

# West 34th Street Complex

2217 - 2221 West 34th Street, Houston, Texas 77018



## Estimated Population



1-mile	3-miles	5-miles
18,340	137,122	403,126

## Avg Household Income



1-mile	3-miles	5-miles
\$87,694	\$103,063	\$104,435

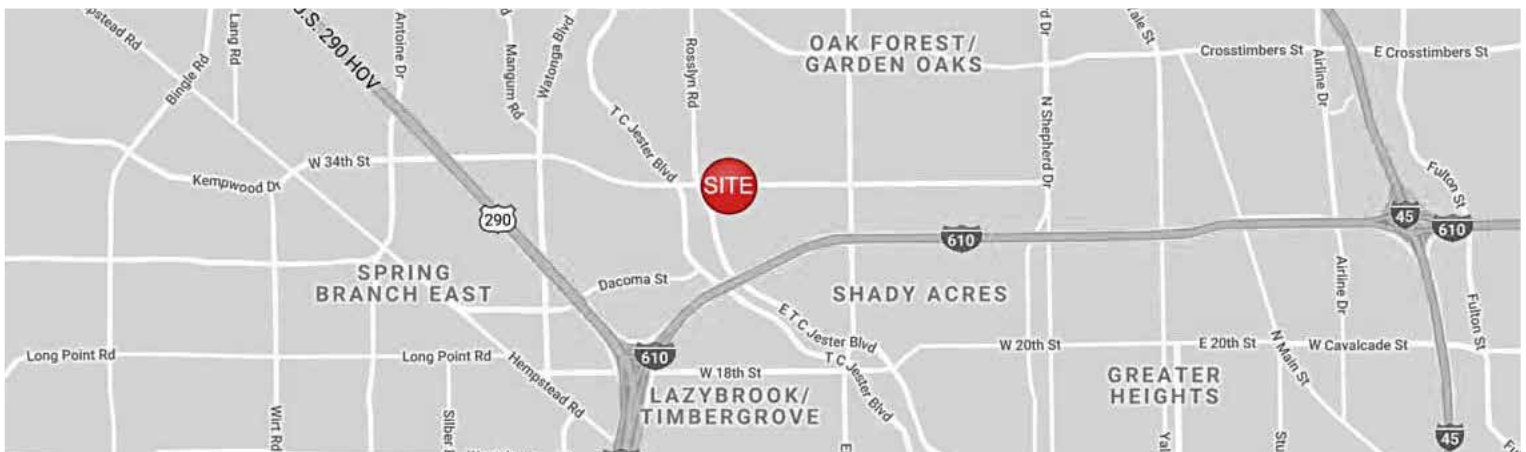
## Traffic Counts



W 34th St	17,770 VPD
T C Jester Blvd	12,240 VPD
Year: 2021   Source: ESRI	

## Property Features

- Frontage on West 34th Street in Garden Oaks
- 20' ceiling height in warehouse
- Grade level overhead doors

