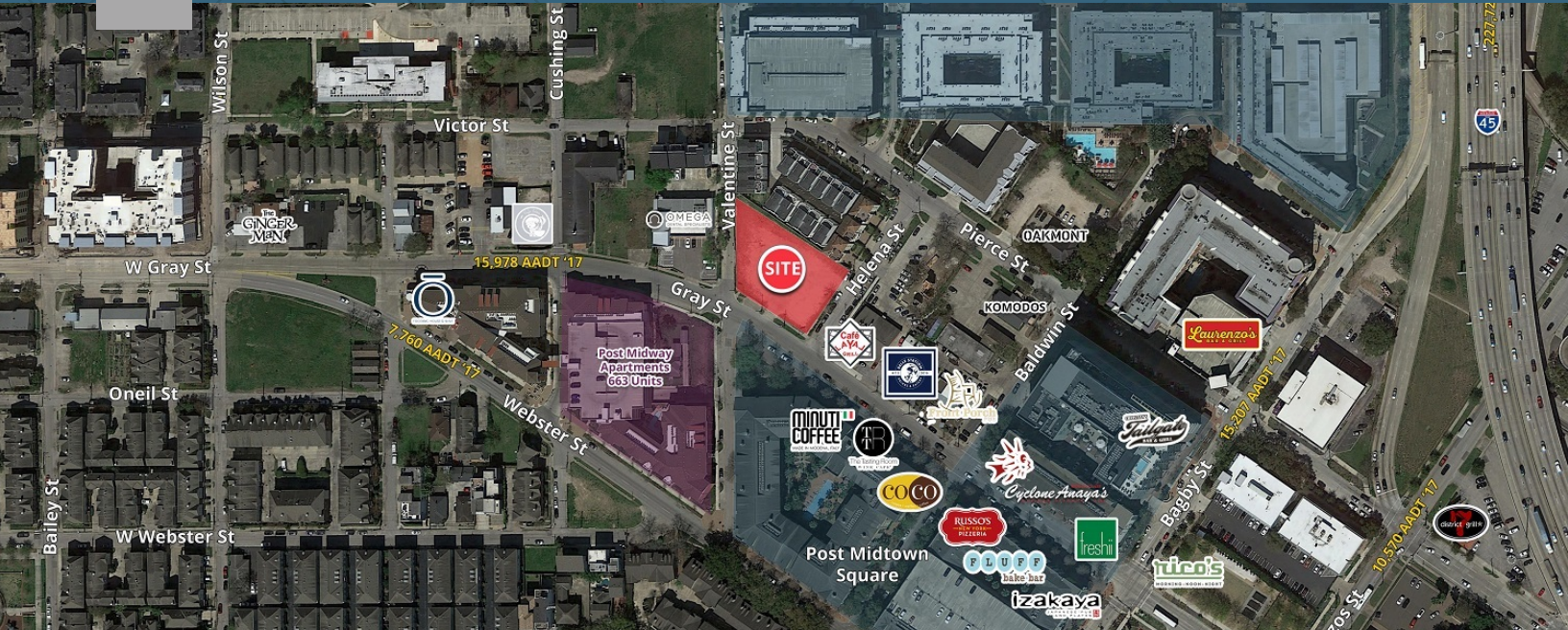


FOR LEASE

# Build to Suit or Ground Lease Opportunity

119 Gray Street | Houston, TX



## Overview

LEASE RATE	Contact Broker
LOT SIZE	22,600 SF

## Description

- Located in Midtown, one of Houston's densest and most popular developing areas
- Numerous residential communities within walking distance
- Conveniently situated between the Central Business District and Montrose

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
Total Population	28,771	207,528	479,305
Average Household Income	\$110,389	\$115,894	\$108,443
Total Households	17,070	95,313	209,720
Daytime Population	141,799	381,094	915,253

