



# 401 Studewood

2nd Floor Office Spaces Available



# BPI

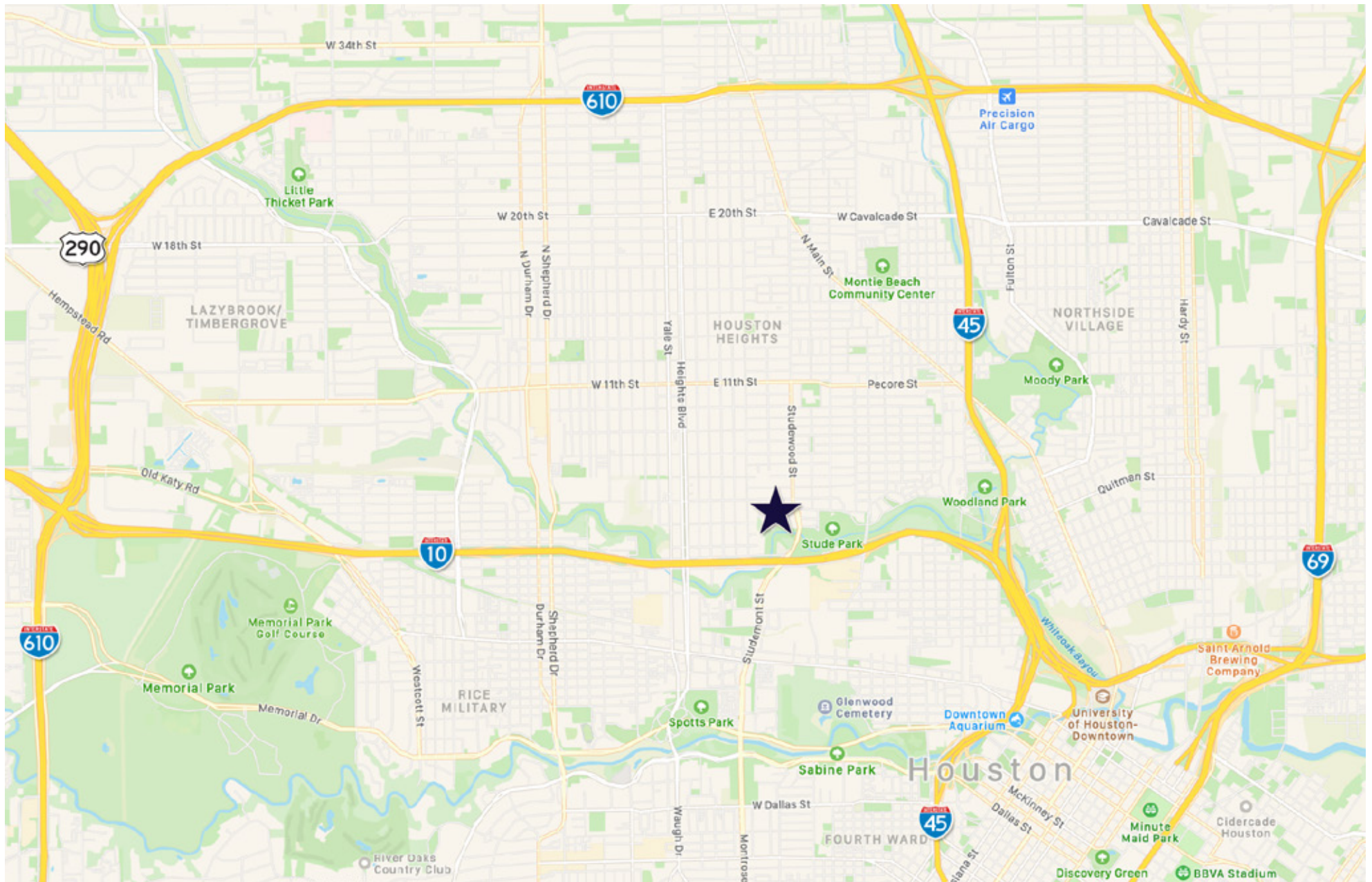
REALTY SERVICES



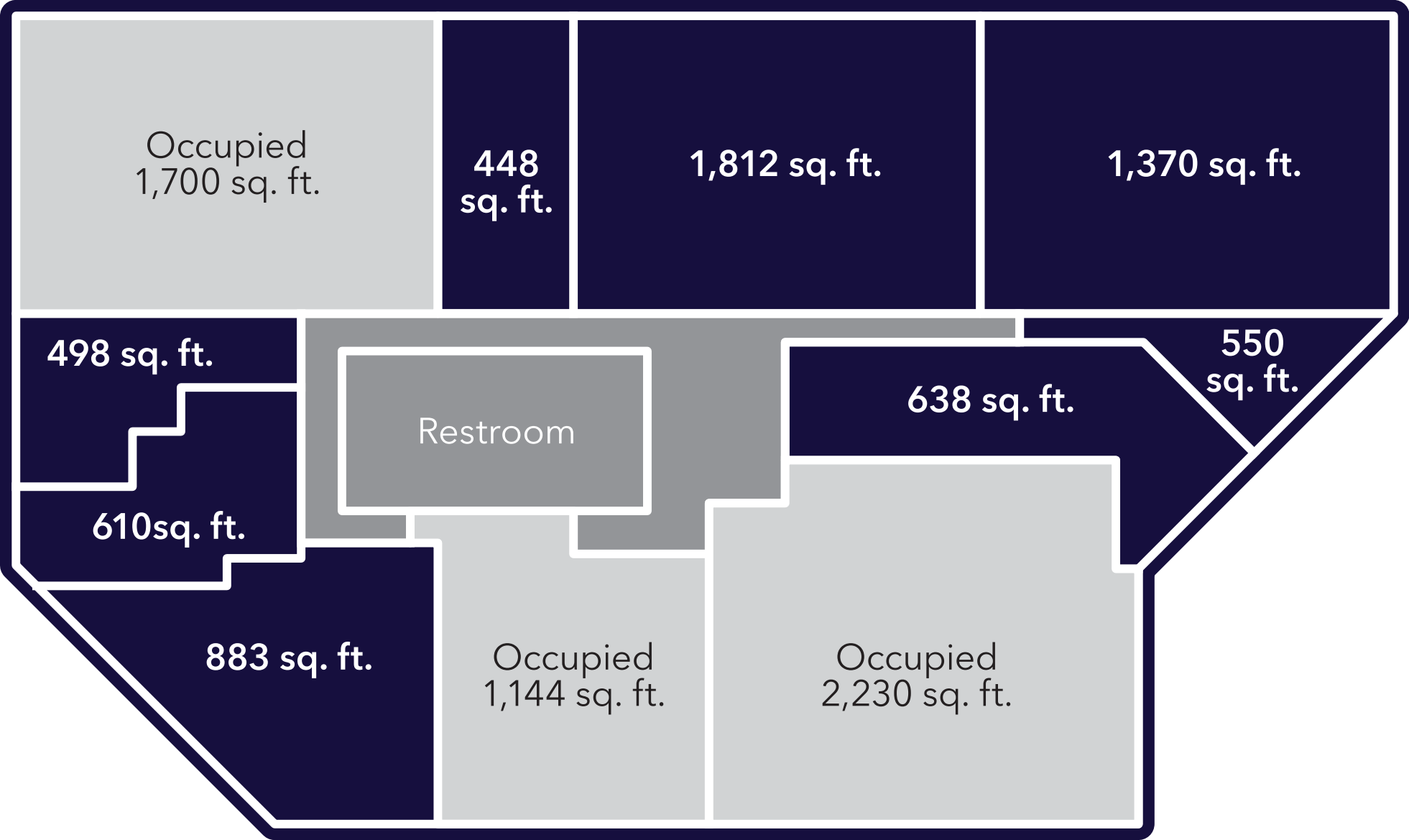




## 401 Studewood – NWC of Studewood and I-10



2nd Floor





An aerial photograph of Houston, Texas, showing the city skyline in the background with several tall skyscrapers. In the foreground, there is a large, curved highway interchange with multiple lanes. The surrounding area includes residential neighborhoods with houses and trees, as well as some commercial buildings and parking lots. The sky is blue with scattered white clouds.

