

2ND GEN. RESTAURANT MOSELEY

COMMERCIAL
REAL ESTATE

2700 MILAM STREET, HOUSTON, TEXAS 77006



Gensler

www.mcrehouston.com
(713) 522-4646

1,500 –
6,331 SF
FOR LEASE

PROPERTY INFORMATION

TRAFFIC COUNTS	CPD
MILAM STREET SOUTHBOUND	14,572
MCGOWEN WEST OF MILAM	4,100
MCGOWEN EAST OF MILAM	4,035

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	25,666	194,879	458,377
AVG. HH INCOME	\$121,776	\$134,546	\$129,231
DAYTIME POPULATION	62,463	380,553	661,700
HOUSEHOLD	15,351	92,055	206,809

LOCATION

2700 MILAM STREET
HOUSTON, TX 77006



PROPERTY NOTES

- 2,631 SF 2ND GENERATION RESTAURANT
- 1,500, 3,700 OR 6,331 SF END CAP
- EXTERIOR REMODEL LATE 2022
- PYLON SIGNAGE ON MILAM
- BLOCK WEST OF MIDTOWN PARK
- DENSE MULTI-FAMILY AROUND CENTER
- HEAVY FOOT TRAFFIC
- 12' CEILINGS
- NO BARS PERMITTED

