

# — 2222 — STUDEWOOD ST

HOUSTON, TEXAS 77007



## HEIGHTS RE-DEVELOPMENT FOR LEASE

5353 W. Alabama St., Suite 200  
Houston, Texas 77056  
[www.braunenterprises.com](http://www.braunenterprises.com)

### FOR LEASING INFORMATION:

SIMON HA, Director of Leasing  
[simon@braunenterprises.com](mailto:simon@braunenterprises.com)  
713.541.0066 ext. 24



# PROPERTY OVERVIEW

## LOCATION

2222 Studewood Street  
Houston, Texas 77007

## SIZE

**BUILDING:** 10,600 SF  
**2ND GEN BAR** 1,470 SF

## PARKING

28 Parking Spaces  
on West Lot

## TRAFFIC COUNTS

**N MAIN ST:** 8,765 VPD  
**E 20TH ST:** 11,817 VPD  
**W CALVACADE ST:** 9,028 VPD  
**N LOOP 610:** 202,625 VPD  
**INTERSTATE 45:** 200,585 VPD

## ADDITIONAL INFORMATION

Located in the Heights on Studewood St between Nadine St & Adele St. This Heights property is a Retail Re-development located on the east side of Studewood and a vacant lot across the street that will be converted to parking.

In addition, there is an opportunity for a 2nd generation bar. Easily accessible from Studewood, N. Main, 20th St, N Loop 610 and I-45. A new City of Houston Park will be built adjacent to the property.



## 2023 DEMOGRAPHIC SNAPSHOT



Population

1 mile	19,155
3 mile	164,040
5 mile	415,677



Daytime Population

1 mile	18,185
3 mile	173,756
5 mile	586,504



Avg. HH Income

1 mile	\$153,517
3 mile	\$137,829
5 mile	\$126,499

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# SURROUNDING NEIGHBORHOODS



## FOR LEASING INFORMATION:

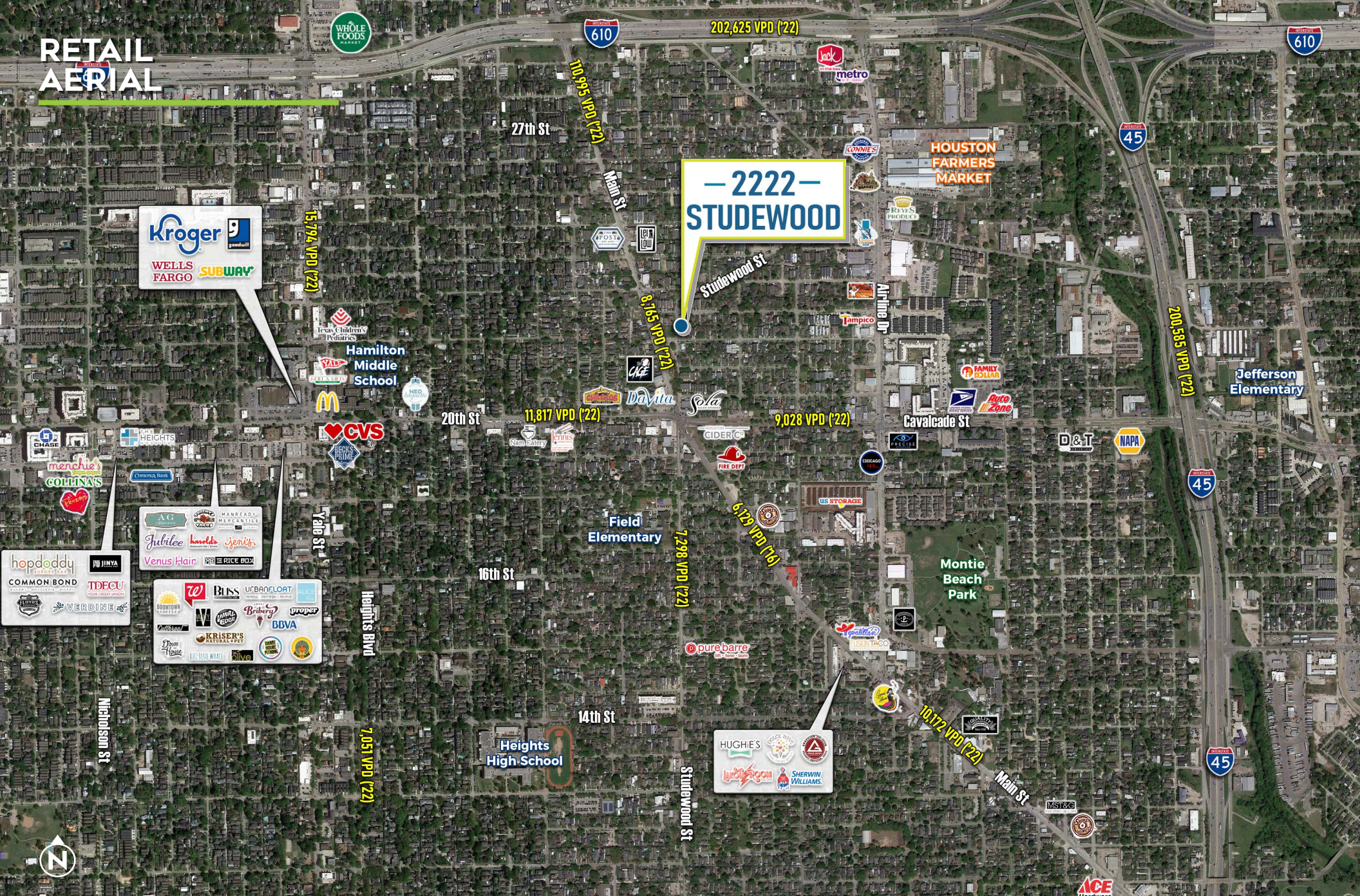
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**RETAIL  
AERIAL**



