

1433 WEST LOOP SOUTH

SEC OF W LOOP 610 S & POST OAK BLVD | HOUSTON, TEXAS 77027



**2021 TOTAL
POPULATION**
(3 mi Radius)
180,766

**2021 DAYTIME
POPULATION**
(3 mi Radius)
291,109

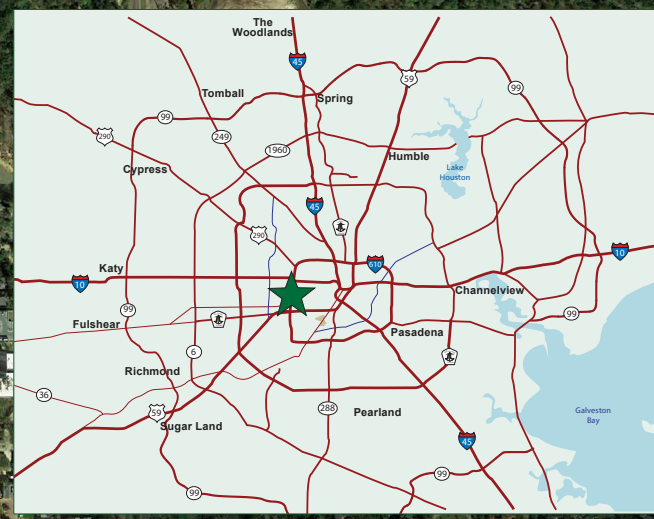
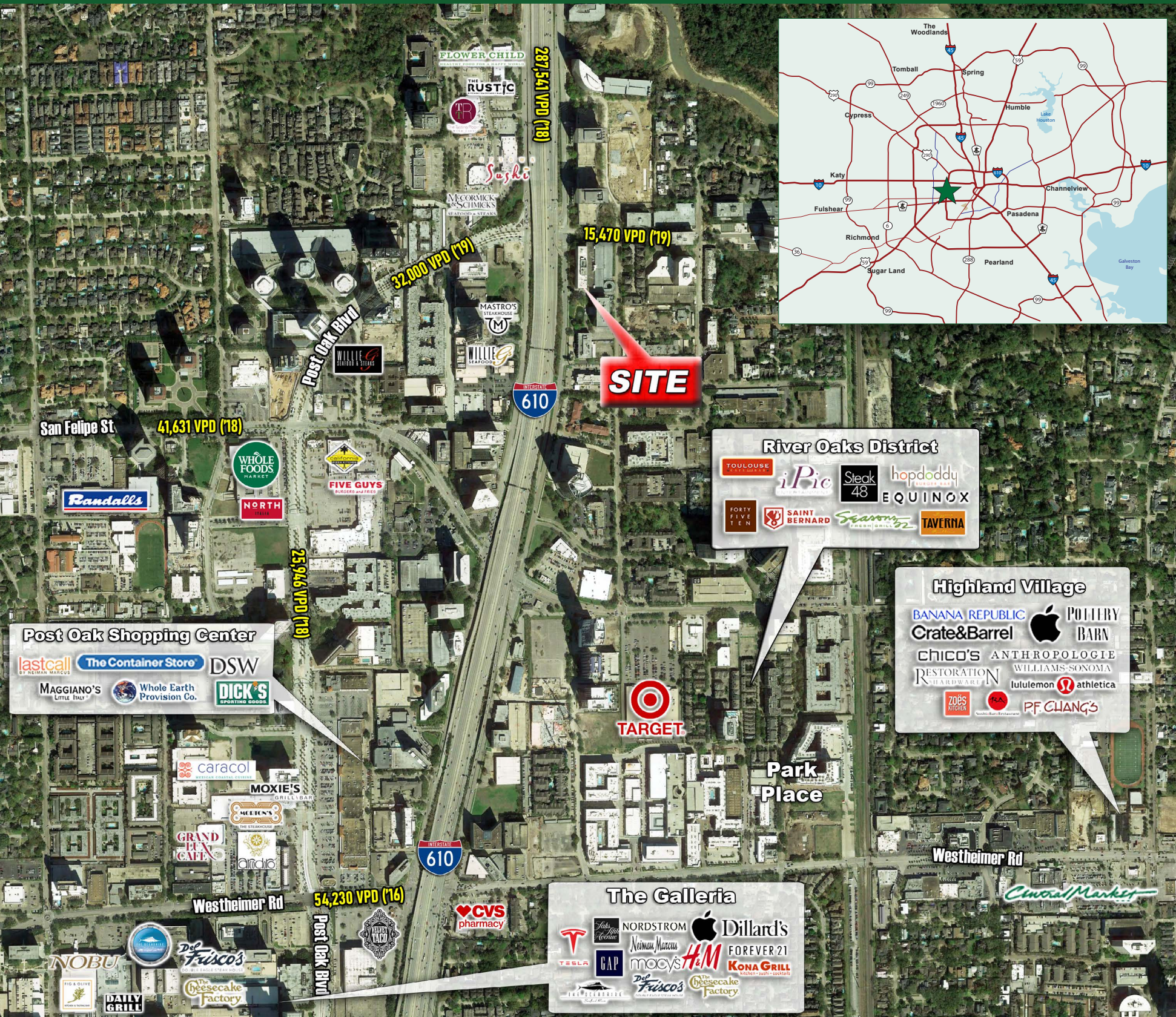
**2021 AVERAGE
HH INCOME**
(3 mi Radius)
\$148,851