#### LOCATION:

401 Studewood St, 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% |
|--------------------|-------|-------|-------|



# Demographic Detail Report

## 401 Studewood Houston, Texas 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   |        |
|                           |        |        |         |        |         |        |
| 2017 Population By Race   | 17,722 |        | 171,675 |        | 413,232 |        |
| 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>RADIUS</b>                                       | <b>1 MILE</b> |        | <b>3 MILE</b>  |        | <b>5 MILE</b>  |        |
|---|---------------|--------|----------------|--------|----------------|--------|
| <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% |
| <b>2017 Population by Occupation</b>                | <b>20,474</b> |        | <b>180,905</b> |        | <b>404,648</b> |        |
| 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%  |



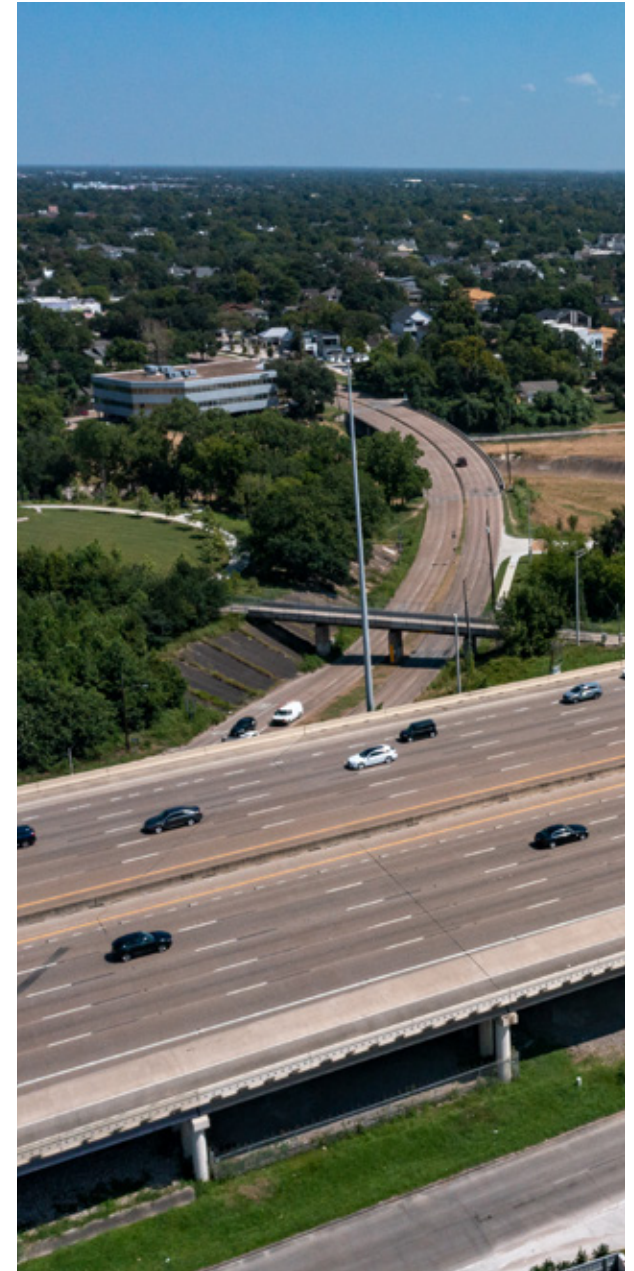
# Demographic Detail Report



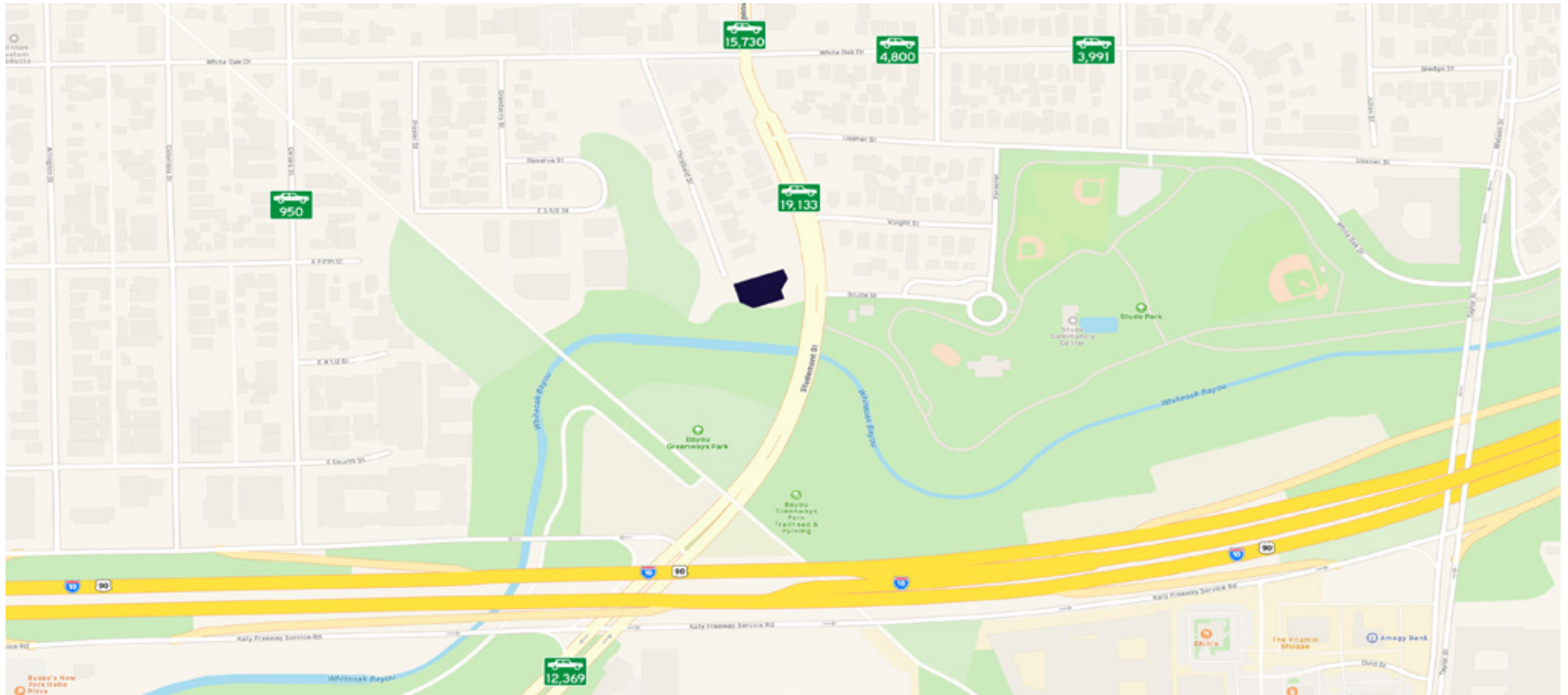
| RADIUS                                | 1 MILE        |        | 3 MILE        |        | 5 MILE         |        |
|---------------------------------------|---------------|--------|---------------|--------|----------------|--------|
| Wholesale                             | 322           | 1.57%  | 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%  |
