

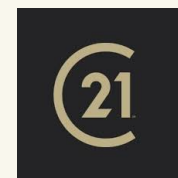
Tanglewilde place

MIXED USE OPPORTUNITY

OFFERING MEMORANDUM



2620 Tanglewilde St
Houston, TX 77063



Tanglewilde place

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Century 21 Olympian	0569020	OlympianBroker@Yahoo.com	(832)553-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen Williams	0529036	OlympianBroker@Yahoo.com	(832)553-8300
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Toktam Ettehadieh	0577559	Toke@tokeproperties.com	(713)398-5009
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



01 Executive Summary
Investment Summary

ADDRESS	2620 Tanglewilde St Houston TX 77063
COUNTY	Harris
MARKET	Houston
SUBMARKET	Galleria
BUILDING SF	15,576 SF
LAND ACRES	.8264
LAND SF	36,000 SF
YEAR BUILT	2010
YEAR RENOVATED	2020
APN	1049130000005
OWNERSHIP TYPE	Fee Simple

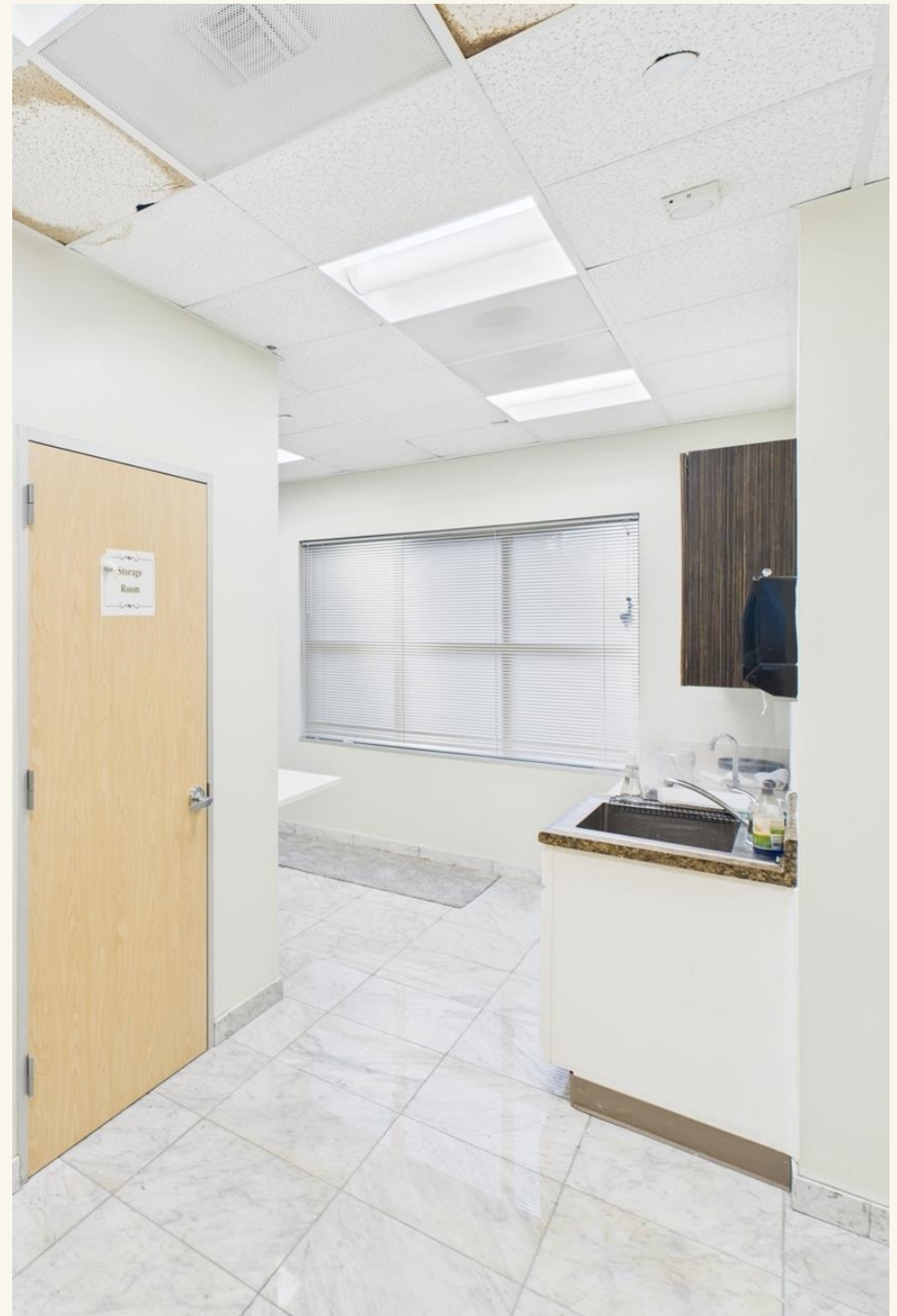
PRICE Call For Price

2025 Population	24,105	200,499	545,434
2025 Median HH Income	\$54,680	\$59,486	\$63,634
2025 Average HH Income	\$86,743	\$108,328	\$114,619



- 2620 Tanglewilde Street is a 15,576 SF Class B office building located in Houston's established Westchase submarket. The property is 100% vacant, offering immediate flexibility for owner-users or investors pursuing repositioning, redevelopment, or