

DAVIS

HOLDINGS

WEST LOOP & 18TH

1720 West Loop North
Houston, TX 77008
SEC West Loop North & West 18th St

LEASING INFORMATION

Kate Davis

✉ kdavis@davisholdingslp.com 🌐 davisholdingslp.com

☎ 713.659.3131, ext. 111

MULTI-TENANT RETAIL BUILDING FOR LEASE



HIGHLIGHTS

- Caters to Timbergrove, the Heights and other "inside the loop" neighborhoods
- Serves rapidly gentrifying neighborhoods nearby including Oak Forest
- Large land parcel stretching from Minimax Dr. to West 18th St.
- Across from Northwest Mall, Houston site for Texas Bullet Train
- Excellent Freeway visibility
- Freeway Signage
- Surplus Parking - 5.33 Parking Ratio

SIZE

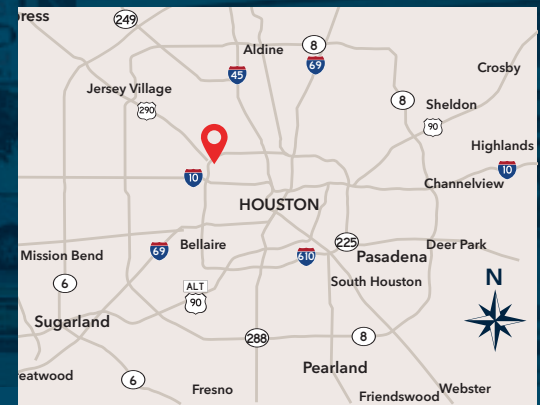
PAD SITE 1
Land: 4,112 SF
Building C (Whataburger)

PAD SITE 2
Land: 11,620 SF
Building D (Garden Center)

<5 MILES
from
the renowned
Galleria mall!

AVAILABLE

- 2 PAD SITES
- 2 MULTI-TENANT CENTERS
- 1,500 SF, 2nd GEN RESTAURANT W/ GREASE TRAP & VENT HOOD



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DEMOGRAPHICS

**TRADE AREA BY
BLOCK GROUPS**

RADIUS	1 MILE	2 MILE	5 MILE
Population			
2025 Projection	7,906	52,941	424,970
2020 Estimate	7,579	50,906	409,016
2010 Census	6,442	44,195	357,497
Growth 2020 - 2025	4.31%	4.00%	3.90%
Growth 2010 - 2020	17.65%	15.18%	14.41%
2019 Population by Age			
Median Age	38.40	36.20	37.10
Average Age	38.60	36.60	37.40
2019 Population by Occupation			
Civilian Employed	4,538 7 4.91%	29,118 73.18%	227,233 70.25%
Civilian Unemployed	104 1.72%	810 2.04%	6,045 1.87%
Civilian Non-Labor Force	1,416 23.37%	9,862 24.79%	90,150 27.87%
Armed Forces	0 0.00%	0 0.00%	54 0.02%
2019 Population by Education			
Some High School, No Diploma	618 10.44%	6,600 17.44%	47,325 15.56%
High School Grad (Incl Equivalency)	899 15.18%	7,061 18.66%	48,388 15.90%
Some College, No Degree	1,190 20.10%	7,134 18.85%	55,555 18.26%
Associate Degree	442 7.46%	2,652 7.01%	17,336 5.70%
Bachelor Degree	1,947 32.88%	9,202 24.31%	79,559 26.15%
Advanced Degree	825 13.93%	5,196 13.73%	56,074 18.43%
2019 Average Household Size	2.10	2.30	2.20
Households			
2025 Projection	3,698	22,240	185,599
2020 Estimate	3,571	21,469	178,898
Income			
2020 Avg Household Income	\$105,572	\$106,714	\$115,481
2020 Med Household Income	\$72,086	\$69,008	\$76,612



