



OFFERING MEMORANDUM

5915 N. MAIN STREET

5915 N. MAIN STREET | HOUSTON, TX 77009

VACANT BUILDING



INVESTMENT SALES

Rick Ragan
Vice President
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INVESTMENT HIGHLIGHTS

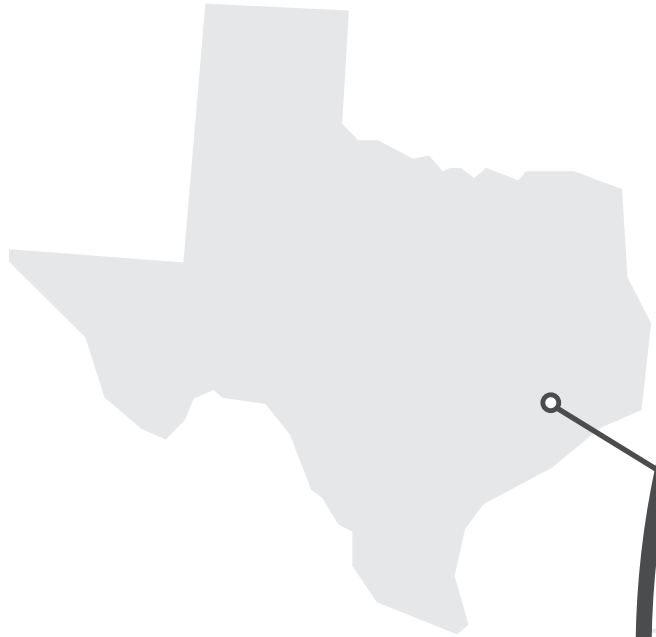
- **Steadily Increasing Population:** The Houston Heights has experienced a 2% annual population increase since 2010 and is expected to grow another 4% annually through 2026.
- **Excellent Demographics:** 456K+ residents within five miles and \$233K+ average household income within one mile.
- **Traffic Counts:** The property boasts 9,000 VPD off N. Main Street and 11,000 VPD on 20th Street to combine for some of the highest in the area.
- **The Heights Development:** With multiple new shopping centers and entertainment hubs, such as MKT and Heights Mercantile entering the marketplace, the Heights has emerged as the place to be for Houstonians. Along with all the entertainment and shopping added over the years, a new bike lane will make it easier for patrons to access these centers and stores more efficiently.

5915 N. MAIN STREET

ADDRESS	5915 N. Main Street Houston, TX 77009		
PRICE	\$1,325,000		
LAND AREA	0.26 Acres		
BUILDING SIZE	4,500 SF		
YEAR BUILT	1981		
AVERAGE HH INCOME (1,3,5 MILES)	\$233,650	\$153,766	\$137,216
POPULATION (1,3,5 MILES)	23,629	190,314	456,314



REGIONAL MAP



AERIAL VIEW



5915 N. Main St. SITE

N LOOP W FWY 204,885 VPD

NORTH FREEWAY 208,379 VPD

N MAIN ST

E 11TH ST

WHITE OAK DR

KATY FREEWAY 215,304 VPD

Memorial Park

15 MILES & 7.5 MINUTES TO GALLERIA

2.7 MILES & 7 MINUTES TO ALLEN PARKWAY

4.7 MILES & 12 MINUTES TO MIDTOWN

4.3 MILES & 8 MINUTES TO DOWNTOWN



HAMILTON MS 830 STUDENTS



HEIGHTS HS 2,377 STUDENTS



CAR WASH



HOOG MIDDLE SCHOOL



POSTINO



HEIGHTS BLVD



AERIAL VIEW



5915 N. Main St. SITE

Davita

**FIELD ELEMETARY SCHOOL
423 STUDENTS**

JUN

**CHILOSOS
TACO HOUSE**

heights NUTRITION
SCHOOL ROCK THE RESULTS
HEIGHTS REJUVENATION
RETROPOLIS VINTAGE CLOTHING & COSTUMES
FARMERS INSURANCE
HAR design

Nam Eatery

Jenni's NOODLE HOUSE

Waxology

HOUSTON CIDER CO

STREET FOOD

Tampico
Mia y Tierra

Chevron

US STORAGE Centers

PREMIERE SURGICAL ARTS

Montie Beach Park

Golden SEAFOOD

City Wide Wholesale

HOUSTON AVOCADO CO

HOUSTON DAIRYMAIDS

WOLFE



PHOTOS



PHOTOS



TEXAS OVERVIEW

53

FORTUNE 500
COMPANIES
CALL TEXAS HOME



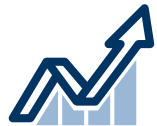
RECESSION PROOF
RANKED AMONG TOP
RECESSION-PROOF STATES
IN AMERICA



POPULATION
29,527,941



2ND LARGEST
STATE ECONOMY
IN THE U.S.A.



