

2428 RICE BOULEVARD

2428 Rice Boulevard,
Houston, TX 77005



SITE

Bolsover St

Rice Blvd

raspberry rose
BOUTIQUE

COLLEGIATE CLEANERS

Bath & Body Works

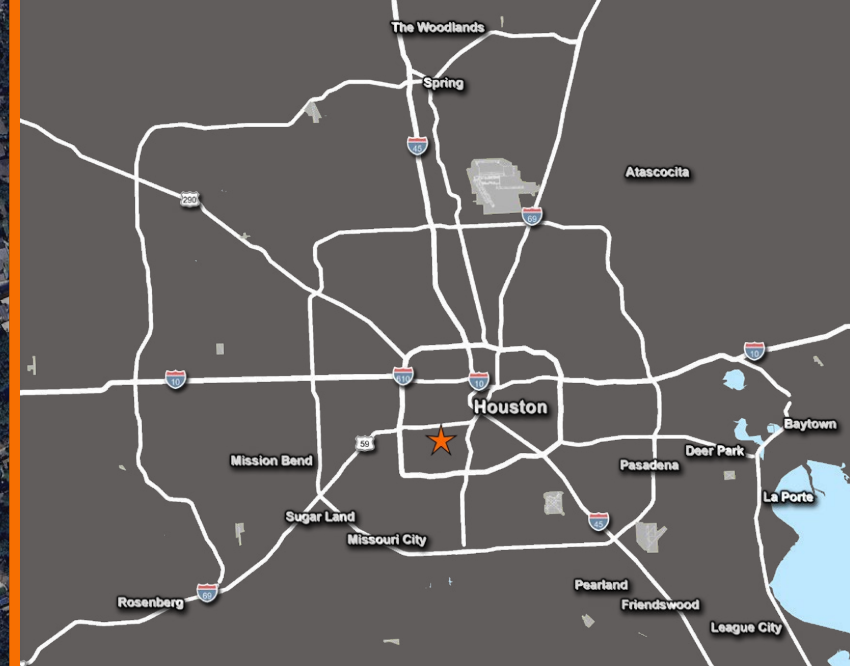
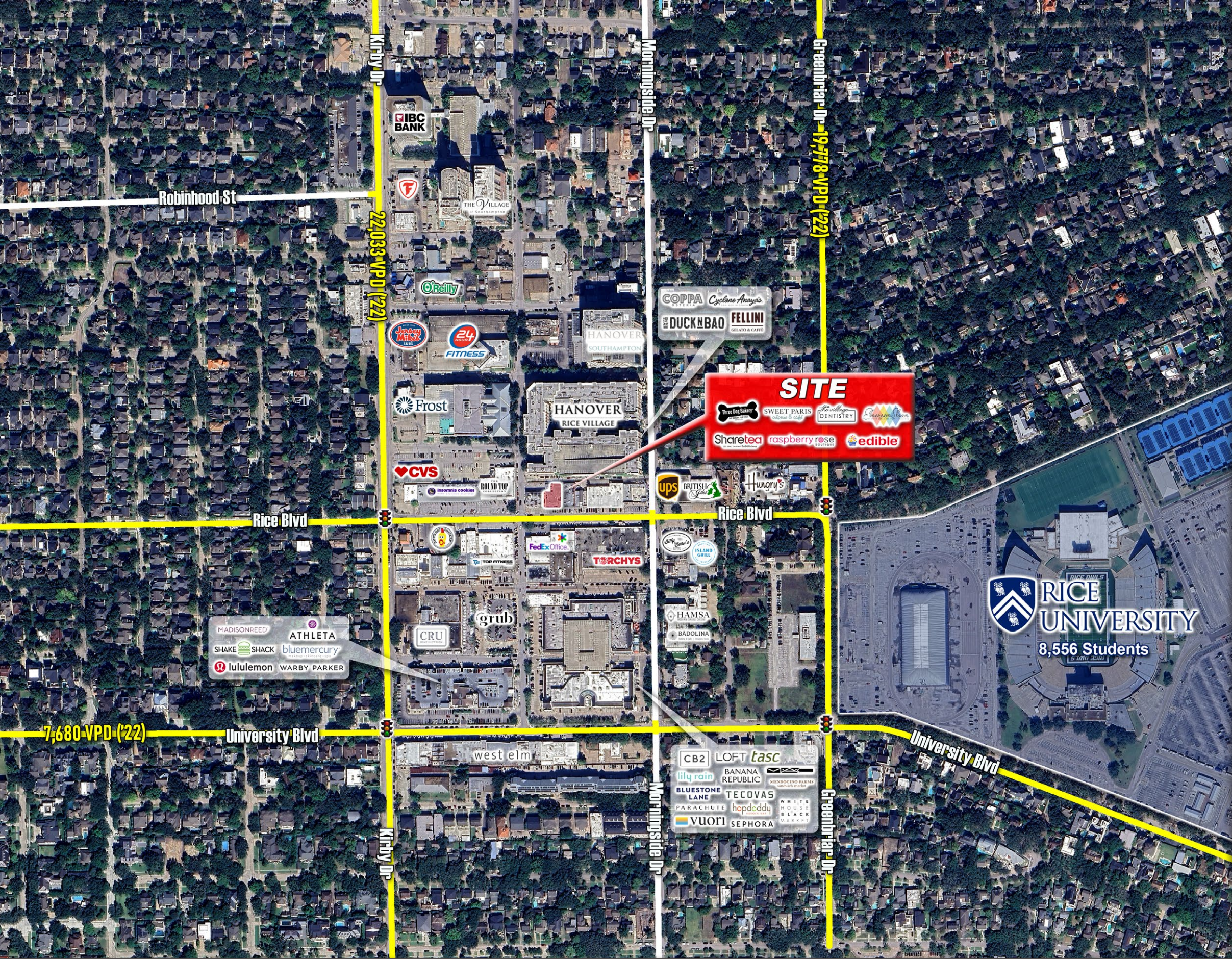
RETAIL SPACE FOR LEASE



