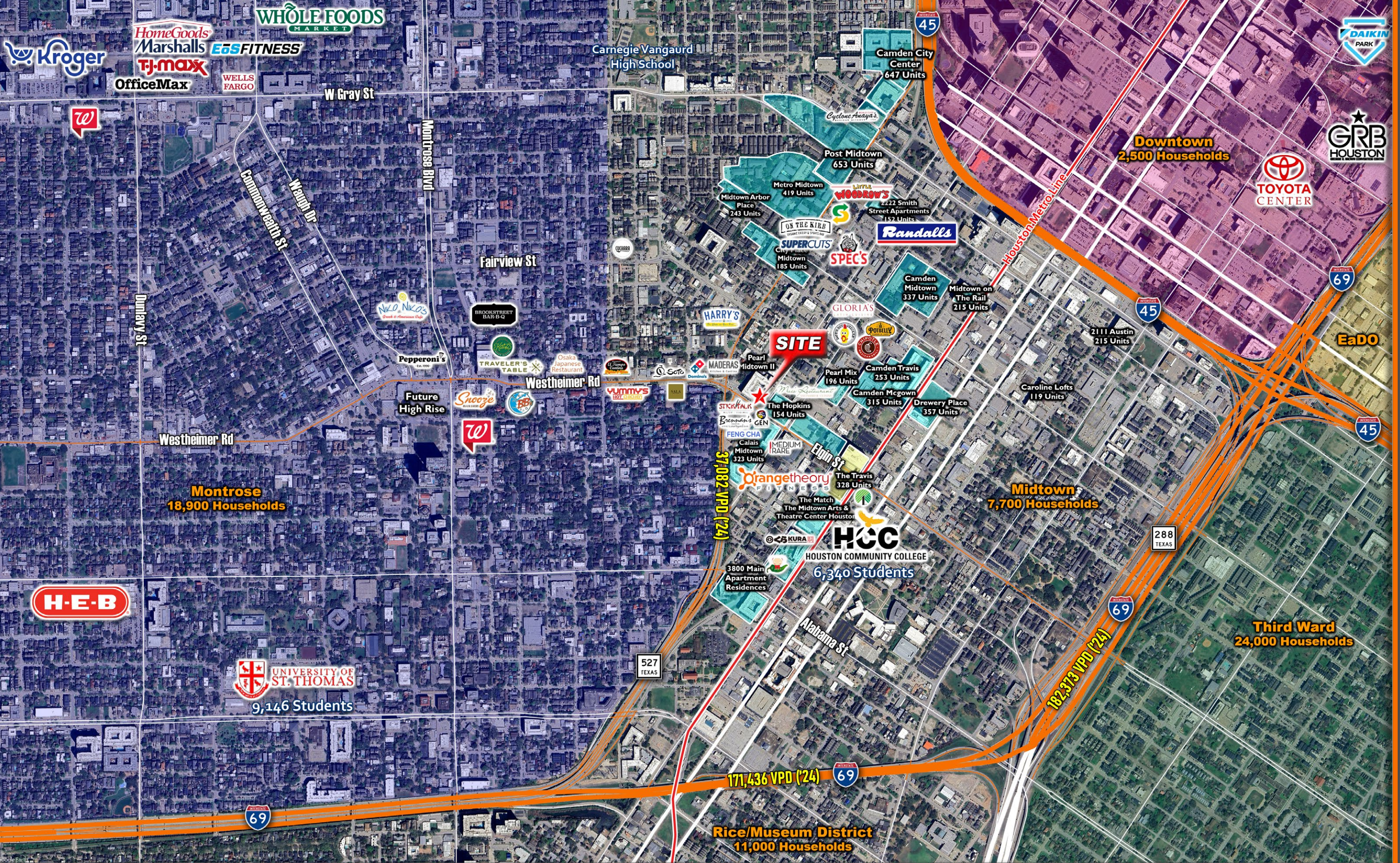
DAYTIME POP.