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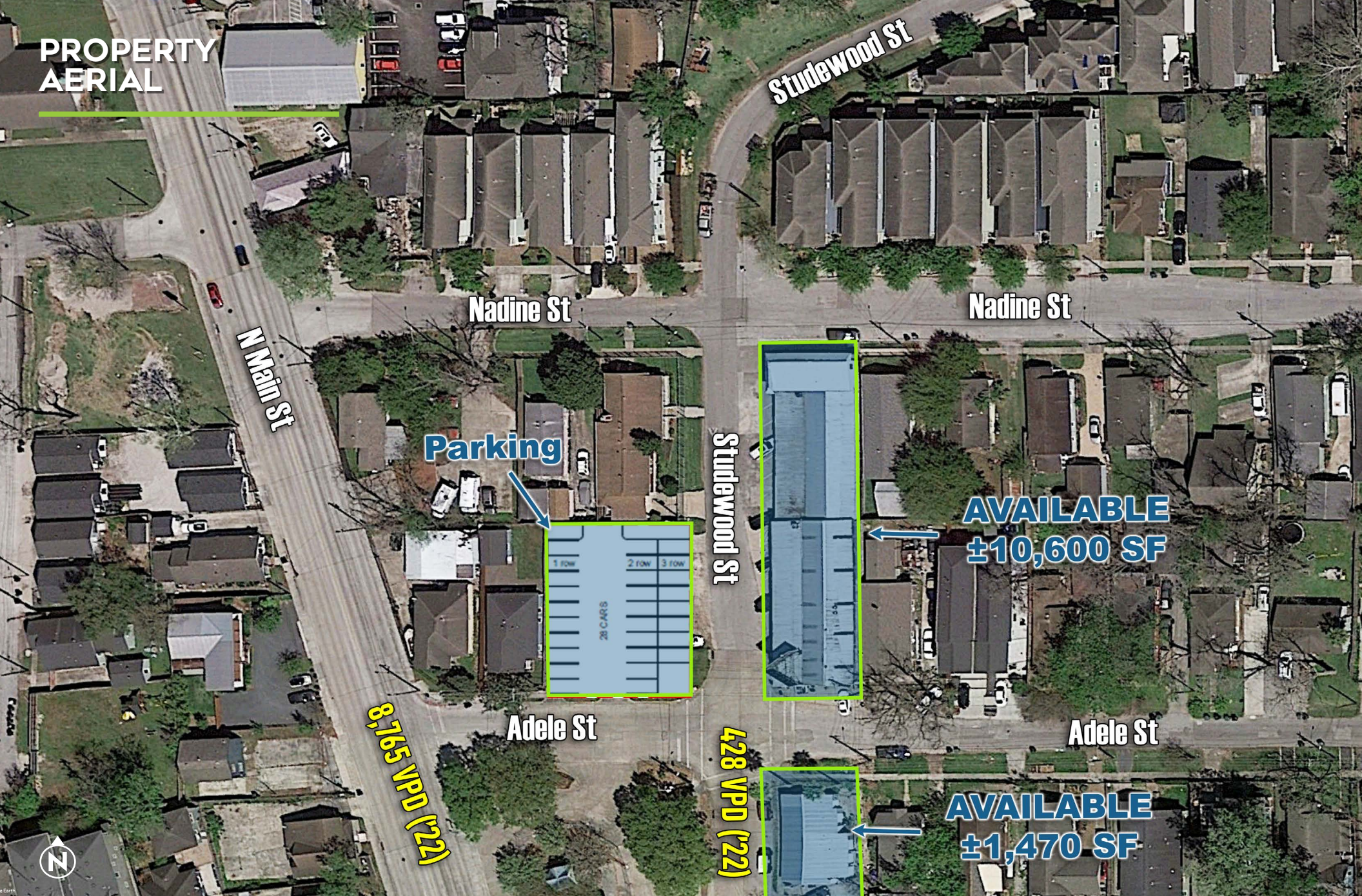
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PROPERTY  
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# SITE PLAN