multi-tenant strategies. Featuring high ceilings, strong natural light, and a highly adaptable interior layout, the building supports a wide range of uses including medical, professional office, educational, or specialty services. Positioned just off Westheimer Road, the asset benefits from excellent accessibility, strong surrounding residential density, and proximity to major retail and employment centers—without the congestion of a primary arterial.

- Commercial Kitchen and Cafe
(9) Restrooms
Multiple Offices
Salon Studio
Conference room





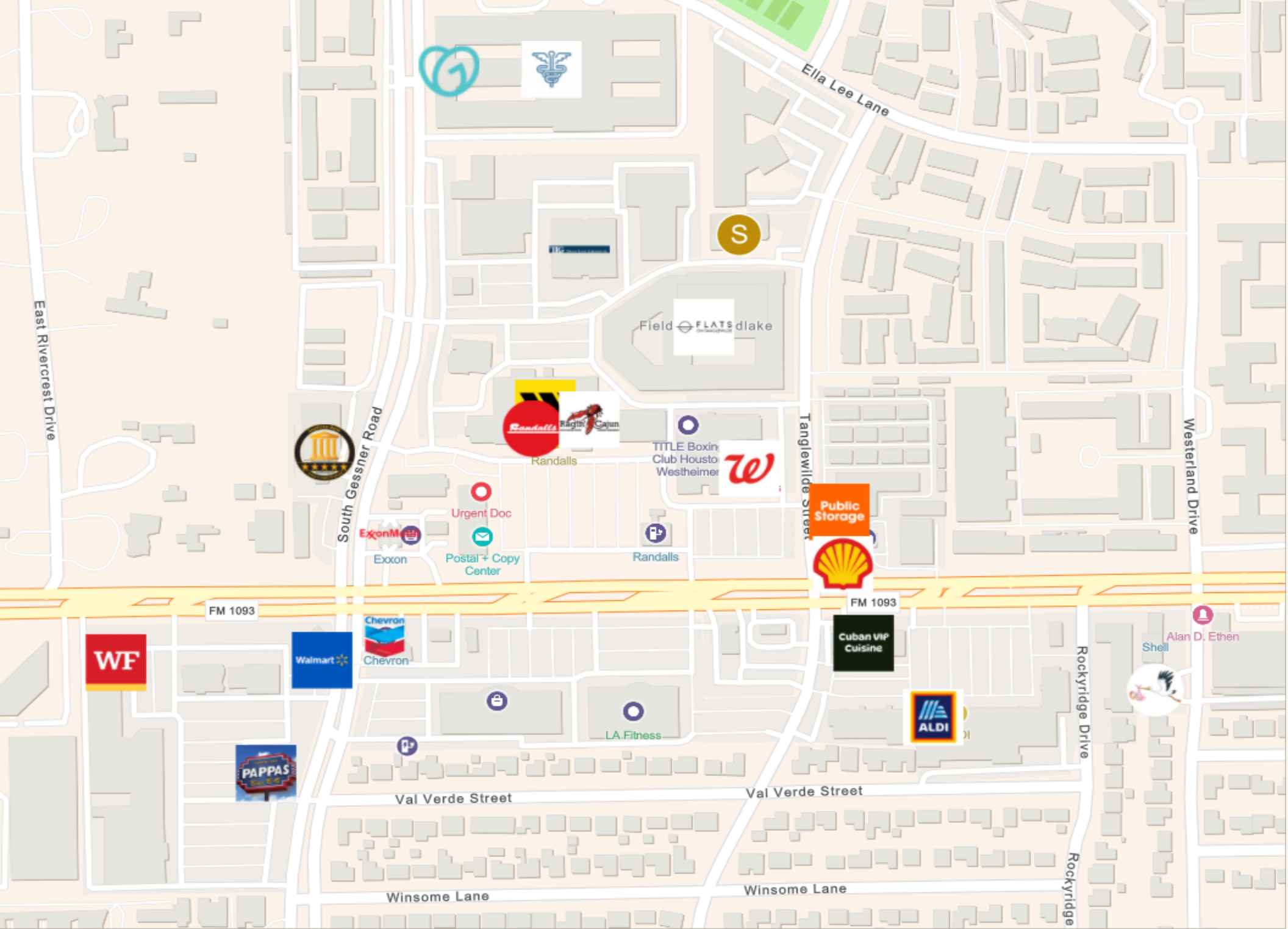
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Location

