

COMING BACK TO MARKET FOR SALE OR LEASE



NewQuest

217 W. GRAY ST. & 2012 BALDWIN ST.

217 W. Gray Street & 2012 Baldwin Street | Houston, TX 77002
Turnkey Bar/Restaurant With Additional Land And Flex Building (Not Divisible)

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Project Highlights

Turnkey Bar/Restaurant, With Additional Land And Flex Building For Sale or Lease

Two buildings offering a combined total of approximately 5,905 SF (formerly the Front Porch Pub). Located at a prime hard corner, this property features outdoor patio seating and 13 parking spaces. Positioned in the heart of Midtown, near the Montrose border, and directly adjacent to the Pierce Elevated Park, a key development area. Just minutes from Downtown Houston, the Museum District, and Montrose.

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Building 1 (Previously "Front Porch Pub")

- 2,605 SF of indoor space
- 2,133 SF of outdoor patio space (1,275 SF of which is covered)
- Turnkey bar and restaurant setup
- FF&E negotiable

Building 2

- 3,300 SF of versatile flex/retail/office space
- A distinctive and charming property with significant potential
- Currently configured as 2/3 office and 1/3 storage
- Perfect location for a small business seeking high-visibility

Approximate Size:	±0.36 acres total
Price:	Call Broker For Pricing
Utilities:	Available
School District:	HISD
Traffic Counts:	7,806 VPD on W Gray 14,977 VPD on Bagby St 203,851 VPD on I-45
Frontage:	±75 ft on W Gray St ±150 ft on Baldwin St



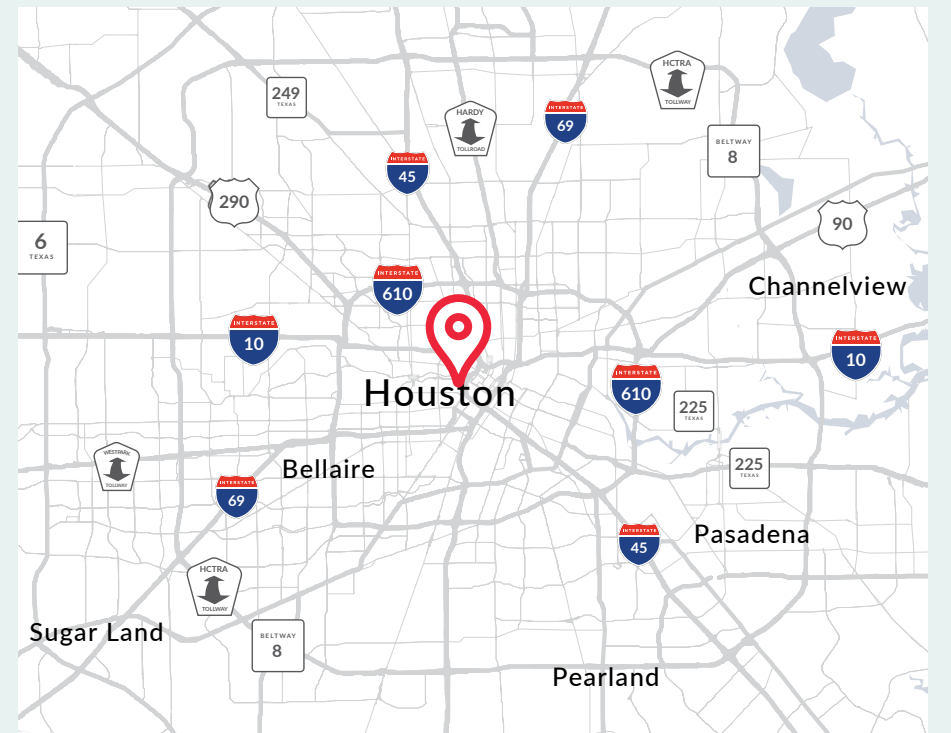
16% POPULATION GROWTH
within 1 mile from 2020 to 2025