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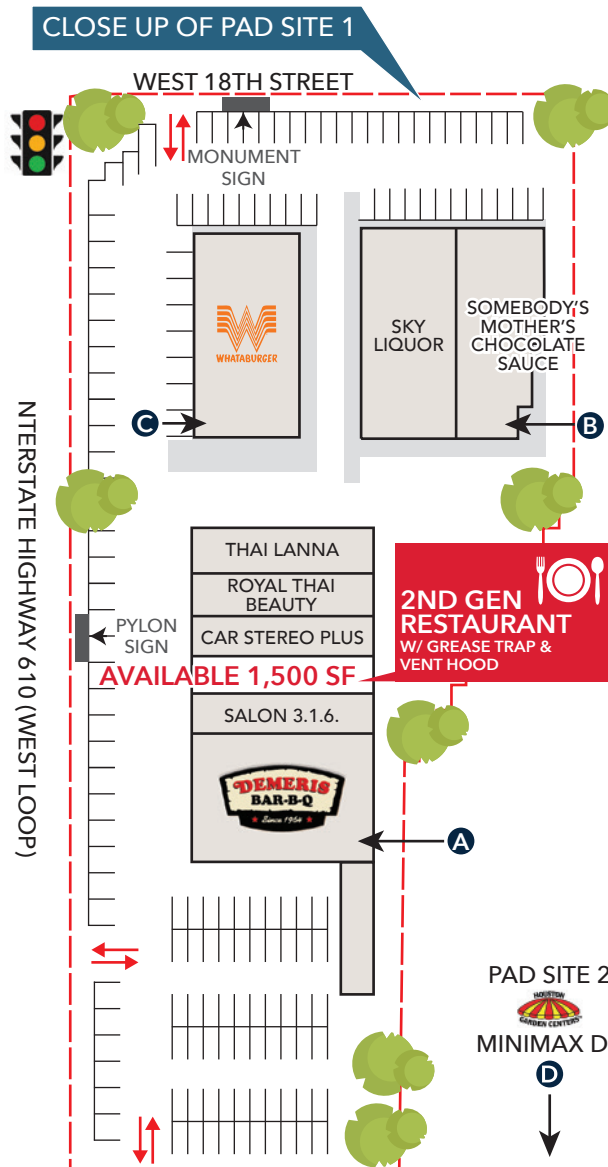
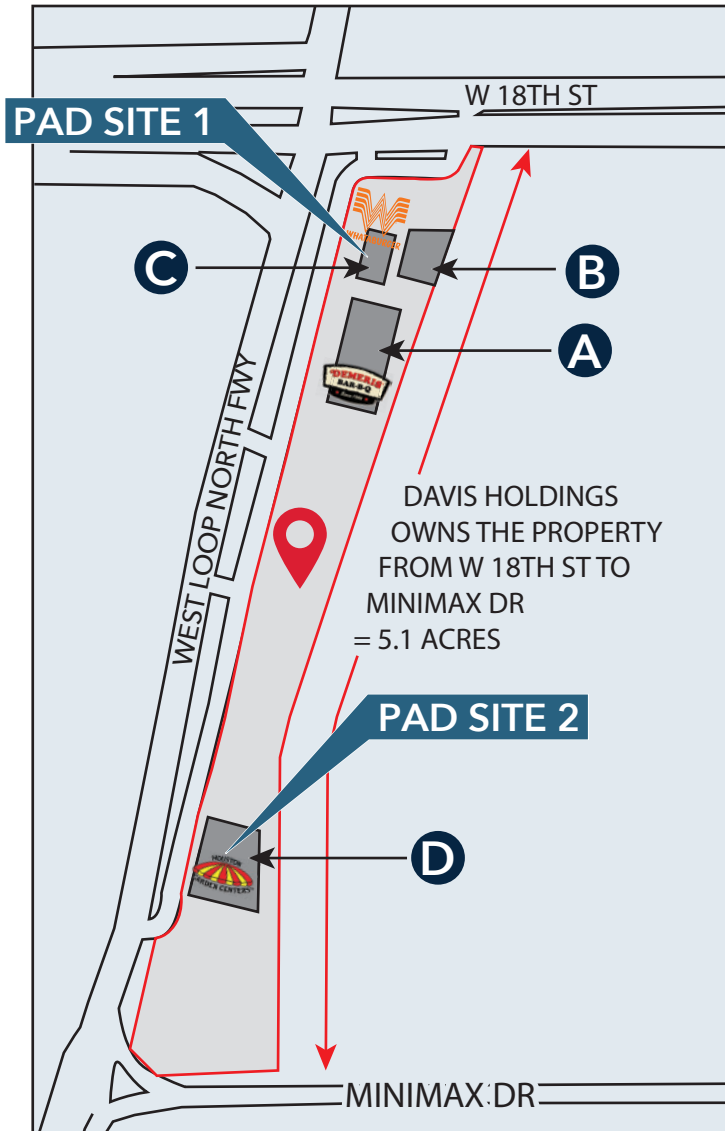
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SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

AVAILABLE

- 2 Pad Sites
- 2 Multi-Tenant Centers
- 1,500 SF 2nd Gen Restaurant

- A**
Multi-Tenant Building: 12,000 SF
1. Car Stereo & Alarms / 1,500
 2. Demeris Barbecue / 4,500
 3. Royal Thai Beauty / 1,500
 4. Salon 3.1.6. / 1,500
 5. Thai Lanna Restaurant / 1,500
- B**
Multi-Tenant Building: 4,809 SF
6. Sky Liquor / 2,384
 7. Somebody's Mother's Chocolate / 2,425
- C**
PAD SITE 1
Land: 4,112 SF
8. Whataburger
- D**
PAD SITE 2
Land: 11,620 SF
9. Houston Garden Center

This site plan rendering is provided to depict the general size and location of the building(s), property grounds, parking areas and amenities. Davis Bros. reserves the right to alter the aforementioned. Tenant names are subject to change without notice.