EVERGREEN
COMMERCIAL REALTY

713.664.3634
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FOR MORE INFORMATION:
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LOCATION

Located at West Loop South and Post Oak Blvd, this site is less than 1 mile from premiere shopping, fine hotels, and restaurants in Uptown Park, The Galleria, and Highland Village. This trade area is home to 13% of Houston's Class "A" office space, 34 hotels with 7,800+ rooms, 2,900+ multifamily units, and The Galleria, which hosts over 30 million visitors annually and has the highest sales per square foot of any mall in Texas.

DESCRIPTION

- 4,443 SF space available ideal for retail, office, or medical use
- Excellent visibility with 610 Loop frontage and multiple signage opportunities
- Electronic signage board with freeway visibility
- Façade signage facing the Northbound 610 frontage road
- 7 head-in & garage parking spaces available
- Currently built out as office space

TRAFFIC COUNTS

Post Oak Blvd: 32,000 VPD west of 610 ('19)
 Post Oak Blvd: 15,470 VPD east of 610 ('19)
 W Loop 610 S: 287,541 VPD ('18)

AREA RETAILERS



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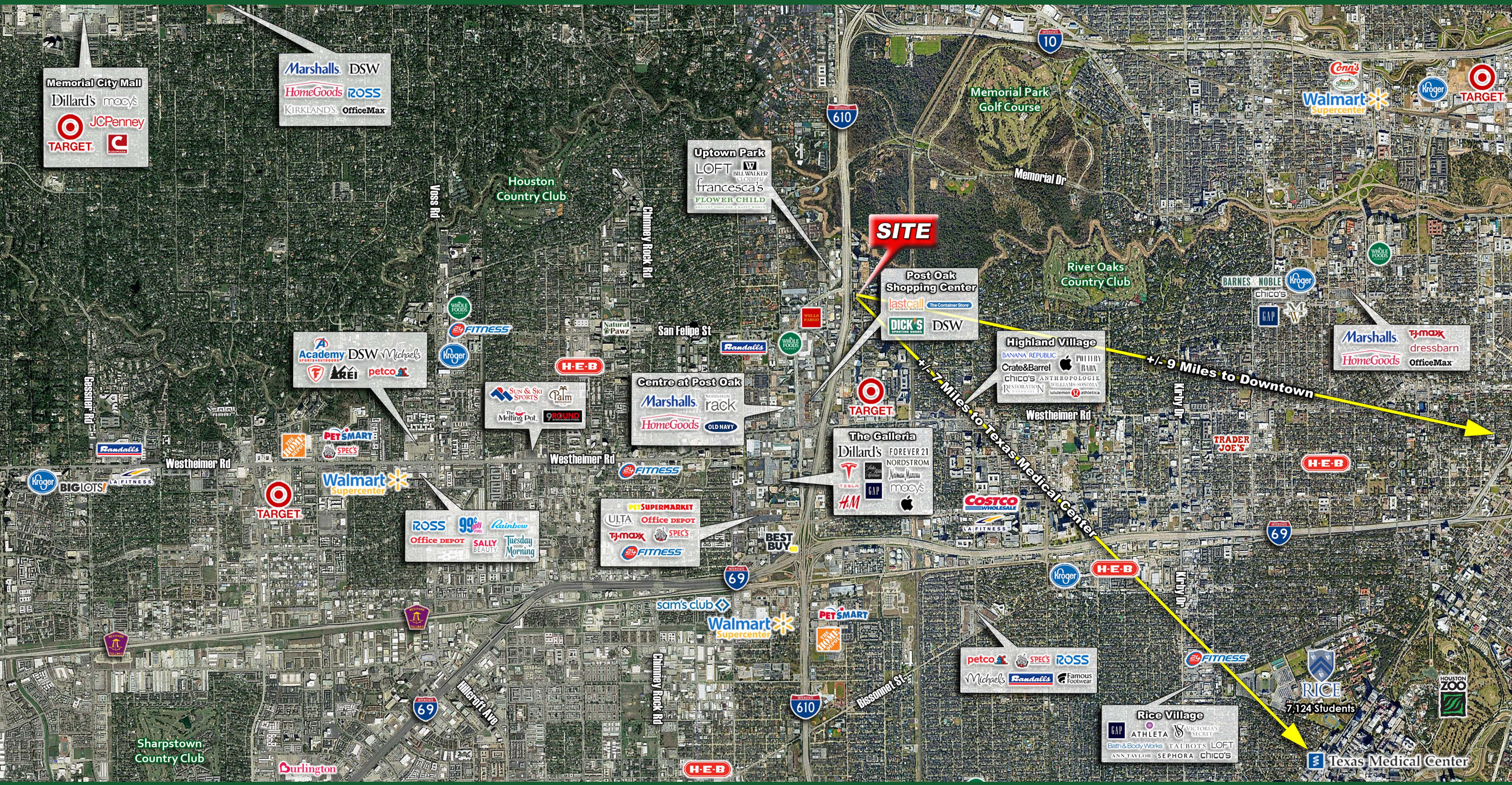
Evergreen Commercial Realty, LLC
 Office: 713.664.3634
 2429 Bissonnet St #302
 Houston, Texas 77005



