

# HARLOW DISTRICT IN MONTROSE

1220 & 1226 W CLAY ST | HOUSTON, TEXAS



**CHODROW**  
REALTY ADVISORS

ALAN CHODROW  
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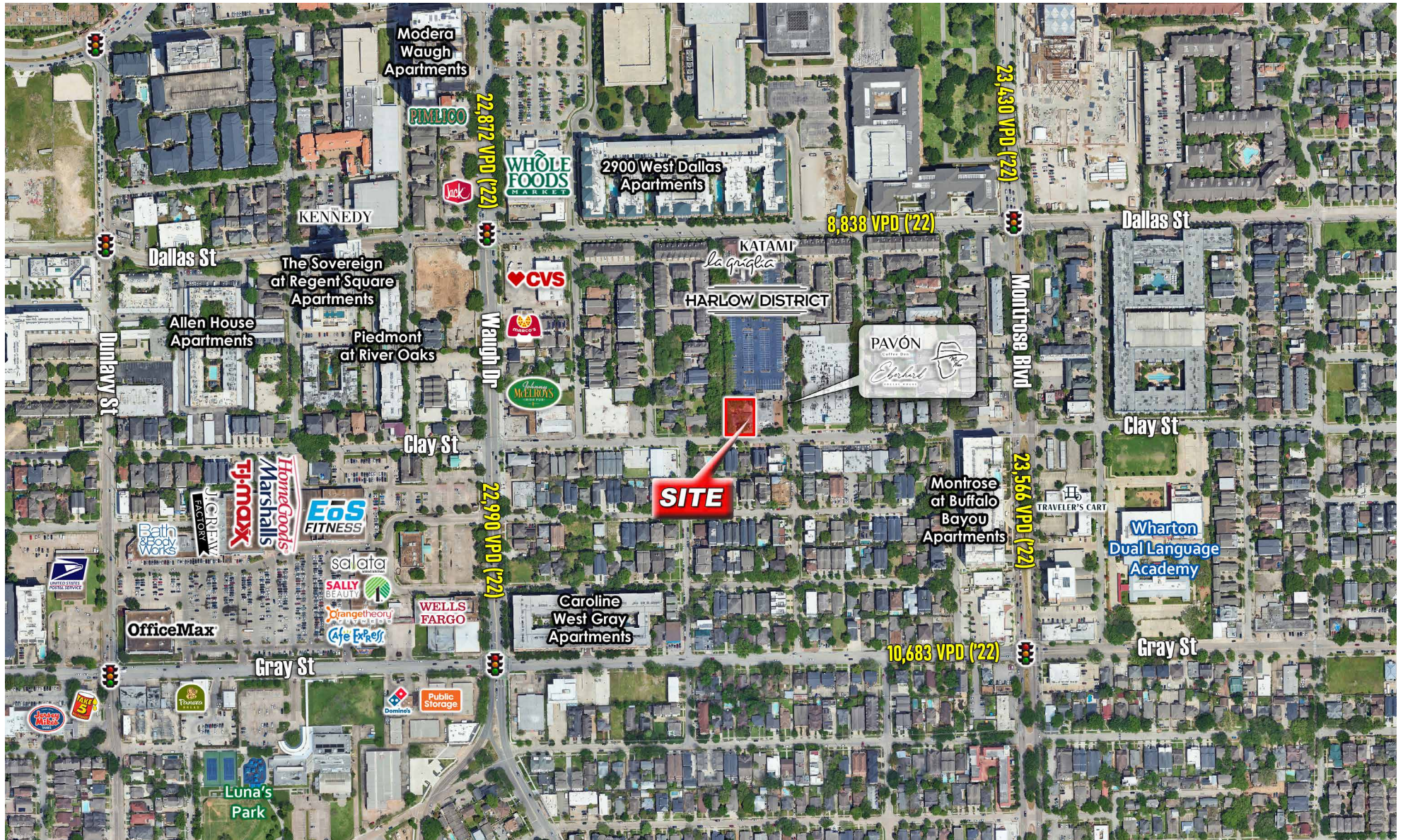
