

Shops at Upper Kirby

SWQ of Bissonnet St & Kirby Dr

2715 Bissonnet St, Houston, Texas 77005



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For More Information:

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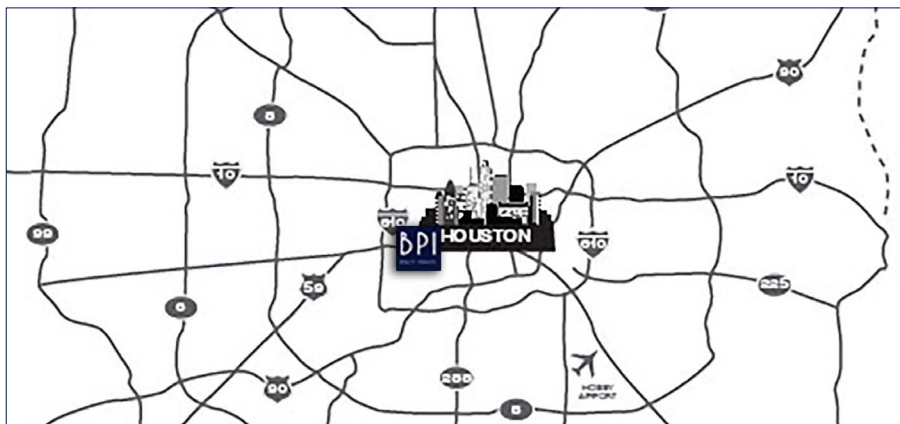
Available: 100% Leased!

Pricing: Call for Pricing

Description:

- Premier redevelopment site located in the West University & Upper Kirby District
- Positioned on Bissonnet St between Kirby Dr & Buffalo Speedway, providing easy access to & from HWY 59
- Conveniently located near Rice University, Texas Medical Center, Museum District, Montrose & Greenway Plaza
- Excellent opportunity for Retail, Restaurant, Medical or Office use
- Parking: 117 Spaces (5.89/1000 SF)

Demographics:	1 mile	2 mile	3 mile
2022 Population	22,508	94,496	201,940
Daytime Population	48,625	273,263	473,609
Average HH Income	\$201,137	\$184,755	\$165,935



