

# 1614 Ridgewood St Houston, TX 77006

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## Julie Yasar

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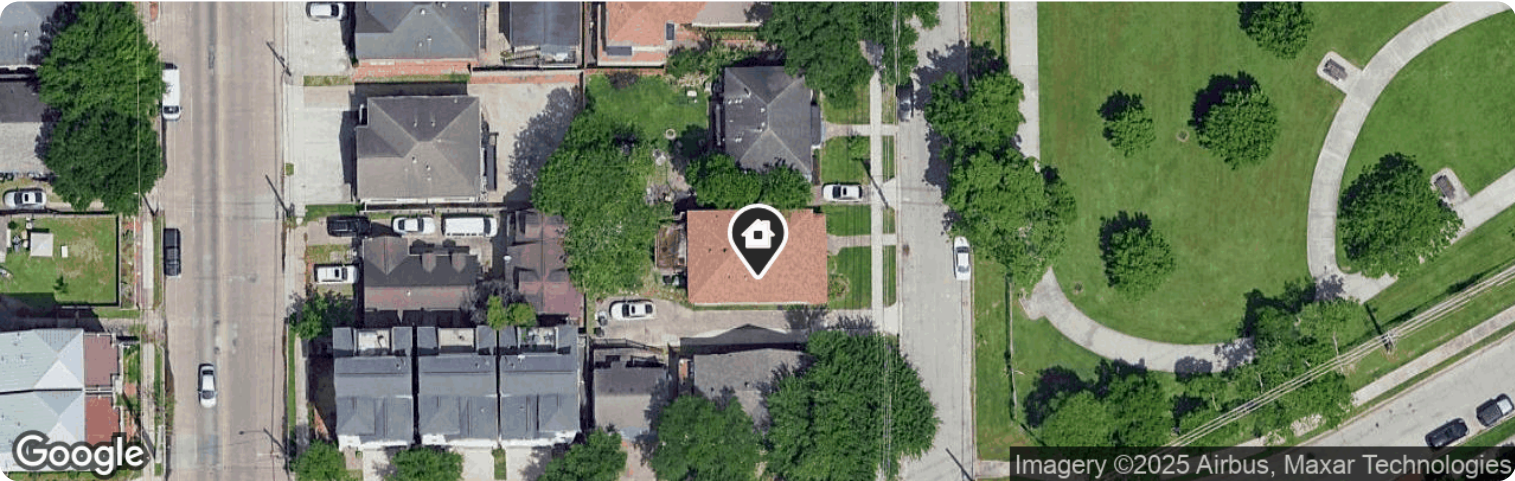
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1614 Ridgewood St, Houston, TX 77006



● Active / For Lease • Active: 3/18/2025

Undisclosed



Office

Type



2,458

Sq Ft

Basic Facts

Type

Office

Land Use

Duplex (2 units)

Subtype

Miscellaneous

Multi Parcel

No

Days in RPR

42

APN/TaxID

0522770000021

Year Built

1945

Previously sold

on 7/29/2024

# Property Information

## Description

This upstairs unit is versatile and perfect for commercial or residential use! Recently renovated and spacious it would make an excellent psychologist therapist law office or creative workspace.? Don't miss out on this prime opportunity!

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

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Lease Details

|                 |                    |                |           |
|-----------------|--------------------|----------------|-----------|
| Suite           | Traditional Office | Date Available | 3/18/2025 |
| Available Space | 2,458 sq ft        | Lease Option   | No        |
| Lease Period    | 12                 |                |           |

Property Features

| LISTING               |             |                     |              |
|-----------------------|-------------|---------------------|--------------|
| Year Remodeled        | 2025        | Levels              | 1            |
| Occupant Features     | Single      | Parking Spaces      | 2            |
| Building Sqft         | 2,458 sq ft |                     |              |
| PUBLIC                |             |                     |              |
| Building Quality      | C+          | Building Condition  | Average      |
| Construction Features | Brick       | Wood Deck           | 000000224    |
| Number of Buildings   | 1           | Foundation Features | Crawl/Raised |
| Lot Size Sqft         | 4,500 sq ft | Lot Size Acres      | 0.10 acres   |
| Building Sqft         | 2,458 sq ft | Neighborhood Code   | 8316.00      |
| Base Area             | 2458        | Heated Area         | 2458         |
| Effective Area        | 2409        | Total Area          | 2747         |
| Gross Area            | 2747        | Building Perimeter  | 300          |
| Porch - Open          | 65          | Bedrooms            | 4            |
| Bathrooms             | 200         |                     |              |