frankel

DEVELOPMENT GROUP

Bruce W. Frankel
713-661-0440
bfrankel@frankeldev.com



SPACE AVAILABLE

- 4,201 SF Total SF
- 2nd Gen Retail Space
- +/- 40' Storefront on Rice Blvd

PROPERTY HIGHLIGHTS

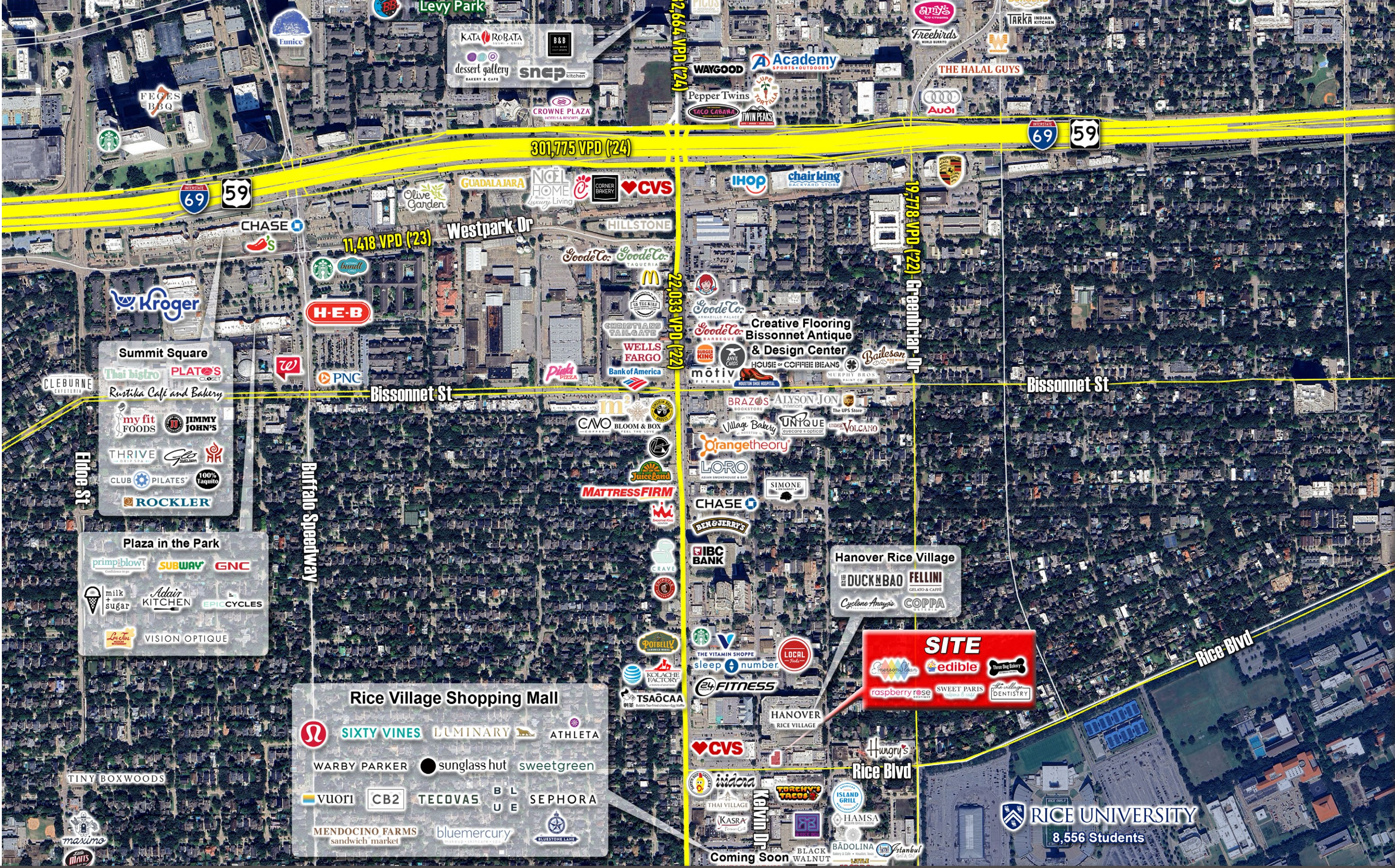
- Superior Visibility with 500' Frontage along Rice Boulevard.
- High Traffic Counts.
- Affluent Market.
- Dense Daytime and Evening Demographics.
- Located in the Heart of Rice Village, a 16-block walkable outdoor retail hub with an average of 1.2 Million Visitors Per Year.
- Within walking distance of Rice University (average annual enrollment of ~9,000 students).
- 1.25 miles from the Texas Medical Center with over 106,000 employees and has an average daily visitor count of 160,000.

