

# BPI

REALTY SERVICES



## 401 Studewood

NWC of Studewood and I-10

**2nd Floor Office Spaces Available**

**BPI Realty Services Inc**

3800 SW Freeway Suite 304 | Houston, TX 77027

Phone: (281) 530-0900 | Fax: (281) 530-0690



**LOCATION:**

401 Studewood Houston, Texas 77007

**AVAILABLE:**

-2nd Floor Office Spaces Available

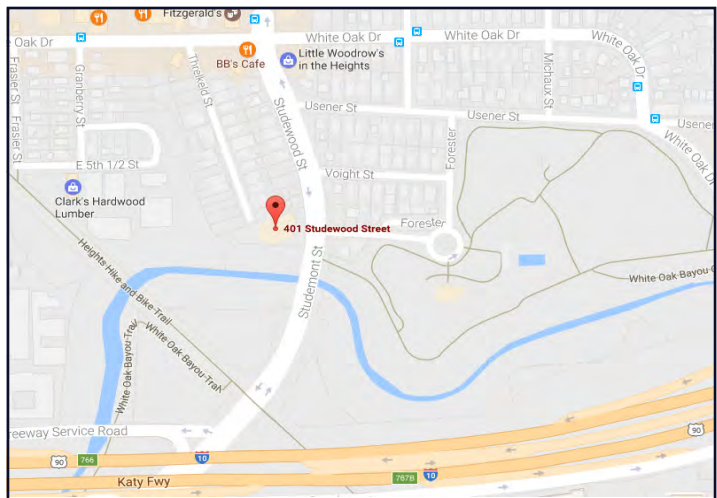
**PRICING:**

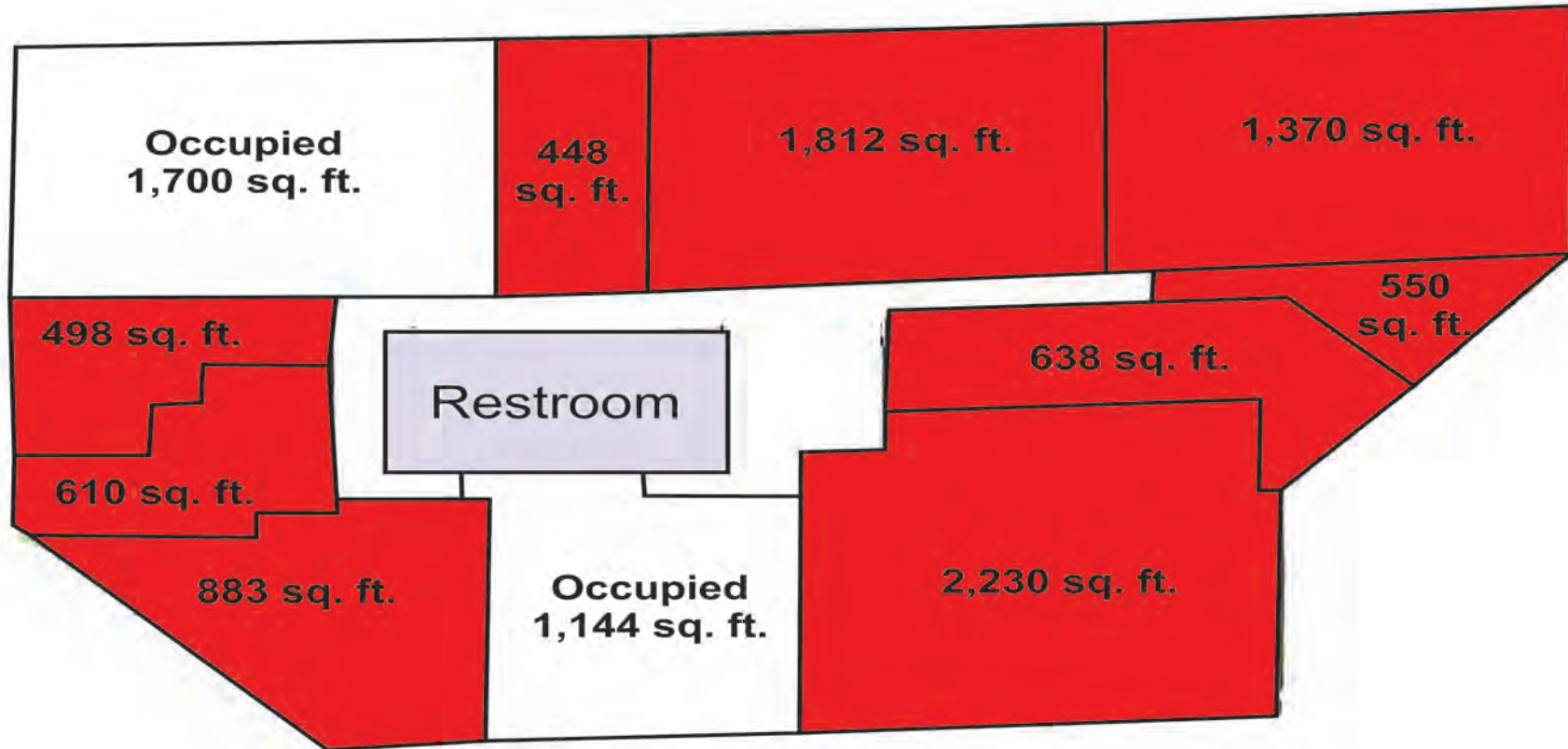
-\$16.00 psf

