



Space for Lease in the Heart of Houston Heights 420 W 19th Street, Houston, Texas 77008

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The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

PROPERTY INFORMATION

LOCATION:

South side of W 19th St, between Nicholson St & Ashland St in Houston

AVAILABLE:

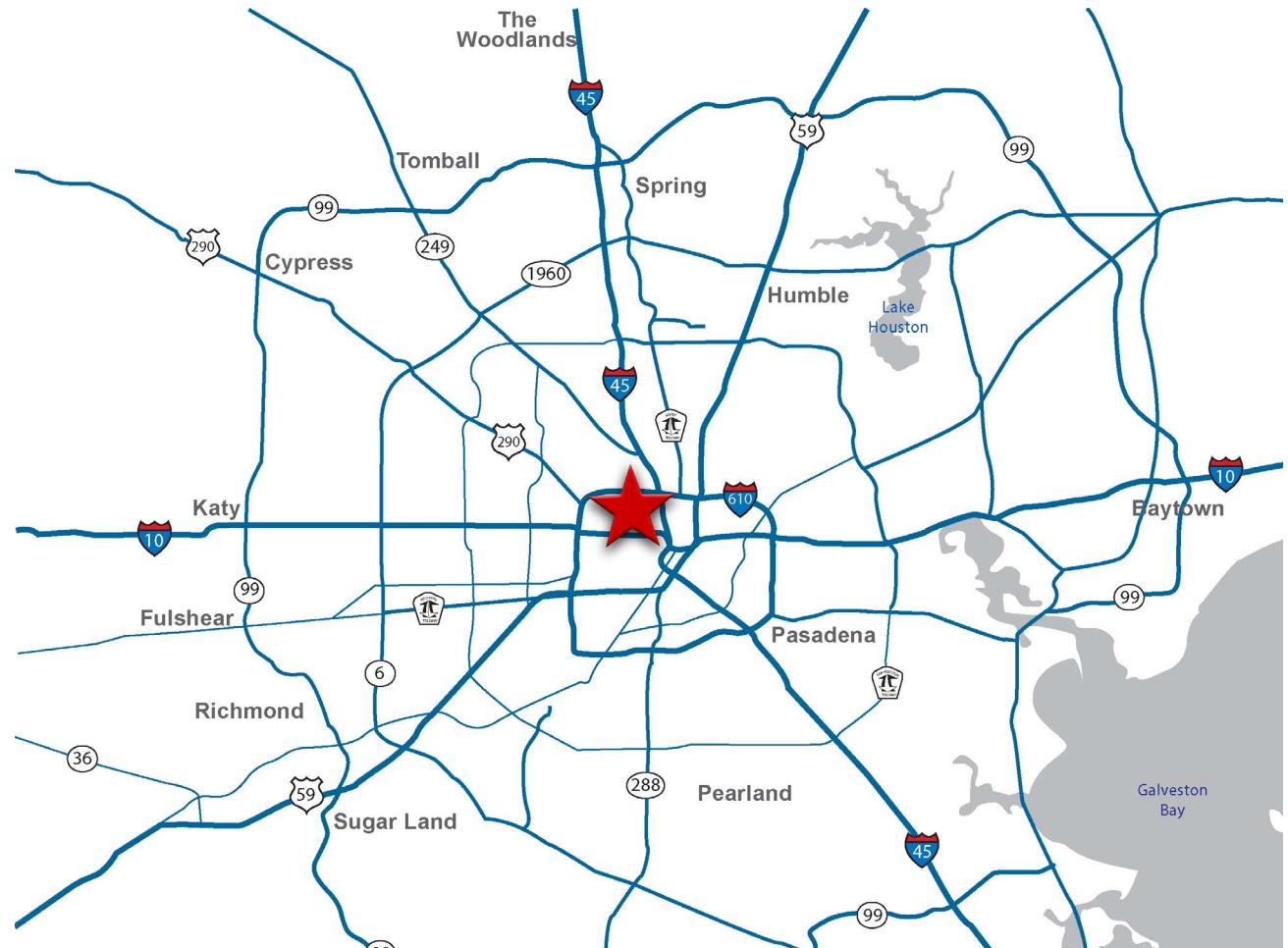
817 SF for Lease

RATE:

Call for Pricing

PROPERTY HIGHLIGHTS:

- Retail/Office Space
- Prime visibility sitting on W. 19th Street
- Surrounded by shops & restaurants
- Directly across from HeightsMED (117,000 SF Medical office building)
- Newly remodeled
- Kitchenette/Coffee Bar
- Outdoor area included



TRAFFIC COUNTS: (TXDOT)

W. 19th St: 5,609 VPD west fo site & 5,683 VPD east of site | W. 20th St: 7,189 VPD
N Shepherd Dr: 12,216 VPD | Yale St: 13,686 VPD (TXDOT 2022)

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Miles
2024 Population	24,572	77,243	168,749	442,581
Daytime Population	25,428	83,159	186,664	648,355
Average Household Income	\$220,239	\$186,858	\$169,392	\$141,783