Year: 2018 | Source: Esri

## Traffic Counts

Gray Street	15,978 VPD
Webster Street	7,760 VPD

Year: 2017 | Source: TxDOT

## Contact

**EDWARD HEAP**

281.661.3227 | edward.heap@srsre.com

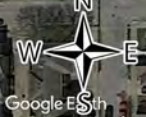
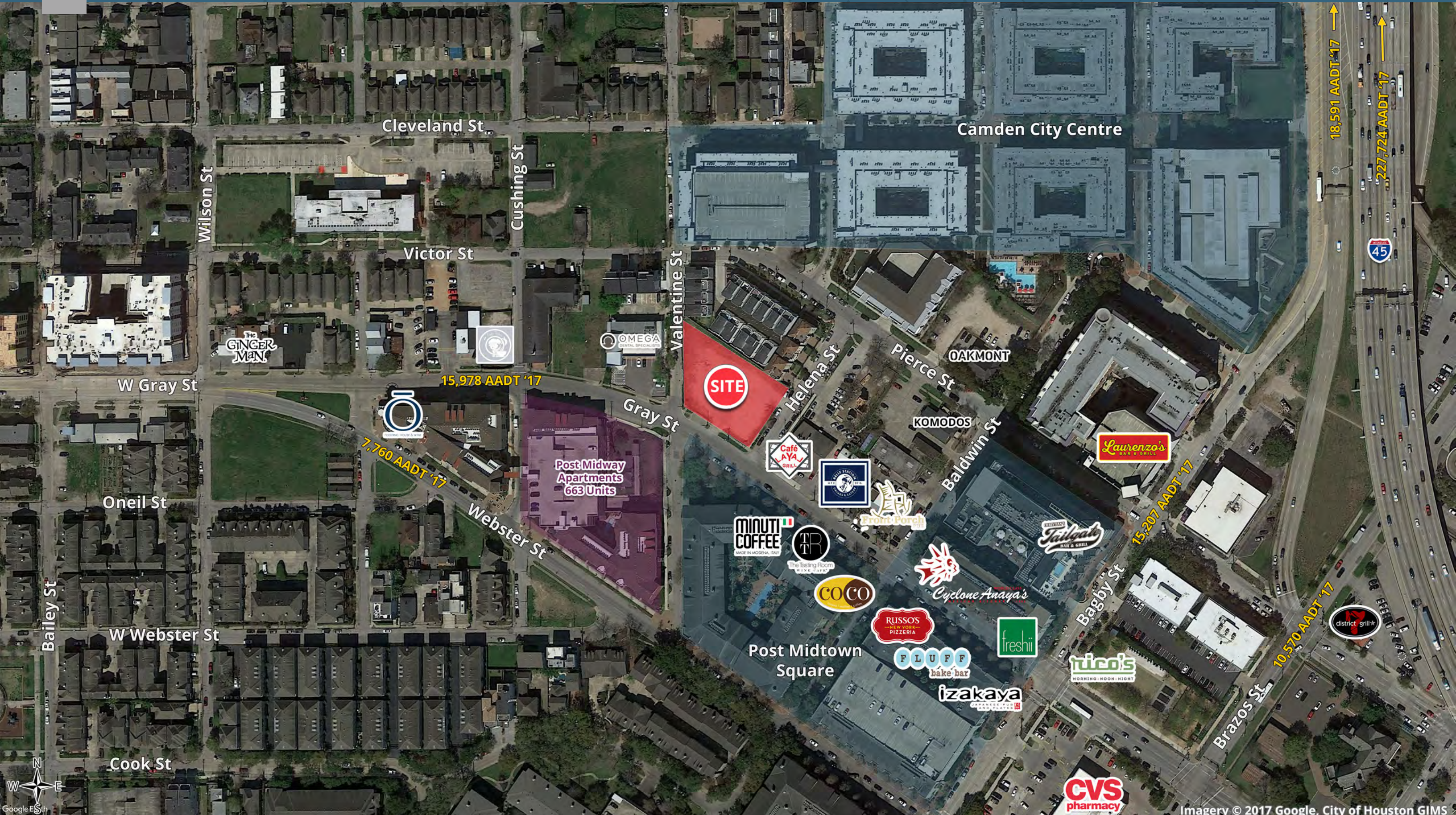
SRS REAL ESTATE PARTNERS | 2950 N Loop West, Suite 1125 | Houston, TX 77092 | 281.661.3220