**DESCRIPTION:**

- 24,000 sq. ft. Office Building located in Heights inside Loop 610 and just north of Interstate 10.
- Minutes from Downtown, Galleria and Memorial Park
- Great Freeway Exposure to Katy Freeway
- Strong Demographics and Traffic Counts
- Medical and Professional Tenant Mix

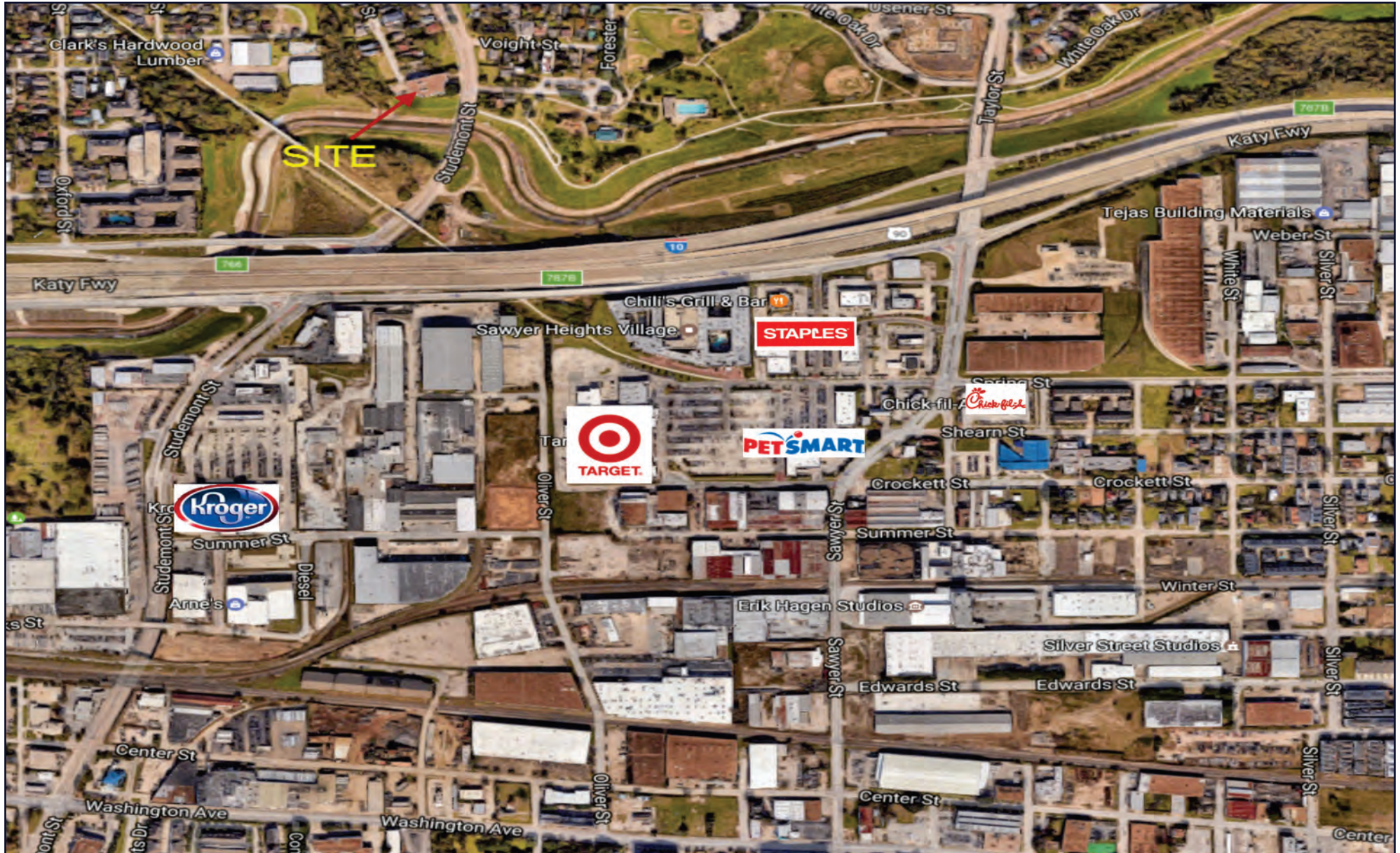
2017 DEMOGRAPHICS:	1 miles	3 miles	5 miles
Population estimate 2017	17,722	171,675	448,238
Average HH Income 2017	\$127,421	\$115,191	\$102,546
2017 - 2022 Growth	8.83%	8.43%	8.47%





