



2020 North Memorial Way, Houston, TX 77007

Rebecca Hughes

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COMMERCIAL
TEXAS ★ GULF

FOR SALE

Asking: \$4,350,000

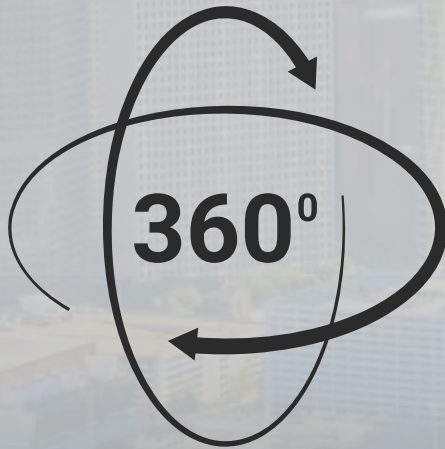
Building SF: ~5,000 SF

Warehouse ~1,656 SF

Lot Size: 30,496 SF

Year Built (Office): 1935

360 Virtual Tour



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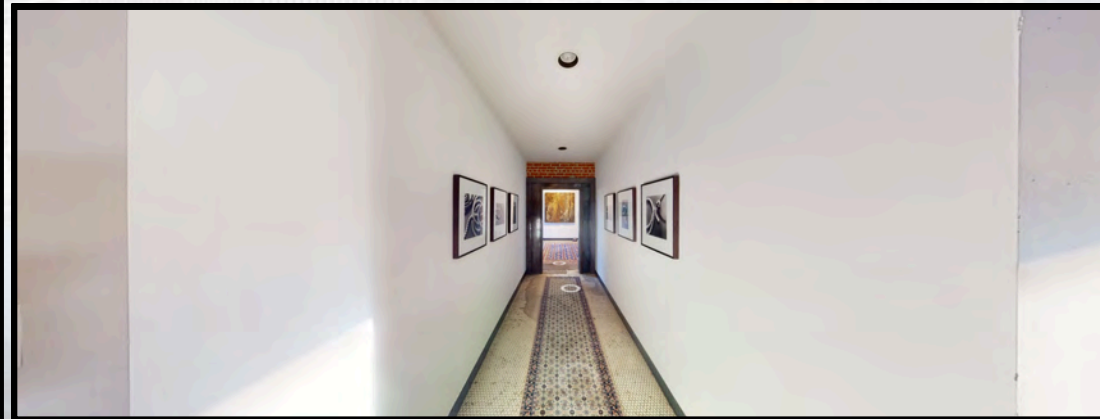
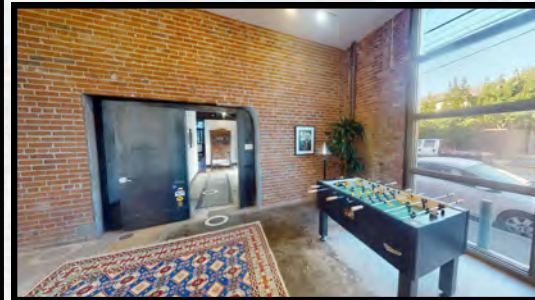
- 2020 N Memorial Way is located at the hard corner of N Memorial Way and Henderson Street right across from Eleanor Tinsley Park. Conveniently located right off Memorial drive, this Property is an ideal LOCATION for any owner user, investor or possible redevelopment. The Property is less than two miles from downtown Houston, with easy access to both I-10 and I-45 and features a unique view of the downtown skyline. 2020 N Memorial Way consists of Two Buildings Totaling ~6,656 sq. ft. (Per HCAD). The main building a is a Single Story Office built in 1935 containing ~5,000 sq. ft. with an added warehouse of ~1,650 sq. ft. . The office area features high ceilings, central HVAC, natural lighting, fenced parking, covered parking, common area kitchenette, break room, and restrooms. The seller is also open to offering the space fully furnished.
- Located less than two miles from downtown Houston.
- The location provides easy access to both I-10 and I-45.
- Ideal location right across from Eleanor Tinsley Park.
- The seller is also open to offering the space fully furnished.
- Ideal for owner occupant, Investor, or possible redevelopment.
- 6,656 sq. ft.- Main building a is a Single Story Office built in 1935 containing approximately 5,000 sq. ft. and with an added warehouse of approximately 1,650 sq. ft.