CHELSEA PADON  
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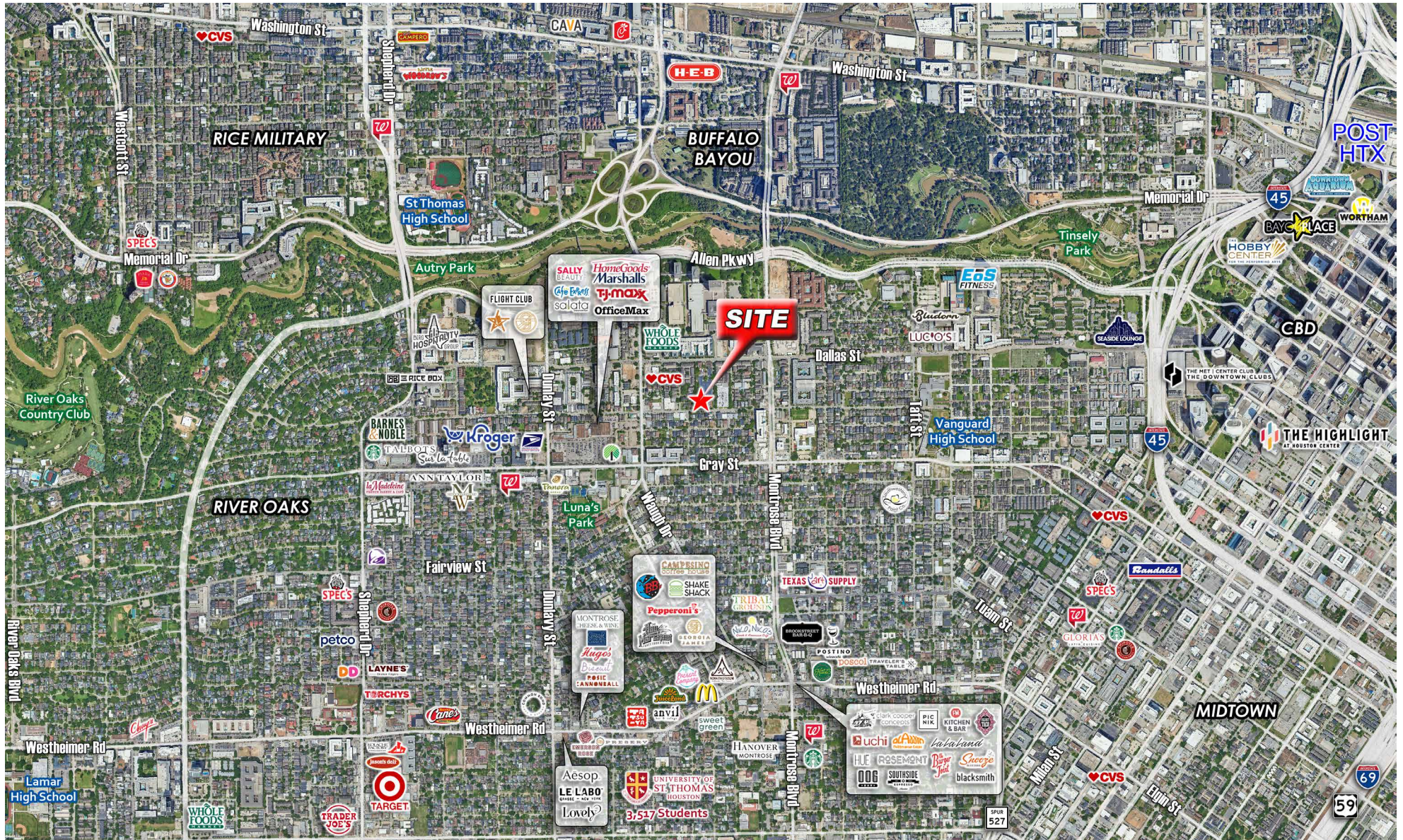
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