DEMOGRAPHIC SNAPSHOT

POPULATION	AVG HH INCOME
1-mi: 21,270	1-mi: \$267,333
3-mi: 207,550	3-mi: \$177,568
5-mi: 524,310	5-mi: \$154,488

TRAFFIC COUNTS

University Dr: 7,680 VPD (TXDOT 2022)
 Kirby Dr: 22,033 VPD (TXDOT 2022)
 Southwest Fwy: 301,775 VPD (TXDOT 2024)



MARKET AERIAL

SITE

Champion Clean, edible, Three Dog Bakery, raspberry rose, SWEET PARIS, The Village Dentistry

Rice Village Shopping Mall

SIXTY VINES, LUMINARY, ATHLETA, WARBY PARKER, sunglass hut, sweetgreen, VUORI, CB2, TECOVAS, SEPHORA, MENDOCINO FARMS sandwich market, bluemercury, ELUESTONE LANE

Summit Square

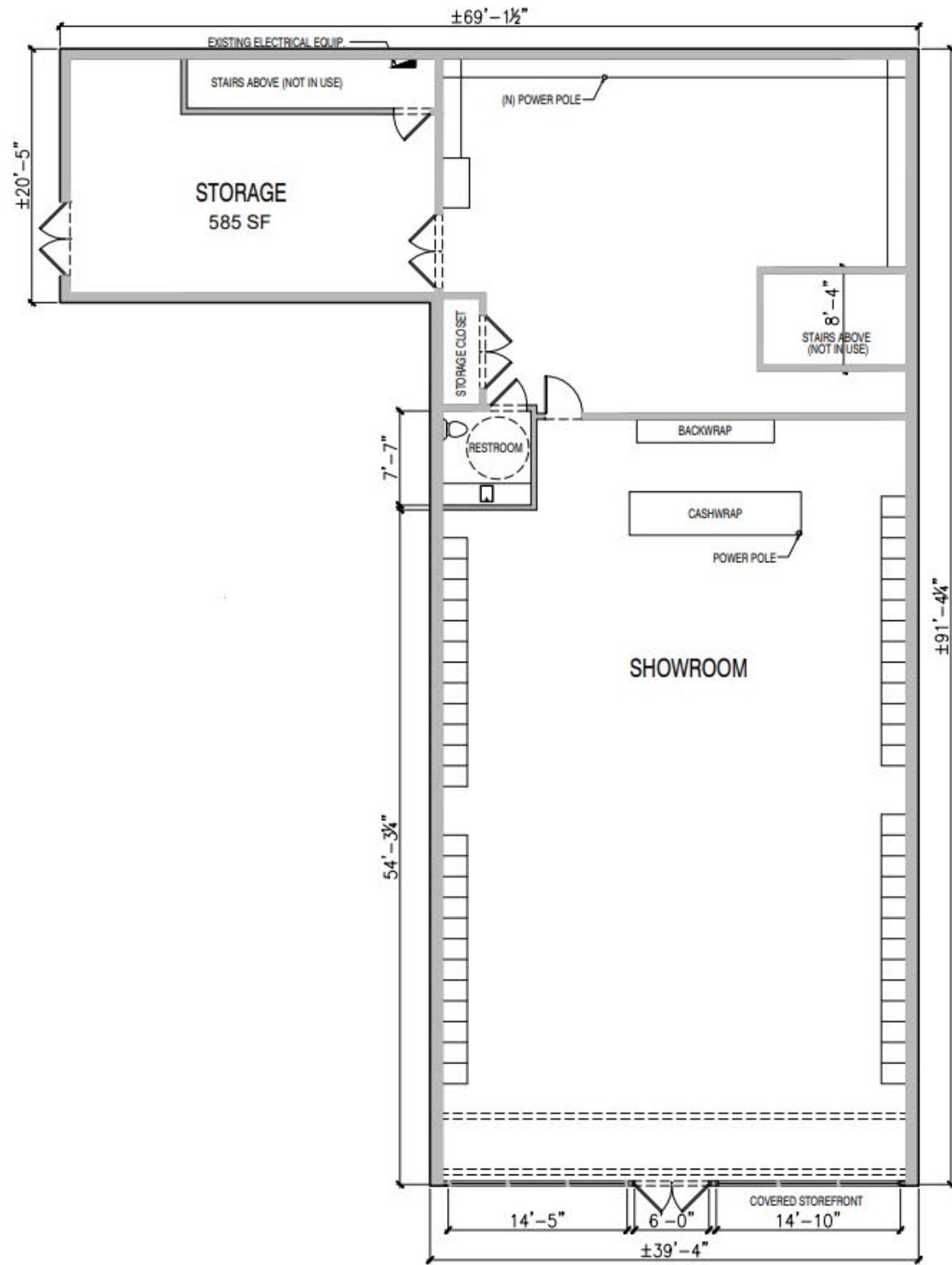
Thai bistro, PLATOS CLOSET, Rustika Cafe and Bakery, my fit FOODS, JIMMY JOHN'S, THRIVE, CLUB PILATES, 100% Taquito, ROCKLER