#1 JOBS CREATOR IN
THE NATION
317,000 JOBS
ADDED SINCE 2020



#1 STATE FOR
BUSINESS CLIMATE
BUSINESS FACILITIES
MAGAZINE | 2022



#1 STATE IN
AMERICA
TO START A BUSINESS



BEST STATE
FOR BUSINESS
18TH YEAR IN A ROW



TOP STATE FOR
GROWTH
14+ MILLION WORKERS
374,000 NEW RESIDENTS | 2020



LARGEST
MEDICAL CENTER
2ND LARGEST CANCER CENTER MD
ANDERSON, HOUSTON



NO STATE
INCOME TAX

FORT WORTH

#1 In U.S. job growth market | 2020
#2 Top-moving destination | 2019
Fastest-growing city in the nation | 2010-2020
26% Population growth since April 2010

DALLAS

#8 Fastest-growing metro in U.S. | 2010-2022
22 Fortune 500 companies
153 Corporate headquarters
8,300 Californians move in area yearly
4+ Million strong workforce
3rd least expensive of the 10 largest U.S. cities

HOUSTON

#1 for Corporate Moves | 2020
#2 in Business Expansion | 2015-2020
#3 in the World in "Cities of the Future"
Analysis | 2020
#5 Best Places to Live in Texas | 2020
Most Diverse City in the Nation
23 Fortune 500 Companies
Over 5M SF of industrial space opened or secured
by Amazon since 2018
Top 5 metropolitan areas in the country for most
new single-family home starts in 2020.
Ranked in Time Magazine's 'World's 100 Greatest
Places of 2021'

AUSTIN

#1 Fastest-growing major metro | 2020
#1 Best city to start a business | 2020
#2 Best city for young professionals | 2020
#3 Fastest-growing city in the nation
Best place to live in the U.S. for the
3rd year in a row | 2020
41,401 Homes sold in 2021
In 2021, an average of 116 people moved to
Austin per day

SAN ANTONIO

#2 Fastest-growing city in the nation
#4 Best places to live in Texas | 2020
#34 Best places to live in America

NewQuest



66% OF THE POPULATION LIVES WITHIN
THE TEXAS TRIANGLE OF DALLAS,
HOUSTON, SAN ANTONIO, AND AUSTIN



NAMED THE #1 CORPORATE MOVE DESTINATION FOR
THE 6TH YEAR IN A ROW

LOCATION HIGHLIGHTS

As the fourth most populous metro area in the U.S., Houston houses roughly 6.9 million people in southeastern Texas. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and healthcare. Many companies provide goods and services for the large population growth, which has sprawled, primarily to the north and west. The city of Houston is the largest in the metro with 2.3 million residents.

METRO HIGHLIGHTS

CORPORATE GROWTH

Houston will remain a top destination for corporate relocations due to its business-friendly environment. More than 20 Fortune 500 companies are headquartered in the metro.

HIGHER EDUCATION

Over 40 post-secondary educational institutions are located in the metro. Nearly 31 percent of residents have attained a bachelor's degree, with 11 percent also holding a graduate or professional degree.

LOW COST OF LIVING, DOING BUSINESS

Houston has a lower cost of living than many major metros, no state income tax and a median home price below the national level.



LOCATION DEMOGRAPHICS

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MAJOR AREA EMPLOYERS

H-E-B
Houston Methodist
Memorial Hermann Health System
UT MD Anderson Cancer Center
Walmart
ExxonMobil
HCA
Kroger
Landry's
Schlumberger

LARGEST EMPLOYERS IN TEXAS

Foxcon Assembly LLC
Pizza Hut
AT&T
Keller Williams Realty
Carlson Restaurants
Dell
American Airlines
Livestock Investors LTD
Texas Healthcare
Schlumberger

27%  PROFESSIONAL, RELATED

22%  MANAGEMENT, BUSINESS, FINANCIAL OPTIONS

18%  SALES, OFFICE

14%  SERVICE

10%  PRODUCTION, TRANSPORT, MATERIAL MOVING

9%  CONSTRUCTION, EXTRACTION, MAINTENANCE

LOCATION DEMOGRAPHICS



23%
POPULATION
GROWTH
WITHIN 1 MILE
SINCE 2020



\$234K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE



456K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2023 Estimates with
Delivery Statistics as of 12/23



2023 POPULATION BY AGE | 5 MILES



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	10,889	81,211	199,218
Current Population	23,629	190,314	456,314
2020 Census Population	19,188	160,106	396,556
Population Growth 2020 to 2023	23.14%	18.87%	15.07%
2023 Median Age	39.2	36.5	35.8

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$233,650	\$153,766	\$137,216
Median Household Income	\$139,129	\$117,317	\$101,878
Per Capita Income	\$110,029	\$66,736	\$60,240

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	53.89%	42.52%	39.35%
Black or African American	9.78%	11.82%	19.74%
Asian or Pacific Islander	2.71%	4.18%	4.28%
Hispanic	42.54%	52.03%	46.60%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	44.63%	37.63%	40.95%
2 Person Households	30.78%	31.82%	30.90%
3+ Person Households	24.58%	30.54%	28.15%
Owner-Occupied Housing Units	54.84%	53.13%	52.04%
Renter-Occupied Housing Units	45.16%	46.87%	47.96%

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Rick Ragan	740330	rragan@newquest.com	281.477.4309
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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