EXPANDED AERIAL

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DEMOGRAPHICS

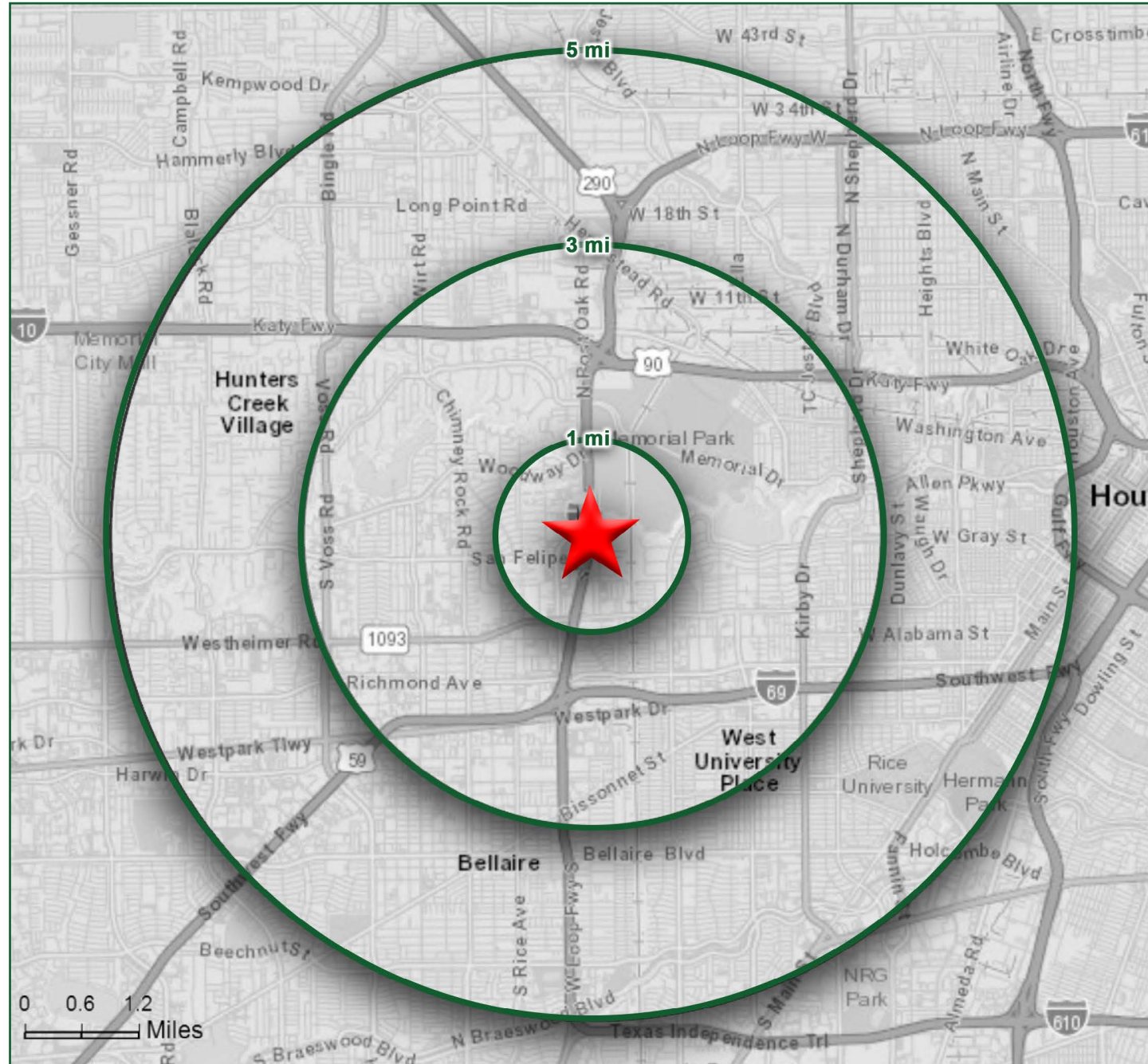
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SEC of W Loop 610 S & Post Oak Blvd | Houston, Texas 77027

