



# INDUSTRIAL PROPERTY FOR LEASE

## Spring Street Studios

1903 & 1907 SPRING ST  
HOUSTON, TX 77007



### OFFERING SUMMARY

|               |                     |
|---------------|---------------------|
| Building SqFt | 3,600 - 7,000 SqFt  |
| Year Built    | 2003                |
| Lot Size (SF) | 6,490 - 14,665 SqFt |
| Parcel ID     | 1218860010003       |
| Zoning Type   | INDUSTRIAL          |
| Frontage      | 156 Ft on Spring    |
| Intersection  | Spring & Silver     |

### PROPERTY OVERVIEW

Situated at the corner of Spring St. and Silver St. in Houston's dynamic First Ward Arts District, this property offers an unparalleled opportunity for artists, creatives, and businesses in need of flexible space.

Located directly across from Spring St. Studios and Silver St. Studios within the renowned Sawyer Yards Arts Campus, this building is immersed in one of Houston's most vibrant cultural hubs.

Easy access to Downtown Houston, just three minutes away.

### PROPERTY HIGHLIGHTS

- Freestanding Flex/Industrial Building consists of large, open floorplan with enclosed climate-controlled 2nd level mezzanine. Tall open ceilings.
- Perfect for larger studio needs, light manufacturing, or industrial use
- Fully fenced property with rollup door
- Office includes kitchen and 2 restrooms, 1 with full shower
- Previously used as a glass sculptors studio



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23922 Cinco Village Center  
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| SPACE | SPACE USE                           | LEASE RATE     | LEASE TYPE | SIZE(SF) | TERM      |
|-------|-------------------------------------|----------------|------------|----------|-----------|
| #1903 | Studio, Lt Industrial, Distribution | Contact Broker | NNN        | 3,800 SF | 3 - 5 Yrs |
| #1907 | Studio, Lt Industrial, Distribution | Contact Broker | NNN        | 3,600 SF | 3 - 5 Yrs |



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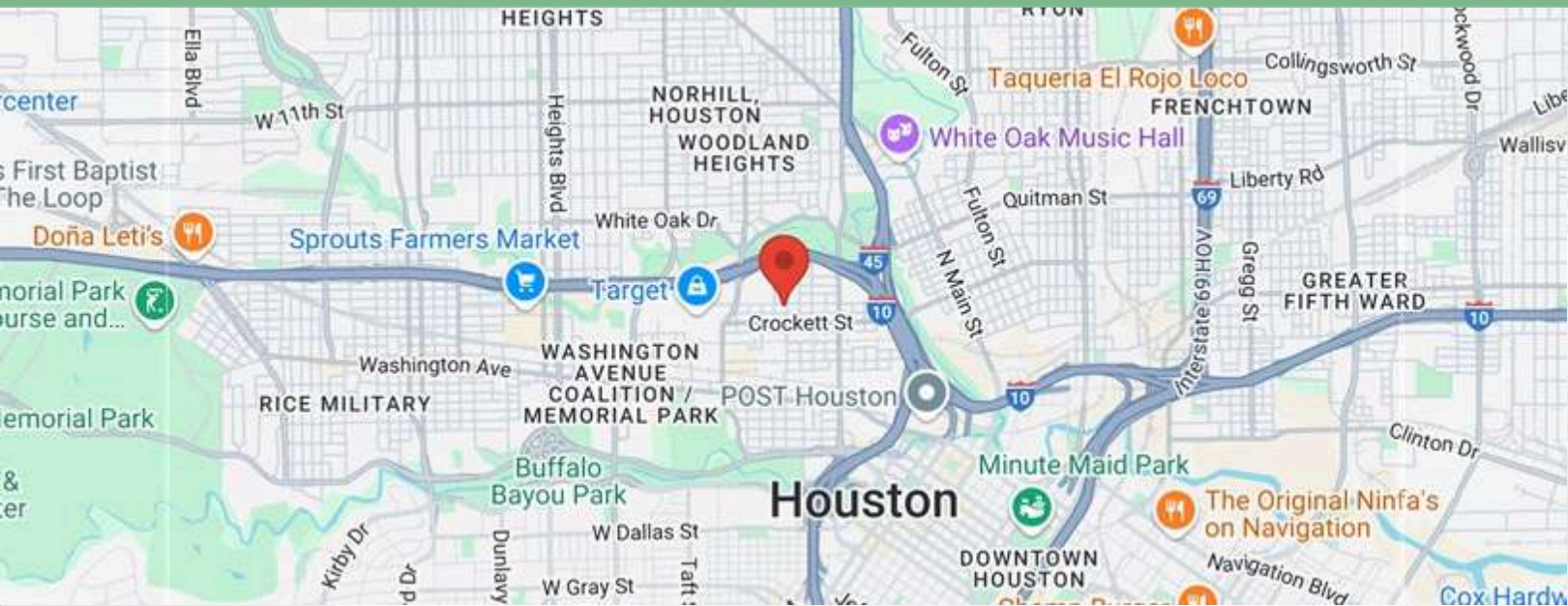