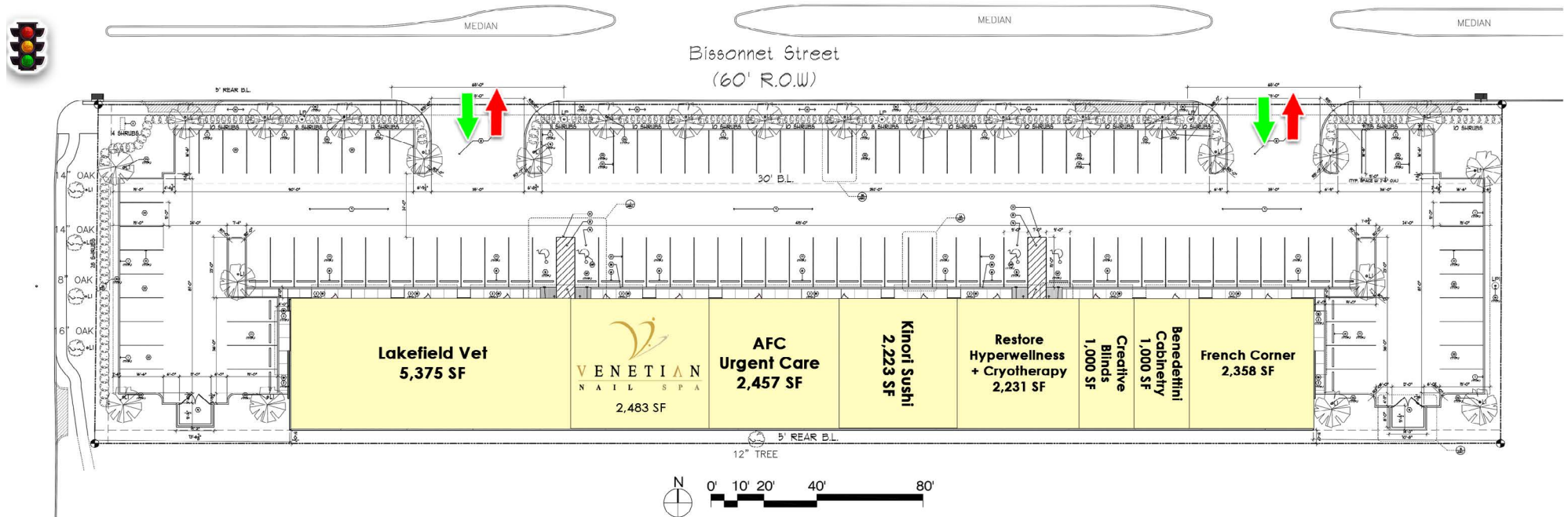


REALTY SERVICES

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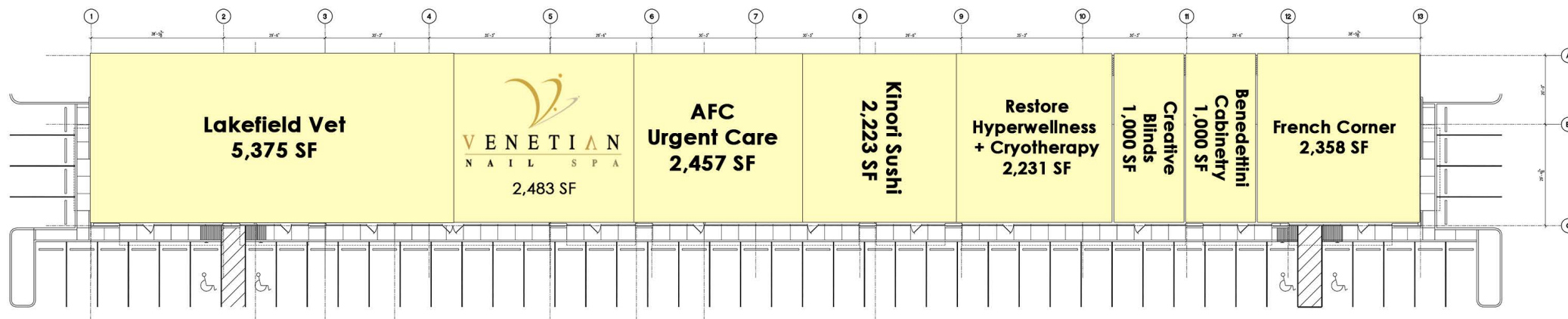
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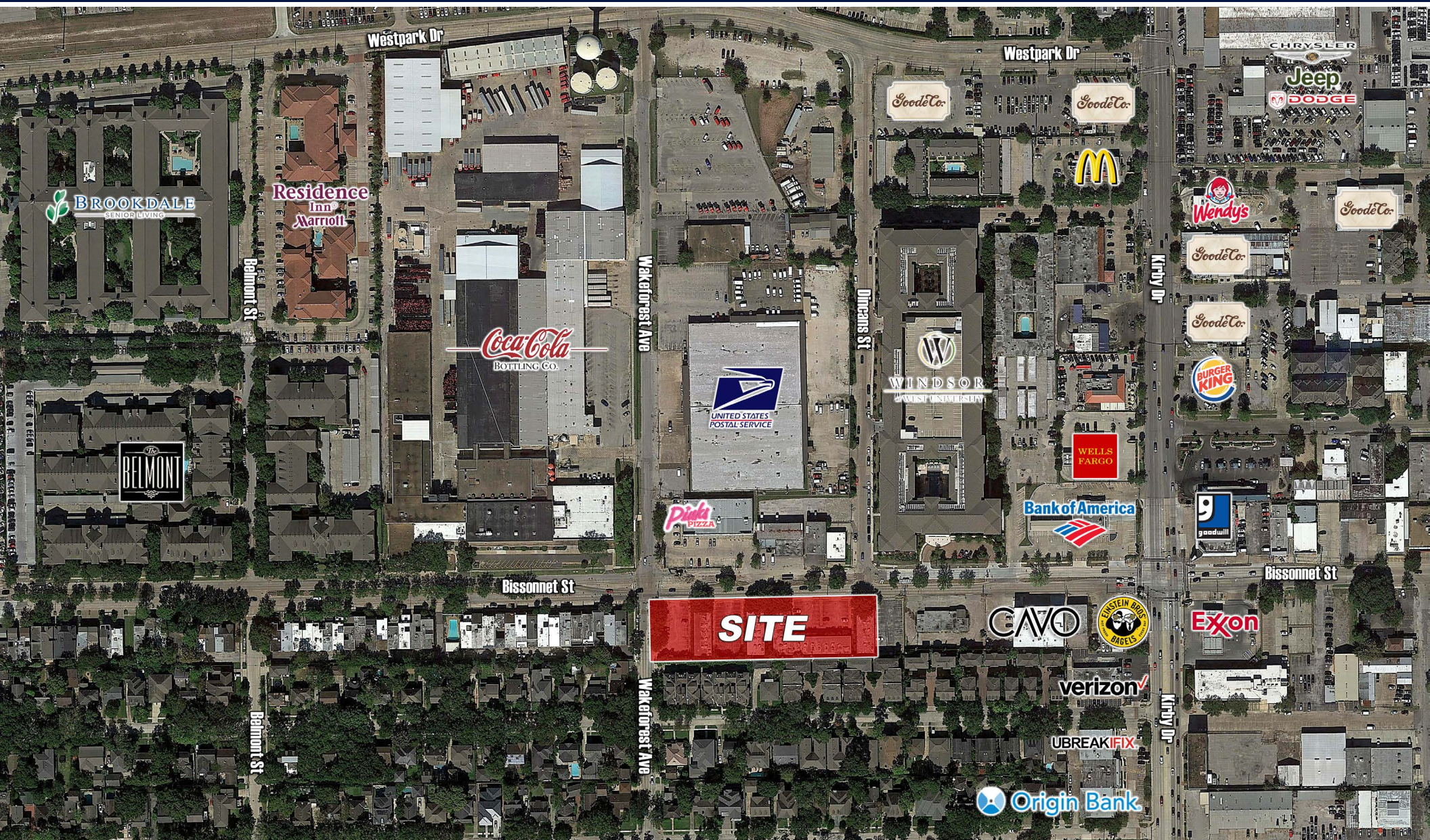
BPI