Local Business Map

Aerial View Map

TANGLEWILDE PLACE





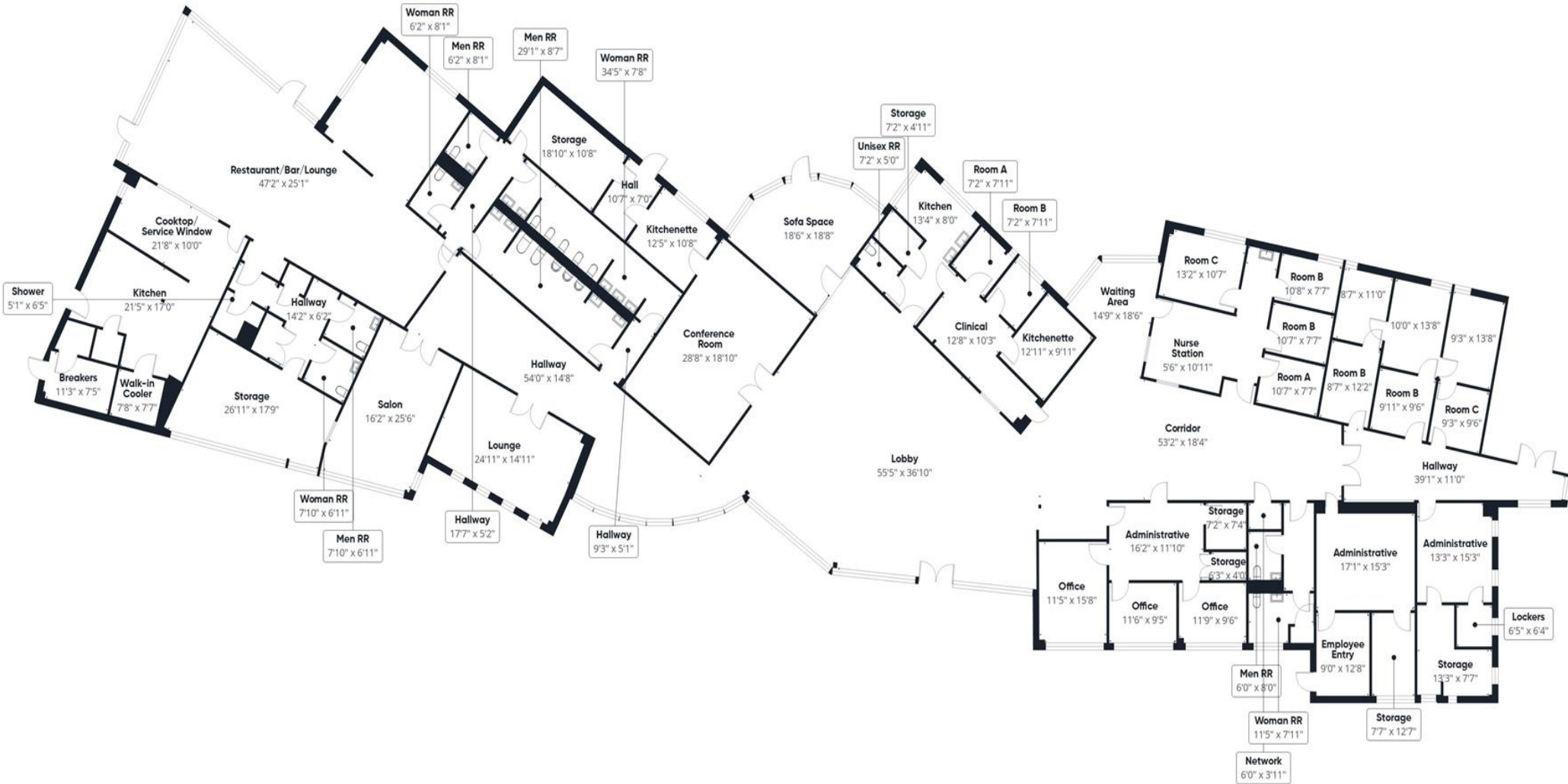


03 **Property Description**

- Property Features
- Floor Plan
- Property Images

NUMBER OF UNITS	1
BUILDING SF	15,576
LAND SF	36,000
LAND ACRES	.8264
# OF PARCELS	1
YEAR BUILT	2010
YEAR RENOVATED	2020
ZONING TYPE	Unrestricted
LOCATION CLASS	B
BUILDING CLASS	B
TOPOGRAPHY	Level
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
LOT DIMENSION	280x130
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
NUMBER OF PARKING SPACES	29
HVAC	Electric
FOUNDATION	Slab
FRAMING	Metal
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	TPO
LANDSCAPING	None











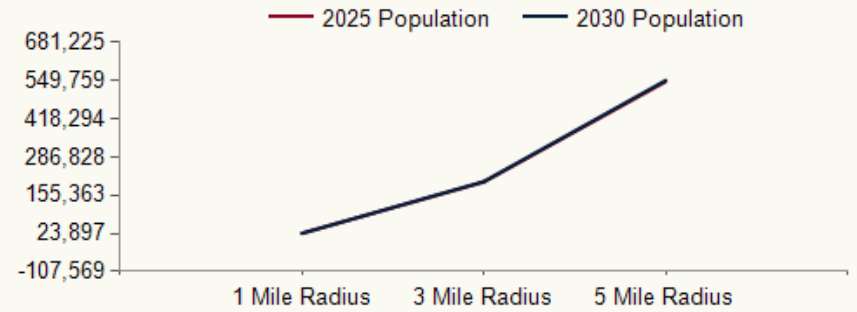
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Demographics