NEIGHBORS



F L O S S



**REMODEL
COMING
SOON
2022**



Gensler



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MOSELEY

COMMERCIAL
REAL ESTATE

DENNIS STREET

MILAM STREET

DREW STREET

SUITE	TENANT	SF
2700	AVAILABLE	3,700
2704	LES GIVRAL'S	-
C-6	AVAILABLE	2,631
4/5	AVAILABLE	1,500



3,700 SF

2,631 SF
RESTAURANT

1,500 SF

Les Givral's
Sandwich & Café

MedSpring
urgent care

KIM CHAU & CO.
FINE JEWELERS

FLOSS

PHO SAIGON



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253 UNIT MULTIFAMILY

EMAIL US

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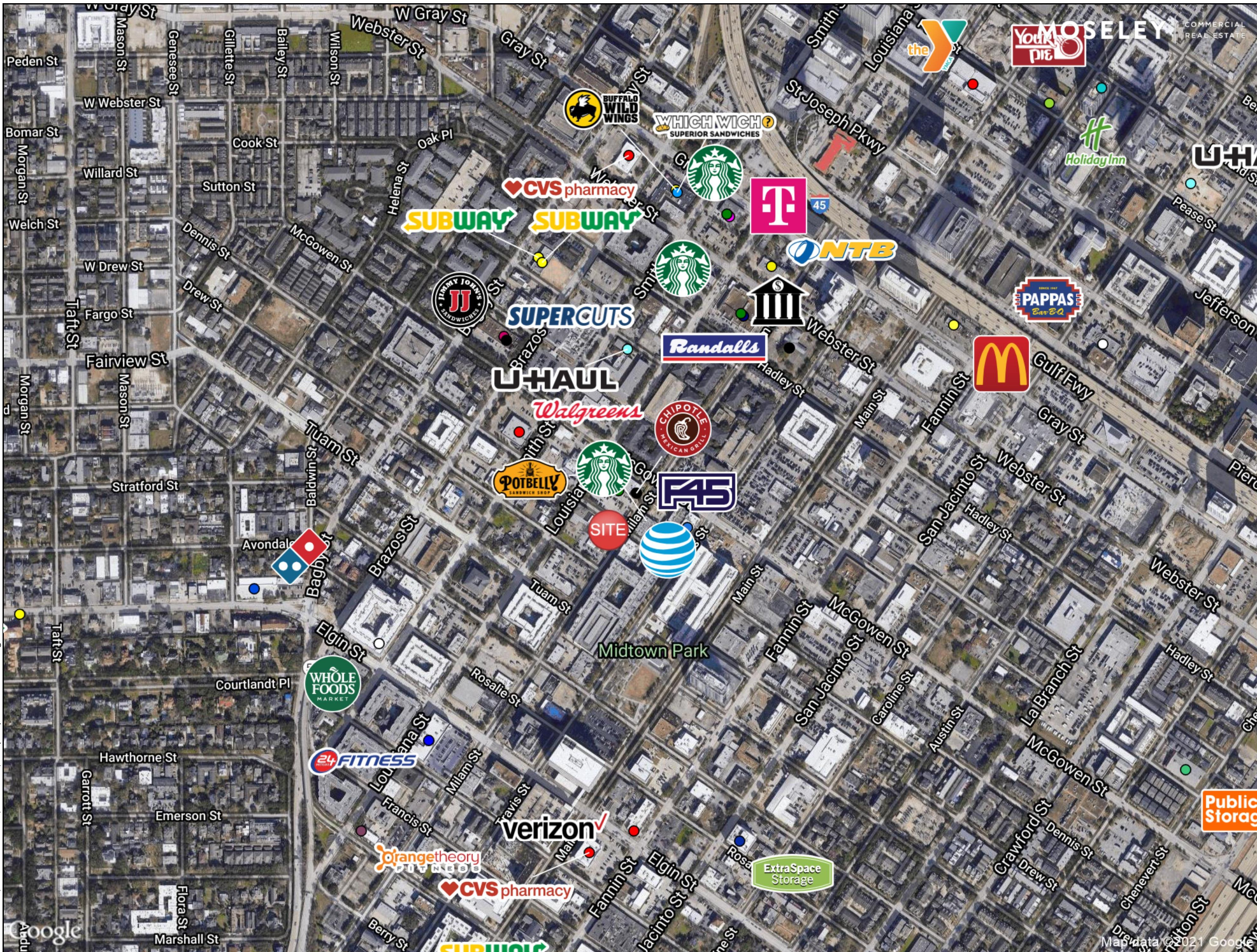
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713-522-4646

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WWW.MCREHOUSTON.COM

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FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



COMMERCIAL REAL ESTATE

Moseley Commercial Real Estate, Inc.

Lat/Lon: 29.7458/-95.3767

RF1

2700 Milam St

Houston, TX 77006

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	25,666	194,879	458,377
	2025 Projected Population	27,025	207,402	489,114
	2010 Census Population	20,211	161,757	398,692
	2000 Census Population	15,686	143,907	381,883
	Projected Annual Growth 2020 to 2025	1.1%	1.3%	1.3%
	Historical Annual Growth 2000 to 2020	3.2%	1.8%	1.0%
HOUSEHOLDS	2020 Estimated Households	15,351	92,055	206,809
	2025 Projected Households	16,508	100,044	224,532
	2010 Census Households	11,365	71,123	169,085
	2000 Census Households	7,682	58,084	150,977
	Projected Annual Growth 2020 to 2025	1.5%	1.7%	1.7%
	Historical Annual Growth 2000 to 2020	5.0%	2.9%	1.8%
AGE	2020 Est. Population Under 10 Years	9.4%	9.6%	11.5%
	2020 Est. Population 10 to 19 Years	7.9%	10.1%	10.9%
	2020 Est. Population 20 to 29 Years	21.8%	21.7%	18.5%
	2020 Est. Population 30 to 44 Years	28.0%	25.2%	23.6%
	2020 Est. Population 45 to 59 Years	17.9%	17.7%	17.9%
	2020 Est. Population 60 to 74 Years	11.5%	11.7%	12.8%
	2020 Est. Population 75 Years or Over	3.5%	4.1%	4.8%
	2020 Est. Median Age	33.8	33.9	34.8
MARITAL STATUS & GENDER	2020 Est. Male Population	55.9%	54.4%	51.7%
	2020 Est. Female Population	44.1%	45.6%	48.3%
	2020 Est. Never Married	60.1%	52.2%	46.2%
	2020 Est. Now Married	22.4%	28.0%	33.8%
	2020 Est. Separated or Divorced	15.6%	16.5%	15.9%
	2020 Est. Widowed	1.8%	3.2%	4.1%
INCOME	2020 Est. HH Income \$200,000 or More	14.2%	18.0%	16.7%
	2020 Est. HH Income \$150,000 to \$199,999	9.3%	8.4%	7.2%
	2020 Est. HH Income \$100,000 to \$149,999	16.3%	15.1%	14.0%
	2020 Est. HH Income \$75,000 to \$99,999	12.1%	11.5%	11.0%
	2020 Est. HH Income \$50,000 to \$74,999	15.7%	15.0%	15.7%
	2020 Est. HH Income \$35,000 to \$49,999	8.4%	8.8%	9.5%
	2020 Est. HH Income \$25,000 to \$34,999	6.6%	6.2%	7.2%
	2020 Est. HH Income \$15,000 to \$24,999	6.7%	6.2%	7.0%
	2020 Est. HH Income Under \$15,000	10.8%	10.8%	11.7%
	2020 Est. Average Household Income	\$121,776	\$134,543	\$129,231
	2020 Est. Median Household Income	\$80,329	\$89,511	\$86,337
	2020 Est. Per Capita Income	\$73,545	\$65,076	\$58,992
	2020 Est. Total Businesses	3,542	20,781	40,934
2020 Est. Total Employees	62,463	380,553	661,700	

