



## For Sale

119 East 20th Street  
0.33 AC Lot  
3,715 SF Building Area

119 East 20th Street, Houston, TX 77008

### Land Area Available

0.33 AC

### Existing Structure

3,715 SF Building

### Tax Rate

2.092362

### Price

Contact Broker

### Property Highlights

- » Prime Visibility Corner Lot
- » Strategically Positioned Near Key Intersections in a Thriving Area
- » Consumer Rich Location
- » Well-Populated Retail Zone
- » Robust Buyer Demographics

### DESIRABLE LOCATION WELL-SUITED FOR DIVERSE DEVELOPMENT OPPORTUNITIES

For information, please contact:

#### Meredith Cullen

Senior Managing Director  
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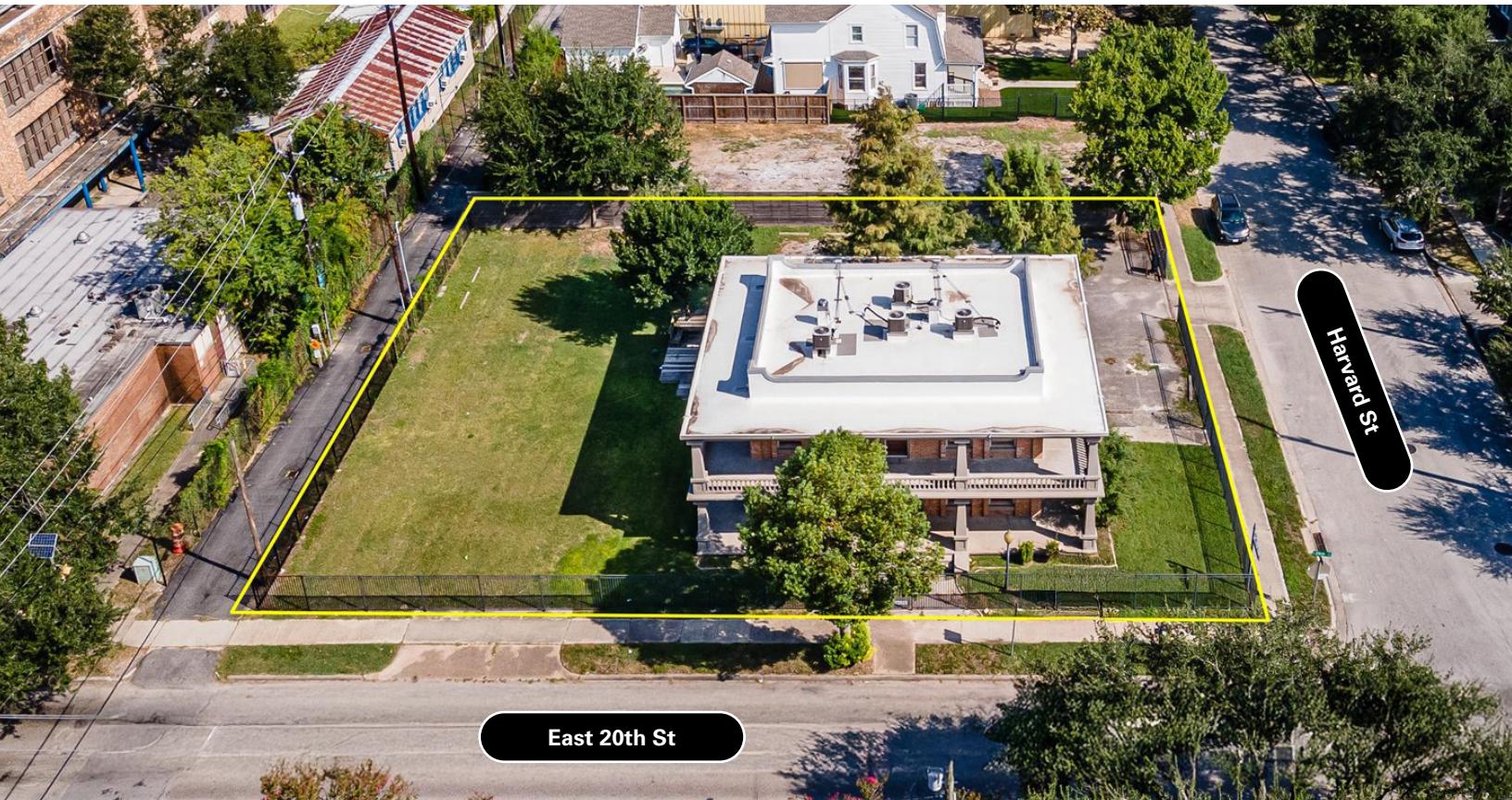
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**NEWMARK**