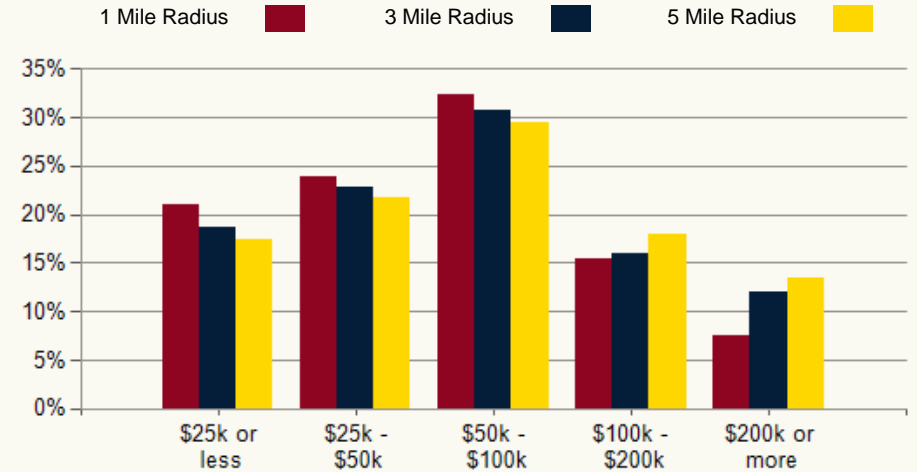
General Demographics

2000 Population	19,002	173,730	489,904
2010 Population	21,998	185,223	508,131
2025 Population	24,105	200,499	545,434
2030 Population	23,897	201,854	549,759
2025 African American	5,551	36,045	88,025
2025 American Indian	292	2,918	7,632
2025 Asian	2,048	26,160	62,873
2025 Hispanic	8,337	78,468	234,049
2025 Other Race	3,476	39,698	119,230
2025 White	8,670	66,038	181,917
2025 Multiracial	4,063	29,543	85,491
2025-2030: Population: Growth Rate	-0.85%	0.65%	0.80%

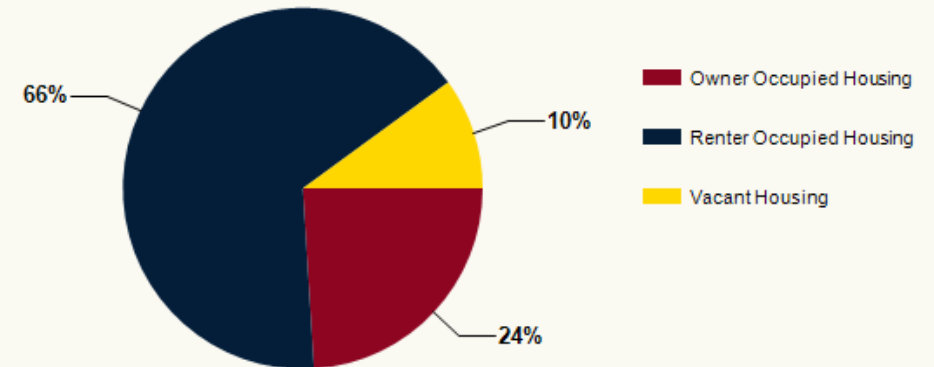
less than \$15,000	1,441	9,162	22,163
\$15,000-\$24,999	1,196	7,416	17,969
\$25,000-\$34,999	1,017	7,773	20,522
\$35,000-\$49,999	1,994	12,512	29,822
\$50,000-\$74,999	2,541	16,571	40,834
\$75,000-\$99,999	1,516	10,877	27,165
\$100,000-\$149,999	1,479	10,268	28,534
\$150,000-\$199,999	453	3,971	13,010
\$200,000 or greater	949	10,685	30,980
Median HH Income	\$54,680	\$59,486	\$63,634
Average HH Income	\$86,743	\$108,328	\$114,619