Plaza in the Park

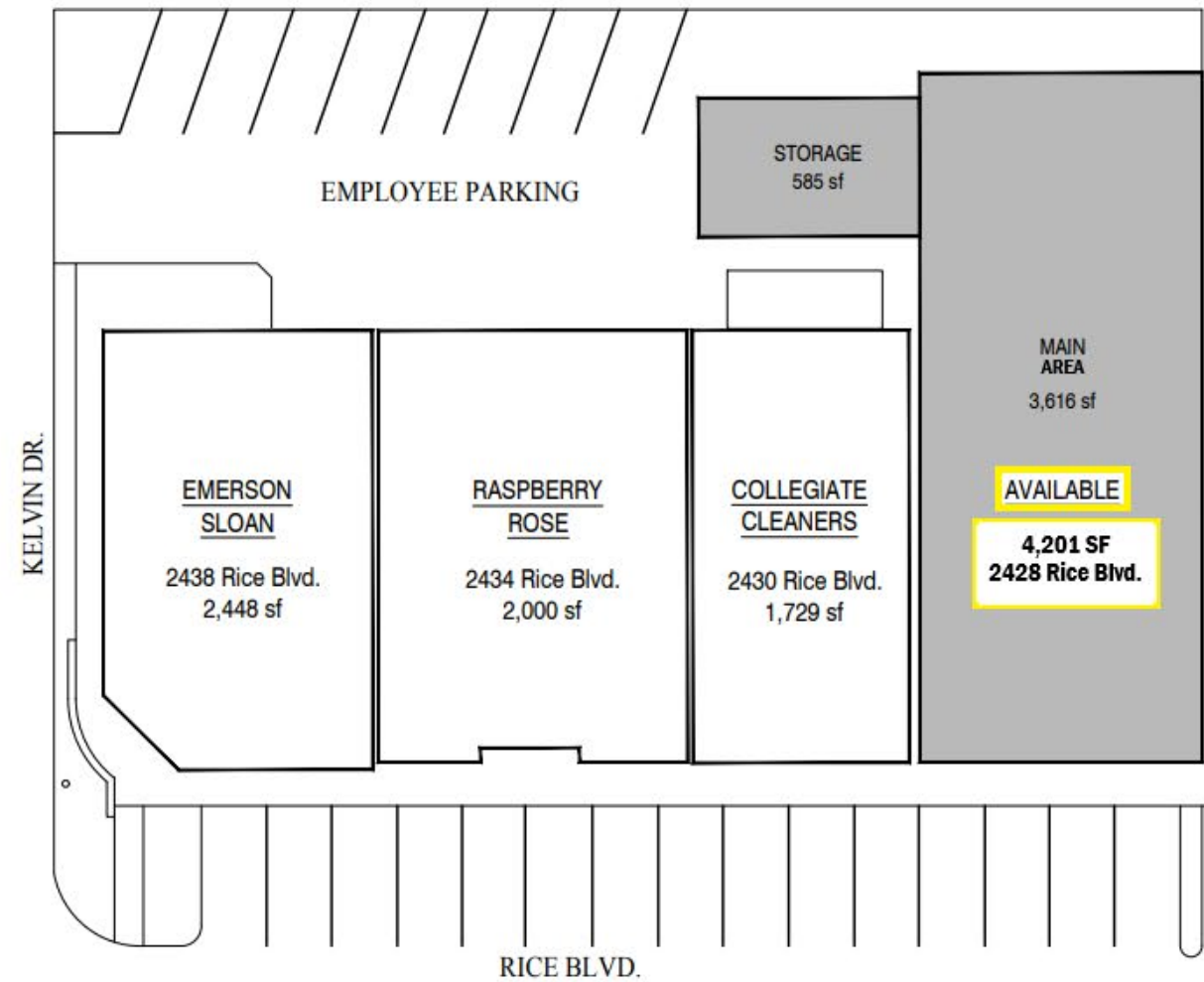
primpblow!, SUBWAY, GNC, milk sugar, Adair KITCHEN, EPICCYCLES, Le Clos VISION OPTIQUE