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



# Build to Suit or Ground Lease Opportunity

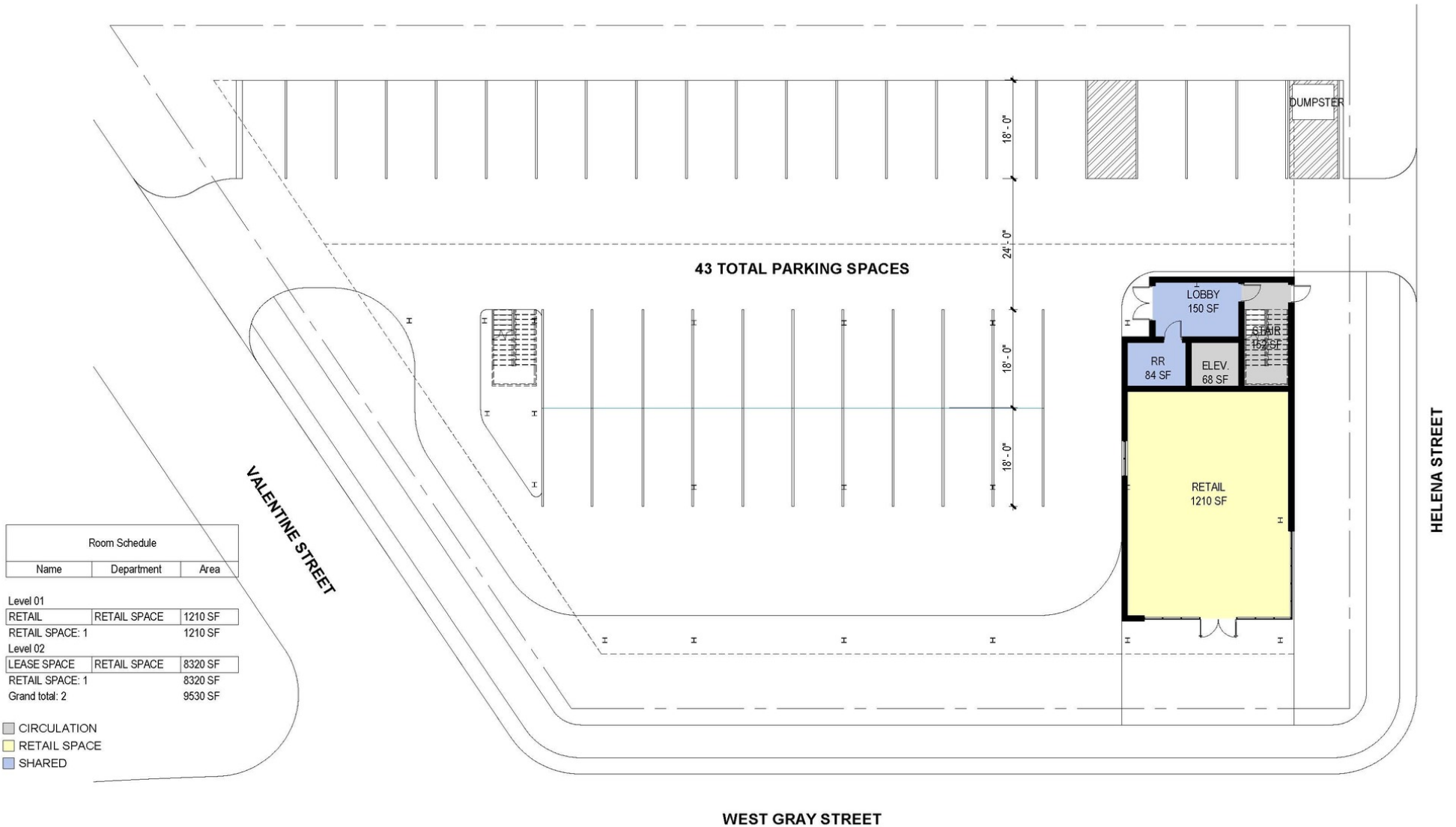
119 Gray Street | Houston, TX