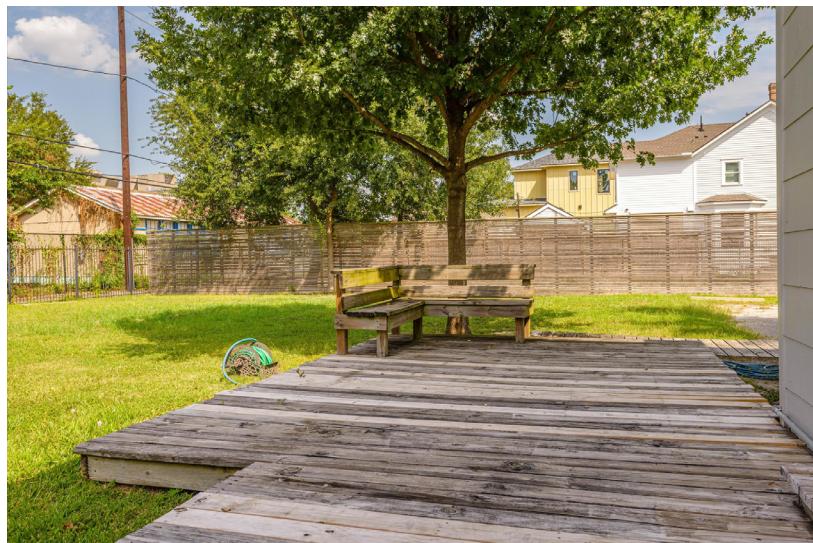
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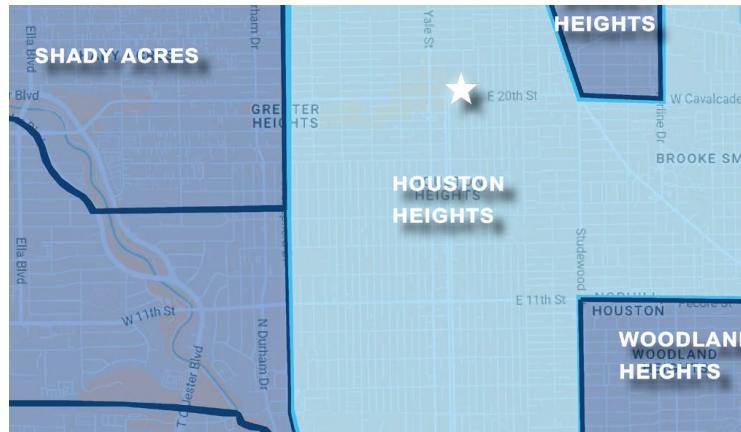
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## 0.33 AC Lot | 3,715 SF Building

### STRATEGIC INVESTMENT SITE WITH FLEXIBLE DEVELOPMENT POTENTIAL

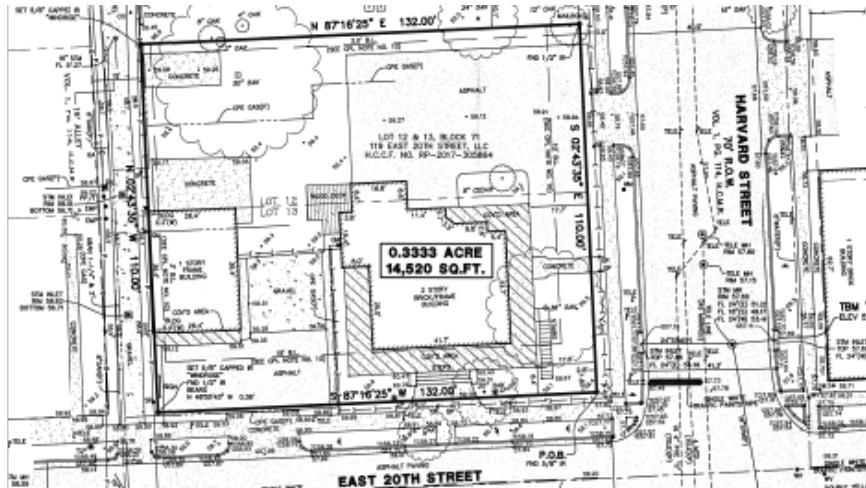
This property offers unbeatable visibility and access, surrounded by a thriving mix of restaurants, boutiques, and historic charm. Whether you're looking to build a custom home or a commercial development, this location promises both character and convenience in one of the city's most desirable enclaves.