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BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | www.BPIRealty.com

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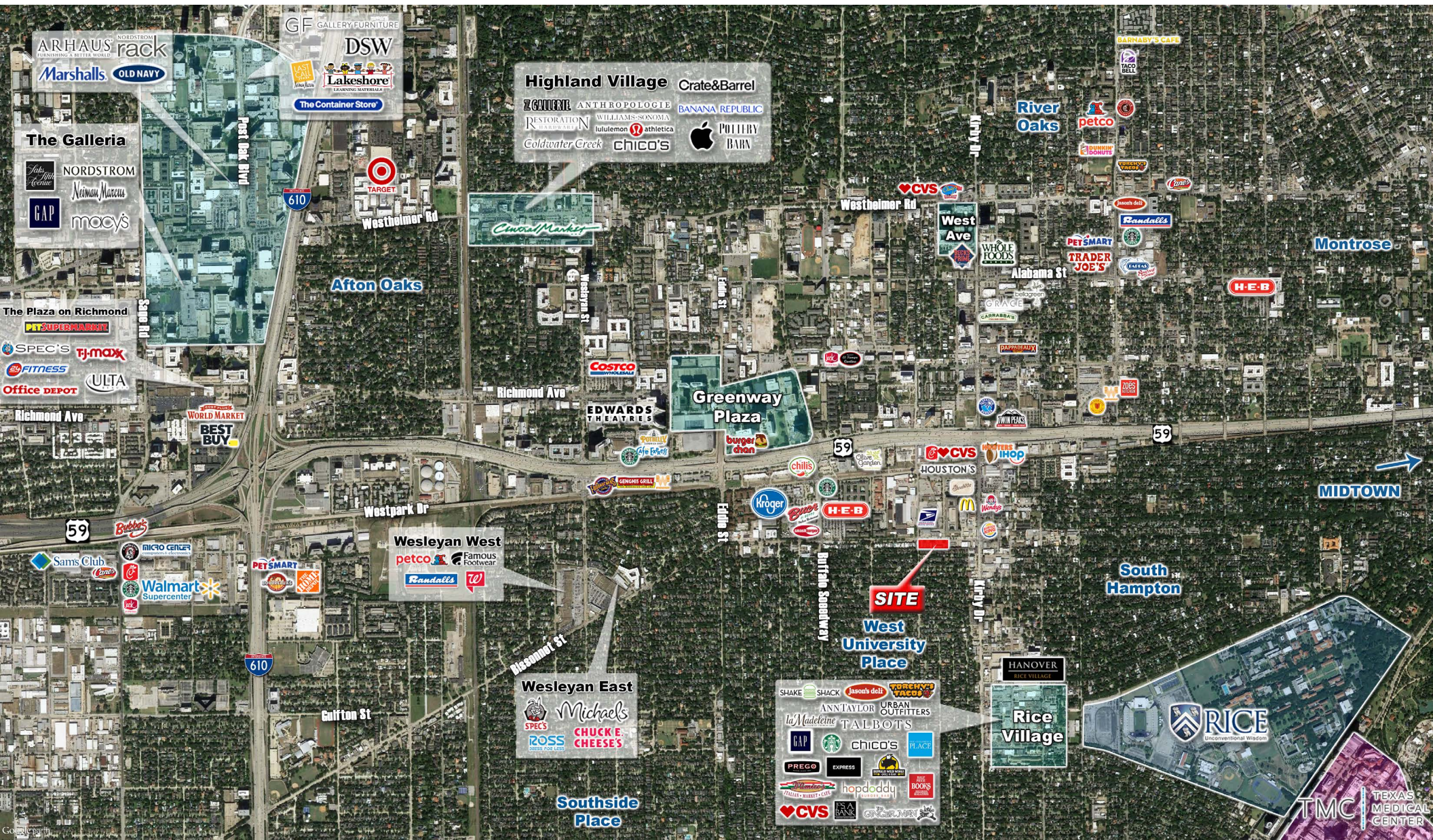