PIPELINE REALTY
COMMERCIAL INVESTMENT, DEVELOPMENT & MANAGEMENT

420 W. 19TH STREET

10X HEIGHTS
WATERWORKS

7,189 VPD ('22)

W 20th St

Heights
Floral Shop

Heights Hospital
for Animals



5,609 VPD ('22)

COMMON BOND
BAKERY BRASSERIE BISTRO

ding of the
HOT SLICED MEAT
hopdoddy
BURGER BAR

Jinja

FLOYD'S
BARBERSHOP

PAM
HEALTH

Edward Jones
jenis Venus Hair
THE NOW

THE
HEIGHTS
THEATER

W 20th St

W 19th St

5,683 VPD ('22)

W 19th St

W 19th St

Ashland St

HOUSTON HEIGHTS TOWER

SITE

Comerica Bank

EMERSON
ROSE

WOLFGANG'S
TACOS

EMERSON
ROSE

Houston Junior
Forum

W 18th St

ANCORIAN

W 18th St

Nicholson St

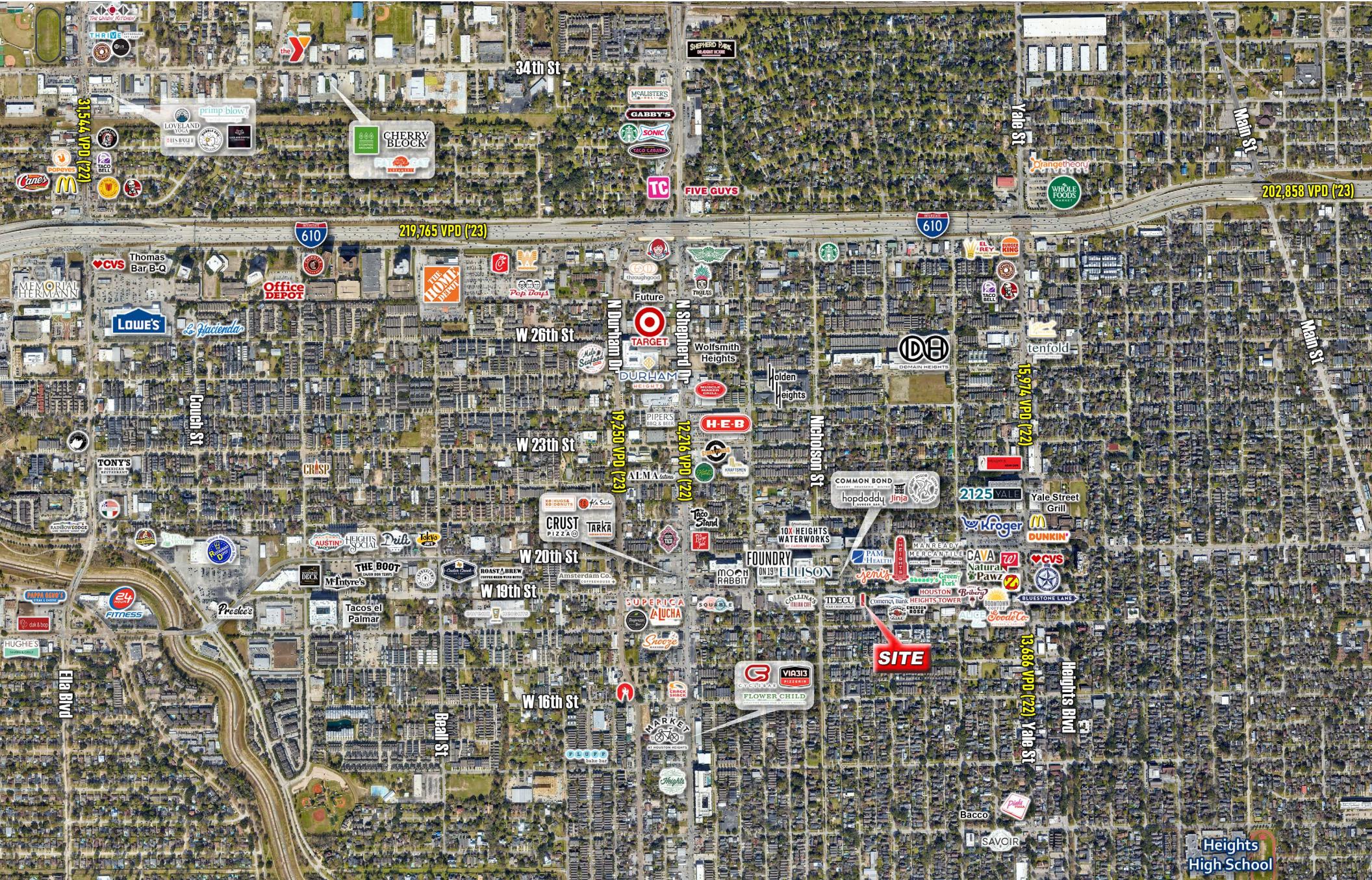
J. HARDING & CO.
SINCE 1928

SportClips
HAIRCUTS
ups
UBREAKiFIX

TDECU
YOUR CREDIT UNION

Perz
Collins
ITALIAN CAFE
menchie's
frozen yogurt





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.

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