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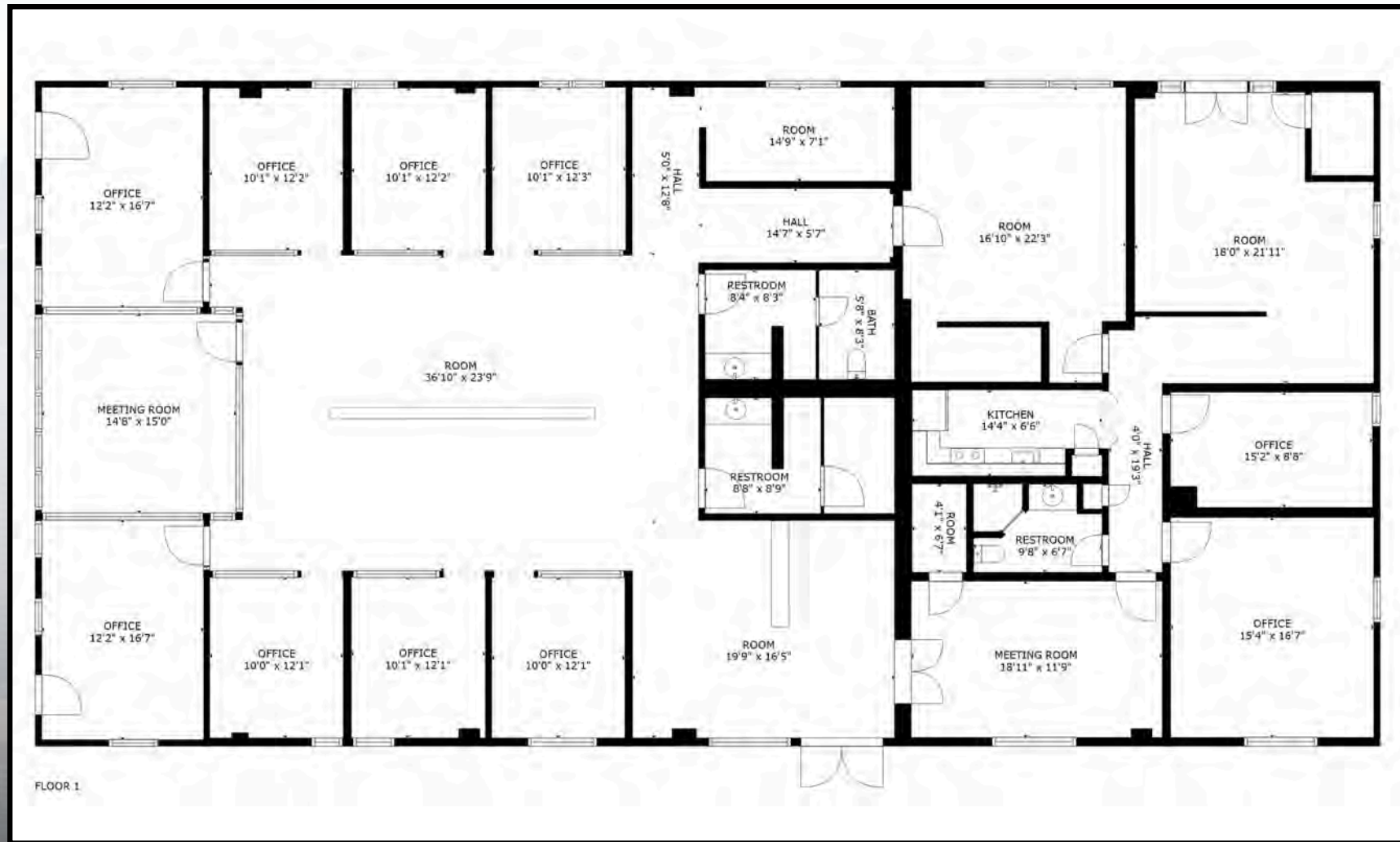
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Floor Plan