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| POPULATION         |            |           | 1 MILE | 3 MILE  | 5 MILE  |
|--------------------|------------|-----------|--------|---------|---------|
| 2000               | Population | 2010      | 11,336 | 152,066 | 367,091 |
|                    | Population | 2024      | 12,912 | 163,178 | 375,346 |
|                    | Population | 2029      | 19,002 | 210,048 | 452,789 |
|                    | Population | 2024-2029 | 20,467 | 224,476 | 474,108 |
| Growth             | Rate       | 2024      | 1.5 %  | 1.34 %  | 0.92 %  |
| Daytime Population |            |           | 19,108 | 341,688 | 804,982 |

| HOUSEHOLDS |                         | 1 MILE | 3 MILE  | 5 MILE  |
|------------|-------------------------|--------|---------|---------|
| 2000       | Total Households        | 4,439  | 57,977  | 138,120 |
| 2010       | Total Households        | 6,175  | 70,582  | 153,504 |
| 2024       | Total Households        | 10,075 | 102,031 | 203,577 |
| 2029       | Total Households        | 11,137 | 111,511 | 217,975 |
| 2024       | Average Household Size  | 1.87   | 1.93    | 2.08    |
| 2024       | Owner Occupied Housing  | 3,658  | 40,693  | 83,871  |
| 2029       | Owner Occupied Housing  | 3,885  | 43,238  | 89,494  |
| 2024       | Renter Occupied Housing | 6,417  | 61,338  | 119,706 |
| 2029       | Renter Occupied Housing | 7,252  | 68,273  | 128,480 |
| 2024       | Vacant Housing          | 1,345  | 14,222  | 28,376  |
| 2024       | Total Housing           | 11,420 | 116,253 | 231,953 |

| 2024 HOUSEHOLD INCOME |  | 1 MILE  | 3 MILE     | 5 MILE     |        |
|-----------------------|--|---------|------------|------------|--------|
| less than \$15000     |  | 611     | 250        | 8,038      | 20,851 |
| \$15000-24999         |  | 310     | 415        | 4,085      | 10,620 |
| \$25000-34999         |  | 1,092   | 3,768      | 11,027     |        |
| \$35000-49999         |  | 1,396   | 7,491      | 17,008     |        |
| \$50000-74999         |  | 1,934   | 13,353     | 28,856     |        |
| \$75000-99999         |  | 1,083   | 10,931     | 20,716     |        |
| \$100000-149999       |  | 2,984   | \$ 16,797  | 31,363     |        |
| \$150000-199999       |  | 120,011 | \$ 11,749  | 20,209     |        |
| \$200000 or greater   |  | 179,452 | 25,820     | 42,926     |        |
| Median HH Income      |  |         | \$ 107,227 | \$ 89,776  |        |
| Average HH Income     |  |         | \$ 161,811 | \$ 143,081 |        |