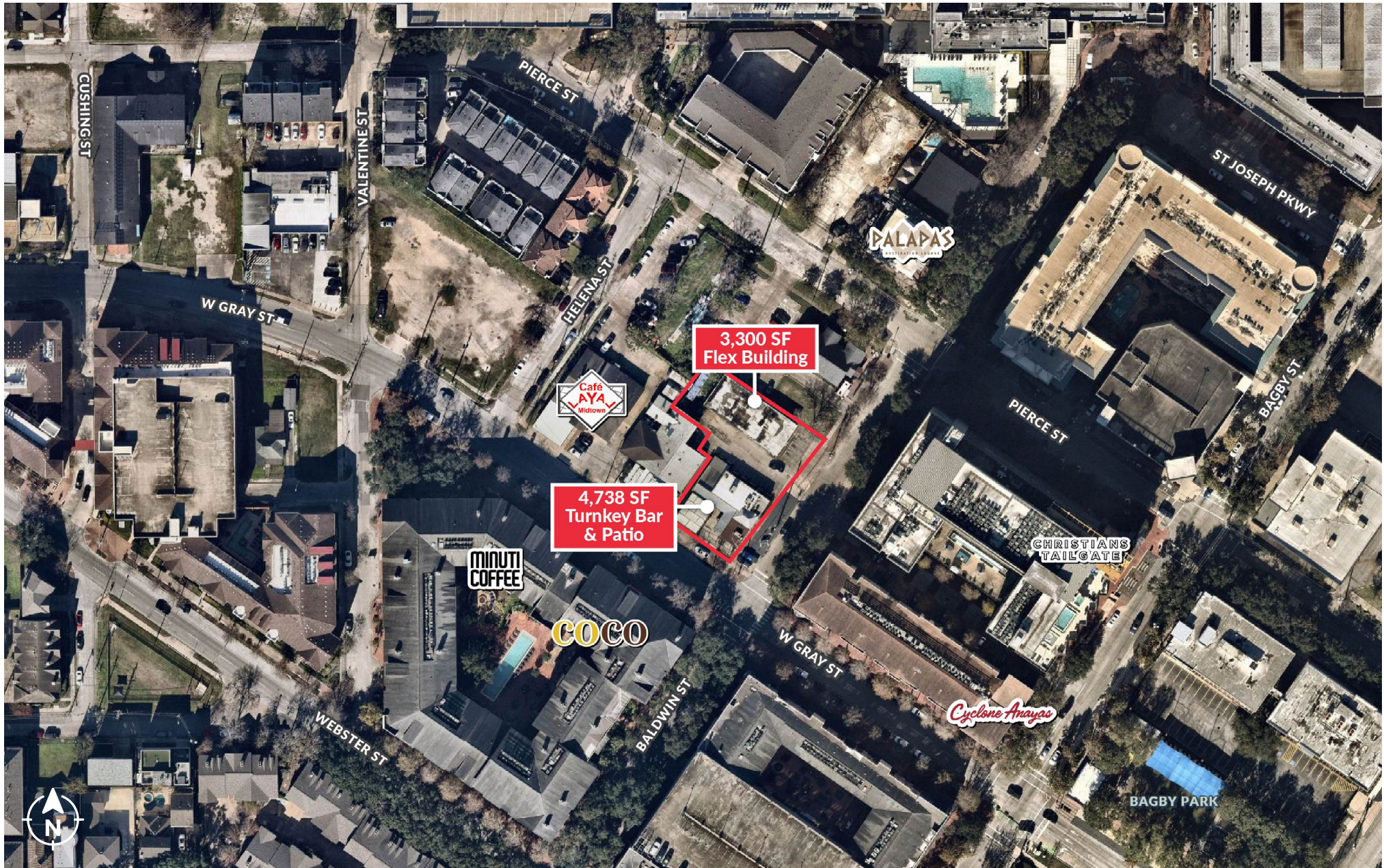


\$165K AVERAGE HOUSEHOLD INCOME
within 3 miles



509,260 POPULATION
within 5 miles





TxDot Traffic Counts as of 2024

02.25 | 01.25

Photos



Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	20,378	114,884	244,643
Current Population	32,184	213,770	509,260
2020 Census Average Persons per Household	1.58	1.86	2.08
2020 Census Population	27,736	199,130	456,121
Population Growth 2020 to 2025	16.04%	7.35%	11.65%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	58.83%	52.05%	45.87%
2 Person Households	28.77%	27.63%	27.95%
3+ Person Households	12.40%	20.32%	26.18%
Owner-Occupied Housing Units	21.73%	36.64%	40.11%
Renter-Occupied Housing Units	78.27%	63.36%	59.89%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	51.47%	49.16%	45.49%
Black or African American	16.56%	19.04%	19.18%
Asian or Pacific Islander	12.22%	10.01%	9.70%
Other Races	19.26%	21.23%	24.95%
Hispanic	24.66%	28.22%	33.41%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$145,331	\$164,764	\$158,902
Median Household Income	\$101,914	\$112,797	\$107,228
Per Capita Income	\$87,252	\$79,847	\$73,023
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	9.84%	13.77%	15.39%
Estimated Bachelor's Degree	39.20%	31.39%	28.65%
Estimated Graduate Degree	31.40%	30.76%	28.78%
AGE	1 MILE	3 MILES	5 MILES
2025 Median Age	32.9	34.8	35.3

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. **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.

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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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