

FOR LEASE

Midtown Crossing

510 Gray Street | Houston, TX



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Description

Located in the heart of Midtown, one of Houston's densest and most popular developing areas with numerous residential communities within walking distance, and just blocks from downtown Houston

- Approximately 6,000 Residential units within 10 block radius
- High daytime population of 150K+ within 1 mile
- Young professional area: 34.6 median age within 1 mile
- Income of more than \$108K within 3, & 5 miles, and \$110K within 1 mile
- Ability to give virtual tours upon request

Overview

LEASE RATE	Contact Broker
AVAILABLE	Unit B 1,050 SF
	Unit C 1,687 SF

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Total Population	26,805	210,537	478,564
Average Household Income	\$111,035	\$114,465	\$108,199
Daytime Population	152,508	385,048	907,140

Year: 2019 | Source: Esri

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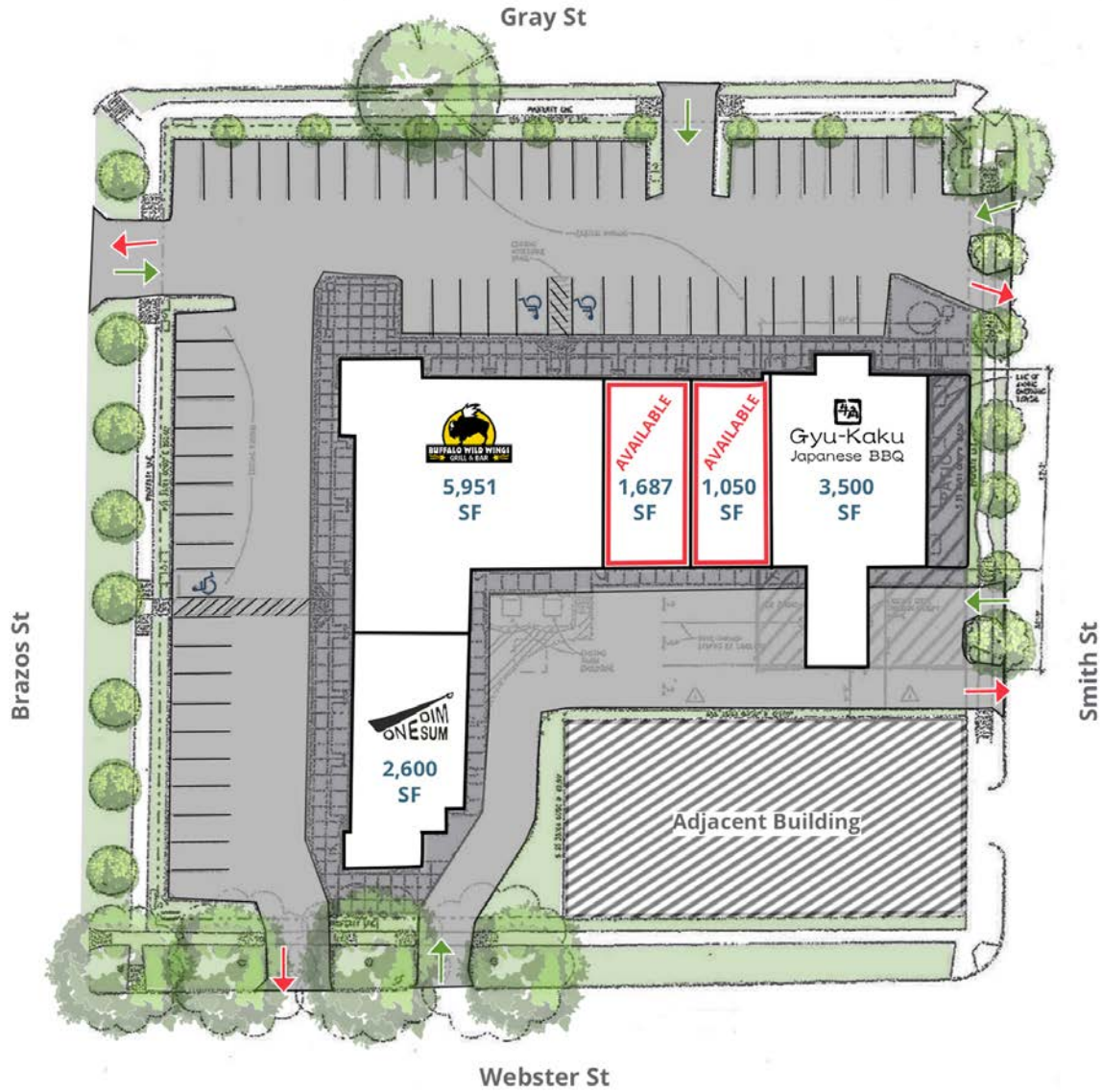
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	1 mile	3 miles	5 miles
Population			
2000 Population	13,122	150,889	383,130
2010 Population	18,253	167,128	396,886
2019 Population	26,805	210,537	478,564
2024 Population	30,911	233,062	522,591
2000-2010 Annual Rate	3.36%	1.03%	0.35%
2010-2017 Annual Rate	4.24%	2.53%	2.04%
2017-2022 Annual Rate	2.89%	2.05%	1.78%
2019 Male Population	57.2%	54.5%	51.9%
2019 Female Population	42.8%	45.5%	48.1%
2019 Median Age	34.5	35.1	35.2
Households			
2000 Households	6,187	60,193	150,285
2010 Households	10,386	72,840	167,578
2019 Total Households	15,853	95,195	207,634
2024 Total Households	18,497	107,158	229,217
2000-2010 Annual Rate	5.32%	1.93%	1.10%
2010-2017 Annual Rate	4.68%	2.94%	2.34%
2017-2022 Annual Rate	3.13%	2.40%	2.00%
2019 Average Household Size	1.57	1.93	2.16
Housing Units			
2019 Total Housing Units	17,903	107,986	233,881
2019 Owner Occupied Housing Units	4,304	34,670	83,106
2019 Renter Occupied Housing Units	11,549	60,526	124,528
2019 Vacant Housing Units	2,050	12,791	26,247
Race and Ethnicity			
2019 White Alone	60.4%	57.7%	56.3%
2019 Black Alone	21.6%	21.9%	20.1%
2019 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2019 Asian Alone	8.0%	6.4%	7.4%
2019 Pacific Islander Alone	0.1%	0.0%	0.0%
2019 Hispanic Origin (Any Race)	20.8%	31.1%	37.6%
Income			
2019 Median Household Income	\$80,668	\$75,134	\$65,130
2019 Average Household Income	\$111,035	\$114,465	\$108,199
Per Capita Income	\$64,423	\$52,743	\$47,484
2019 Population 25+ by Educational Attainment			
Total	21,398	154,404	339,232
High School Graduate	6.3%	9.8%	12.0%
GED/Alternative Credential	1.8%	2.9%	2.7%
Some College, No Degree	14.7%	14.5%	14.5%
Associate Degree	3.8%	4.3%	4.6%
Bachelor's Degree	36.7%	31.1%	27.4%
Graduate/Professional Degree	32.2%	26.8%	25.0%
Daytime Population			
2019 Total Daytime Population	152,508	385,048	907,140
Workers	144,936	306,571	699,588
Residents	7,572	78,477	207,552

Source: Esri, U.S. Census

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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials Tenant Initials Seller Initials Landlord Initials Date