

FOR LEASE: ± 4,699 SF | 2ND GENERATION SPACE

7287 BROMPTON ST., HOUSTON, TX 77025



Kelsey-Seybold Clinic

St. Luke's Health

RESIDENCES
AT GRAMERCY

HOUSTON EYE ASSOCIATES
Established 1871

HCA Houston
Healthcare
Gramercy Outpatient
Surgery Center

SITE

Brompton St.

Bellefontaine

CAMDEN
894 Units

The Terraces
on Brompton Apts.
362 Units

S&P INTERESTS

JENNIFER ZAKY
713.598.8999
jennifer@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5373 W. Alabama St., Ste. 325 | Houston, TX 77056

PROPERTY OVERVIEW

LOCATION
7287 Brompton St. | Houston, TX 77025

AVAILABLE
Up to ± 4,699 SF (divisible)

PARKING
31 Spaces

INCOME
\$124,813 within 3 miles

ROOFTOPS
87,326 in 3 mile radius

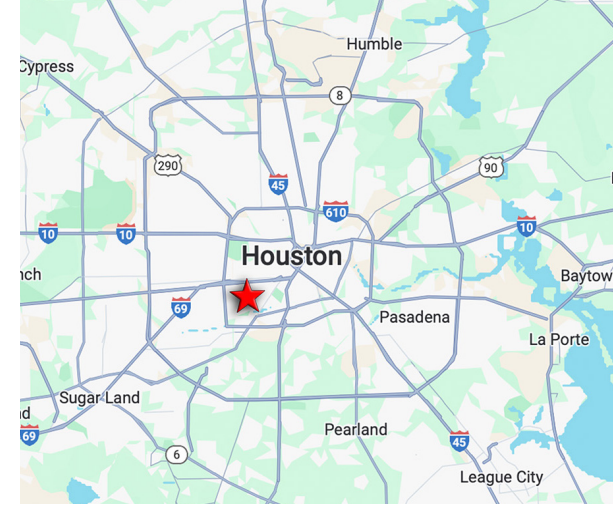
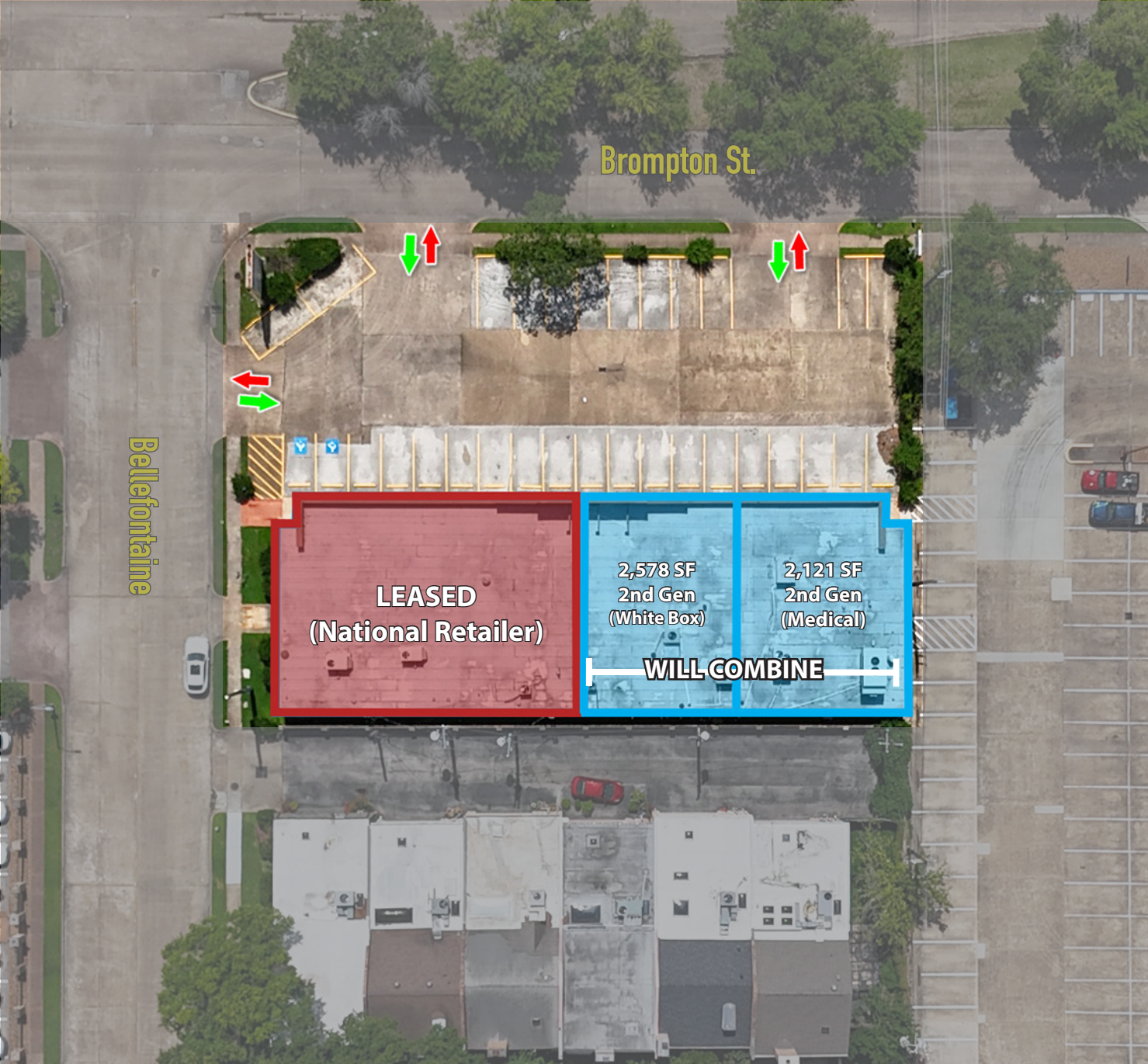
POPULATION
180,906 in 3 mile radius