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RACE	2020 Est. White	57.7%	54.8%	53.7%
	2020 Est. Black	23.6%	25.3%	23.6%
	2020 Est. Asian or Pacific Islander	7.0%	6.3%	6.9%
	2020 Est. American Indian or Alaska Native	0.6%	0.5%	0.5%
	2020 Est. Other Races	11.1%	13.0%	15.2%
HISPANIC	2020 Est. Hispanic Population	7,211	64,214	179,177
	2020 Est. Hispanic Population	28.1%	33.0%	39.1%
	2025 Proj. Hispanic Population	28.3%	33.0%	38.9%
	2010 Hispanic Population	17.6%	25.7%	34.5%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	19,107	137,146	317,630
	2020 Est. Elementary (Grade Level 0 to 8)	3.0%	5.0%	7.4%
	2020 Est. Some High School (Grade Level 9 to 11)	3.5%	5.2%	6.1%
	2020 Est. High School Graduate	8.8%	14.3%	16.0%
	2020 Est. Some College	14.1%	14.3%	14.4%
	2020 Est. Associate Degree Only	5.0%	4.8%	4.8%
	2020 Est. Bachelor Degree Only	36.6%	30.4%	27.2%
	2020 Est. Graduate Degree	29.0%	26.0%	24.2%
HOUSING	2020 Est. Total Housing Units	16,716	100,862	225,821
	2020 Est. Owner-Occupied	25.5%	30.5%	35.7%
	2020 Est. Renter-Occupied	66.4%	60.8%	55.9%
	2020 Est. Vacant Housing	8.2%	8.7%	8.4%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	16.0%	15.4%	13.3%
	2020 Homes Built 2000 to 2009	26.1%	20.7%	16.9%
	2020 Homes Built 1990 to 1999	11.3%	9.8%	11.0%
	2020 Homes Built 1980 to 1989	4.9%	6.4%	8.0%
	2020 Homes Built 1970 to 1979	6.4%	6.6%	7.5%
	2020 Homes Built 1960 to 1969	10.1%	6.9%	7.4%
	2020 Homes Built 1950 to 1959	5.5%	6.3%	8.9%
	2020 Homes Built Before 1949	11.5%	19.2%	18.5%
HOME VALUES	2020 Home Value \$1,000,000 or More	1.7%	8.5%	10.5%
	2020 Home Value \$500,000 to \$999,999	16.1%	22.7%	20.3%
	2020 Home Value \$400,000 to \$499,999	18.6%	13.7%	10.6%
	2020 Home Value \$300,000 to \$399,999	25.4%	19.0%	15.1%
	2020 Home Value \$200,000 to \$299,999	23.3%	17.4%	14.5%
	2020 Home Value \$150,000 to \$199,999	6.6%	7.8%	8.4%
	2020 Home Value \$100,000 to \$149,999	5.7%	5.3%	7.7%
	2020 Home Value \$50,000 to \$99,999	2.1%	4.0%	9.5%
	2020 Home Value \$25,000 to \$49,999	0.3%	0.9%	2.4%
	2020 Home Value Under \$25,000	0.3%	0.7%	0.9%
	2020 Median Home Value	\$326,045	\$417,005	\$400,723
	2020 Median Rent	\$1,144	\$1,151	\$1,087