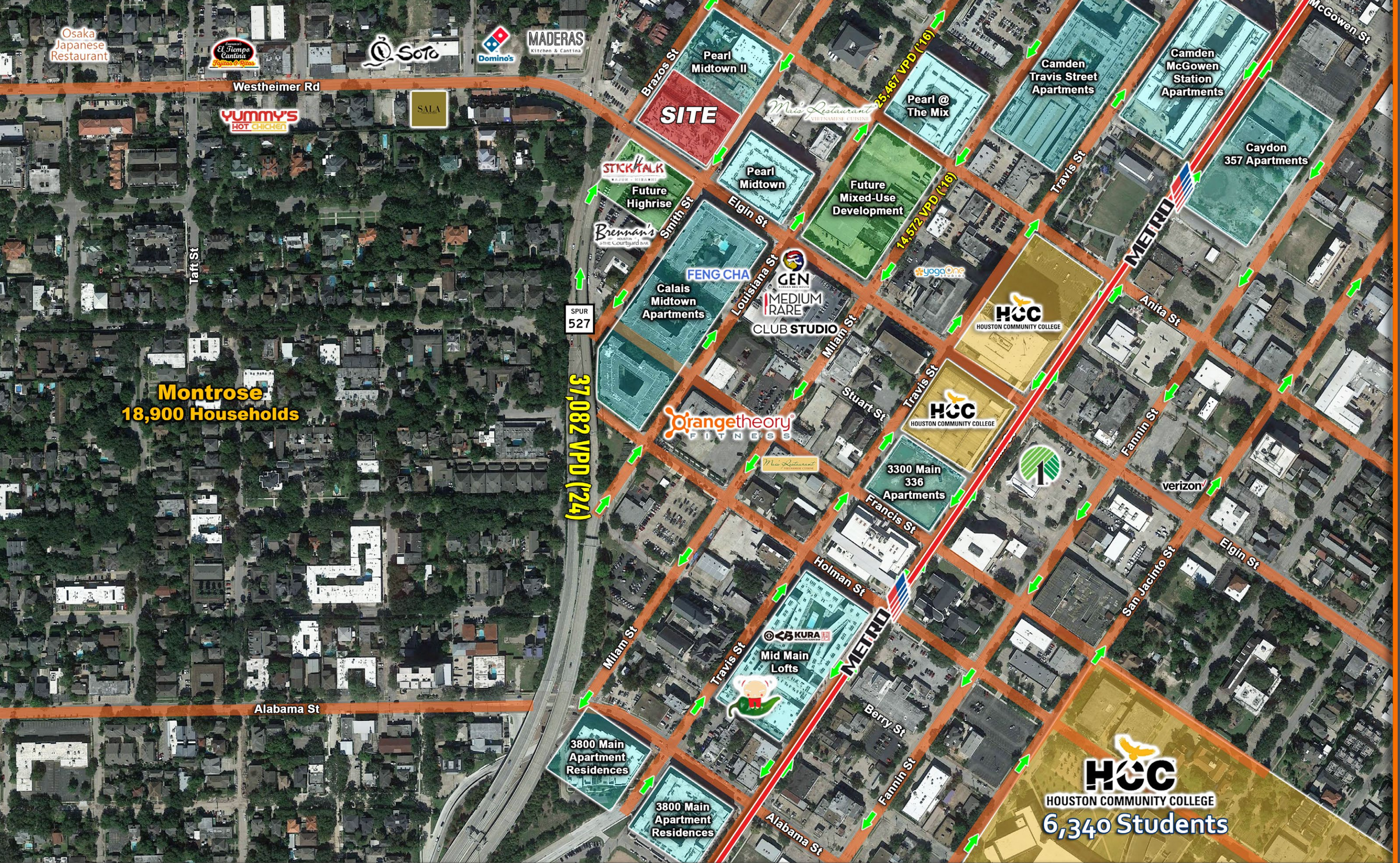
1-mi: 68,107
3-mi: 540,486
5-mi: 925,989