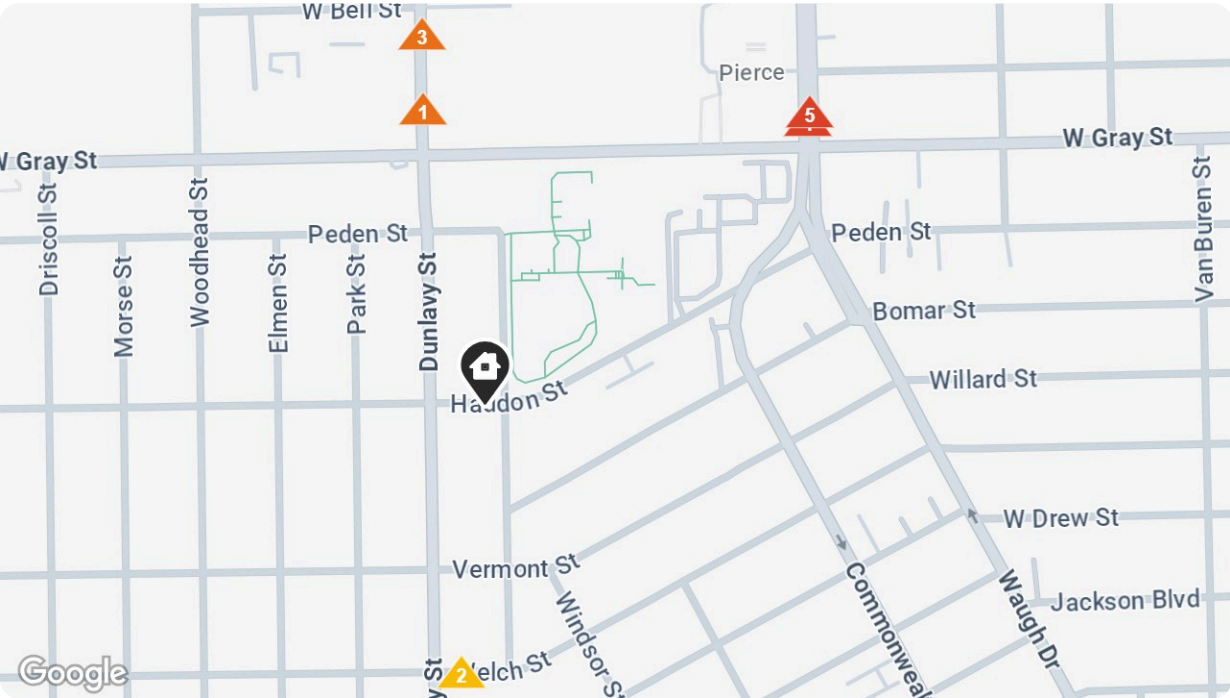
Available Space

| Suite              | Price | Size (sq ft) | Date Available | Term (months) |
|--------------------|-------|--------------|----------------|---------------|
| Traditional Office | –     | –            | 3/18/2025      | –             |



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# Traffic Counts



## Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

## Traffic Counts within 1 mile by Proximity

▲ 10,914

Dunlavy St

2024 Est. daily traffic counts

Cross: W Gray St  
Cross Dir: S  
Distance: 0.03 miles

Historical counts

| Year | ▲ | Count  | Type |
|------|---|--------|------|
| 2011 | ▲ | 10,520 | ADT  |
| 2007 | ▲ | 10,271 | ADT  |
| 2006 | ▲ | 12,680 | ADT  |
| 2001 | ▲ | 10,140 | AADT |
| 1996 | ▲ | 11,270 | ADT  |

▲ 1,160

Welch St

2024 Est. daily traffic counts

Cross: Dunlavy St  
Cross Dir: S  
Distance: -

Historical counts

| Year | ▲ | Count | Type |
|------|---|-------|------|
| 2011 | ▲ | 990   | ADT  |
| 2006 | ▲ | 1,430 | ADT  |
| 2001 | ▲ | 1,000 | AADT |
| 1996 | ▲ | 1,150 | ADT  |

▲ 9,771

Dunlavy St

2024 Est. daily traffic counts

Cross: W Bell St  
Cross Dir: N  
Distance: 0.02 miles

Historical counts

| Year | ▲ | Count | Type |
|------|---|-------|------|
| 2011 | ▲ | 9,890 | ADT  |

▲ 18,965

Waugh Drive

2024 Est. daily traffic counts

Cross: W Gray St  
Cross Dir: S  
Distance: 0.02 miles

Historical counts

| Year | ▲ | Count  | Type |
|------|---|--------|------|
| 2019 | ▲ | 18,886 | AADT |

▲ 19,703

Waugh Dr

2024 Est. daily traffic counts

Cross: W Gray St  
Cross Dir: S  
Distance: 0.02 miles

Historical counts

| Year | ▲ | Count  | Type |
|------|---|--------|------|
| 2011 | ▲ | 19,490 | ADT  |

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

# Photos

## Historical Photos