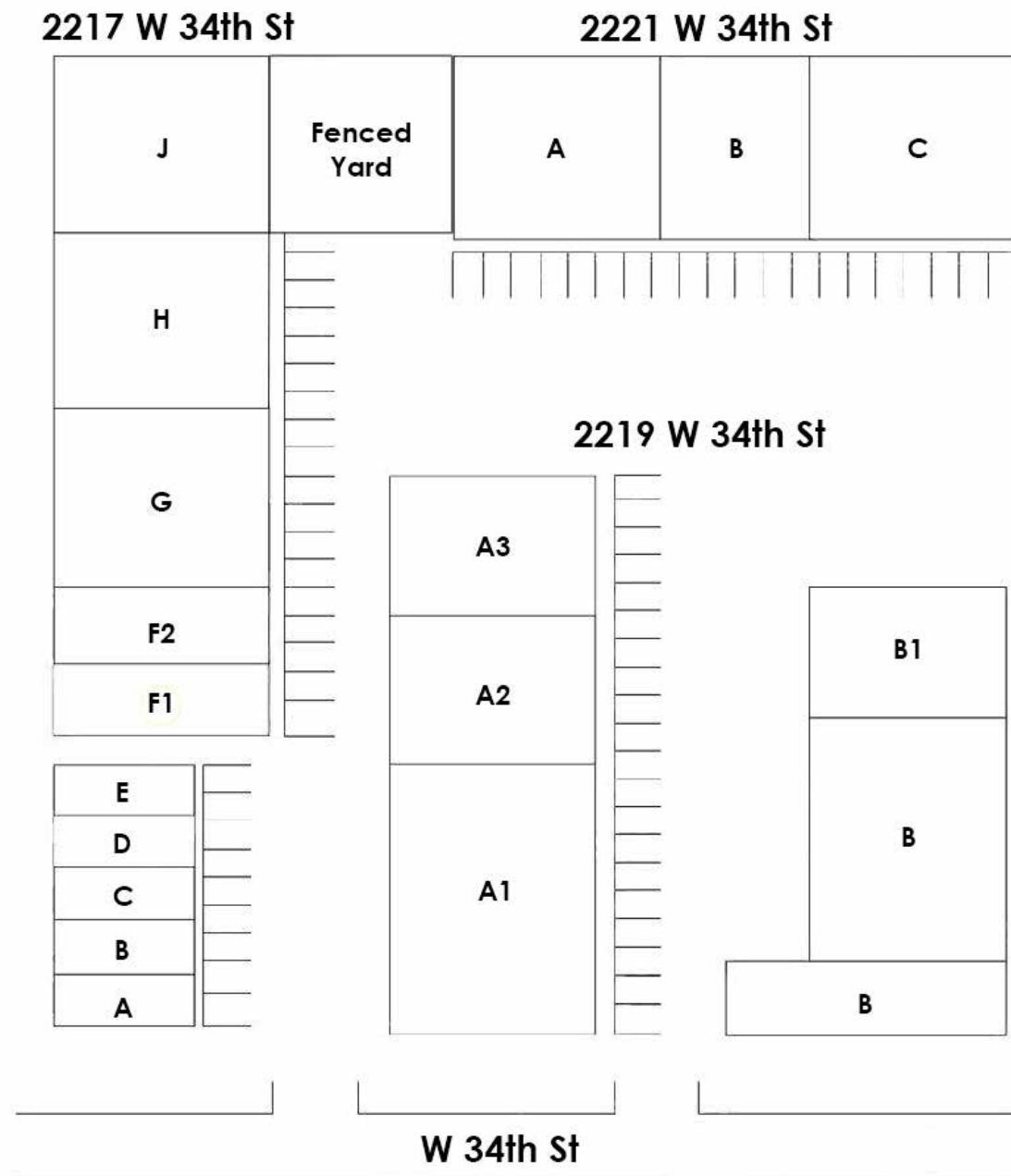


For more  
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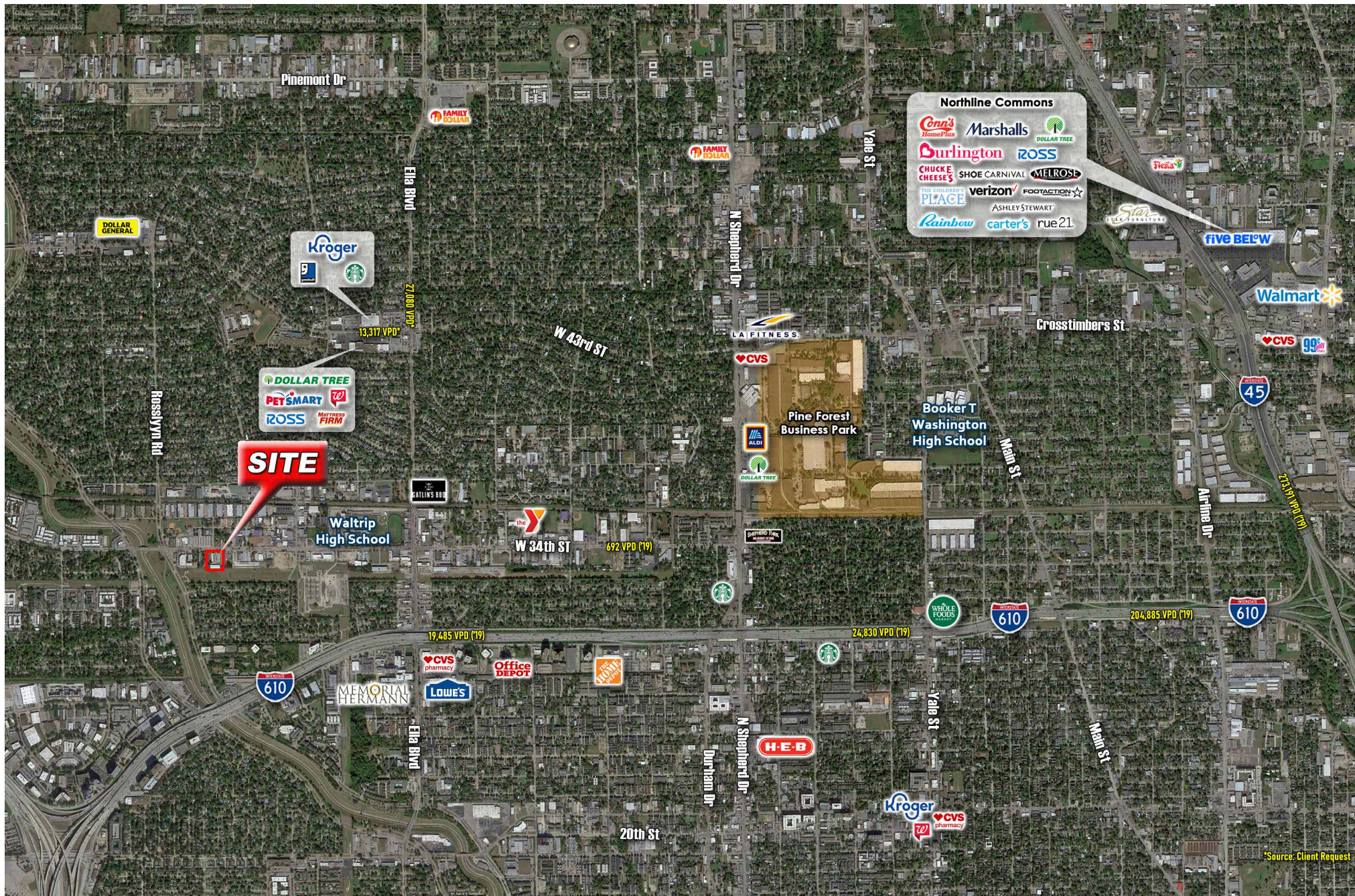
Suite	Tenant	Sq. Ft
<b>2217 WEST 34TH STREET</b>		
A	Danna Foam Company	600
B	Danna Foam Company	600
C	Danna Foam Company	600
D	24/7 Mobile Locksmith	600
E	Brock Conrad	600
F1	Intricate Wood Designs	1,250
F2	Triangle Building Services	1,250
G	Veech Designs	2,500
H	San Jacinto Capital	2,500
J	Oracle Signs	2,500
<b>2219 WEST 34TH STREET</b>		
A1	Just-N-Time AC & Heating	3,750
A2	Landscapes By Daphne	2,500
A3	San Jacinto Capital	2,500
B-B1	The League: Elite Training Facility	6,335
<b>2221 WEST 34TH STREET</b>		
A	San Jacinto Capital	5,100
B	San Jacinto Capital	1,700
C	San Jacinto Capital	4,000
<b>Total Sq Ft:</b>		<b>38,885</b>