2025 Household Income



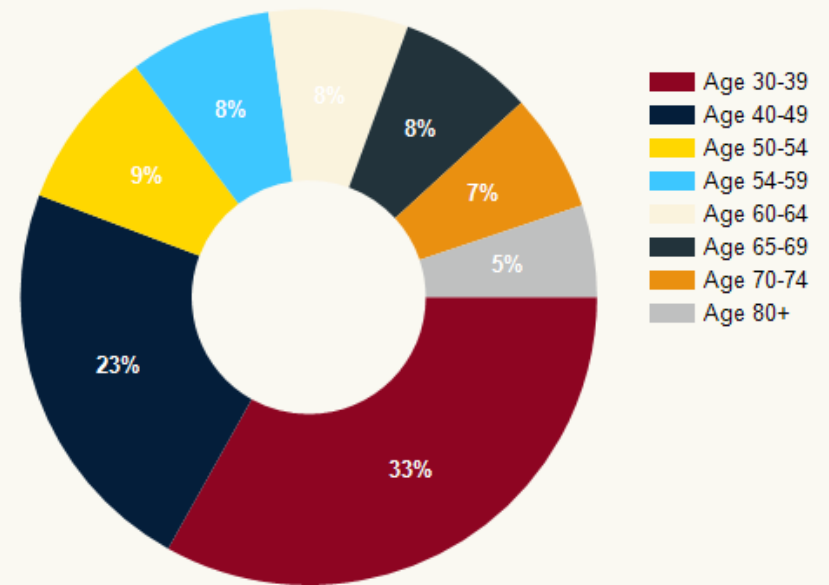
2025 Own vs. Rent - 1 Mile Radius



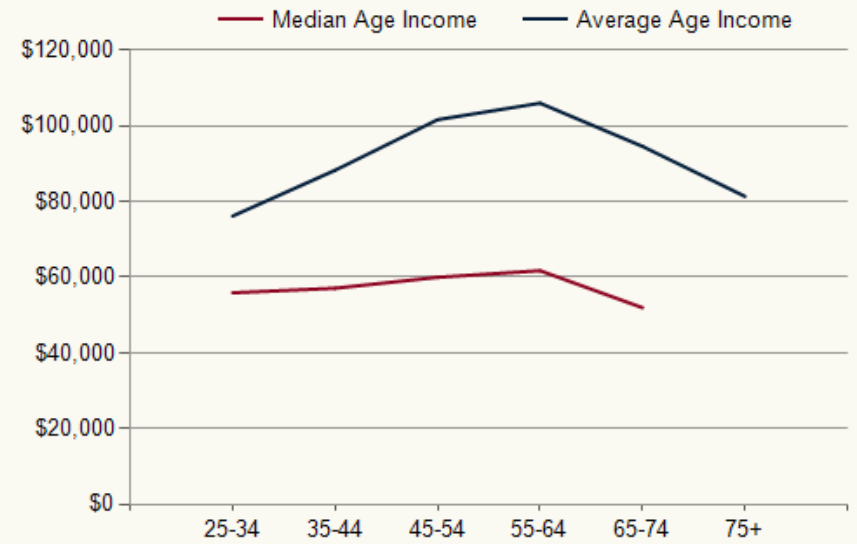
Source: esri

2025 Population Age 30-34	2,457	17,615	45,159
2025 Population Age 35-39	2,139	16,819	43,043
2025 Population Age 40-44	1,798	15,154	40,379
2025 Population Age 45-49	1,348	12,342	34,084
2025 Population Age 50-54	1,247	11,439	31,537
2025 Population Age 55-59	1,112	9,963	27,999
2025 Population Age 60-64	1,086	9,147	26,323
2025 Population Age 65-69	1,056	8,194	23,668
2025 Population Age 70-74	921	6,838	19,158
2025 Population Age 75-79	718	5,122	14,145
2025 Population Age 80-84	487	3,519	9,146
2025 Population Age 85+	513	3,485	8,533
2025 Population Age 18+	19,526	155,352	419,378
2025 Median Age	36	36	36
2030 Median Age	37	36	36

Population By Age



Median Household Income 25-34	\$55,877	\$58,795	\$62,361
Average Household Income 25-34	\$76,126	\$86,823	\$93,190
Median Household Income 35-44	\$57,068	\$63,394	\$67,374
Average Household Income 35-44	\$88,254	\$110,260	\$118,430
Median Household Income 45-54	\$59,960	\$67,814	\$72,357
Average Household Income 45-54	\$101,620	\$129,740	\$134,674
Median Household Income 55-64	\$61,722	\$67,864	\$72,965
Average Household Income 55-64	\$105,987	\$140,965	\$143,623
Median Household Income 65-74	\$51,929	\$57,610	\$61,484
Average Household Income 65-74	\$94,563	\$120,583	\$121,900
Average Household Income 75+	\$81,341	\$91,287	\$99,072



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