



## CHASE BANK OFFICE BUILDING

1934 W Gray St, Houston, TX

**WEINGARTEN  
REALTY®**

1934 W Gray Street is centrally located between Shepherd Dr and Montrose Blvd. Access is ideal for any business as it is merely 5 minutes from Downtown, Midtown and Uptown with an abundance of retail, hotels, banking and restaurants. Covered and Surface Parking available. Secure Card Key Access. Video Surveillance in Lobby and Corridors.

**PROPERTY SIZE** 22,645 SQ. FT.

**LAT/LONG** 29.75359 N, -95.40451 W

**TRAFFIC COUNTS** W GRAY ST - 15,228

### CONTACT

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#### Paige Burbank

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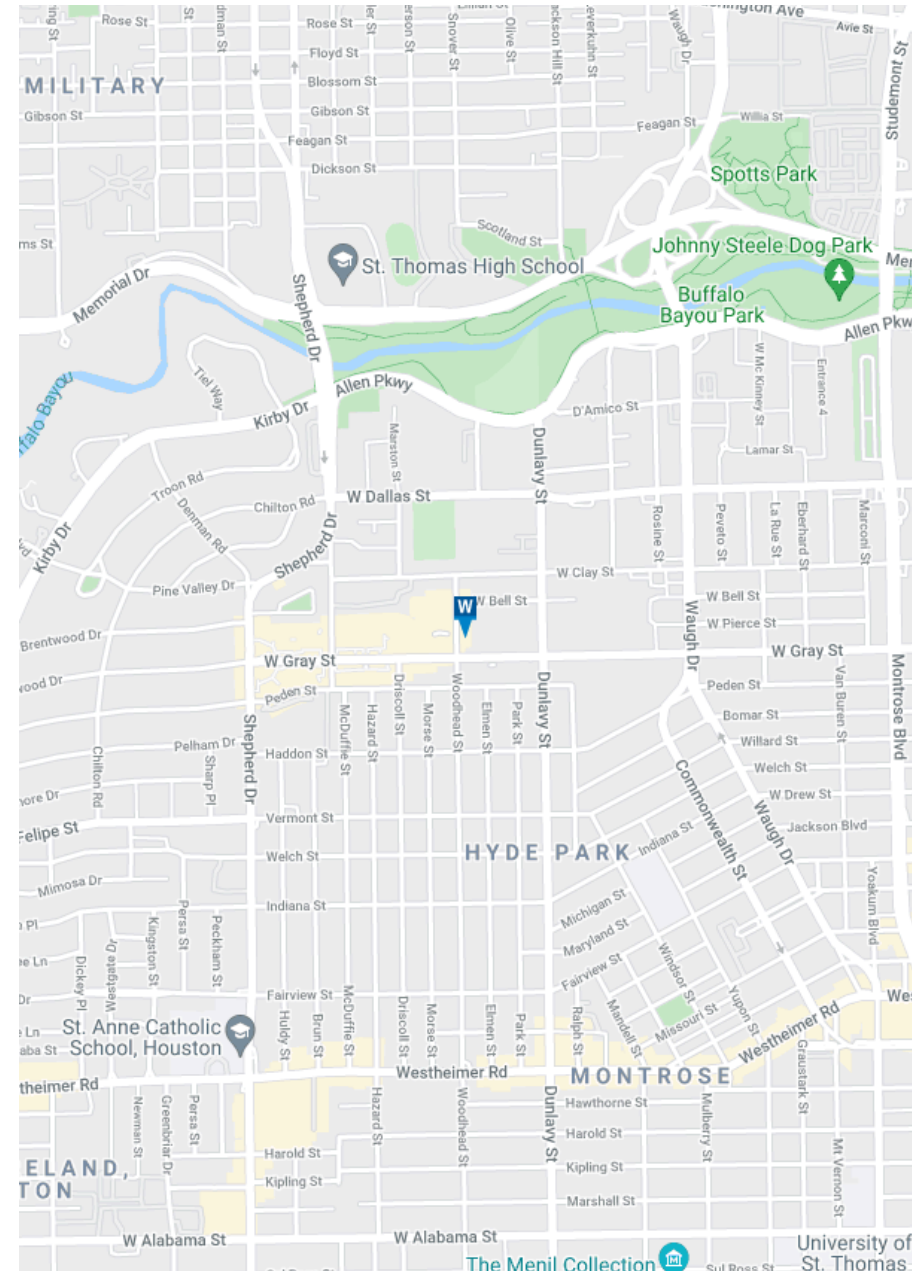


## TENANTS LIST

A0A	Chase Bank	2,471 SF
B0A	Available	1,520 SF
B0C	Med Spa	1,790 SF
B0G	Pilates South Texas	3,592 SF
C0A	PR Boutique	1,270 SF
C0C	River Oaks Chamber Orchestra	1,880 SF
C0E	Available	827 SF
C0G	Earl Bush	656 SF
C0K	Innovative Healthcare Solutions	287 SF
C0M	Voicelink Communications	1,761 SF
D0A	State Farm Insurance	1,310 SF
D0C	Grocery Delivery E-Services	1,185 SF
D0D	Available	921 SF
D0E	Metcalf Fine Art Portraits	2,654 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	26,979	100,032	185,630	473,312
Average Household Income	\$176,652	\$157,558	\$161,537	\$142,102
<b>Population Trends</b>				
2000 Population	19,959	64,483	129,629	371,127
2010 Population	22,150	77,966	147,302	403,357
2020 Population	26,979	100,032	185,630	473,312
2025 Population	29,651	112,222	206,242	509,232
Absolute Growth 2010 to 2020'	21.8%	28.3%	26.02%	17.34%
Projected Growth 2020 to 2025'	9.9%	12.19%	11.1%	7.59%
<b>Race &amp; Ethnicity</b>				
% White	71.91%	66.27%	61.97%	48.29%
% Black	3%	5.97%	9.18%	14.82%
% Asian	7.21%	7.38%	7.55%	8.16%
% Other	2.69%	2.57%	2.57%	2.13%
% Hispanic	15.19%	17.82%	18.73%	26.59%
<b>Income &amp; Education</b>				
Median Household Income	122,937	110,602	109,827	90,045
Average Household Income	\$176,652	\$157,558	\$161,537	\$142,102
% College Graduates	78.83%	79.91%	77.06%	64.4%
<b>Age</b>				
Median Age	41.2	39.1	39.2	37.9
% Age < 18	25.07%	26.19%	25.2%	25.25%
% Age 65 +	15.3%	12.73%	13.27%	13.24%
<b>Households &amp; Housing</b>				
Households	15,438	56,818	97,248	220,509
Average Household Size	1.73	1.74	1.82	2.02
Median Housing Value	\$562,213	\$482,536	\$493,648	\$437,161
% Owner Occupied Housing	43.94%	39.6%	40.76%	40.17%
% Renter Occupied Housing	46.6%	49.97%	47.08%	47.27%
% Vacant Housing	9.46%	10.43%	12.16%	12.56%
<b>Workplace &amp; Workers</b>				
Number of Businesses	1,345	4,831	11,798	23,100
% White Collar	88.04%	88.06%	87.7%	81.11%
% Blue Collar	11.96%	11.94%	12.3%	18.89%



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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 on 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 listening 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.

Weingarten Realty Investors

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date