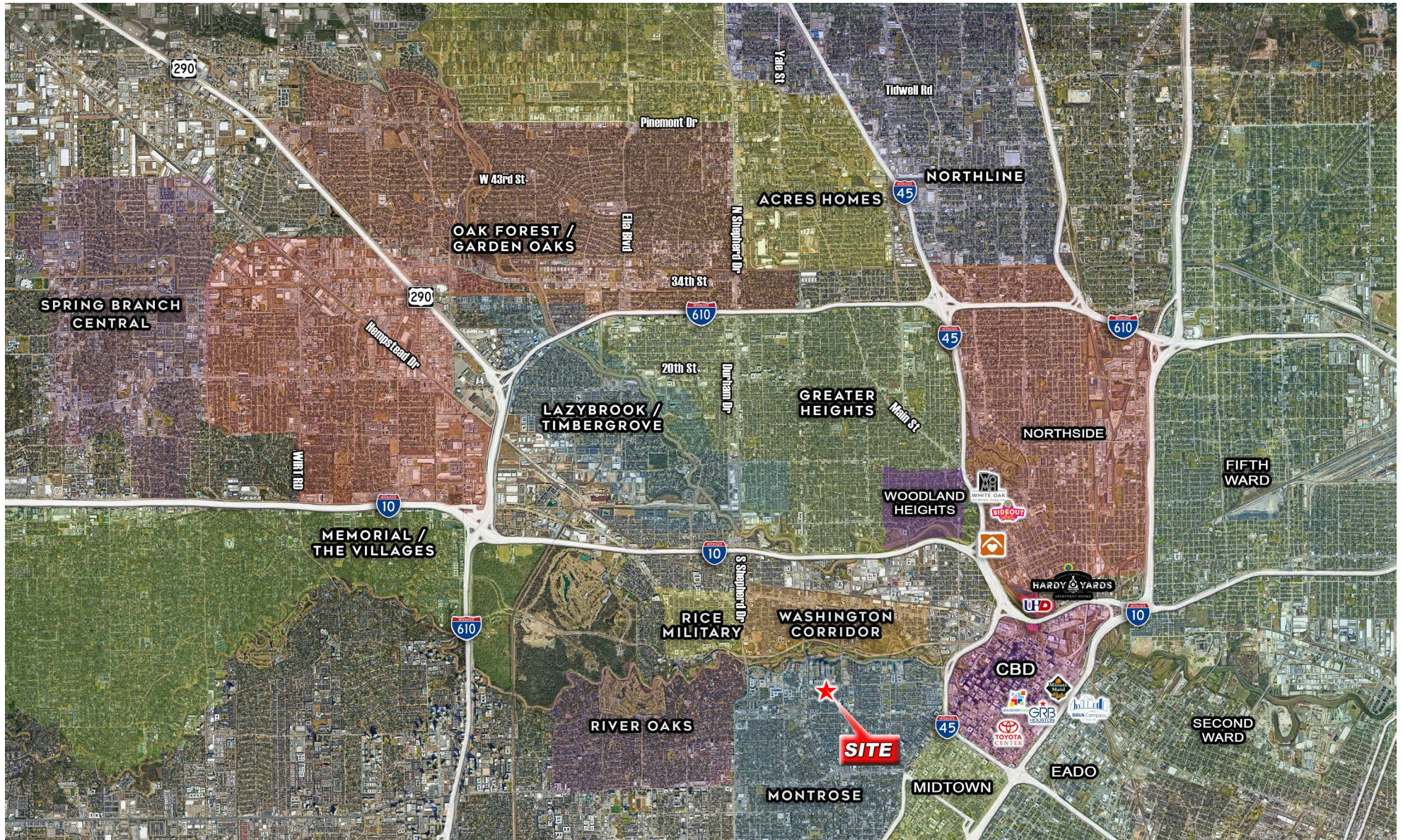
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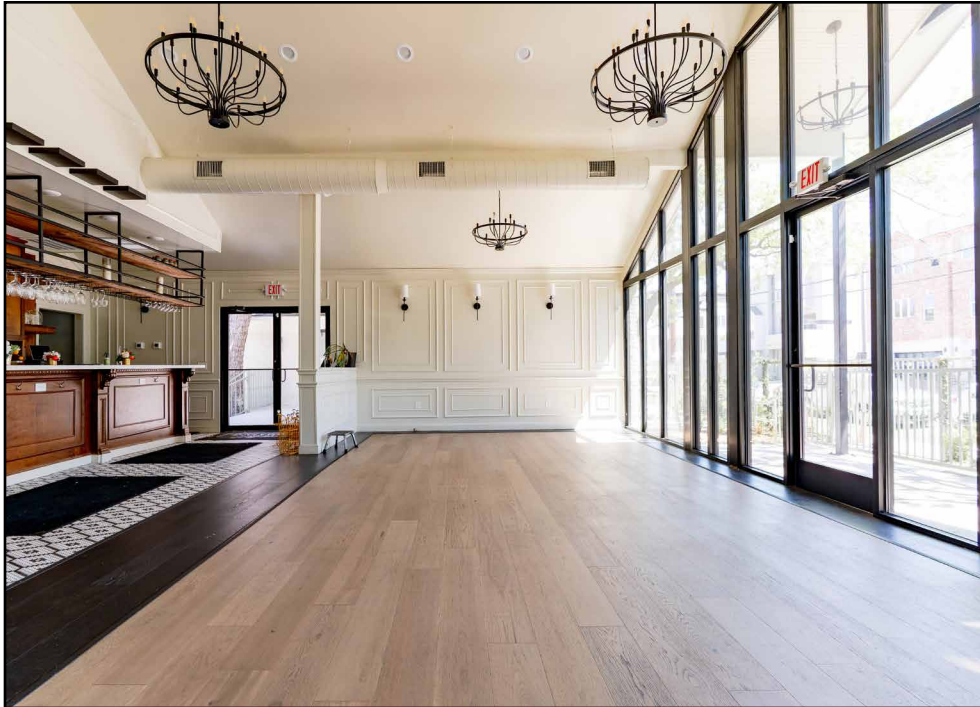
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## LOCATION