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2022 Population
(3 mi Radius)

201,940

Households
(3 mi Radius)

102,891

Daytime Population
(3 mi Radius)

473,609

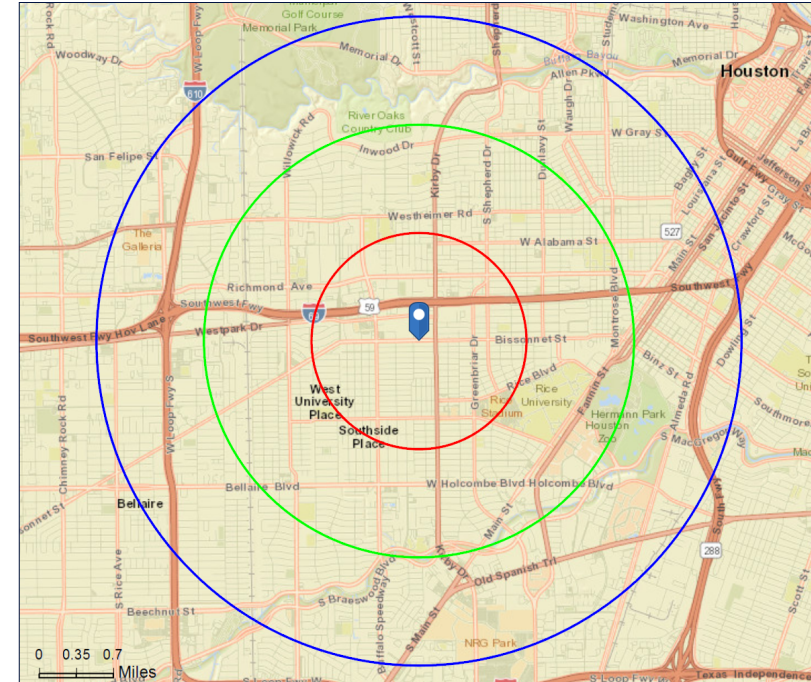
Average HH Income
(3 mi Radius)

\$165,935

Median Home Value
(3 mi Radius)