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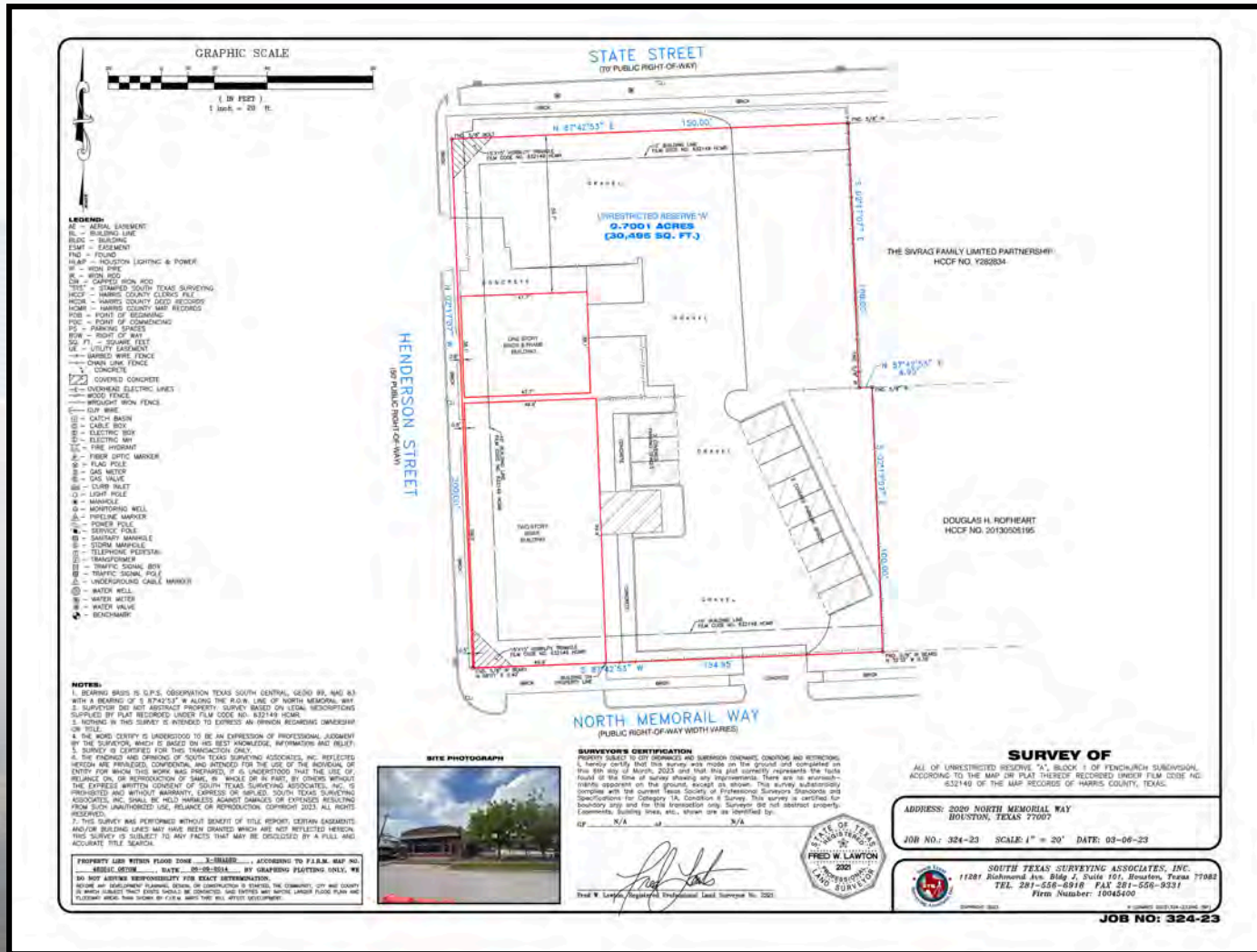
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DEMOGRAPHICS