1220 & 1226 W. Clay St, Houston, TX 77019



## RATES

Call for Details



## TRAFFIC COUNTS

Waugh Dr: 22,872 VPD (TxDOT '22)

W Dallas St: 8,838 VPD (TxDOT '22)

Montrose Blvd: 23,430 VPD (TxDOT '22)



## AVAILABLE

- 3,000 SF between both buildings
- 10,000 SF of land, roughly 5,000 SF can be utilized for backyard/patio space.
- Large outdoor space with ample opportunity
- Valet parking available for all tenants at Harlow District



## DEMOGRAPHICS

2025 (Source ESRI)	1-Mile	3-Mile	5-Mile
Total Population	36,992	215,058	481,442
Median HH Income	\$111,911	\$113,241	\$97,907
Total Household	21,676	111,666	233,266
Daytime Population	41,639	411,039	978,451

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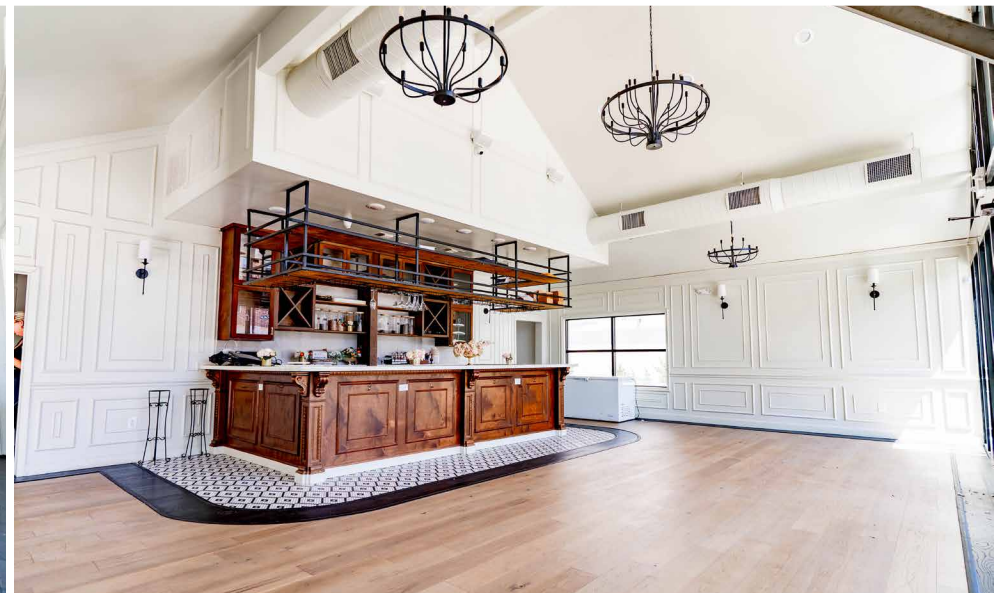
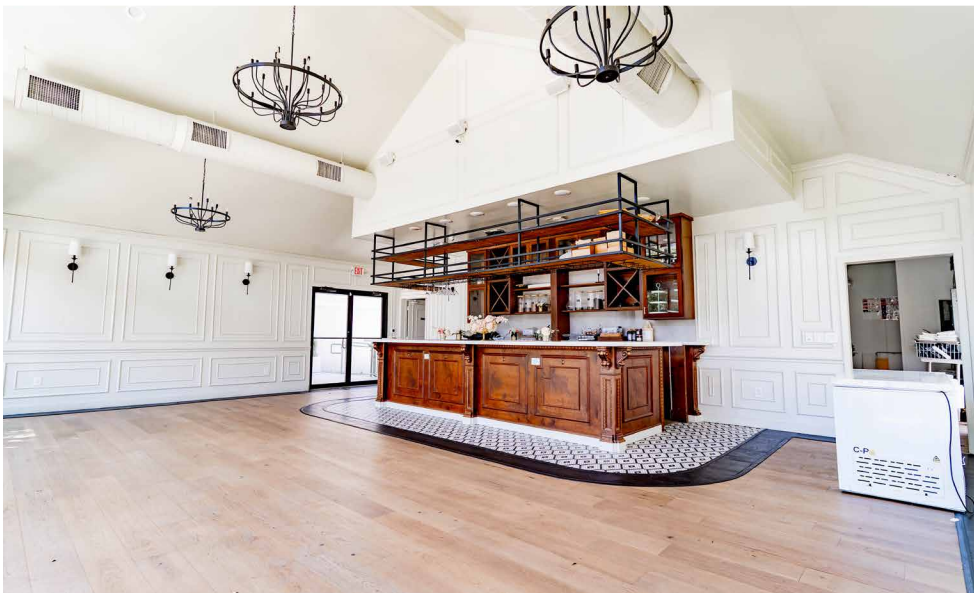
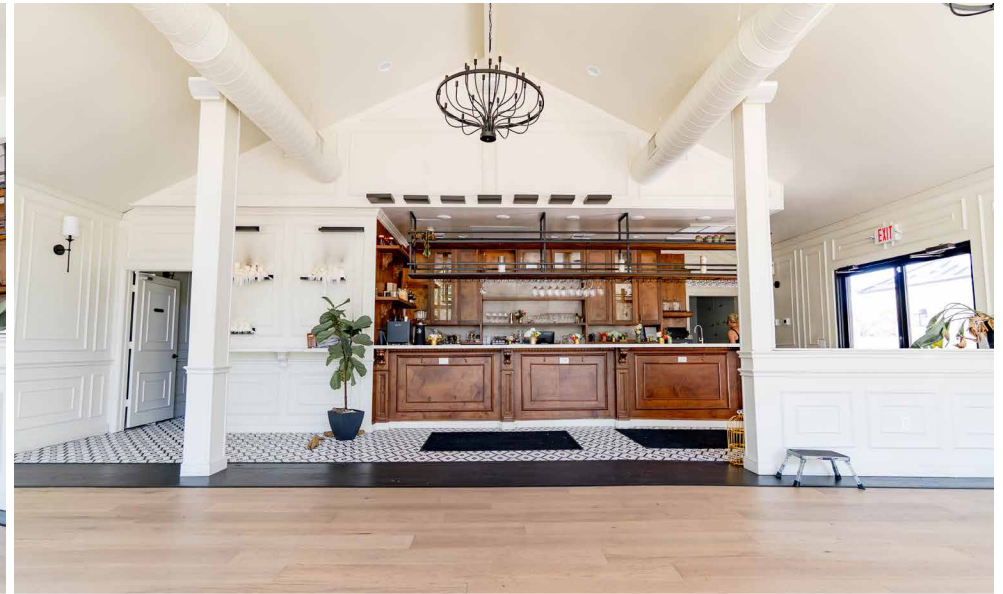
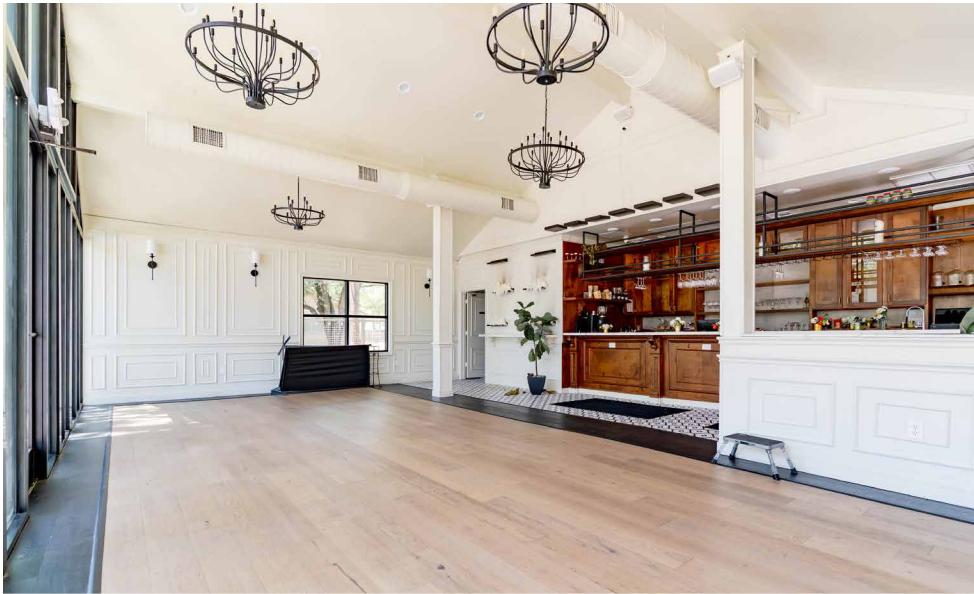
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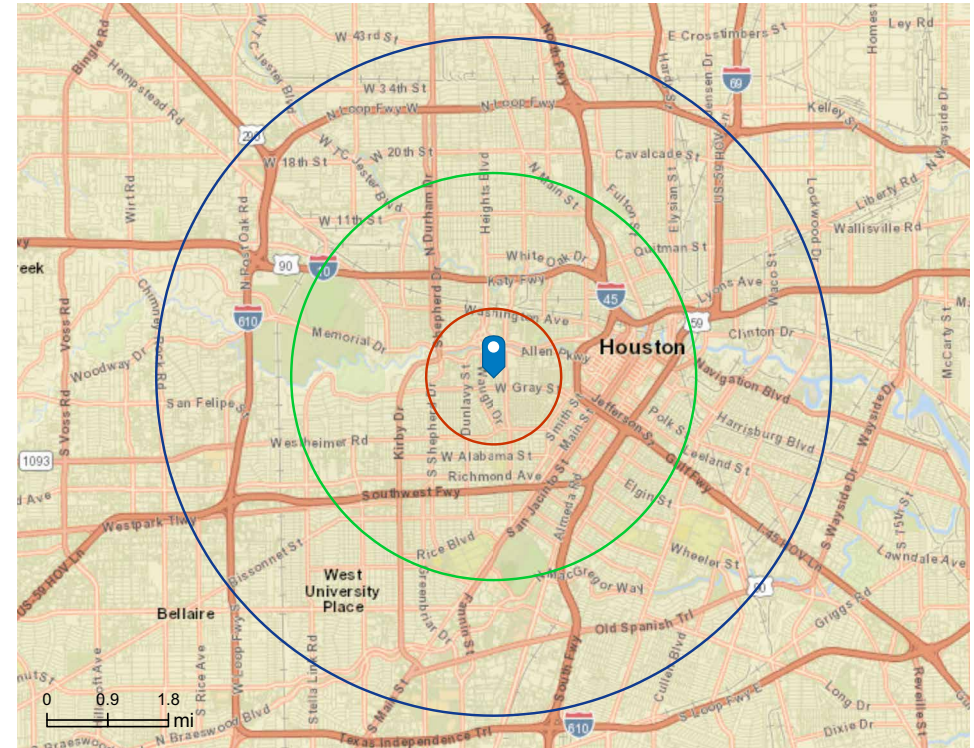
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Population Summary	1 mile	3 miles	5 miles
2010 Total Population	26,356	159,045	389,168
2020 Total Population	32,854	196,029	450,466
2020 Group Quarters	312	15,622	28,350
2025 Total Population	36,992	215,058	481,442
2025 Group Quarters	323	16,857	30,108
2030 Total Population	39,690	230,379	508,314
2025-2030 Annual Rate	1.42%	1.39%	1.09%
2025 Total Daytime Population	41,639	411,039	978,451
Workers	31,429	344,812	790,655
Residents	10,210	66,227	187,796

