

# FOR LEASE (Under Construction - Est. Delivery Q3 2020) BRAESWOOD PROFESSIONAL BUILDING

4455 N. Braeswood, Houston, Texas 77096



## Property Features:

- New construction boutique office / medical building
- 1,600 SF First Floor and up to 3,000 SF Second Floor Available
- Centralized location off of 610 Loop offering easy access to the Texas Medical Center, Rice Village, West University, The Galleria, and Downtown Houston
- Elevated building, with elevator access



### Estimated Population

1-mile	3-miles	5-miles
14,650	155,069	488,254



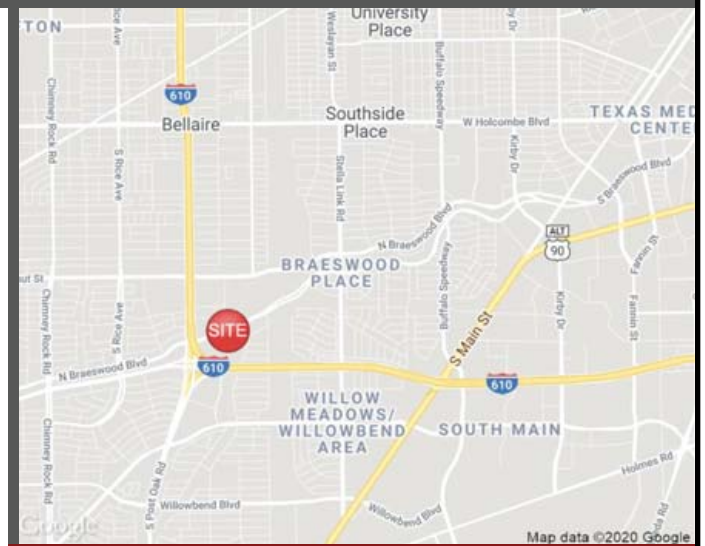
### Avg Household Income

1-mile	3-miles	5-miles
\$152,393	\$141,639	\$107,151



### 2024 Projected Population

1-mile	3-miles	5-miles
15,145	160,160	506,433



## Area Retailers



4545 Bissonnet, Ste 100 Bellaire, Texas 77401 [www.unitedequities.com](http://www.unitedequities.com)

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**UNITED EQUITIES**

REAL ESTATE

DEVELOPMENT LEASING MANAGEMENT

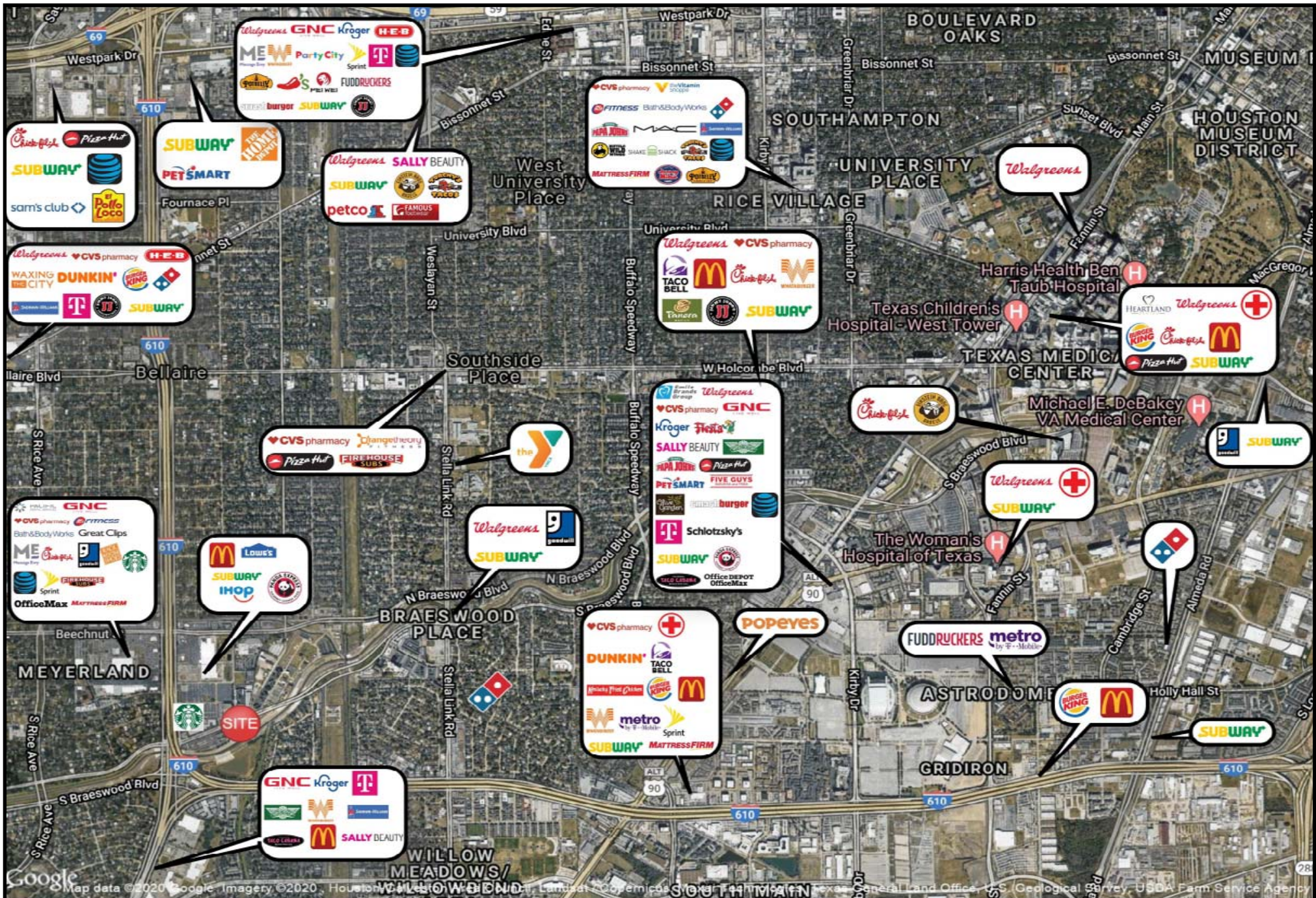


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4545 Bissonnet, Suite 100, Bellaire, Texas 77401

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# SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6832/-95.4541

RS1

4455 N Braeswood Blvd

Houston, TX 77096

1 mi radius

3 mi radius

5 mi radius

POPULATION	2019 Estimated Population	14,650	155,069	488,254
	2024 Projected Population	15,145	160,160	506,433
	2010 Census Population	13,744	143,903	437,712
	2000 Census Population	12,380	138,580	407,701
	Projected Annual Growth 2019 to 2024	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2019	1.0%	0.6%	1.0%
	2019 Median Age	37.7	35.5	33.6
