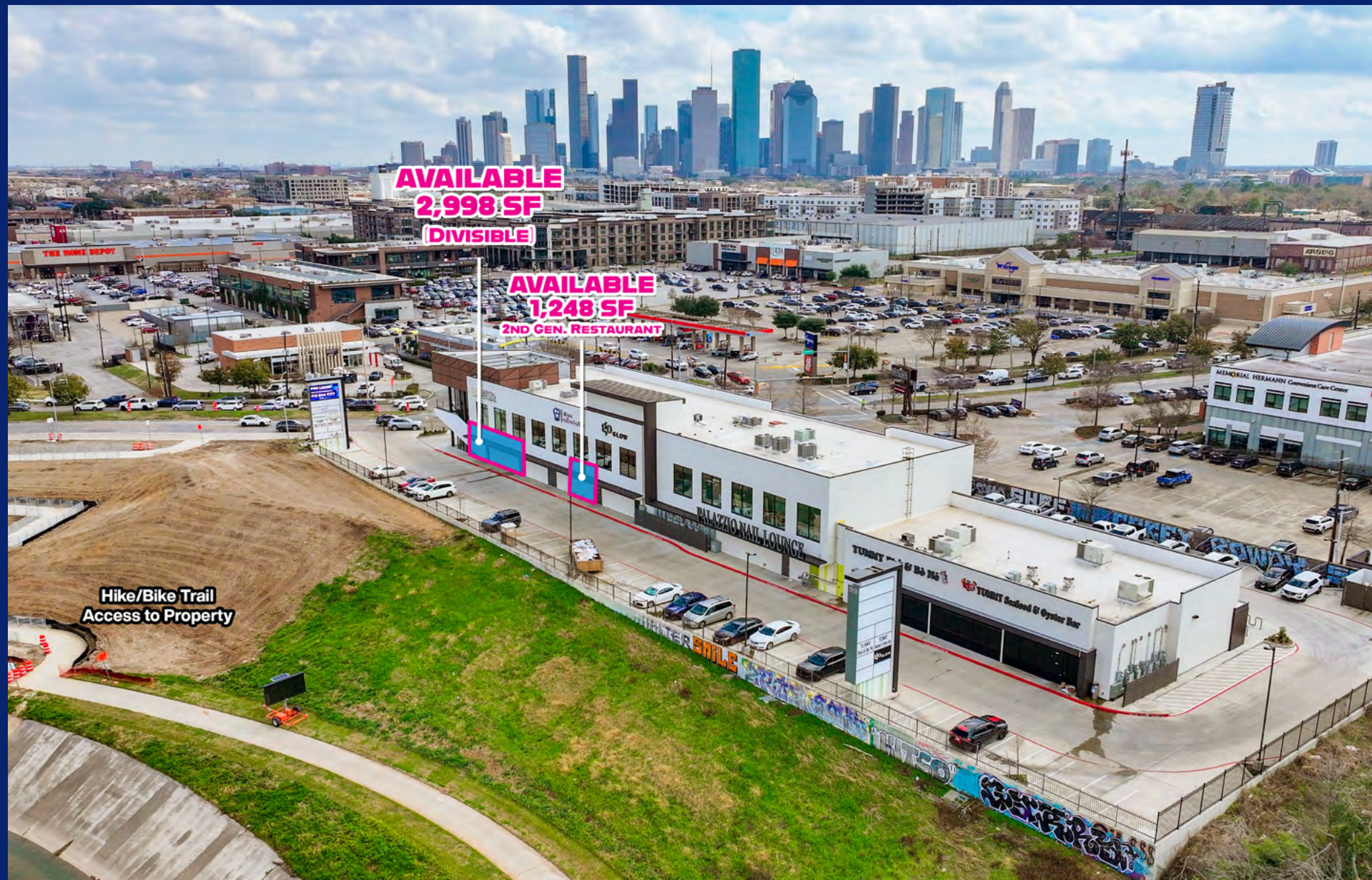


# 10 AND HEIGHTS

## FOR LEASE

1515 Studemont St, Houston, TX 77007



The information contained herein was obtained from sources deemed reliable; however, Blue Ox Brokerage, LLC makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

**OXBERRY**GROUP



# PROPERTY OVERVIEW

## HIGHLIGHTS

- **Availability:**
  - 1,248 SF 2nd Gen. Restaurant Space
  - 2,998 SF End Cap with Drive-Thru Opportunity
- 2nd Floor Retail is 100% Leased
- Highly visible and accessible from Interstate 10
- Located in the Houston core near The Heights, Rice Military, Montrose, Washington Avenue Arts District, and Downtown Houston
- Surrounded by several new multi-family developments, such as Sawyer Lofts, Alexan Lower Heights, Broadstone Streets, and Broadstone Sawyer Yards
- #2 on Houston's Most Accessible Neighborhoods – access to Major Houston corridors and Freeways
- Melting pot for Houston's most popular mix of food and retail
- One of the highest appreciating land values in the Houston market

