

2100 WAUGH DR

6,090 SF RETAIL CENTER
IN HOUSTON, TEXAS



Cotton Munson
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(830) 857-4727



2100

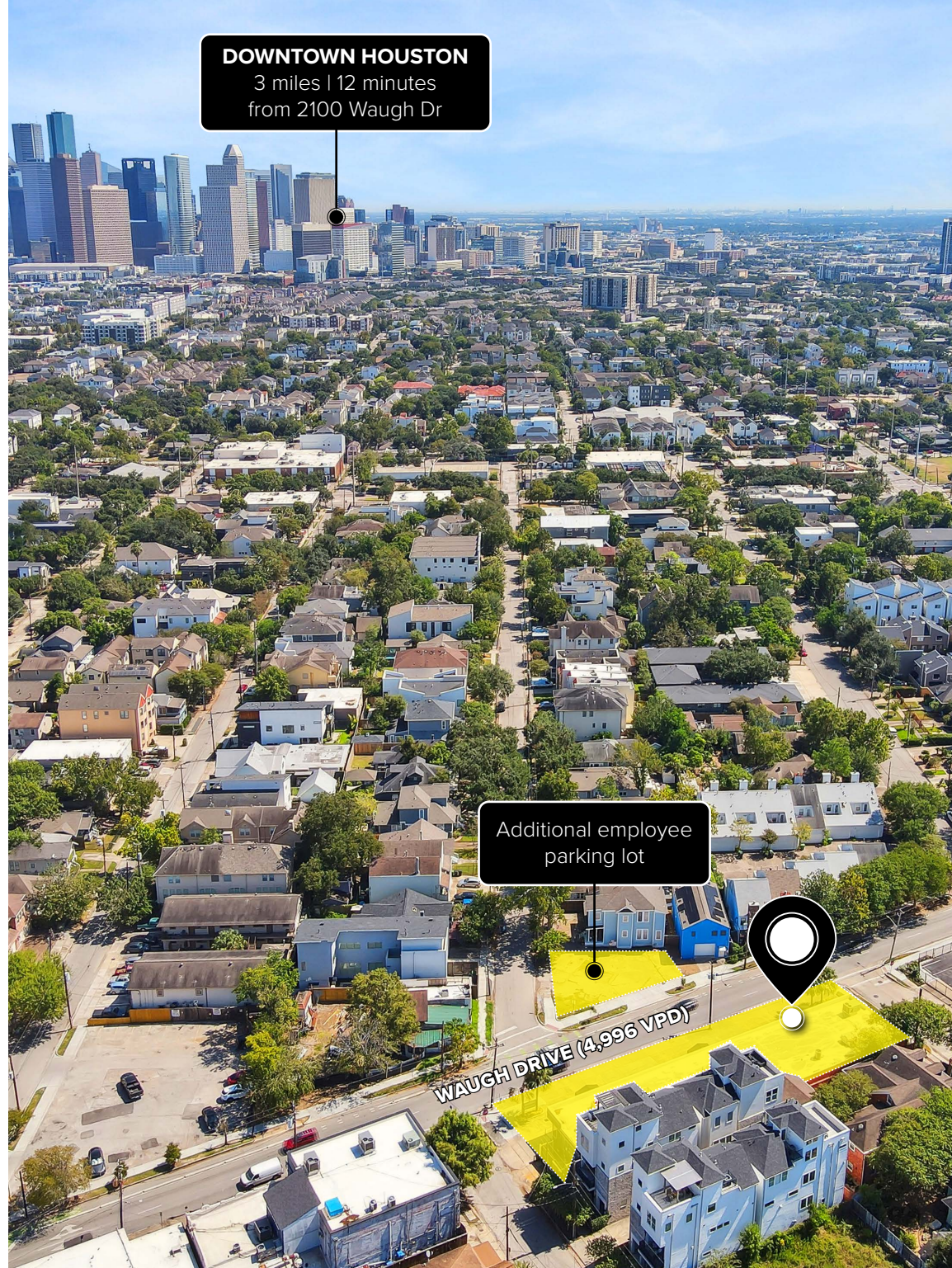
EXECUTIVE SUMMARY

Rockspring Properties is pleased to present 2100 Waugh Dr, Houston, TX 77006, a 6,090 SF retail center located in the vibrant Montrose neighborhood of Houston.

This well-positioned retail property offers flexible leasing options with the ability to subdivide the space. Notably, there is a grease trap on the southern end cap allowing for the installation of a bar or restaurant up to 1,200 SF. Additionally, tenants will benefit from an extra employee parking lot located directly across the street, ensuring convenient access for staff.

The property is ideally located just 3 miles from downtown Houston, providing easy access to key business and entertainment districts. The surrounding area is affluent, with an average household income of \$152,896 within a 5-mile radius, and a significant employment base with over 728,161 employees in the same area.

This is a rare opportunity to lease prime retail space in the sought-after Montrose area, offering great visibility and accessibility in a growing commercial hub.