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PROPERTY FEATURES:

- Pylon Signage Available
- Dense Residential Area
- Potential Uses: Office Professional, Retail, Medical, Restaurant
- Spaces Available:
 - ± 2,578 SF 2nd Gen White Box
 - ± 2,121 SF 2nd Gen Medical/Lab
- Close proximity to Texas Medical Center, Rice University and Rice Village

PRICING:

Base: \$28/SF | NNN: \$8/SF

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	25,603	180,906	515,906
Households	11,798	87,326	235,765
Average HH Income	\$132,720	\$124,813	\$111,044

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Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	26,447	187,015	534,560
2024 Estimate	25,603	180,906	515,906
2020 Census	24,060	168,807	475,037
Growth 2024 - 2029	3.30%	3.38%	3.62%
Growth 2020 - 2024	6.41%	7.17%	8.60%

2024 Population by Age	25,603	180,906	515,906
Age 0 - 4	1,723 6.73%	12,162 6.72%	35,387 6.86%
Age 5 - 9	1,633 6.38%	9,883 5.46%	30,043 5.82%
Age 10 - 14	1,444 5.64%	8,451 4.67%	25,543 4.95%
Age 15 - 19	1,266 4.94%	8,213 4.54%	25,183 4.88%
Age 20 - 24	1,646 6.43%	12,004 6.64%	35,513 6.88%
Age 25 - 29	2,325 9.08%	17,472 9.66%	48,792 9.46%
Age 30 - 34	2,493 9.74%	19,079 10.55%	52,759 10.23%
Age 35 - 39	2,115 8.26%	16,072 8.88%	45,603 8.84%
Age 40 - 44	1,828 7.14%	13,141 7.26%	37,911 7.35%
Age 45 - 49	1,592 6.22%	10,767 5.95%	30,905 5.99%
Age 50 - 54	1,444 5.64%	9,843 5.44%	28,084 5.44%
Age 55 - 59	1,256 4.91%	9,083 5.02%	26,181 5.07%
Age 60 - 64	1,165 4.55%	8,776 4.85%	24,996 4.85%
Age 65 - 69	1,105 4.32%	8,067 4.46%	22,447 4.35%
Age 70 - 74	962 3.76%	6,763 3.74%	17,882 3.47%
Age 75 - 79	744 2.91%	5,019 2.77%	12,907 2.50%
Age 80 - 84	459 1.79%	3,137 1.73%	8,189 1.59%
Age 85+	403 1.57%	2,972 1.64%	7,580 1.47%
Age 65+	3,673 14.35%	25,958 14.35%	69,005 13.38%