2428 RICE BLVD

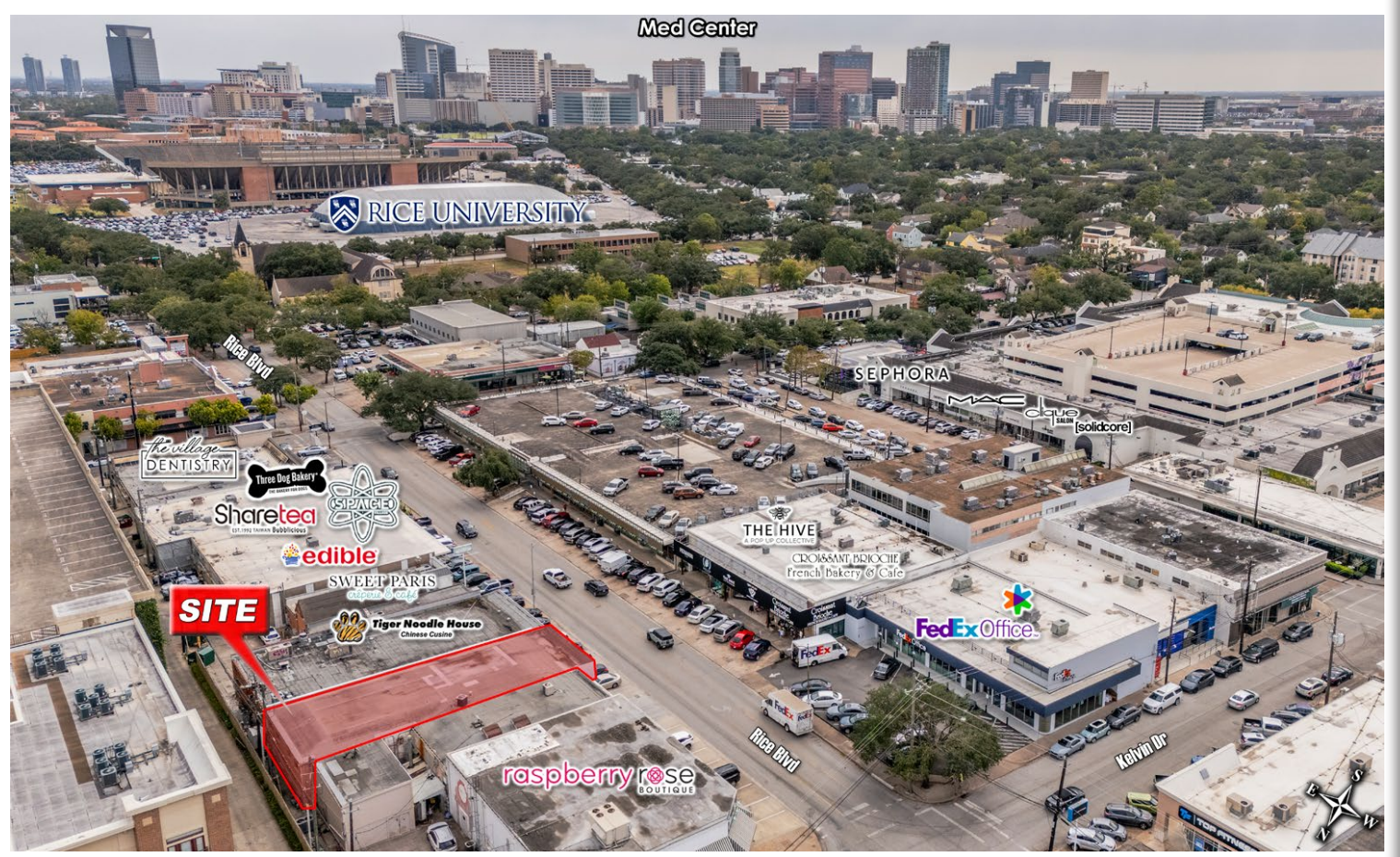
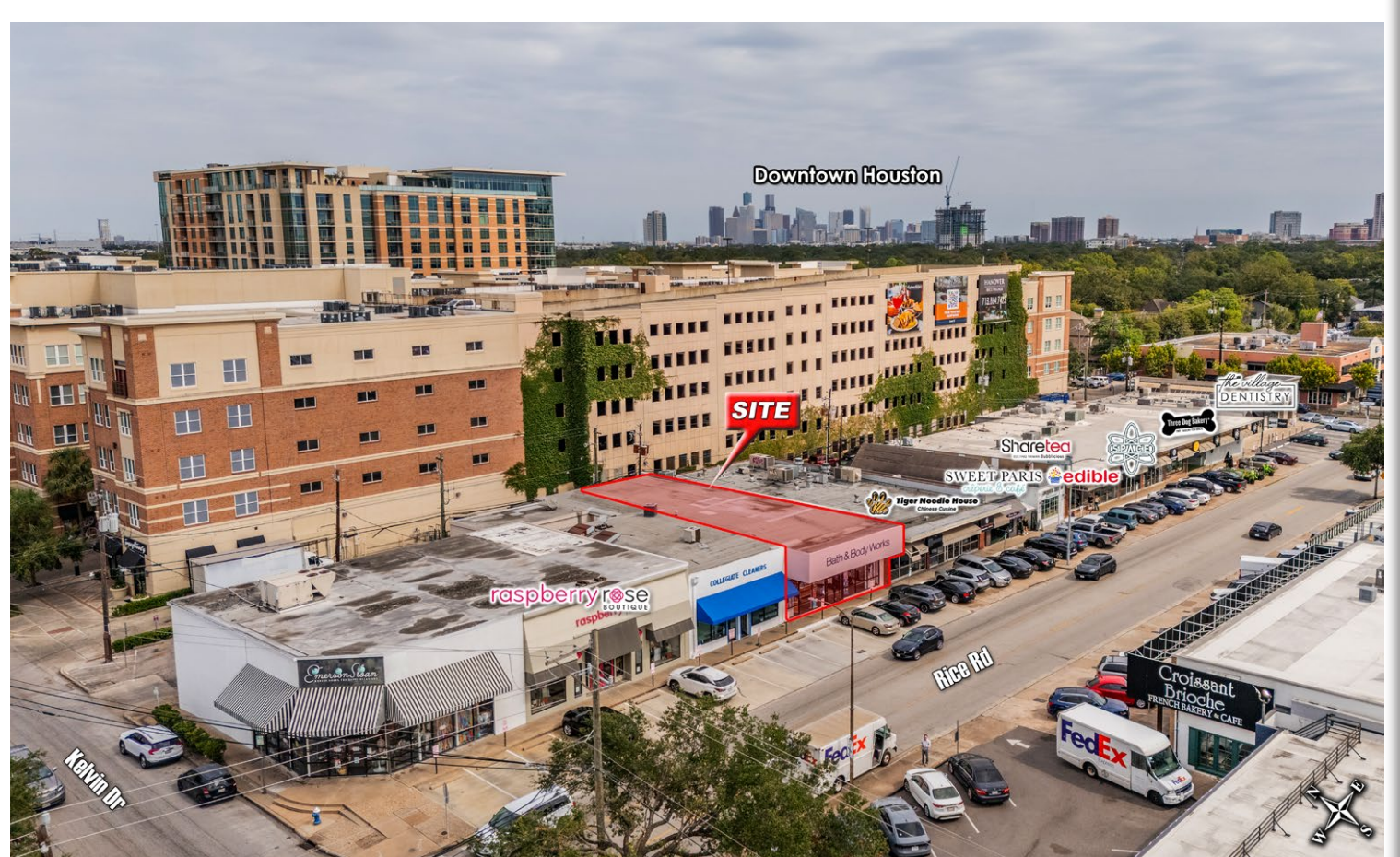