## Population

2000 Population	15,134	85,174	215,405
2010 Population	18,593	101,597	281,228
2020 Population	19,531	111,341	317,688
2025 Population	20,220	116,949	337,360
2000-2010 Annual Rate	2.08%	1.78%	2.70%
2010-2020 Annual Rate	0.48%	0.90%	1.20%
2020-2025 Annual Rate	0.70%	0.99%	1.21%
2020 Male Population	48.9%	48.7%	48.9%
2020 Female Population	51.1%	51.3%	51.1%
2020 Median Age	32.8	34.5	33.2

In the identified area, the current year population is 317,688. In 2010, the Census count in the area was 281,228. The rate of change since 2010 was 1.20% annually. The five-year projection for the population in the area is 337,360 representing a change of 1.21% annually from 2020 to 2025. Currently, the population is 48.9% male and 51.1% female.

## Median Age

The median age in this area is 32.8, compared to U.S. median age of 38.5.

## Race and Ethnicity

2020 White Alone	34.6%	38.4%	44.3%
2020 Black Alone	26.0%	29.4%	26.8%
2020 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2020 Asian Alone	14.0%	11.4%	9.6%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	20.6%	16.5%	14.8%
2020 Two or More Races	4.2%	3.8%	3.9%
2020 Hispanic Origin (Any Race)	45.6%	38.7%	38.5%

Persons of Hispanic origin represent 38.5% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 85.4 in the identified area, compared to 65.1 for the U.S. as a whole.

## Households

2020 Wealth Index	64	95	86
2000 Households	5,236	29,748	76,507
2010 Households	5,976	34,090	97,421
2020 Total Households	6,158	36,800	108,098
2025 Total Households	6,330	38,428	114,106
2000-2010 Annual Rate	1.33%	1.37%	2.45%
2010-2020 Annual Rate	0.29%	0.75%	1.02%
2020-2025 Annual Rate	0.55%	0.87%	1.09%
2020 Average Household Size	3.17	3.02	2.93

The household count in this area has changed from 97,421 in 2010 to 108,098 in the current year, a change of 1.02% annually. The five-year projection of households is 114,106, a change of 1.09% annually from the current year total. Average household size is currently 2.93, compared to 2.88 in the year 2010. The number of families in the current year is 76,984 in the specified area.

## Average Household Income

2020 Average Household Income	\$67,922	\$83,894	\$81,387
2025 Average Household Income	\$74,045	\$91,092	\$88,215
2020-2025 Annual Rate	1.74%	1.66%	1.62%

## 2020 Population 25+ by Educational Attainment

Total	12,583	73,006	203,325
Less than 9th Grade	12.5%	9.6%	8.8%
9th - 12th Grade, No Diploma	9.2%	8.0%	8.0%
High School Graduate	22.9%	20.8%	20.5%
GED/Alternative Credential	5.6%	4.0%	3.8%
Some College, No Degree	20.0%	21.9%	23.1%
Associate Degree	7.4%	8.0%	7.6%
Bachelor's Degree	16.0%	19.5%	19.2%
Graduate/Professional Degree	6.3%	8.2%	8.9%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	944	4,644	12,355
Total Employees:	6,191	37,010	134,155
Total Residential Population:	19,531	111,341	317,688
Employee/Residential Population Ratio (per 100 Residents)	32	33	42



# 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.*

11-2-2015



## 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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Buyer/Tenant/Seller/Landlord Initials

Date