Median Age	35.60	36.00	35.50
Average Age	37.30	37.90	37.20

2024 Population By Race	25,603	180,906	515,906
White	14,068 54.95%	90,913 50.25%	210,941 40.89%
Black	1,712 6.69%	25,181 13.92%	105,810 20.51%
Am. Indian & Alaskan	105 0.41%	791 0.44%	5,052 0.98%
Asian	5,556 21.70%	32,352 17.88%	62,111 12.04%
Hawaiian & Pacific Island	26 0.10%	119 0.07%	427 0.08%
Other	4,137 16.16%	31,551 17.44%	131,565 25.50%

Population by Hispanic Origin	25,603	180,906	515,906
Non-Hispanic Origin	21,963 85.78%	151,989 84.02%	379,987 73.65%
Hispanic Origin	3,640 14.22%	28,917 15.98%	135,920 26.35%

2024 Median Age, Male	34.90	35.80	35.70
2024 Average Age, Male	36.50	37.30	36.80

2024 Median Age, Female	36.40	36.20	35.40
2024 Average Age, Female	38.20	38.40	37.60

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification	20,549	148,759	419,885
Civilian Employed	13,011 63.32%	99,600 66.95%	280,482 66.80%
Civilian Unemployed	473 2.30%	2,998 2.02%	10,594 2.52%
Civilian Non-Labor Force	7,036 34.24%	46,103 30.99%	128,714 30.65%
Armed Forces	29 0.14%	58 0.04%	95 0.02%

Households by Marital Status	1 Mile	3 Mile	5 Mile
Married	4,872	30,199	74,668
Married No Children	2,596	18,061	45,744
Married w/Children	2,276	12,138	28,924

2024 Population by Education	18,364	135,979	387,835
Some High School, No Diploma	445 2.42%	3,566 2.62%	35,887 9.25%
High School Grad (Incl Equivalency)	657 3.58%	8,273 6.08%	44,520 11.48%
Some College, No Degree	1,919 10.45%	19,011 13.98%	64,133 16.54%
Associate Degree	474 2.58%	5,787 4.26%	23,599 6.08%
Bachelor Degree	5,796 31.56%	43,996 32.35%	111,990 28.88%
Advanced Degree	9,073 49.41%	55,346 40.70%	107,706 27.77%

2024 Population by Occupation	25,696	193,917	532,443
Real Estate & Finance	915 3.56%	9,463 4.88%	24,798 4.66%
Professional & Management	12,889 50.16%	91,134 47.00%	213,264 40.05%
Public Administration	211 0.82%	2,897 1.49%	7,181 1.35%
Education & Health	5,946 23.14%	36,891 19.02%	73,354 13.78%
Services	660 2.57%	8,350 4.31%	38,765 7.28%
Information	94 0.37%	1,324 0.68%	3,864 0.73%
Sales	1,521 5.92%	14,254 7.35%	46,324 8.70%
Transportation	378 1.47%	3,302 1.70%	12,040 2.26%
Retail	658 2.56%	5,033 2.60%	19,417 3.65%
Wholesale	332 1.29%	2,065 1.06%	7,662 1.44%
Manufacturing	544 2.12%	4,773 2.46%	17,261 3.24%
Production	346 1.35%	3,195 1.65%	17,296 3.25%
Construction	54 0.21%	1,325 0.68%	16,155 3.03%
Utilities	227 0.88%	2,762 1.42%	11,945 2.24%
Agriculture & Mining	470 1.83%	3,898 2.01%	11,729 2.20%
Farming, Fishing, Forestry	0 0.00%	48 0.02%	216 0.04%
Other Services	451 1.76%	3,203 1.65%	11,172 2.10%