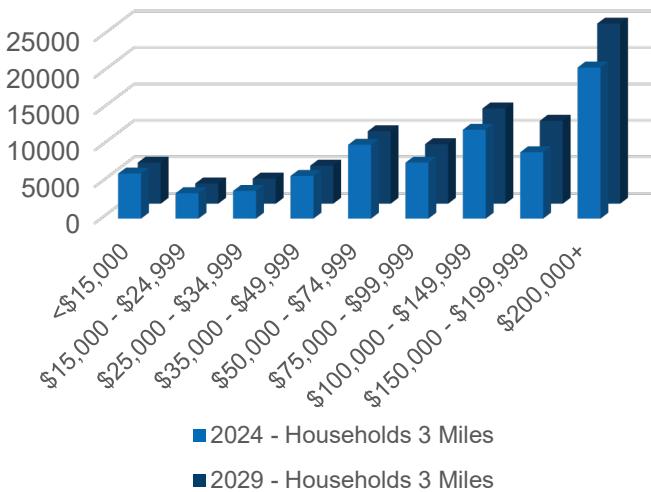
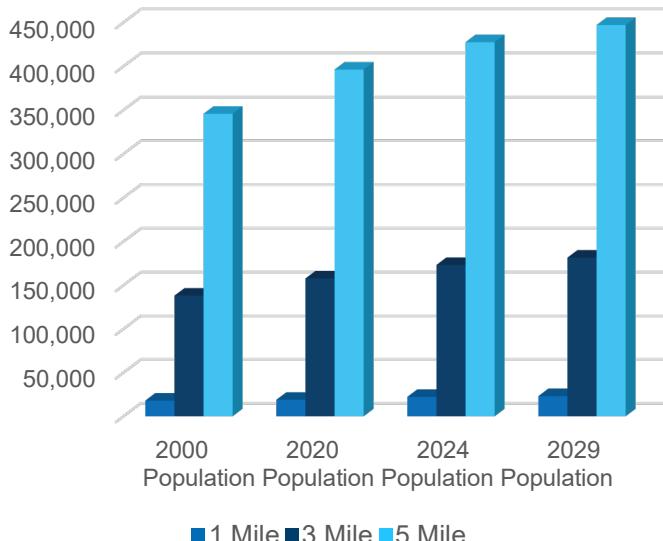
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## Demographics