**2nd Floor**







# Demographic Detail Report

**401 Studewood St, Houston, TX 77007**

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **24,088 SF**  
 Typical Floor: **12,044 SF**

Total Available: **10,000 SF**  
 % Leased: **58.49%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	19,287		186,155		448,238	
2017 Estimate	17,722		171,675		413,232	
2010 Census	16,168		156,274		379,061	
Growth 2017 - 2022	8.83%		8.43%		8.47%	
Growth 2010 - 2017	9.61%		9.86%		9.01%	
2017 Population by Age	17,722		171,675		413,232	
Age 0 - 4	1,360	7.67%	12,160	7.08%	30,170	7.30%
Age 5 - 9	1,124	6.34%	10,077	5.87%	26,460	6.40%
Age 10 - 14	797	4.50%	7,576	4.41%	21,699	5.25%
Age 15 - 19	562	3.17%	6,320	3.68%	19,272	4.66%
Age 20 - 24	687	3.88%	8,339	4.86%	23,771	5.75%
Age 25 - 29	1,380	7.79%	14,570	8.49%	34,899	8.45%
Age 30 - 34	1,950	11.00%	18,729	10.91%	40,291	9.75%
Age 35 - 39	1,900	10.72%	17,654	10.28%	36,553	8.85%
Age 40 - 44	1,634	9.22%	15,142	8.82%	31,573	7.64%
Age 45 - 49	1,338	7.55%	12,659	7.37%	27,366	6.62%
Age 50 - 54	1,178	6.65%	11,482	6.69%	25,934	6.28%
Age 55 - 59	1,112	6.27%	10,867	6.33%	25,425	6.15%
Age 60 - 64	951	5.37%	9,134	5.32%	22,150	5.36%
Age 65 - 69	705	3.98%	6,722	3.92%	17,075	4.13%
Age 70 - 74	452	2.55%	4,285	2.50%	11,554	2.80%
Age 75 - 79	267	1.51%	2,588	1.51%	7,564	1.83%
Age 80 - 84	163	0.92%	1,647	0.96%	5,277	1.28%
Age 85+	163	0.92%	1,723	1.00%	6,196	1.50%
Age 65+	1,750	9.87%	16,965	9.88%	47,666	11.53%
Median Age	37.60		37.30		36.40	
Average Age	37.20		37.20		37.00	