2024 Worker Travel Time to Job	11,327	86,718	247,777
<30 Minutes	8,896 78.54%	63,464 73.18%	165,638 66.85%
30-60 Minutes	2,055 18.14%	20,181 23.27%	69,630 28.10%
60+ Minutes	376 3.32%	3,073 3.54%	12,509 5.05%

Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Size	11,077	81,438	216,622
1-Person Households	4,293 38.76%	34,996 42.97%	90,200 41.64%
2-Person Households	3,319 29.96%	25,656 31.50%	66,832 30.85%
3-Person Households	1,342 12.12%	8,828 10.84%	25,661 11.85%
4-Person Households	1,353 12.21%	7,458 9.16%	19,456 8.98%
5-Person Households	521 4.70%	2,986 3.67%	8,838 4.08%
6-Person Households	184 1.66%	1,028 1.26%	3,491 1.61%
7 or more Person Households	65 0.59%	486 0.60%	2,144 0.99%

2024 Average Household Size	2.10	2.00	2.10
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Households			
2029 Projection	12,199	90,378	244,629
2024 Estimate	11,798	87,326	235,765
2020 Census	11,076	81,439	216,622
Growth 2024 - 2029	3.40%	3.49%	3.76%
Growth 2020 - 2024	6.52%	7.23%	8.84%

2024 Households by HH Income	11,799	87,326	235,765
<\$25,000	1,781 15.09%	13,347 15.28%	43,082 18.27%
\$25,000 - \$50,000	1,548 13.12%	11,810 13.52%	40,405 17.14%
\$50,000 - \$75,000	2,008 17.02%	14,240 16.31%	36,908 15.65%
\$75,000 - \$100,000	988 8.37%	9,816 11.24%	24,477 10.38%
\$100,000 - \$125,000	970 8.22%	7,550 8.65%	19,365 8.21%
\$125,000 - \$150,000	663 5.62%	5,534 6.34%	13,477 5.72%
\$150,000 - \$200,000	836 7.09%	5,949 6.81%	17,033 7.22%
\$200,000+	3,005 25.47%	19,080 21.85%	41,018 17.40%

2024 Avg Household Income	\$132,720	\$124,813	\$111,044
2024 Med Household Income	\$89,233	\$85,864	\$73,121

2024 Occupied Housing	11,798	87,326	235,765
Owner Occupied	4,977 42.19%	31,514 36.09%	82,952 35.18%
Renter Occupied	6,821 57.81%	55,812 63.91%	152,813 64.82%
2020 Housing Units	13,993	101,476	271,887
1 Unit	5,614 40.12%	35,715 35.20%	101,902 37.48%
2 - 4 Units	662 4.73%	5,614 5.53%	15,762 5.80%
5 - 19 Units	1,098 7.85%	15,302 15.08%	38,627 14.21%
20+ Units	6,619 47.30%	44,845 44.19%	115,596 42.52%

2024 Housing Value	4,977	31,513	82,951
<\$100,000	30 0.60%	566 1.80%	4,901 5.91%
\$100,000 - \$200,000	400 8.04%	1,947 6.18%	8,415 10.14%
\$200,000 - \$300,000	183 3.68%	2,970 9.42%	10,228 12.33%
\$300,000 - \$400,000	342 6.87%	2,540 8.06%	11,640 14.03%
\$400,000 - \$500,000	396 7.96%	3,069 9.74%	10,015 12.07%
\$500,000 - \$1,000,000	1,850 37.17%	11,100 35.22%	22,777 27.46%
\$1,000,000+	1,776 35.68%	9,321 29.58%	14,975 18.05%
2024 Median Home Value	\$807,432	\$710,112	\$462,820