| <b>2017 Worker Travel Time to Job</b> | <b>10,261</b> |        | <b>90,713</b> |        | <b>204,255</b> |        |
| <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%  |
| <b>2010 Households by HH Size</b>     | <b>8,229</b>  |        | <b>68,499</b> |        | <b>158,680</b> |        |
| 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%  |
| <b>2017 Average Household Size</b>    | <b>1.90</b>   |        | <b>2.00</b>   |        | <b>2.20</b>    |        |
| <b>Households</b>                     |               |        |               |        |                |        |
| 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%          |        |
| <b>2017 Households by HH Income</b>   | <b>8,873</b>  |        | <b>75,356</b> |        | <b>173,354</b> |        |
| <\$25,000                             | 1,196         | 13.48% | 12,917        | 17.14% | 38,812         | 22.39% |
| \$25,000 - \$50,000                   | 1,000         | 11.27% | 11,545        | 15.32% | 31,043         | 17.91% |
| \$50,000 - \$75,000                   | 1,170         | 13.19% | 9,859         | 13.08% | 22,869         | 13.19% |
| \$75,000 - \$100,000                  | 1,163         | 13.11% | 8,490         | 11.27% | 17,854         | 10.30% |
| \$100,000 - \$125,000                 | 1,055         | 11.89% | 7,727         | 10.25% | 14,662         | 8.46%  |
| \$125,000 - \$150,000                 | 727           | 8.19%  | 4,915         | 6.52%  | 9,499          | 5.48%  |