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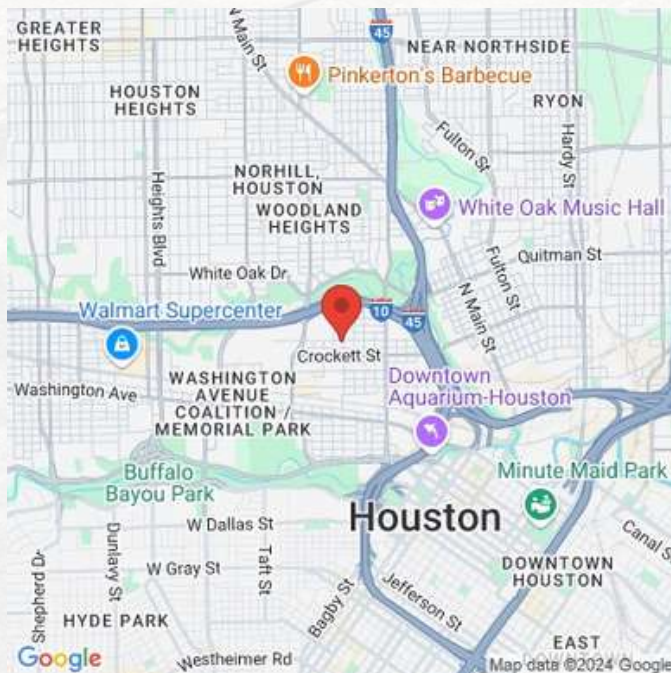
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### ABOUT HOUSTON

Houston ( ; HEW-stən) is the most populous city in the U.S. state of Texas and in the Southern United States. Located in Southeast Texas near Galveston Bay and the Gulf of Mexico, it is the seat of Harris County; as well as the principal city of the Greater Houston metropolitan area, the fifth-most populous metropolitan statistical area in the United States and the second-most populous in Texas after Dallas–Fort Worth. With a population of 2,314,157 in 2023, Houston is the fourth-most populous city in the United States after New York City, Los Angeles, and Ch...



### CITY OF HOUSTON

|              |          |
|--------------|----------|
| County       | Harris   |
| Incorporated | 6/4/1837 |

### AREA

|           |             |
|-----------|-------------|
| City      | 671.7 sq mi |
| Land      | 640.4 sq mi |
| Water     | 31.2 sq mi  |
| Elevation | 80 ft       |

### POPULATION

|                 |                |
|-----------------|----------------|
| Population      | 2,301,572      |
| Estimate (null) | 2,314,157      |
| Rank            | 6              |
| Density         | 3,598.43 sq mi |
| Urban           | 5,853,575      |