## PARKING PROVIDED

34 SPACES PROVIDED  
+ 3 FROM BIKE RACKS

## 37 SPACES PROVIDED

EXISTING BAR AT 1137 ADELE IS EXEMPT

## REQUIREMENT

### PARKING ANALYSIS

#### OPTION A (SHARED PARKING ANALYSIS)

NEIGHBORHOOD RESTAURANT (3000 SF)  
RETAIL (3800 SF)  
OFFICE (POSSIBLY CLINIC/DENTAL/VET/  
SCHOOL/DAYCARE/GALLERY) (3950 SF)

= 37 SPACES REQUIRED AT PEAK TIME

#### OPTION B (SHARED PARKING ANALYSIS)

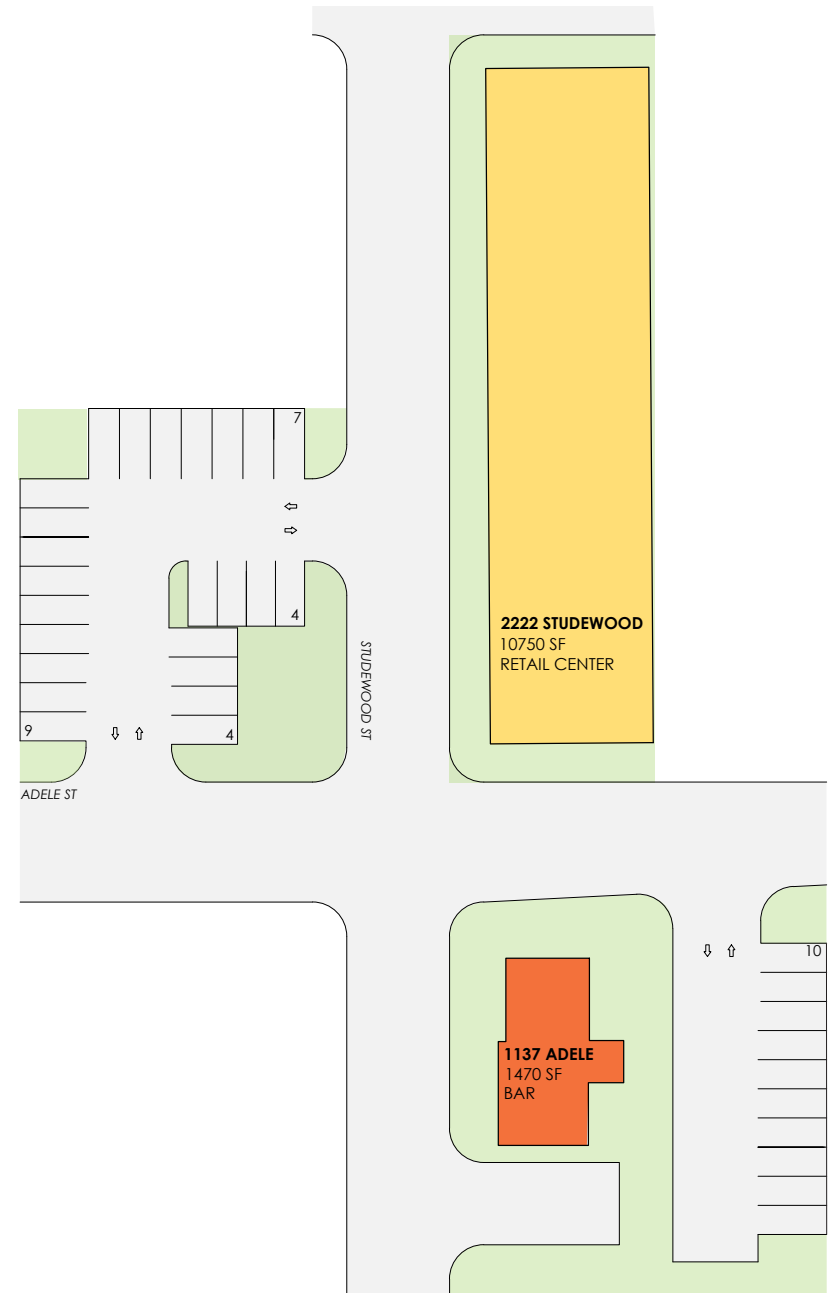
SMALL RESTAURANT (1800 SF)  
RETAIL (6200 SF)  
OFFICE (POSSIBLY CLINIC/DENTAL/VET/  
SCHOOL/DAYCARE/GALLERY) (2750 SF)