**ADDRESS:**

2100 WAUGH DR,
HOUSTON TX 77006

**PRICE:**

CALL FOR PRICING &
T.I. ALLOWANCE DETAILS

**ENTRANCES:**

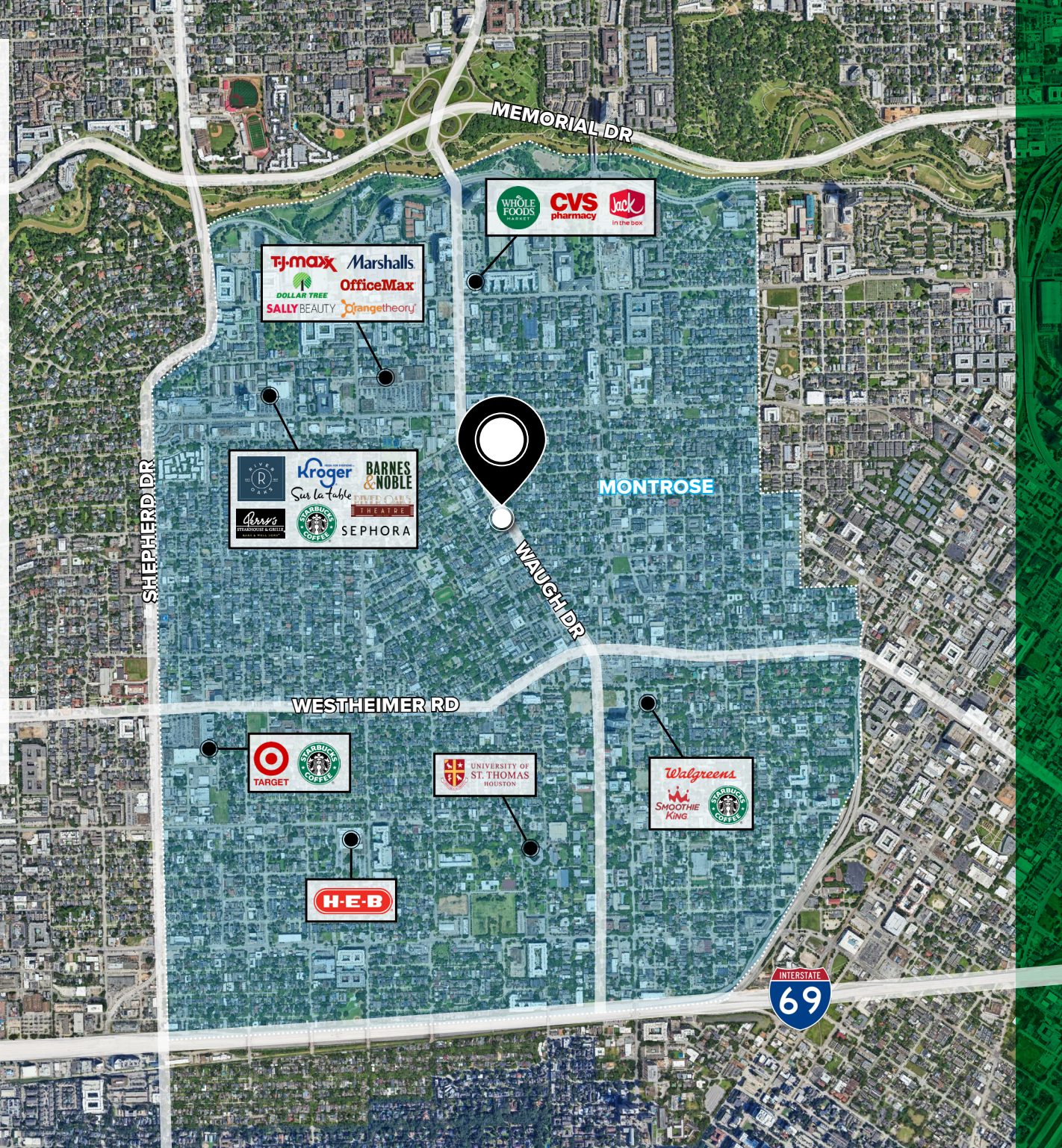
WAUGH DR &
INDIANA ST

**SIZE:**

6,090 SF BUILDING
+ EXTRA PARKING LOT

**HIGHWAYS:**

6 MINUTES TO I-45
Z7 MINUTES TO I-69





MICHIGAN ST

INDIANA ST

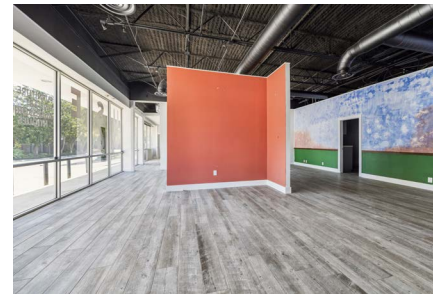
WAUGH DRIVE (4,996 VPD)

