



FOR LEASE

Heights Bar/ Restaurant For Lease

1138 W. 20th Street | Houston, TX



Bar/Restaurant For Lease

1138 W. 20th Street | Houston, TX 77008



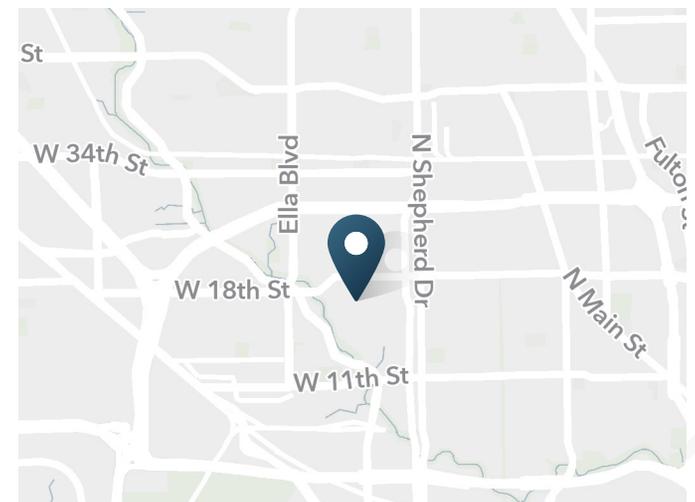
FOR LEASE

5,652 SF
Available

Contact
Broker
Rate

ABOUT THE PROPERTY

- 5,652 SF
- 149 Parking Spaces
- Approved Permit Set Available
- Frontage on 19th Street and 20th Street
- Prime location in The Heights - One of Houston's most vibrant, fast growing neighborhoods.
- High foot traffic - Surrounded by residential developments, up and coming restaurants, and some of Houston's most popular hotspots.



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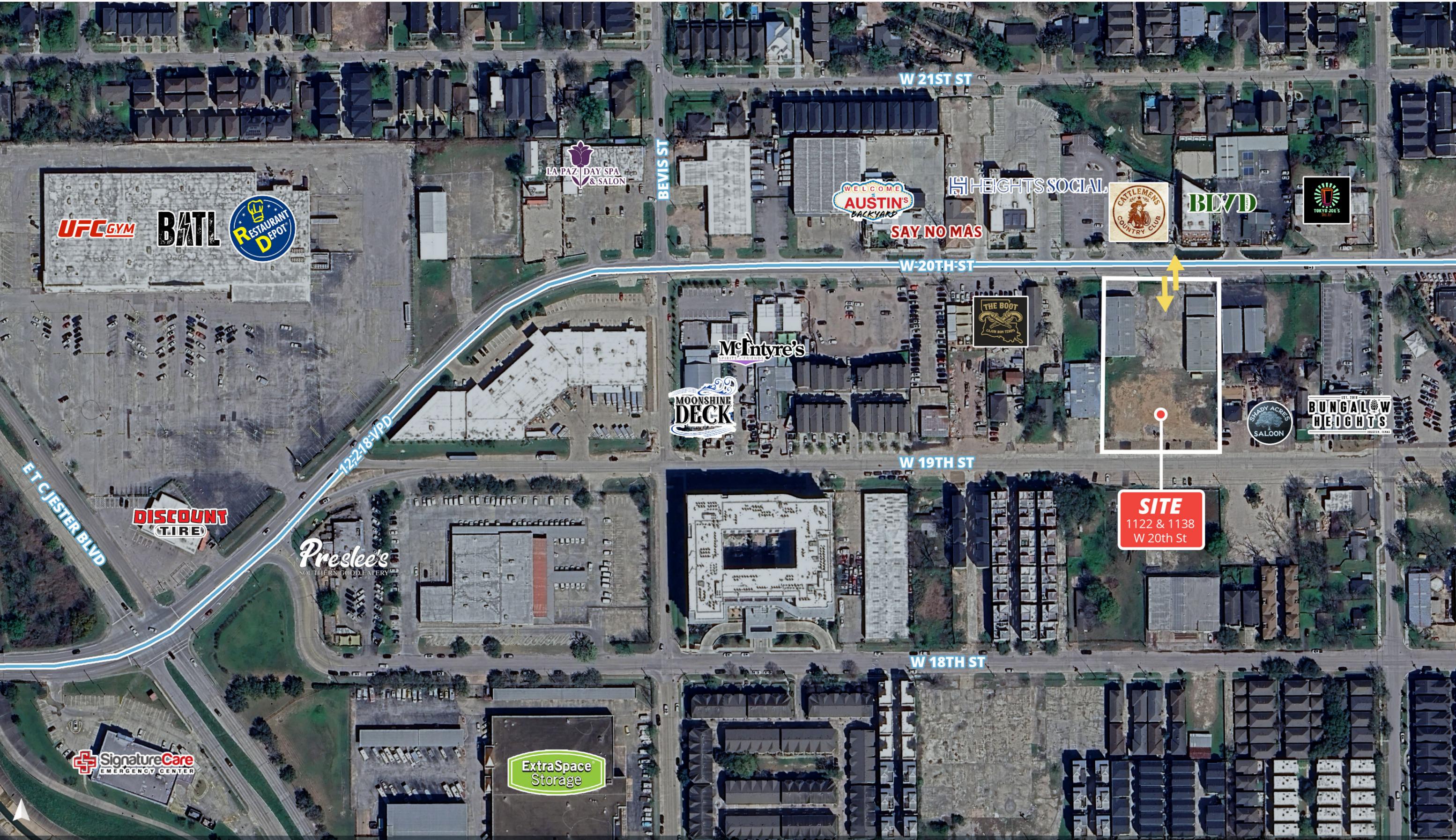
19TH STREET



20TH STREET







SITE
1122 & 1138
W 20th St

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DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2025 Estimated Population	21,222	153,439	452,699
2030 Projected Population	23,730	166,159	479,337
Proj. Annual Growth 2025 to 2030	2.26%	1.61%	1.15%
Daytime Population			
2025 Daytime Population	29,861	184,105	678,344
Workers	23,808	127,721	496,661
Residents	6,053	56,384	181,683
Income			
2025 Est. Average Household Income	\$189,089	\$182,353	\$154,351
2025 Est. Median Household Income	\$135,384	\$119,903	\$91,493
Households & Growth			
2025 Estimated Households	10,136	73,001	206,116
2030 Estimated Households	11,465	80,715	223,689
Proj. Annual Growth 2025 to 2030	2.49%	2.03%	1.65%
Race & Ethnicity			
2025 Est. White	62%	55%	46%
2025 Est. Black or African American	5%	9%	12%
2025 Est. Asian or Pacific Islander	8%	6%	6%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	24%	29%	34%
2025 Est. Hispanic (Any Race)	27%	32%	41%



52% of population is aged 22-45



Median household income of over 135K within 1 mile radius

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

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 Initials Tenant Initials Seller Initials Landlord Initials Date



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