AVG HH INCOME

1-mi: \$144,500
3-mi: \$161,079
5-mi: \$154,815







MARKET AERIAL



SPACE ELEVATION



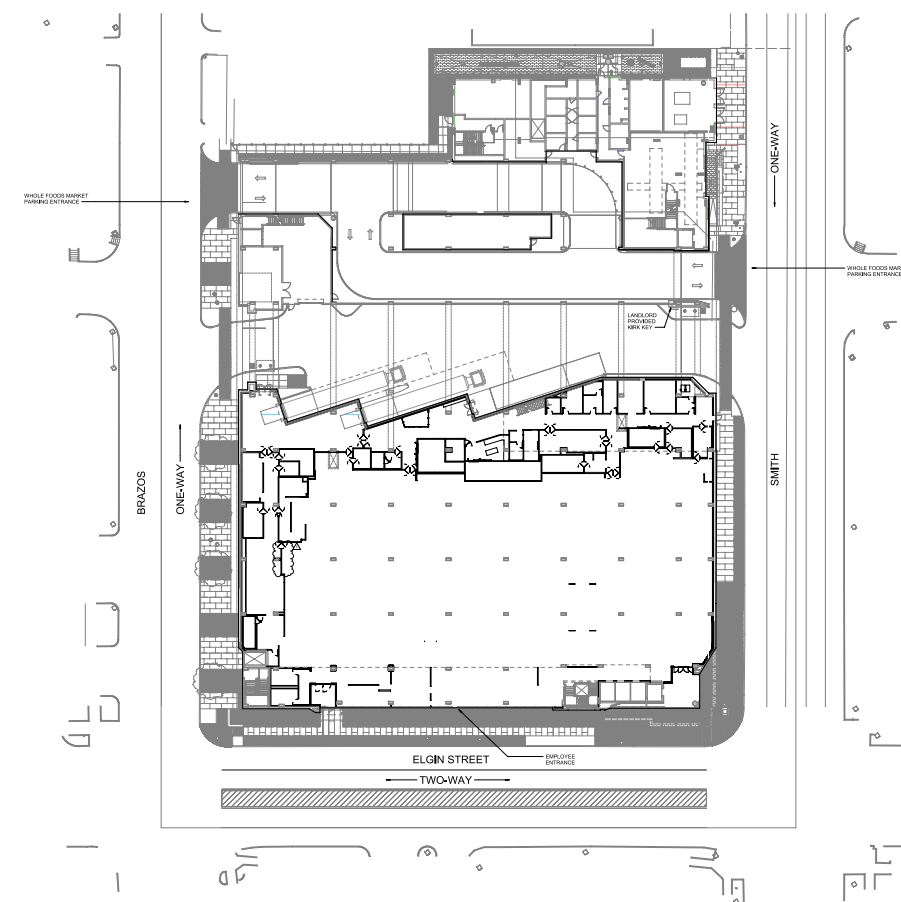
RESIDENTIAL MARKET



SPACE DETAILS

515 Elgin Street | Houston, TX 77006

- 40,288 SF + Mezzanine (Approx 237'w x 170'd)
- 1,907 SF Mezzanine
- 2nd Generation Grocer Space
- 21' Ceiling Heights
- 27' Span Between Columns
- 2 Floors of Convenient/ Dedicated Parking below grade w/ Dedicated Elevators
- Parking Ratio: 10:1 (400+ Parking Spaces)
- Dedicated Residential Elevators
- 3 Truck Wells



SPACE DETAILS



INTERIOR PHOTOS



MEZZANINE



PARKING ENTRANCE



PARKING GARAGE



PARKING GARAGE

PHOTOS

DEMOGRAPHIC HIGHLIGHTS

POPULATION

(3 mi Radius, 2023)

217,106

DAYTIME POPULATION

(3 mi Radius, 2023)

540,486

HOUSEHOLDS

(3 mi Radius, 2023)