## RATE

- Call For Pricing



## 2025 DEMOGRAPHICS

### POPULATION

### 1 MILE

26,253

### 3 MILE

230,407

### 5 MILE

501,934

### DAYTIME POPULATION

16,054

296,017

646,262

### AVERAGE HH INCOME

\$186,407

\$182,680

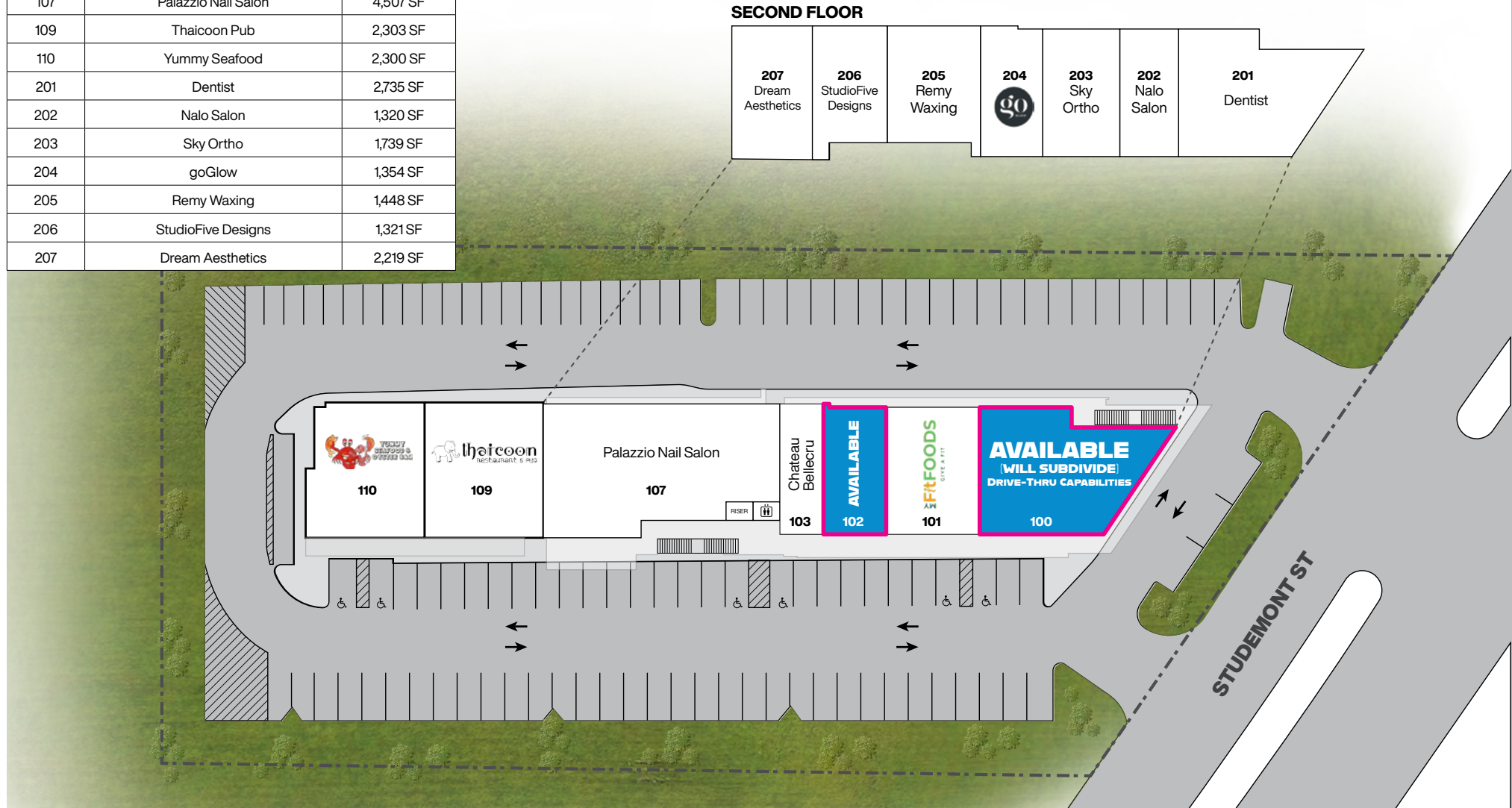
\$166,529

## TRAFFIC COUNTS [TXDOT]

I-10: 489,569 VPD '24 | Studemont St: 27,187 VPD '22

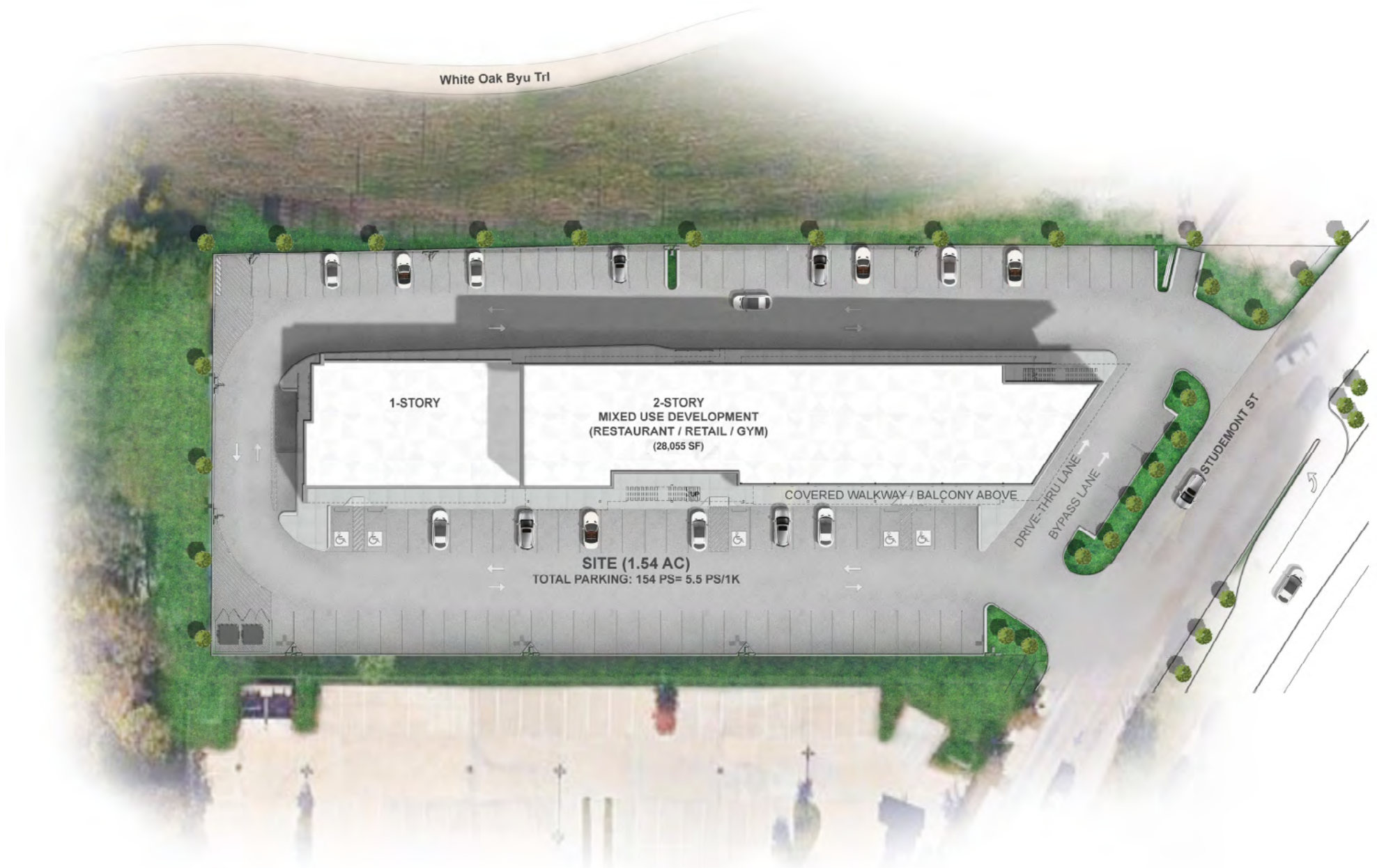
# SITE PLAN

Suite	Tenant	SF
100	AVAILABLE - Will Subdivide	2,998 SF
101	My Fit Foods	1,735 SF
102	AVAILABLE - 2nd Gen. Restaurant	1,248 SF
103	Chateau Bellecru	849 SF
107	Palazzio Nail Salon	4,507 SF
109	Thaicoon Pub	2,303 SF
110	Yummy Seafood	2,300 SF
201	Dentist	2,735 SF
202	Nalo Salon	1,320 SF
203	Sky Ortho	1,739 SF
204	goGlow	1,354 SF
205	Remy Waxing	1,448 SF
206	StudioFive Designs	1,321 SF
207	Dream Aesthetics	2,219 SF





# SITE OVERVIEW





# MARKET AERIAL





# AREA OVERVIEW





# VIEW FROM STUDEMONT ST



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**OXBERRYGROUP**





## 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.

**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>Blue Ox Brokerage, LLC</b>	<b>9009549</b>	<b>jj@blueoxgroup.com</b>	<b>713.804.7777</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joshua Jacobs</b>	<b>448255</b>	<b>jj@blueoxgroup.com</b>	<b>713.230.8882</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Lindsey Lee</b>	<b>682574</b>	<b>ll@blueoxgroup.com</b>	<b>713.766.5016</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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