Imagery © 2017 Google, City of Houston GIMS

# Potential Development Plans

119 Gray Street | Houston, TX

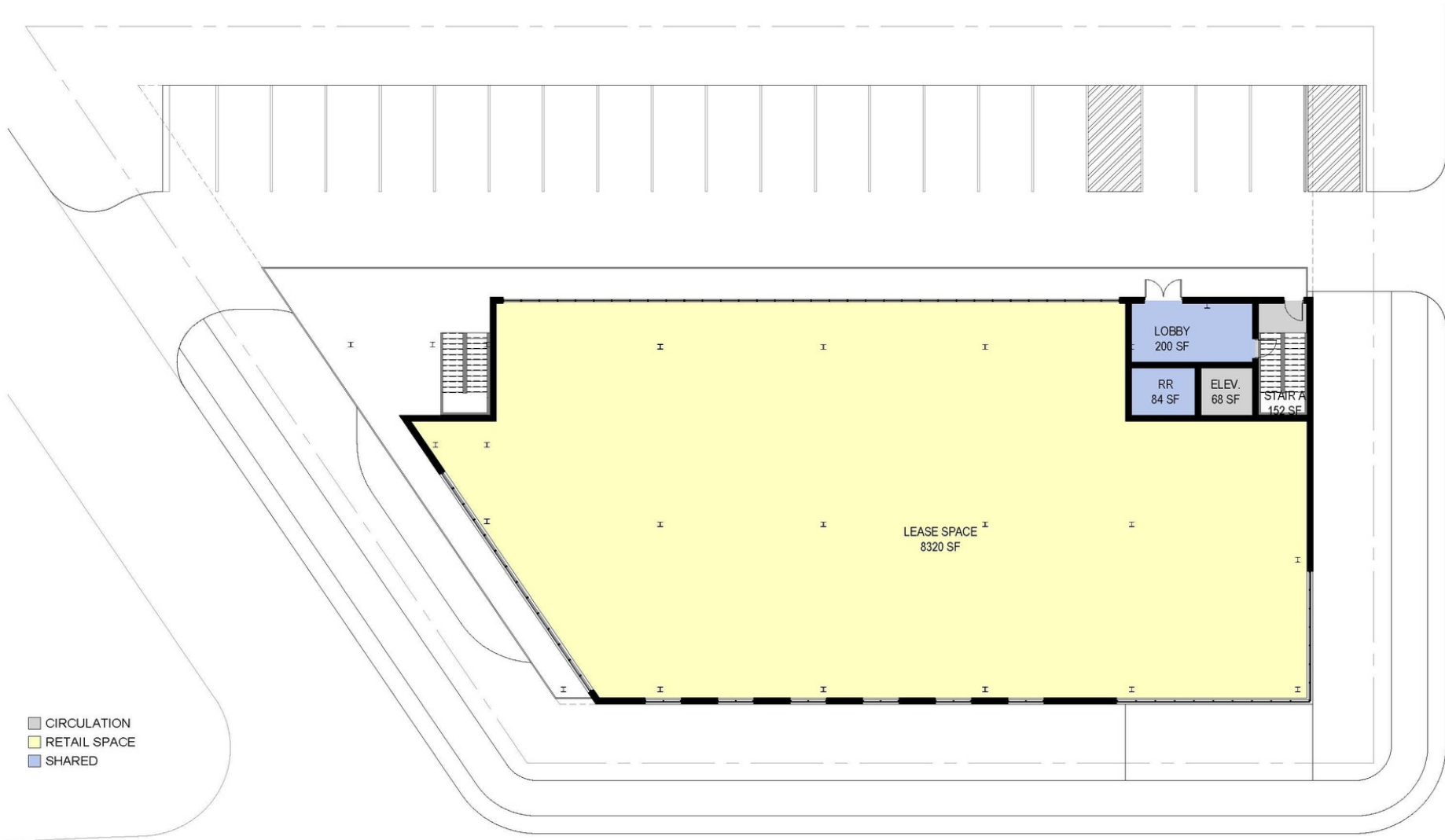


## LEVEL 1 - FLOOR PLAN

SCALE: 1/16" = 1'-0"