Household Summary	1 mile	3 miles	5 miles
2010 Total Households	15,308	75,417	172,342
2010 Average Household Size	1.70	1.86	2.10
2020 Total Households	18,609	98,203	210,067
2020 Average Household Size	1.75	1.84	2.01
2025 Total Households	21,676	111,666	233,266
2025 Average Household Size	1.69	1.77	1.93
2030 Total Households	23,740	122,652	252,355
2030 Average Household Size	1.66	1.74	1.89
2025-2030 Annual Rate	1.84%	1.89%	1.59%
2025 Families	7,288	42,041	100,650
2025 Average Family Size	2.57	2.66	2.86
2030 Families	7,841	45,359	107,153
2030 Average Family Size	2.55	2.63	2.82
2025-2030 Growth Rate	1.5%	1.5%	1.3%

Median Household Income	1 mile	3 miles	5 miles
2025	\$111,911	\$113,241	\$97,907
2030	\$118,276	\$120,727	\$106,259

Median Age	1 mile	3 miles	5 miles
2010	34.2	34.9	34.5
2020	34.7	34.6	34.6
2025	35.5	35.4	35.6
2030	36.4	36.2	36.4



2025 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	29,844	166,894	354,937
Less than 9th Grade	1.0%	1.6%	3.2%
9th - 12th Grade, No Diploma	0.3%	1.9%	2.8%
High School Graduate	6.1%	7.8%	9.6%
GED/Alternative Credential	0.8%	2.4%	2.8%
Some College, No Degree	8.8%	9.1%	10.5%
Associate Degree	5.5%	4.5%	5.0%
Bachelor's Degree	39.5%	37.2%	33.5%
Graduate/Professional Degree	38.1%	35.6%	32.6%

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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 have the necessary authority to place a price in writing on behalf of the party,~~ disclose:
  - 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.

### Chodrow Realty Advisors

Licensed Brokers/Broker Firm Name or  
Primary Assumed Business Name

#### Alan Chodrow

Designated Broker of Firm

#### Chelsea Padon

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associates Name

Licensed No.

**391428**

Licensed No.

**627001**

Licensed No.

Licensed No.

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Buyer/Tenant/Seller/Landlord Initials

Date

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