## Demographic Detail Report

401 Studewood St, Houston, TX 77007

Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Population By Race</b>	<b>17,722</b>		<b>171,675</b>		<b>413,232</b>	
White	15,392	86.85%	136,636	79.59%	302,307	73.16%
Black	1,012	5.71%	22,836	13.30%	80,911	19.58%
Am. Indian & Alaskan	158	0.89%	1,497	0.87%	3,784	0.92%
Asian	722	4.07%	7,622	4.44%	19,210	4.65%
Hawaiian & Pacific Island	19	0.11%	130	0.08%	342	0.08%
Other	420	2.37%	2,954	1.72%	6,678	1.62%
<b>Population by Hispanic Origin</b>	<b>17,722</b>		<b>171,675</b>		<b>413,232</b>	
Non-Hispanic Origin	11,986	67.63%	106,475	62.02%	251,916	60.96%
Hispanic Origin	5,736	32.37%	65,200	37.98%	161,317	39.04%
<b>2017 Median Age, Male</b>	<b>38.20</b>		<b>37.80</b>		<b>36.50</b>	
<b>2017 Average Age, Male</b>	<b>37.20</b>		<b>37.40</b>		<b>36.70</b>	
<b>2017 Median Age, Female</b>	<b>37.00</b>		<b>36.60</b>		<b>36.20</b>	
<b>2017 Average Age, Female</b>	<b>37.10</b>		<b>37.00</b>		<b>37.30</b>	
<b>2017 Population by Occupation Classification</b>	<b>14,329</b>		<b>140,594</b>		<b>331,046</b>	
Civilian Employed	10,809	75.43%	95,126	67.66%	213,963	64.63%
Civilian Unemployed	324	2.26%	3,046	2.17%	9,131	2.76%
Civilian Non-Labor Force	3,196	22.30%	42,371	30.14%	107,880	32.59%
Armed Forces	0	0.00%	51	0.04%	72	0.02%
<b>Households by Marital Status</b>						
Married	2,632		22,439		54,797	
Married No Children	1,634		14,545		33,589	
Married w/Children	998		7,894		21,208	
<b>2017 Population by Education</b>	<b>14,094</b>		<b>134,381</b>		<b>308,174</b>	
Some High School, No Diploma	1,254	8.90%	21,665	16.12%	58,014	18.83%
High School Grad (Incl Equivalency)	1,454	10.32%	20,162	15.00%	50,315	16.33%
Some College, No Degree	2,113	14.99%	23,845	17.74%	58,391	18.95%
Associate Degree	900	6.39%	7,177	5.34%	16,313	5.29%
Bachelor Degree	4,623	32.80%	34,711	25.83%	69,484	22.55%
Advanced Degree	3,750	26.61%	26,821	19.96%	55,657	18.06%

## Demographic Detail Report

401 Studewood St, Houston, TX 77007						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	20,474		180,905		404,648	
Real Estate & Finance	960	4.69%	7,345	4.06%	15,979	3.95%
Professional & Management	9,372	45.78%	71,258	39.39%	142,872	35.31%
Public Administration	291	1.42%	2,465	1.36%	5,398	1.33%
Education & Health	1,747	8.53%	16,432	9.08%	41,017	10.14%
Services	907	4.43%	10,892	6.02%	28,892	7.14%
Information	97	0.47%	1,504	0.83%	3,489	0.86%
Sales	1,869	9.13%	18,565	10.26%	43,239	10.69%
Transportation	357	1.74%	4,022	2.22%	10,325	2.55%
Retail	645	3.15%	7,117	3.93%	17,189	4.25%
Wholesale	322	1.57%	3,938	2.18%	7,791	1.93%
Manufacturing	1,203	5.88%	9,430	5.21%	19,332	4.78%
Production	530	2.59%	7,449	4.12%	19,630	4.85%
Construction	497	2.43%	5,236	2.89%	17,434	4.31%
Utilities	638	3.12%	4,923	2.72%	10,892	2.69%
Agriculture & Mining	614	3.00%	5,846	3.23%	10,304	2.55%
Farming, Fishing, Forestry	0	0.00%	32	0.02%	229	0.06%
Other Services	425	2.08%	4,451	2.46%	10,636	2.63%
2017 Worker Travel Time to Job	10,261		90,713		204,255	
<30 Minutes	7,301	71.15%	64,070	70.63%	140,050	68.57%
30-60 Minutes	2,634	25.67%	23,398	25.79%	54,177	26.52%
60+ Minutes	326	3.18%	3,245	3.58%	10,028	4.91%
2010 Households by HH Size	8,229		68,499		158,680	
1-Person Households	3,684	44.77%	29,779	43.47%	64,272	40.50%
2-Person Households	2,773	33.70%	22,253	32.49%	48,542	30.59%
3-Person Households	949	11.53%	7,610	11.11%	18,810	11.85%
4-Person Households	501	6.09%	4,452	6.50%	13,053	8.23%
5-Person Households	186	2.26%	2,205	3.22%	7,020	4.42%
6-Person Households	79	0.96%	1,161	1.69%	3,645	2.30%
7 or more Person Households	57	0.69%	1,039	1.52%	3,338	2.10%
2017 Average Household Size	1.90		2.00		2.20	
Households						
2022 Projection	9,636		82,086		188,632	
2017 Estimate	8,873		75,355		173,353	
2010 Census	8,228		68,499		158,679	
Growth 2017 - 2022	8.60%		8.93%		8.81%	
Growth 2010 - 2017	7.84%		10.01%		9.25%	