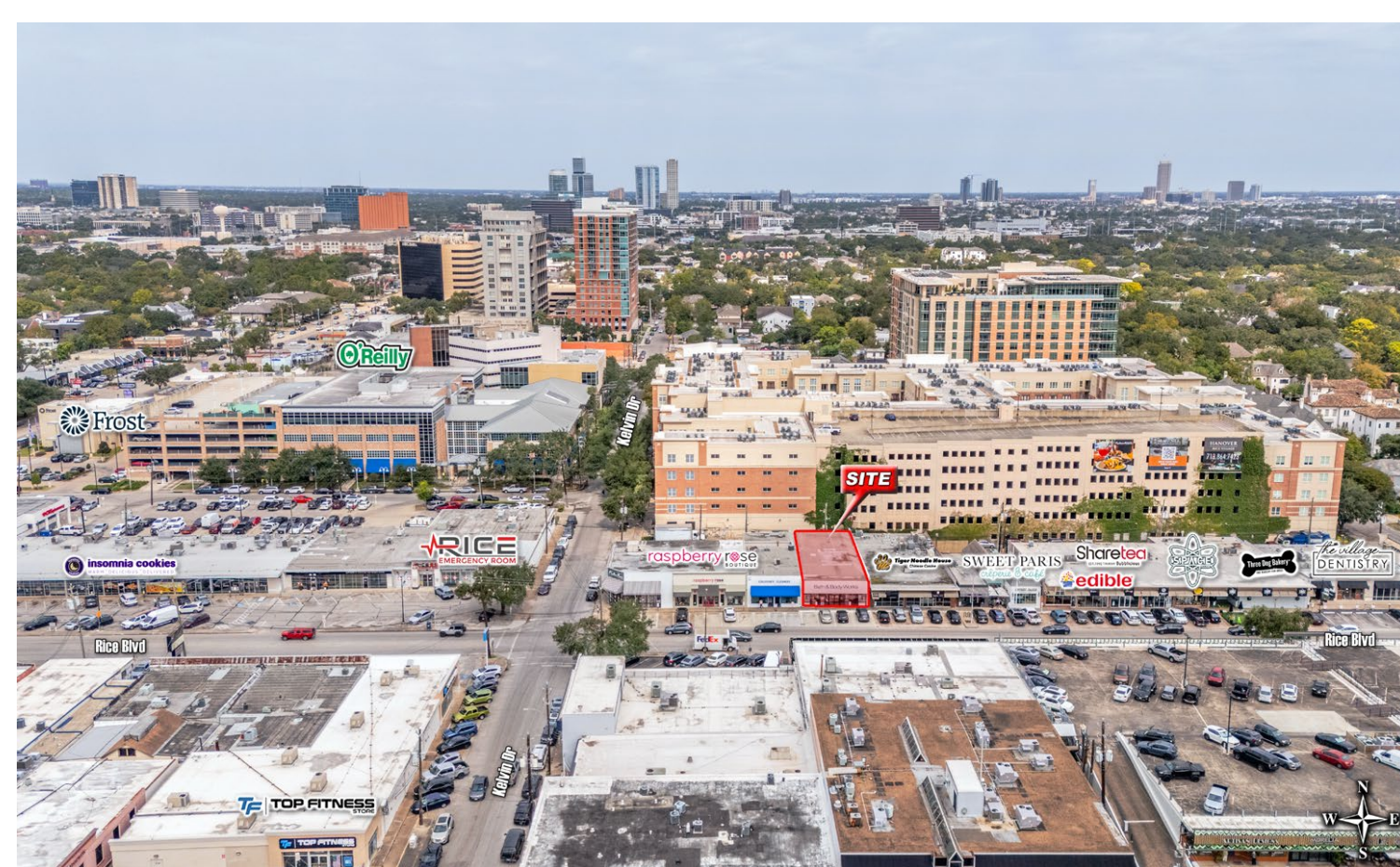
2428 Rice Blvd | Houston, Texas 77005