2021 TOTAL POPULATION
(3 mi Radius)
180,766

2021 TOTAL HOUSEHOLDS
(3 mi Radius)
91,718

2021 DAYTIME POPULATION
(3 mi Radius)
291,109

2021 AVERAGE HH INCOME
(3 mi Radius)
\$148,851



	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	10,745	127,011	408,023
2010 Total Population	12,323	145,666	444,688
2021 Total Population	18,270	180,766	535,528
2021 Group Quarters	55	739	7,414
2026 Total Population	22,260	202,753	593,483
2021-2026 Annual Rate	4.03%	2.32%	2.08%
2021 Total Daytime Population	48,763	291,109	796,998
Workers	41,460	219,275	570,560
Residents	7,303	71,834	226,438
Household Summary			
2000 Households	6,239	65,633	183,072
2000 Average Household Size	1.69	1.91	2.19
2010 Households	7,313	74,386	202,632
2010 Average Household Size	1.68	1.95	2.16
2021 Households	11,081	91,718	245,617
2021 Average Household Size	1.64	1.96	2.15
2026 Households	13,582	102,726	273,486
2026 Average Household Size	1.63	1.97	2.14
2021-2026 Annual Rate	4.15%	2.29%	2.17%
2010 Families	2,943	32,975	98,366
2010 Average Family Size	2.47	2.82	3.03
2021 Families	4,151	39,613	114,766
2021 Average Family Size	2.45	2.85	3.04
2026 Families	4,990	43,913	126,297
2026 Average Family Size	2.45	2.86	3.04
2021-2026 Annual Rate	3.75%	2.08%	1.93%
Housing Unit Summary			
2000 Housing Units	7,304	73,825	202,328
Owner Occupied Housing Units	33.6%	35.9%	35.3%
Renter Occupied Housing Units	51.8%	53.0%	55.1%
Vacant Housing Units	14.6%	11.1%	9.5%
2010 Housing Units	8,821	85,131	230,587
Owner Occupied Housing Units	35.6%	37.1%	36.4%
Renter Occupied Housing Units	47.4%	50.3%	51.5%
Vacant Housing Units	17.1%	12.6%	12.1%
2021 Housing Units	12,867	102,068	274,806
Owner Occupied Housing Units	27.1%	34.6%	34.1%
Renter Occupied Housing Units	59.0%	55.3%	55.3%
Vacant Housing Units	13.9%	10.1%	10.6%
2026 Housing Units	15,391	113,177	303,018
Owner Occupied Housing Units	24.8%	33.6%	33.3%
Renter Occupied Housing Units	63.4%	57.1%	57.0%
Vacant Housing Units	11.8%	9.2%	9.7%
Median Household Income			
2021	\$105,514	\$91,286	\$78,524
2026	\$109,976	\$99,878	\$85,979
Median Home Value			
2021	\$853,226	\$625,255	\$543,677
2026	\$916,356	\$643,407	\$563,845
Per Capita Income			
2021	\$96,262	\$75,430	\$61,507
2026	\$102,447	\$81,715	\$66,749
Median Age			
2010	44.0	36.0	34.2
2021	43.6	38.3	36.2
2026	43.2	38.6	36.3

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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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lilly Golden	440678	lgolden@evergreentx.com	7136643634
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date