## Demographic Detail Report

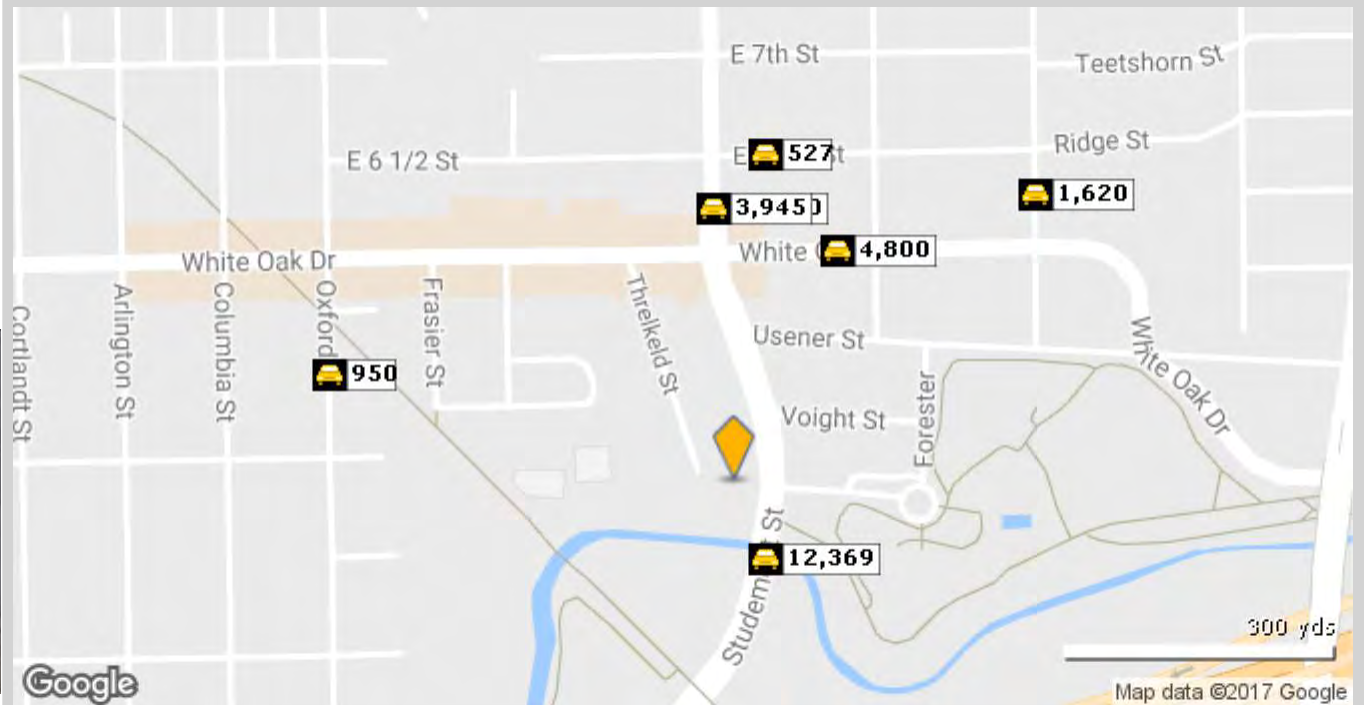
401 Studewood St, Houston, TX 77007				
Radius	1 Mile		3 Mile	
2017 Households by HH Income	8,873		75,356	
<\$25,000	1,196	13.48%	12,917	17.14%
\$25,000 - \$50,000	1,000	11.27%	11,545	15.32%
\$50,000 - \$75,000	1,170	13.19%	9,859	13.08%
\$75,000 - \$100,000	1,163	13.11%	8,490	11.27%
\$100,000 - \$125,000	1,055	11.89%	7,727	10.25%
\$125,000 - \$150,000	727	8.19%	4,915	6.52%
\$150,000 - \$200,000	839	9.46%	7,297	9.68%
\$200,000+	1,723	19.42%	12,606	16.73%
2017 Avg Household Income	\$127,421		\$115,191	
2017 Med Household Income	\$98,011		\$84,885	
2017 Occupied Housing	8,873		75,355	
Owner Occupied	4,086	46.05%	35,439	47.03%
Renter Occupied	4,787	53.95%	39,916	52.97%
2010 Housing Units	9,714		82,302	
1 Unit	6,030	62.08%	47,413	57.61%
2 - 4 Units	631	6.50%	6,609	8.03%
5 - 19 Units	888	9.14%	7,716	9.38%
20+ Units	2,165	22.29%	20,564	24.99%
2017 Housing Value	4,086		35,440	
<\$100,000	57	1.40%	2,421	6.83%
\$100,000 - \$200,000	217	5.31%	4,348	12.27%
\$200,000 - \$300,000	933	22.83%	7,698	21.72%
\$300,000 - \$400,000	755	18.48%	7,885	22.25%
\$400,000 - \$500,000	841	20.58%	4,840	13.66%
\$500,000 - \$1,000,000	1,118	27.36%	6,523	18.41%
\$1,000,000+	165	4.04%	1,725	4.87%
2017 Median Home Value	\$409,631		\$341,255	
2017 Housing Units by Yr Built	9,747		82,684	
Built 2010+	604	6.20%	5,358	6.48%
Built 2000 - 2010	1,978	20.29%	16,367	19.79%
Built 1990 - 1999	580	5.95%	7,540	9.12%
Built 1980 - 1989	543	5.57%	3,977	4.81%
Built 1970 - 1979	439	4.50%	5,652	6.84%
Built 1960 - 1969	569	5.84%	8,465	10.24%
Built 1950 - 1959	738	7.57%	9,581	11.59%
Built <1949	4,296	44.08%	25,744	31.14%
2017 Median Year Built	1957		1966	
			1965	