1 CONCEPTUAL SPACE PLAN
AA1.0 NTS



2 KEY PLAN
AA1.0 NTS



OBLIQUE AERIALS



RICE VILLAGE RETAILERS



RICE VILLAGE

DEMOGRAPHIC OVERVIEW & MAP

POPULATION
(3 mi Radius, 2025)

207,550

DAYTIME
POPULATION
(3 mi Radius, 2025)

450,474

HOUSEHOLDS
(3 mi Radius, 2025)

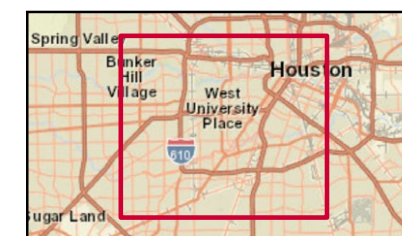
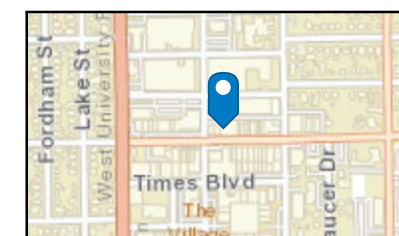
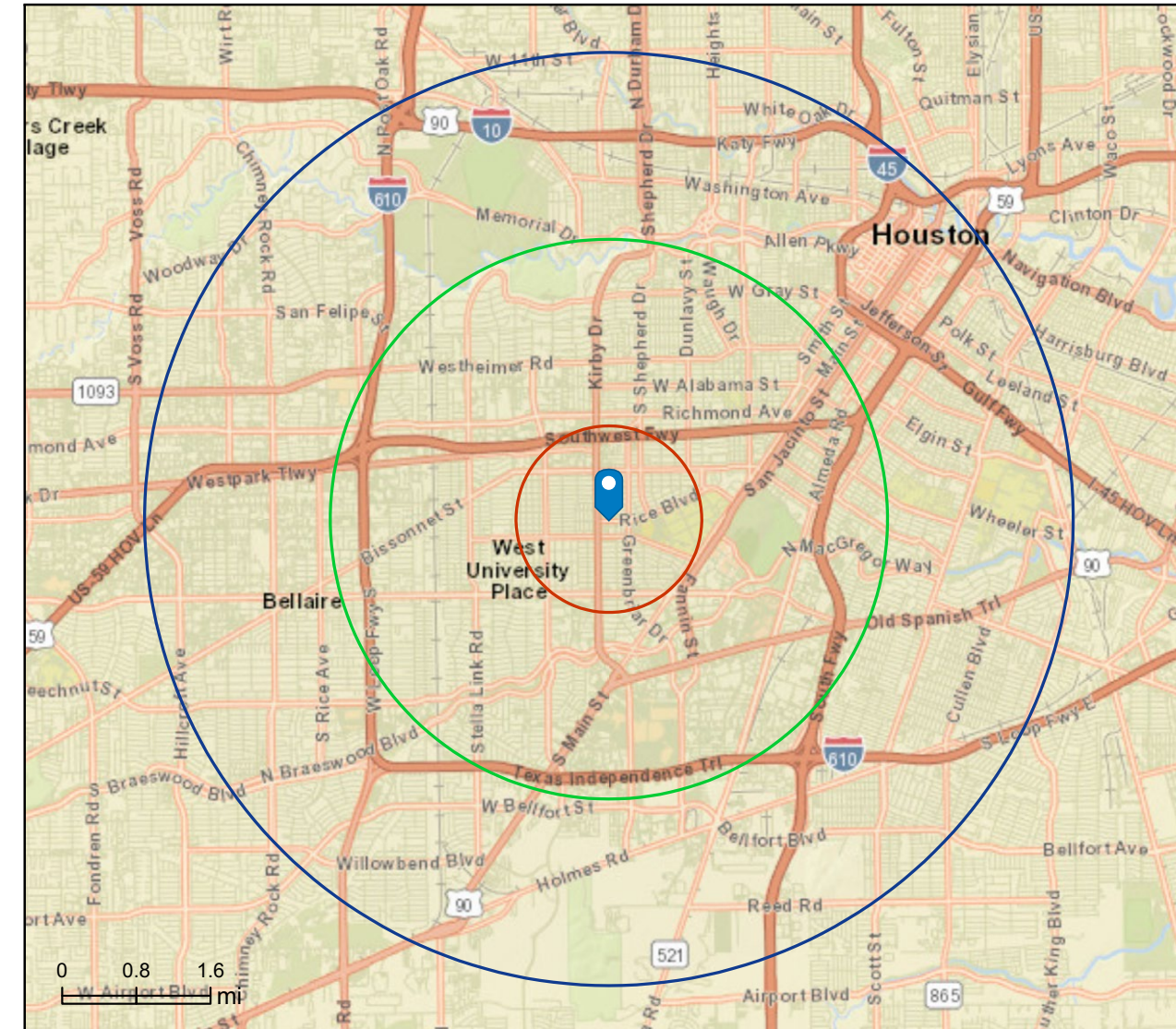
103,342