Radius	1 Mile	3 Mile	5 Mile
2024 Housing Units by Yr Built	14,021	101,805	272,605
Built 2010+	2,744 19.57%	26,976 26.50%	70,569 25.89%
Built 2000 - 2010	1,938 13.82%	16,073 15.79%	40,656 14.91%
Built 1990 - 1999	2,550 18.19%	15,948 15.67%	29,979 11.00%
Built 1980 - 1989	2,026 14.45%	12,582 12.36%	27,414 10.06%
Built 1970 - 1979	1,744 12.44%	9,821 9.65%	31,202 11.45%
Built 1960 - 1969	762 5.43%	5,964 5.86%	27,350 10.03%
Built 1950 - 1959	792 5.65%	6,074 5.97%	23,651 8.68%
Built <1949	1,465 10.45%	8,367 8.22%	21,784 7.99%
2024 Median Year Built	1990	1994	1991

Demographic Trend Report

Description	2020	2024	2029
Population	24,060	25,603	26,447
Age 0 - 4	1,324 5.50%	1,723 6.73%	1,811 6.85%
Age 5 - 9	1,520 6.32%	1,633 6.38%	1,741 6.58%
Age 10 - 14	1,310 5.44%	1,444 5.64%	1,615 6.11%
Age 15 - 19	1,134 4.71%	1,266 4.94%	1,455 5.50%
Age 20 - 24	1,955 8.13%	1,646 6.43%	1,461 5.52%
Age 25 - 29	2,665 11.08%	2,325 9.08%	1,772 6.70%
Age 30 - 34	2,324 9.66%	2,493 9.74%	2,151 8.13%
Age 35 - 39	1,811 7.53%	2,115 8.26%	2,234 8.45%
Age 40 - 44	1,567 6.51%	1,828 7.14%	2,074 7.84%
Age 45 - 49	1,464 6.08%	1,592 6.22%	1,820 6.88%
Age 50 - 54	1,298 5.39%	1,444 5.64%	1,593 6.02%
Age 55 - 59	1,161 4.83%	1,256 4.91%	1,406 5.32%
Age 60 - 64	1,176 4.89%	1,165 4.55%	1,242 4.70%
Age 65 - 69	1,088 4.52%	1,105 4.32%	1,122 4.24%
Age 70 - 74	922 3.83%	962 3.76%	993 3.75%
Age 75 - 79	632 2.63%	744 2.91%	814 3.08%
Age 80 - 84	321 1.33%	459 1.79%	577 2.18%
Age 85+	388 1.61%	403 1.57%	566 2.14%
Age 15+	19,906 82.73%	20,803 81.25%	21,280 80.46%
Age 20+	18,772 78.02%	19,537 76.31%	19,825 74.96%
Age 65+	3,351 13.93%	3,673 14.35%	4,072 15.40%
Median Age	35	36	38
Average Age	37.20	37.30	38.30

Population By Race	24,060	25,603	26,447
White	13,869 57.64%	14,068 54.95%	14,504 54.84%
Black	1,535 6.38%	1,712 6.69%	1,773 6.70%
Am. Indian & Alaskan	94 0.39%	105 0.41%	114 0.43%
Asian	5,123 21.29%	5,556 21.70%	5,755 21.76%
Hawaiian & Pacific Islander	19 0.08%	26 0.10%	28 0.11%
Other	3,390 14.09%	4,137 16.16%	4,273 16.16%



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

S&P Interests, LLC 9003291 info@spinterests.com 713.766.4500
 Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Joseph Sebesta 591067 jsebesta@spinterests.com 832.455.7355
 Designated Broker of Firm License No. Email Phone

 Licensed Supervisor of Sales Agent/ Associate Email Phone

Jennifer Zaky 774634 jennifer@spinterests.com 713.598.8999
 Sales Agent/Associate's Name License No. Email Phone

 Buyer/Tenant/Seller/Landlord Initials _____ Date