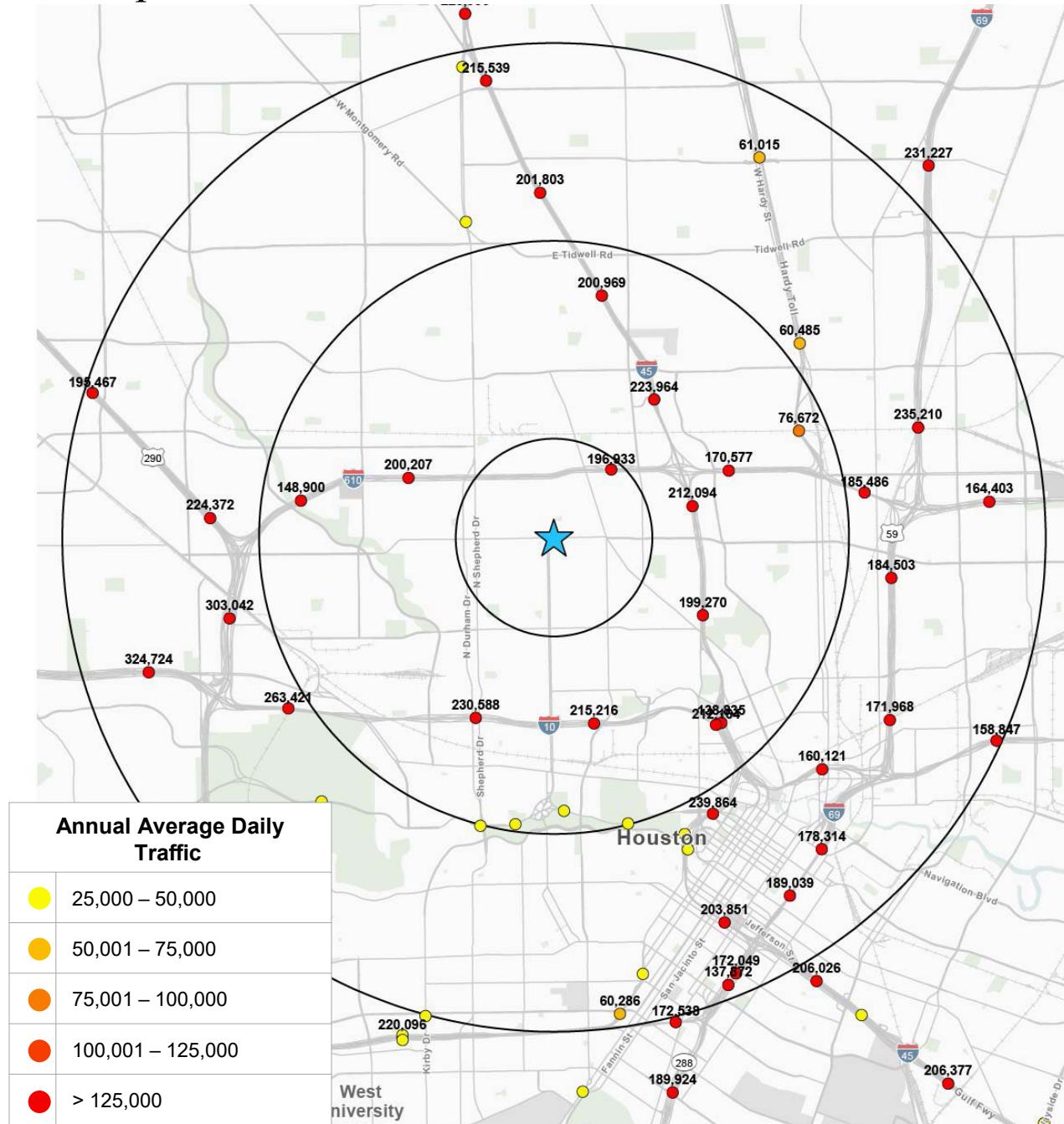


	1 mile	3 mile	5 mile		1 mile	3 mile	5 mile
2020 POPULATION	18,897	157,720	396,220	2020 HOUSEHOLDS	9,012	70,845	170,216
2024 POPULATION	22,235	173,180	427,469	2024 HOUSEHOLDS	10,646	79,053	187,282
2029 POPULATION PROJECTION	23,093	181,582	446,999	2029 HOUSEHOLD PROJECTION	11,238	84,333	200,338
ANNUAL GROWTH 2020-2024	3.90%	2.22%	1.80%	ANNUAL GROWTH 2020-2024	4.00%	2.61%	2.27%
ANNUAL GROWTH 2024-2029	0.76%	0.95%	0.90%	ANNUAL GROWTH 2024-2029	1.09%	1.30%	1.36%
MEDIAN AGE	38.4	36	35.7	OWNER OCCUPIED HOUSEHOLDS	48.20%	46.10%	39.60%
BACHELOR'S DEGREE OR HIGHER	40.00%	35.10%	29.30%	RENTER OCCUPIED HOUSEHOLDS	42.30%	44.00%	49.10%
				AVG HOUSEHOLD SIZE	9,012	70,845	170,216



# FOR SALE

## Traffic Map



Bush Airport



20 mins

Daikin Park



15 mins

Hobby Airport



30 mins

White Oak Music Hall



8 mins

## 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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<b>Meredith Cullen</b>	625301	meredith.cullen@nmark.com	713-444-7979
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date