# Potential Development Plans

119 Gray Street | Houston, TX

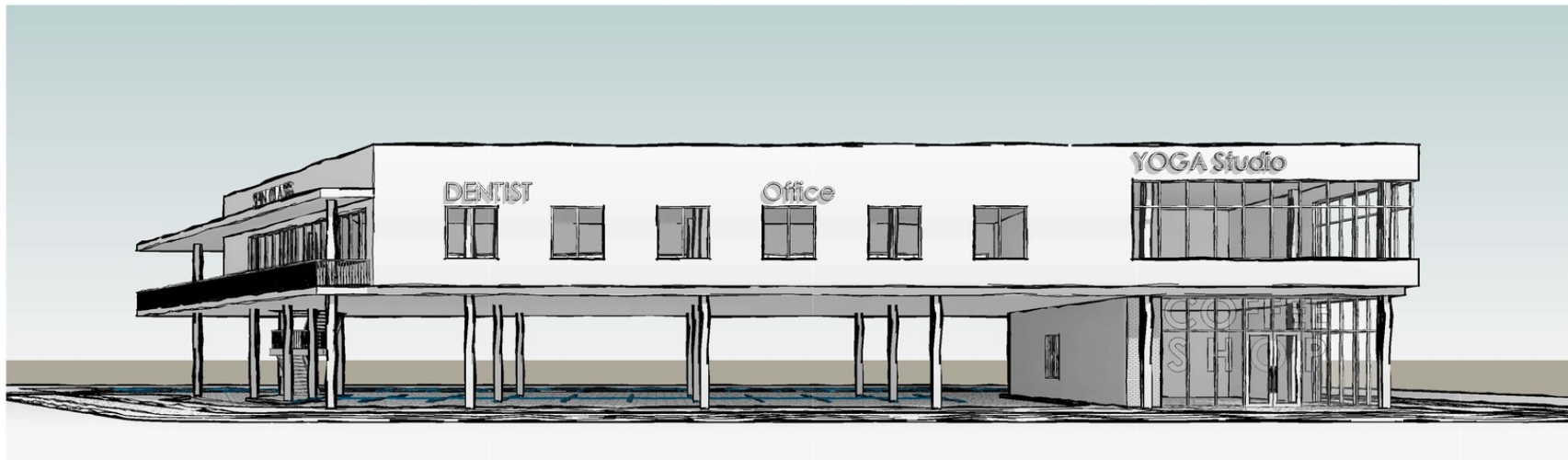


## LEVEL 2 - FLOOR PLAN

SCALE: 1/16" = 1'-0"

# Potential Development Plans | Elevations

119 Gray Street | Houston, TX



3D View - FROM SOUTH



3D View - FROM SOUTHWEST



3D View - FROM SOUTHEAST

# Build to Suit or Ground Lease Opportunity

119 Gray Street | Houston, TX



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	15,582	150,267	382,172
2010 Population	21,819	165,293	398,633
2018 Population	28,771	207,528	479,305
2023 Population	32,843	230,640	524,229
2000-2010 Annual Rate	3.42%	0.96%	0.42%
2010-2017 Annual Rate	3.41%	2.80%	2.26%
2017-2022 Annual Rate	2.68%	2.13%	1.81%
2018 Male Population	55.7%	54.6%	51.8%
2018 Female Population	44.2%	45.4%	48.2%
2018 Median Age	33.9	35.5	35.1
<b>Households</b>			
2000 Households	7,924	60,998	152,109
2010 Households	12,839	73,754	170,735
2018 Total Households	17,070	95,313	209,720
2023 Total Households	19,647	107,492	231,877
2000-2010 Annual Rate	4.94%	1.92%	1.16%
2010-2017 Annual Rate	3.51%	3.16%	2.52%
2017-2022 Annual Rate	2.85%	2.43%	2.03%
2018 Average Household Size	1.62	1.94	2.14
<b>Housing Units</b>			
2018 Total Housing Units	18,880	107,371	236,454
2018 Owner Occupied Housing Units	4,837	36,079	84,011
2018 Renter Occupied Housing Units	12,233	59,234	125,708
2018 Vacant Housing Units	1,810	12,058	26,734
<b>Race and Ethnicity</b>			
2018 White Alone	66.2%	59.9%	57.0%
2018 Black Alone	16.2%	20.2%	20.0%
2018 American Indian/Alaska Native Alone	0.4%	0.5%	0.5%
2018 Asian Alone	7.8%	6.1%	7.4%
2018 Pacific Islander Alone	0.1%	0.0%	0.0%
2018 Hispanic Origin (Any Race)	21.1%	30.6%	35.8%
<b>Income</b>			
2018 Median Household Income	\$78,857	\$72,179	\$64,176
2018 Average Household Income	\$110,389	\$115,894	\$108,443
Per Capita Income	\$67,127	\$57,388	\$49,497
<b>2018 Population 25+ by Educational Attainment</b>			
Total	23,036	155,019	341,086
High School Graduate	5.7%	9.5%	11.8%
GED/Alternative Credential	2.0%	2.9%	2.7%
Some College, No Degree	13.7%	14.4%	14.6%
Associate Degree	3.9%	4.2%	4.4%
Bachelor's Degree	38.2%	30.6%	27.5%
Graduate/Professional Degree	31.0%	26.9%	24.6%
<b>Daytime Population</b>			
2018 Total Daytime Population	141,799	381,094	915,253
Workers	132,531	296,732	688,748
Residents	9,268	84,362	226,505

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:
  - 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.

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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

Buyers Initials      Tenant Initials      Seller Initials      Landlord Initials      Date