# Traffic Count Report

401 Studewood St, Houston, TX 77007

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **24,088 SF**  
 Typical Floor: **12,044 SF**  
 Total Available: **10,000 SF**  
 % Leased: **58.49%**  
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Studemont St	Studewood St	0.05 N	2015	19,133	MPSI	.05
2	Studemont St	Katy Frwy Service Dr	0.12 SW	2010	12,369	MPSI	.05
3	White Oak Dr	Norhill Blvd	0.00 SE	2010	7,912	MPSI	.17
4	White Oak Dr	Norhill Blvd	0.02 E	2015	4,800	MPSI	.17
5	Studewood St	White Oak Dr	0.03 S	2015	15,730	MPSI	.18
6	Studewood St	White Oak Dr	0.00 E	2010	3,945	MPSI	.18
7	E 6 1/2 St	Studewood St	0.03 W	2015	527	ADT	.21
8	Oxford St	E 5 1/2 St	0.02 N	2015	950	MPSI	.27
9	Michaux St	White Oak Dr	0.00 E	2010	3,991	MPSI	.27
10	Michaux St	E 6 1/2 St	0.03 N	2015	1,620	MPSI	.27



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

## Information About Brokerage Services

**B**efore 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.

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

Buyer, Seller, Landlord or Tenant

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.