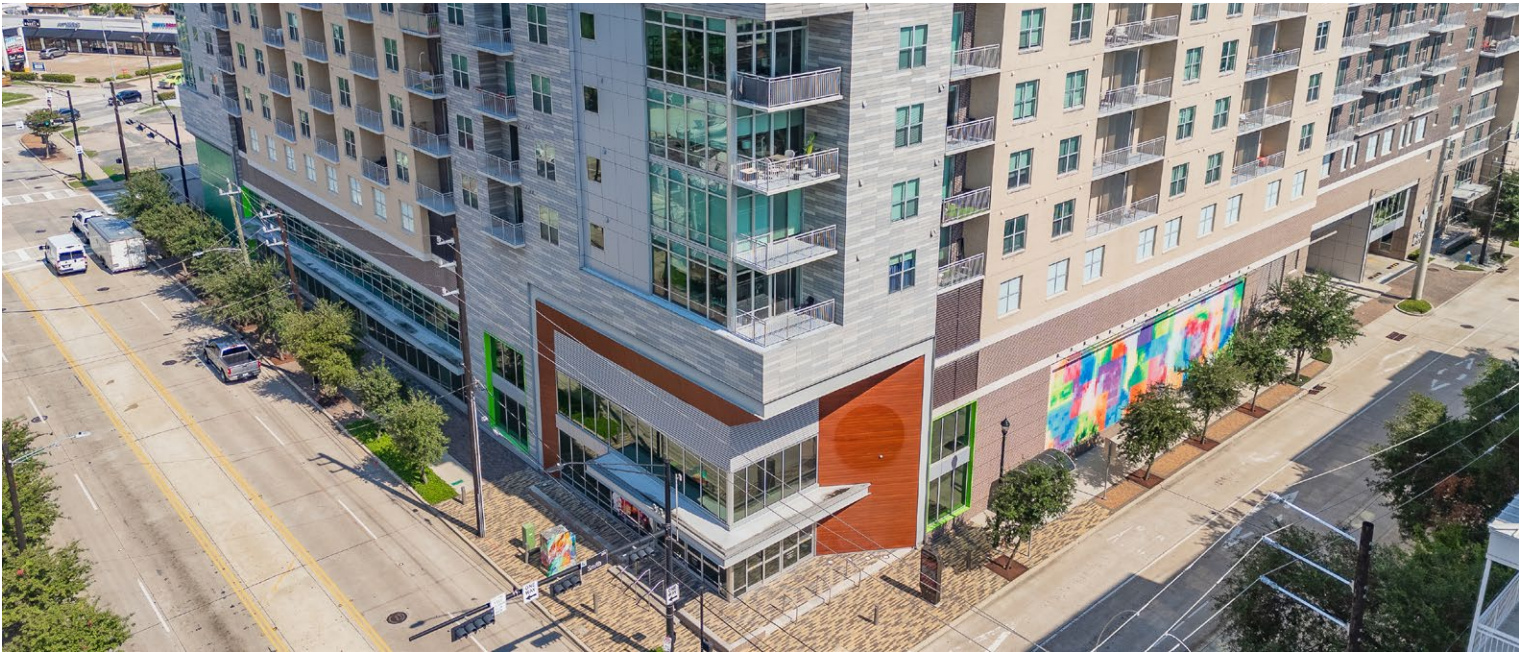
107,490

AVERAGE INCOME

(3 mi Radius)

2023 Average:

\$161,079



	1 mile	3 miles	5 miles
Population Summary			
2025 Total Population	33,296	217,106	484,990
2025 Group Quarters	1,686	28,176	29,774
2030 Total Population	35,409	230,683	509,957
2025-2030 Annual Rate	1.24%	1.22%	1.01%
2025 Total Daytime Population	68,107	540,486	925,989
Workers	60,101	463,341	728,621
Residents	8,006	77,145	197,368
Median Household Income			
2025	\$93,704	\$101,729	\$91,116
2030	\$100,655	\$108,368	\$99,772
Median Home Value			
2025	\$466,526	\$506,732	\$479,409
2030	\$573,159	\$617,105	\$588,113
Per Capita Income			
2025	\$87,120	\$79,859	\$73,975
2030	\$94,173	\$86,143	\$80,512
Median Age			
2025	34.1	34.3	35.2
2030	34.6	35.0	36.1
2025 Households by Income			
Household Income Base	20,052	107,490	230,825
<\$15,000	8.5%	9.7%	10.4%
\$15,000 - \$24,999	3.4%	3.6%	4.6%
\$25,000 - \$34,999	2.4%	3.1%	4.2%
\$35,000 - \$49,999	8.5%	6.6%	7.8%
\$50,000 - \$74,999	17.8%	14.0%	14.8%
\$75,000 - \$99,999	11.9%	12.2%	11.8%
\$100,000 - \$149,999	17.3%	17.4%	15.8%
\$150,000 - \$199,999	9.9%	9.5%	8.4%
\$200,000+	20.3%	23.9%	22.2%
Average Household Income	\$144,500	\$161,079	\$154,815

DEMOGRAPHICS



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Frankel Development Group	9000477	bfrankel@frankeldev.com	713.661.0440
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date