Population

	1 Mile	3 Miles	5 Miles
2020 Population	21,801	198,064	432,783
2024 Population	26,219	226,933	485,872
2029 Population Projection	27,624	237,074	505,988
Annual Growth 2020-2024	5.1%	3.6%	3.1%
Annual Growth 2024-2029	1.1%	0.9%	0.8%
Median Age	34.4	36.7	36.2
Bachelor's Degree or Higher	70%	59%	53%
U.S. Armed Forces	76	171	234

Investing in this area presents a strong opportunity for growth, driven by a rapidly expanding population and increasing demand for light industrial developments. With its strategic location, high visibility, and accessibility, this area continues to attract businesses and investors looking to capitalize on the region's economic expansion. Now is the perfect time to secure a valuable asset in this thriving market.

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Income

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$133,528	\$128,049	\$118,680
Median Household Income	\$103,580	\$94,294	\$82,469
< \$25,000	2,046	18,071	39,923
\$25,000 - 50,000	1,501	13,778	33,495
\$50,000 - 75,000	1,811	14,675	29,499
\$75,000 - 100,000	1,848	11,545	22,619
\$100,000 - 125,000	1,882	11,024	18,953
\$125,000 - 150,000	1,018	7,262	14,170
\$150,000 - 200,000	1,609	10,472	17,925
\$200,000+	3,236	24,042	42,766

This investment offers strong income growth potential, driven by increasing demand and a thriving local economy. With steady revenue streams and opportunities for expansion, the property is positioned to generate consistent returns while benefiting from market appreciation. Secure a high-performing asset with long-term financial upside.

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Traffic Count

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Sawyer St	Memorial Dr SE	2,957 VPD	2025	0.10 mi
Sawyer St	State St S	3,524 VPD	2025	0.14 mi
Memorial Dr	Sawyer St NE	23,258 VPD	2018	0.17 mi
Memorial Drive	Silver St W	20,805 VPD	2025	0.17 mi
Memorial Dr	Silver St W	20,794 VPD	2023	0.17 mi
Sabine St	Walker-Sabine S	2,557 VPD	2024	0.29 mi
Allen Pkwy	Valentine Way NW	41,403 VPD	2025	0.30 mi
Sabine Street	Walker-Sabine S	2,552 VPD	2025	0.31 mi
Washington Ave	Taylor St E	14,653 VPD	2025	0.32 mi
Gillette St	Hopson St S	754 VPD	2025	0.33 mi

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Why KW?

Choosing KW Commercial Texas as your brokerage partner ensures expert representation, market-leading resources, and a vast network of industry professionals to maximize the value of your property. As part of Keller Williams Realty, the world's largest real estate franchise, KW Commercial offers cutting-edge technology, in-depth market analysis, and customized marketing strategies to attract qualified buyers and secure the best possible deal. With over \$11 billion in annual transaction volume and a nationwide presence, our team provides unmatched expertise in commercial sales, leasing, and investment strategies. Whether you're selling retail, office, industrial, or land assets, our proven track record, tailored approach, and client-first mindset make us the ideal choice for maximizing your return on investment.



Over 1000 Branches Around the Country



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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.

2-10-2025



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.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713) 461-9393
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Roger Aad	692211	Rogeraad@kw.com	713-461-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rebecca Hughes	743453	rhughes@kwcommercial.com	(832) 885-0690
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

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