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	22,062	166,862	377,897
	2020 Est. Civilian Employed	73.9%	59.7%	60.5%
	2020 Est. Civilian Unemployed	6.7%	6.8%	6.8%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	19.4%	33.5%	32.7%
	2020 Labor Force Males	56.7%	55.0%	51.8%
	2020 Labor Force Females	43.3%	45.0%	48.2%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	16,313	99,584	228,640
	2020 Mgmt, Business, & Financial Operations	26.1%	25.2%	22.3%
	2020 Professional, Related	36.5%	34.8%	32.2%
	2020 Service	12.6%	12.1%	12.9%
	2020 Sales, Office	17.4%	17.5%	17.7%
	2020 Farming, Fishing, Forestry	-	-	-
	2020 Construction, Extraction, Maintenance	3.2%	4.1%	6.6%
	2020 Production, Transport, Material Moving	4.2%	6.2%	8.3%
	2020 White Collar Workers	80.0%	77.5%	72.2%
	2020 Blue Collar Workers	20.0%	22.5%	27.8%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	70.8%	74.8%	75.7%
	2020 Drive to Work in Carpool	5.1%	5.8%	7.8%
	2020 Travel to Work by Public Transportation	8.3%	5.4%	5.5%
	2020 Drive to Work on Motorcycle	0.6%	0.1%	0.2%
	2020 Walk or Bicycle to Work	7.7%	4.9%	3.6%
	2020 Other Means	1.5%	1.2%	1.1%
	2020 Work at Home	6.2%	7.8%	6.1%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	34.5%	29.0%	24.6%
	2020 Travel to Work in 15 to 29 Minutes	56.1%	46.3%	45.9%
	2020 Travel to Work in 30 to 59 Minutes	30.0%	27.9%	29.6%
	2020 Travel to Work in 60 Minutes or More	3.4%	3.9%	4.5%
	2020 Average Travel Time to Work	20.1	20.8	22.0
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$1.25 B	\$8.01 B	\$17.43 B
	2020 Est. Apparel	\$44.62 M	\$288.14 M	\$627.29 M
	2020 Est. Contributions, Gifts	\$75.09 M	\$499.55 M	\$1.09 B
	2020 Est. Education, Reading	\$43.98 M	\$294.09 M	\$639.38 M
	2020 Est. Entertainment	\$70.7 M	\$458.82 M	\$999.58 M
	2020 Est. Food, Beverages, Tobacco	\$189.16 M	\$1.2 B	\$2.62 B
	2020 Est. Furnishings, Equipment	\$43.78 M	\$283.54 M	\$617.22 M
	2020 Est. Health Care, Insurance	\$109.75 M	\$700.79 M	\$1.53 B
	2020 Est. Household Operations, Shelter, Utilities	\$407.07 M	\$2.59 B	\$5.64 B
	2020 Est. Miscellaneous Expenses	\$23.75 M	\$152.68 M	\$331.92 M
	2020 Est. Personal Care	\$16.75 M	\$107.22 M	\$233.15 M
	2020 Est. Transportation	\$222.28 M	\$1.42 B	\$3.1 B

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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
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date