\$602,451

	1 mile	2 miles	3 miles
Population Summary			
2010 Total Population	18,995	79,710	163,855
2020 Total Population	22,299	92,086	195,025
2020 Group Quarters	48	3,432	6,280
2022 Total Population	22,508	94,496	201,940
2022 Group Quarters	48	3,436	6,288
2027 Total Population	22,906	96,980	210,572
2022-2027 Annual Rate	0.35%	0.52%	0.84%
2022 Total Daytime Population	48,625	273,263	473,609
Workers	38,822	234,588	394,983
Residents	9,803	38,675	78,626
Household Summary			
2010 Households	9,342	39,318	84,053
2010 Average Household Size	2.02	1.95	1.88
2020 Total Households	10,835	44,218	99,147
2020 Average Household Size	2.05	2.00	1.90
2022 Households	10,925	45,477	102,891
2022 Average Household Size	2.06	2.00	1.90
2027 Households	11,114	46,690	107,767
2027 Average Household Size	2.06	2.00	1.90
2022-2027 Annual Rate	0.34%	0.53%	0.93%
2010 Families	4,483	17,568	34,545
2010 Average Family Size	2.87	2.81	2.77
2022 Families	4,822	18,563	38,233
2022 Average Family Size	3.06	3.03	2.96
2027 Families	4,924	19,165	40,069
2027 Average Family Size	3.04	3.01	2.93
2022-2027 Annual Rate	0.42%	0.64%	0.94%
Housing Unit Summary			
2000 Housing Units	9,987	40,460	83,694
Owner Occupied Housing Units	45.9%	42.4%	36.1%
Renter Occupied Housing Units	44.4%	48.3%	52.7%
Vacant Housing Units	9.8%	9.3%	11.2%
2010 Housing Units	10,319	44,546	96,900
Owner Occupied Housing Units	44.3%	41.3%	36.4%
Renter Occupied Housing Units	46.2%	46.9%	50.4%
Vacant Housing Units	9.5%	11.7%	13.3%
2020 Housing Units	12,009	49,865	113,753
Vacant Housing Units	9.8%	11.3%	12.8%
2022 Housing Units	12,126	51,906	119,300
Owner Occupied Housing Units	40.8%	37.8%	33.5%
Renter Occupied Housing Units	49.3%	49.8%	52.7%
Vacant Housing Units	9.9%	12.4%	13.8%
2027 Housing Units	12,496	53,967	126,072
Owner Occupied Housing Units	40.8%	37.6%	32.8%
Renter Occupied Housing Units	48.2%	48.9%	52.7%
Vacant Housing Units	11.1%	13.5%	14.5%
Median Household Income			
2022	\$119,821	\$110,262	\$102,523
2027	\$136,070	\$128,422	\$116,743
Median Home Value			
2022	\$814,199	\$745,729	\$602,451
2027	\$852,152	\$763,998	\$614,075
Per Capita Income			
2022	\$98,212	\$89,304	\$85,006
2027	\$108,582	\$99,245	\$94,837
Median Age			
2010	38.3	36.6	35.4
2022	40.3	38.2	37.4
2027	40.9	38.5	37.5



	1 mile	2 miles	3 miles
2022 Households by Income			
Household Income Base	10,925	45,477	102,891
<\$15,000	4.2%	6.2%	6.9%
\$15,000 - \$24,999	3.2%	3.3%	3.8%
\$25,000 - \$34,999	3.4%	3.9%	4.0%
\$35,000 - \$49,999	5.5%	6.3%	7.1%
\$50,000 - \$74,999	13.6%	14.7%	15.3%
\$75,000 - \$99,999	12.9%	11.7%	11.8%
\$100,000 - \$149,999	14.9%	14.7%	16.2%
\$150,000 - \$199,999	10.0%	10.4%	10.9%
\$200,000+	32.3%	28.9%	24.1%
Average Household Income	\$201,137	\$184,755	\$165,935
2022 Population 25+ by Educational Attainment			
Total	16,648	69,320	153,613
Less than 9th Grade	0.7%	1.0%	1.0%
9th - 12th Grade, No Diploma	0.5%	0.7%	1.2%
High School Graduate	3.5%	3.5%	4.6%
GED/Alternative Credential	0.3%	0.3%	0.7%
Some College, No Degree	6.1%	7.5%	9.5%
Associate Degree	3.4%	3.7%	3.9%
Bachelor's Degree	40.7%	39.3%	38.6%
Graduate/Professional Degree	44.9%	44.0%	40.4%



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.



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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