= 37 SPACES REQUIRED AT PEAK TIME

#### OPTION C (SHARED PARKING ANALYSIS)

TAVERN OR PUB (2300 SF)  
RETAIL (7250 SF)  
OFFICE (POSSIBLY CLINIC/DENTAL/VET/  
SCHOOL/DAYCARE/GALLERY) (1200 SF)

= 37 SPACES REQUIRED AT PEAK TIME



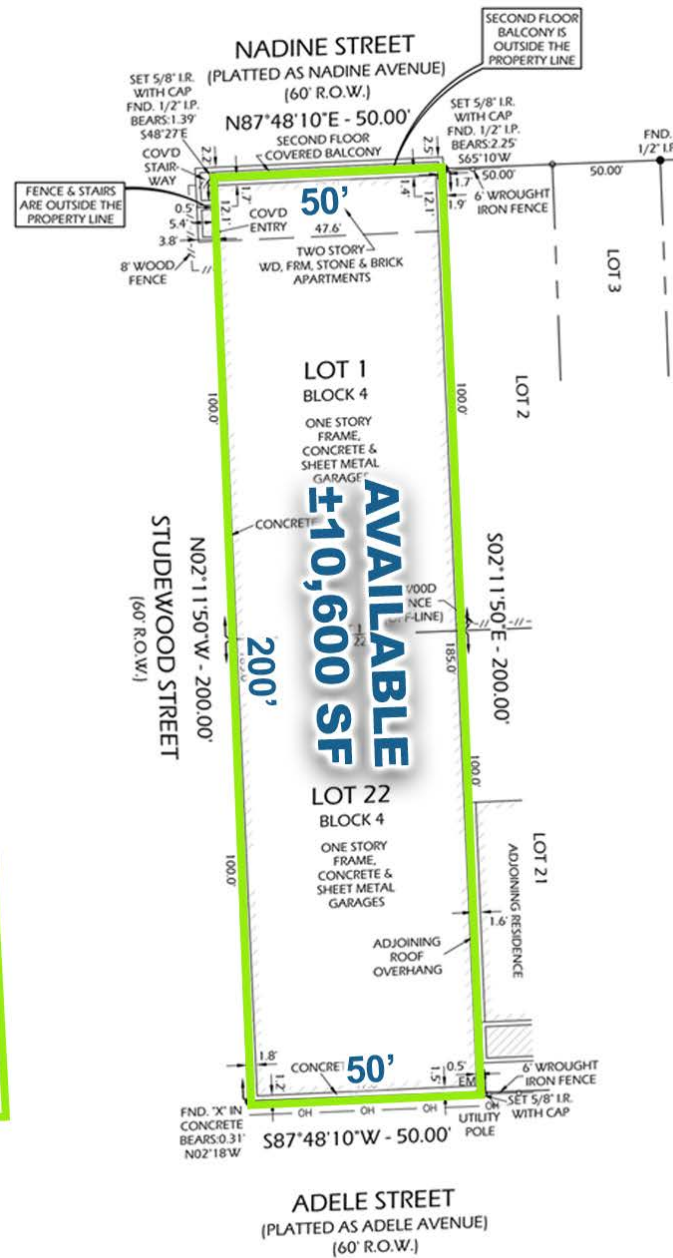
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# PHOTOS



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# INFORMATION ABOUT BROKERAGE SERVICES

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## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License

Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price

greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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**BROKER FIRM NAME**

**LICENSE NO.**

**EMAIL**

**PHONE**

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**BUYER, SELLER, LANDLORD OR TENANT**

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**DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Last Updated on August 8, 2016.