ADDITIONAL
PARKING

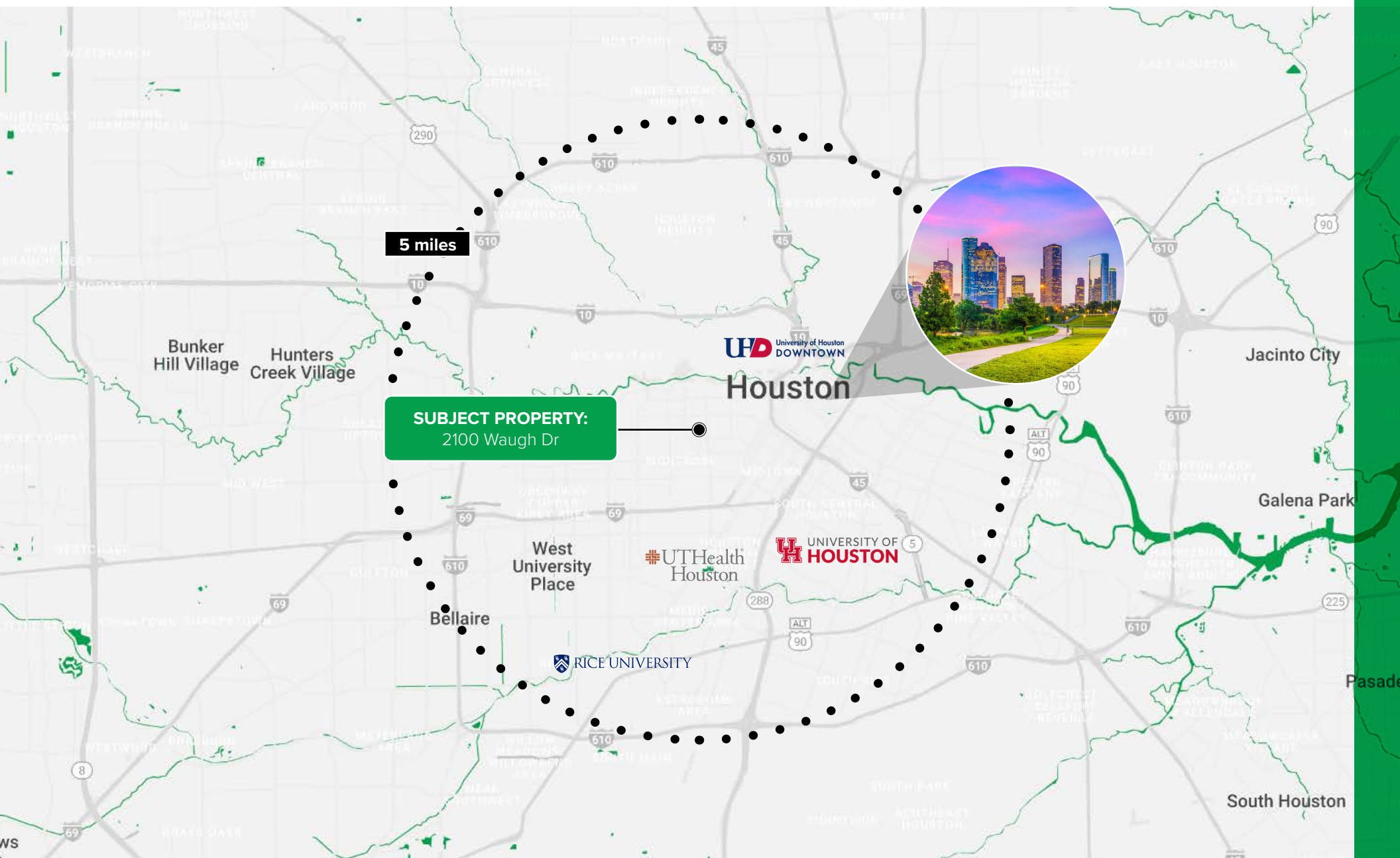
DREW ST

2100

PROPERTY PHOTOS



2100



\$152,896 average household income within 5 miles

Employees within 5 miles total **728,161**

DEMOGRAPHIC DATA

2024 Summary	1 Mile	3 Miles	5 Miles
Population	35,327	219,314	491,501
Households	19,935	111,871	234,358
Families	6,845	42,092	100,865
Average Household Size	1.74	1.81	1.97
Owner Occupied Housing Units	7,255	39,737	91,865
Renter Occupied Housing Units	12,680	72,134	142,493
Median Age	36.4	34.8	35.0
Median Household Income	\$118,371	\$114,068	\$97,814
Average Household Income	\$178,061	\$170,660	\$152,896

2029 Summary	1 Mile	3 Miles	5 Miles
Population	38,727	233,133	512,749
Households	22,277	121,395	249,287
Families	7,473	44,723	105,406
Average Household Size	1.71	1.78	1.94
Owner Occupied Housing Units	7,725	42,475	97,707
Renter Occupied Housing Units	14,552	78,920	151,580
Median Age	37.9	36.6	36.9
Median Household Income	\$134,672	\$126,899	\$109,410
Average Household Income	\$198,094	\$189,392	\$171,515

PRESENTED BY

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