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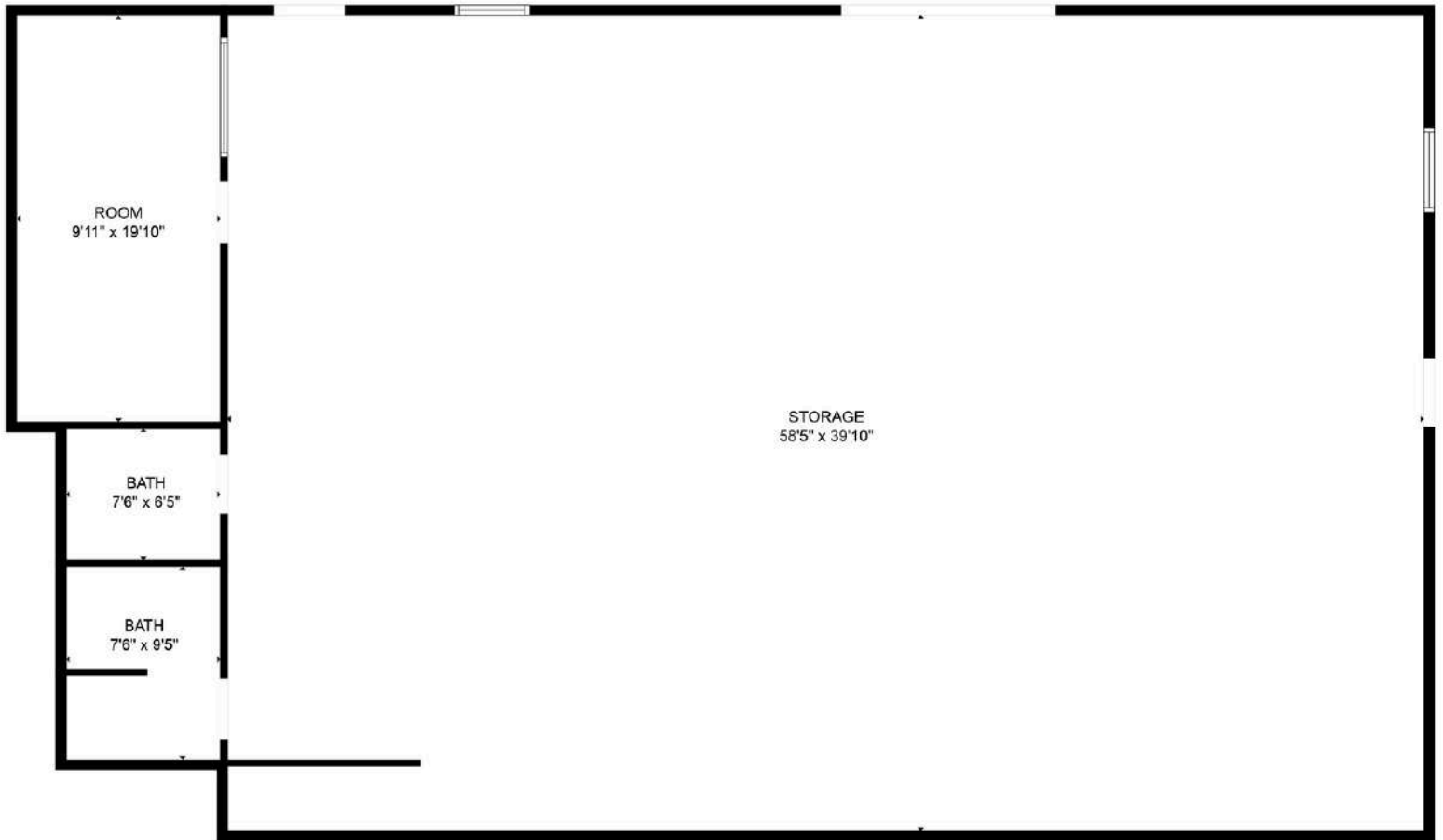




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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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11/2/2015



### Information About Brokerage Services

*Texas law requires all real estate licensees 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.

|   |                |                                     |                      |
|---|----------------|-------------------------------------|----------------------|
| <b>Gary Greene Commercial</b>   | <b>0475512</b> | <b>Brokerage@garygreene.com</b>     | <b>(713)465-6644</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.    | Email                               | Phone                |
| <b>Mark Woodroof</b>  | <b>0415360</b> | <b>Brokerage@garygreene.com</b>     | <b>(713)465-6644</b> |
| Designated Broker of Firm   | License No.    | Email                               | Phone                |
| <b>Angela Chavez</b>  | <b>0627419</b> | <b>angela.chavez@garygreene.com</b> | <b>(281)646-1136</b> |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.    | Email                               | Phone                |
| <b>Richard Lin</b>  | <b>0769387</b> | <b>richard.lin@garygreene.com</b>   | <b>(832)304-3008</b> |
| Sales Agent/Associate's Name  | License No.    | Email                               | Phone                |



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