AVERAGE INCOME
(3 mi Radius)

2025 Average:

\$177,568

	1 mile	3 miles	5 miles
Population Summary			
2025 Total Population	21,270	200,330	504,174
2025 Group Quarters	1,542	6,920	29,852
2030 Total Population	21,512	207,550	524,314
2025-2030 Annual Rate	0.23%	0.71%	0.79%
2025 Total Daytime Population	28,695	450,474	994,051
Workers	18,422	372,123	791,746
Residents	10,273	78,351	202,305
Household Summary			
2025 Households	8,802	103,342	242,792
2025 Average Household Size	2.24	1.87	1.95
2030 Households	9,026	109,333	258,709
2030 Average Household Size	2.21	1.84	1.91
2025-2030 Annual Rate	0.50%	1.13%	1.28%
2010 Families	4,515	34,859	85,966
2010 Average Family Size	2.96	2.80	2.97
2025 Families	5,045	42,772	105,480
2025 Average Family Size	3.02	2.82	2.88
2030 Families	5,134	44,448	110,293
2030 Average Family Size	3.00	2.79	2.85
2025-2030 Annual Rate	0.35%	0.77%	0.90%
Housing Unit Summary			
2025 Housing Units	9,797	117,431	276,147
Owner Occupied Housing Units	52.3%	31.2%	30.4%
Renter Occupied Housing Units	37.5%	56.8%	57.5%
Vacant Housing Units	10.2%	12.0%	12.1%
2030 Housing Units	10,064	123,353	291,551
Owner Occupied Housing Units	53.0%	31.8%	31.1%
Renter Occupied Housing Units	36.6%	56.9%	57.7%
Vacant Housing Units	10.3%	11.4%	11.3%
Median Household Income			
2025	\$171,130	\$97,632	\$87,681
2030	\$203,771	\$105,243	\$95,309
Median Home Value			
2025	\$1,088,848	\$721,254	\$528,119
2030	\$1,151,371	\$833,725	\$649,066
Per Capita Income			
2025	\$111,485	\$91,915	\$74,444
2030	\$120,369	\$98,927	\$80,944
Median Age			
2025	38.1	36.1	34.8
2030	38.2	36.8	35.6
2025 Households by Income			
Household Income Base	8,802	103,342	242,792
<\$15,000	8.0%	8.7%	9.4%
\$15,000 - \$24,999	3.0%	3.2%	4.8%
\$25,000 - \$34,999	1.7%	3.5%	4.9%
\$35,000 - \$49,999	3.6%	7.4%	8.4%
\$50,000 - \$74,999	9.9%	15.9%	15.8%
\$75,000 - \$99,999	5.9%	12.1%	11.6%
\$100,000 - \$149,999	13.3%	16.1%	15.4%
\$150,000 - \$199,999	9.7%	7.8%	7.8%
\$200,000+	44.9%	25.2%	21.9%
Average Household Income	\$267,333	\$177,568	\$154,488





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:
 - 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.

Frankel Development Group	9000477	bfrankel@frankeldev.com	713.661.0440
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date