HOUSEHOLDS	2019 Estimated Households	6,500	66,027	212,402
	2024 Projected Households	6,903	70,169	226,792
	2010 Census Households	5,854	58,625	179,897
	2000 Census Households	5,344	56,437	171,087
	Projected Annual Growth 2019 to 2024	1.2%	1.3%	1.4%
	Historical Annual Growth 2000 to 2019	1.1%	0.9%	1.3%
RACE AND ETHNICITY	2019 Estimated White	58.5%	58.2%	50.6%
	2019 Estimated Black or African American	13.9%	14.5%	21.3%
	2019 Estimated Asian or Pacific Islander	18.2%	12.9%	10.6%
	2019 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.7%
	2019 Estimated Other Races	8.8%	13.9%	16.8%
	2019 Estimated Hispanic	22.2%	35.2%	40.1%
INCOME	2019 Estimated Average Household Income	\$152,393	\$141,639	\$107,151
	2019 Estimated Median Household Income	\$102,546	\$87,763	\$72,468
	2019 Estimated Per Capita Income	\$67,636	\$60,357	\$46,695
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.2%	7.8%	11.0%
	2019 Estimated Some High School (Grade Level 9 to 11)	1.9%	4.1%	5.3%
	2019 Estimated High School Graduate	8.8%	14.1%	17.0%
	2019 Estimated Some College	12.1%	13.0%	15.6%
	2019 Estimated Associates Degree Only	4.9%	4.0%	4.4%
	2019 Estimated Bachelors Degree Only	31.9%	26.5%	24.5%
	2019 Estimated Graduate Degree	38.2%	30.4%	22.2%
	2019 Estimated Total Businesses	543	8,366	39,599
BUSINESS	2019 Estimated Total Employees	6,512	72,723	533,958
	2019 Estimated Employee Population per Business	12.0	8.7	13.5
	2019 Estimated Residential Population per Business	27.0	18.5	12.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



## 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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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date