| <b>RADIUS</b>                         | <b>1 MILE</b>    |        | <b>3 MILE</b>    |        | <b>5 MILE</b>    |        |
|---------------------------------------|------------------|--------|------------------|--------|------------------|--------|
| \$150,000 - \$200,000                 | 839              | 9.46%  | 7,297            | 9.68%  | 13,224           | 7.63%  |
| \$200,000+                            | 1,723            | 19.42% | 12,606           | 16.73% | 25,391           | 14.65% |
| <b>2017 Avg Household Income</b>      | <b>\$127,421</b> |        | <b>\$115,191</b> |        | <b>\$102,546</b> |        |
| <b>2017 Med Household Income</b>      | <b>\$98,011</b>  |        | <b>\$84,885</b>  |        | <b>\$68,001</b>  |        |
| <b>2017 Occupied Housing</b>          | <b>8,873</b>     |        | <b>75,355</b>    |        | <b>173,352</b>   |        |
| Owner Occupied                        | 4,086            | 46.05% | 35,439           | 47.03% | 77,511           | 44.71% |
| Renter Occupied                       | 4,787            | 53.95% | 39,916           | 52.97% | 95,841           | 55.29% |
| <b>2010 Housing Units</b>             | <b>9,714</b>     |        | <b>82,302</b>    |        | <b>192,435</b>   |        |
| 1 Unit                                | 6,030            | 62.08% | 47,413           | 57.61% | 104,892          | 54.51% |
| 2 - 4 Units                           | 631              | 6.50%  | 6,609            | 8.03%  | 15,789           | 8.20%  |
| 5 - 19 Units                          | 888              | 9.14%  | 7,716            | 9.38%  | 20,553           | 10.68% |
| 20+ Units                             | 2,165            | 22.29% | 20,564           | 24.99% | 51,201           | 26.61% |
| <b>2017 Housing Value</b>             | <b>4,086</b>     |        | <b>35,440</b>    |        | <b>77,512</b>    |        |
| <\$100,000                            | 57               | 1.40%  | 2,421            | 6.83%  | 12,279           | 15.84% |
| \$100,000 - \$200,000                 | 217              | 5.31%  | 4,348            | 12.27% | 11,376           | 14.68% |
| \$200,000 - \$300,000                 | 933              | 22.83% | 7,698            | 21.72% | 13,224           | 17.06% |
| \$300,000 - \$400,000                 | 755              | 18.48% | 7,885            | 22.25% | 12,113           | 15.63% |
| \$400,000 - \$500,000                 | 841              | 20.58% | 4,840            | 13.66% | 8,108            | 10.46% |
| \$500,000 - \$1,000,000               | 1,118            | 27.36% | 6,523            | 18.41% | 13,684           | 17.65% |
| \$1,000,000+                          | 165              | 4.04%  | 1,725            | 4.87%  | 6,728            | 8.68%  |
| <b>2017 Median Home Value</b>         | <b>\$409,631</b> |        | <b>\$341,255</b> |        | <b>\$315,496</b> |        |
| <b>2017 Housing Units by Yr Built</b> | <b>9,747</b>     |        | <b>82,684</b>    |        | <b>193,901</b>   |        |
| Built 2010+                           | 604              | 6.20%  | 5,358            | 6.48%  | 10,398           | 5.36%  |
| Built 2000 - 2010                     | 1,978            | 20.29% | 16,367           | 19.79% | 29,878           | 15.41% |
| Built 1990 - 1999                     | 580              | 5.95%  | 7,540            | 9.12%  | 16,385           | 8.45%  |
| Built 1980 - 1989                     | 543              | 5.57%  | 3,977            | 4.81%  | 11,130           | 5.74%  |
| Built 1970 - 1979                     | 439              | 4.50%  | 5,652            | 6.84%  | 19,573           | 10.09% |
| Built 1960 - 1969                     | 569              | 5.84%  | 8,465            | 10.24% | 26,575           | 13.71% |
| Built 1950 - 1959                     | 738              | 7.57%  | 9,581            | 11.59% | 28,155           | 14.52% |
| Built <1949                           | 4,296            | 44.08% | 25,744           | 31.14% | 51,807           | 26.72% |
| <b>2017 Median Year Built</b>         | <b>1957</b>      |        | <b>1966</b>      |        | <b>1965</b>      |        |



# Traffic Count Report



| 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                     |

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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.

### Information About Brokerage Services

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.

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

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**Buyer, Seller, Landlord or Tenant**

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**Date**

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01A TREC No. OP-K

