



1303 DURHAM DR REDEVELOPMENT
RETAIL SPACE AVAILABLE FOR LEASE

NWC N Durham Dr & W 13th St | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: NWC N Durham Dr & W 13th St
Houston, TX 77008

Availability: ±3,364 SF

Price: \$48.00 PSF + \$12.00 NNN

HIGHLIGHTS:

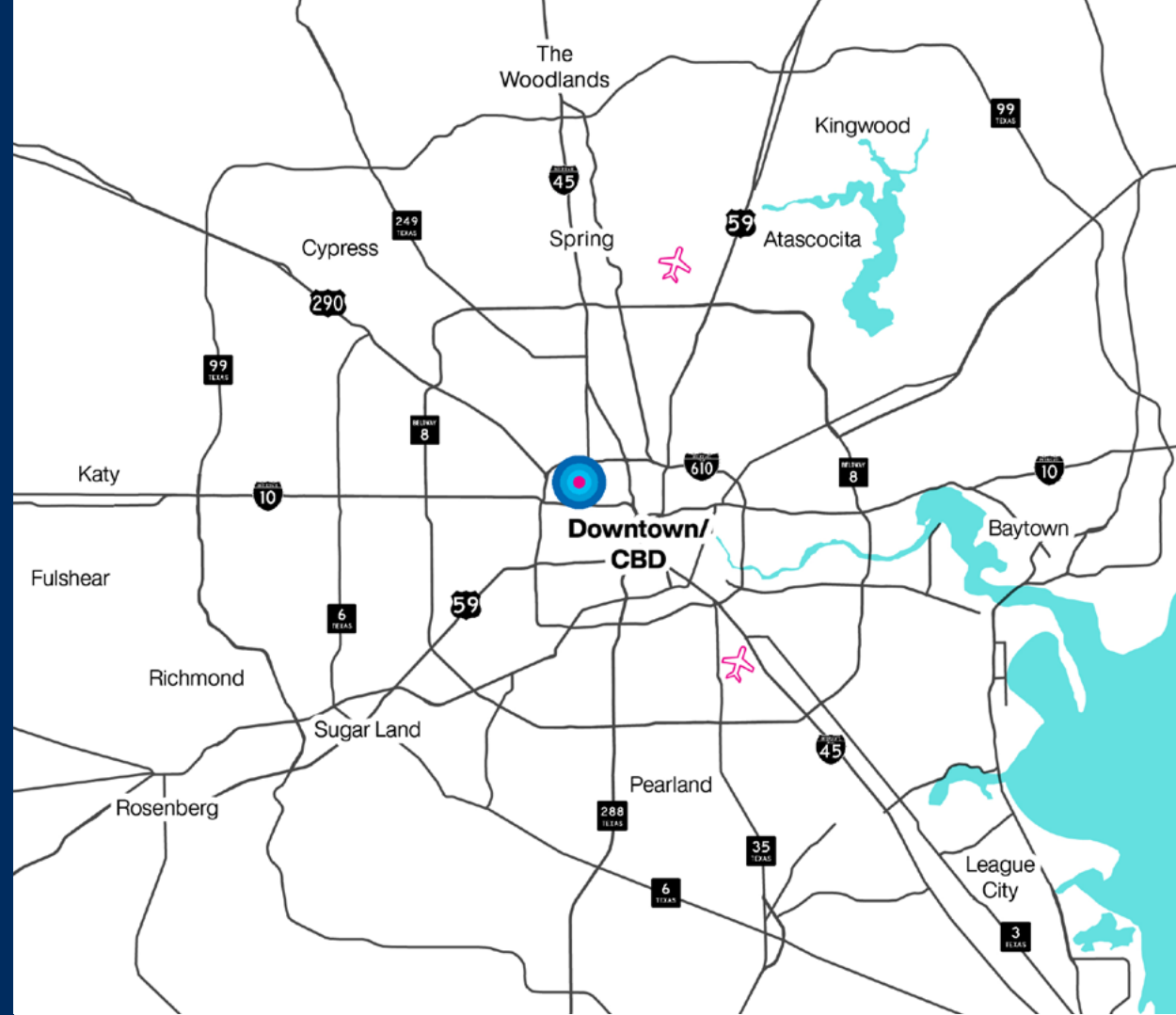
- New retail development site in the heart of Houston Heights
- Across from Durham Row retail development
- Across from Tommie Vaughn Ford
- Frontage on N Durham Dr with excellent visibility
- Building ceiling heights: 12' - 14'
- 13 parking spaces available
- Close proximity to numerous national retailers and restaurants including Kroger, HEB, Ross, Petco, Snooze, Burger Joint, Ka Sushi, Loro, Flower Child, La Lucha, Berryhill, Katz's Deli, Waffle Bus, Afuri Ramen, Verona Spa & Nails, Lua Viet Kitchen, Clio Dental Studio and many more
- Easy access to I-10 & Loop 610
- Demographics in this area have a high average household income over \$136,000

TRAFFIC COUNTS:

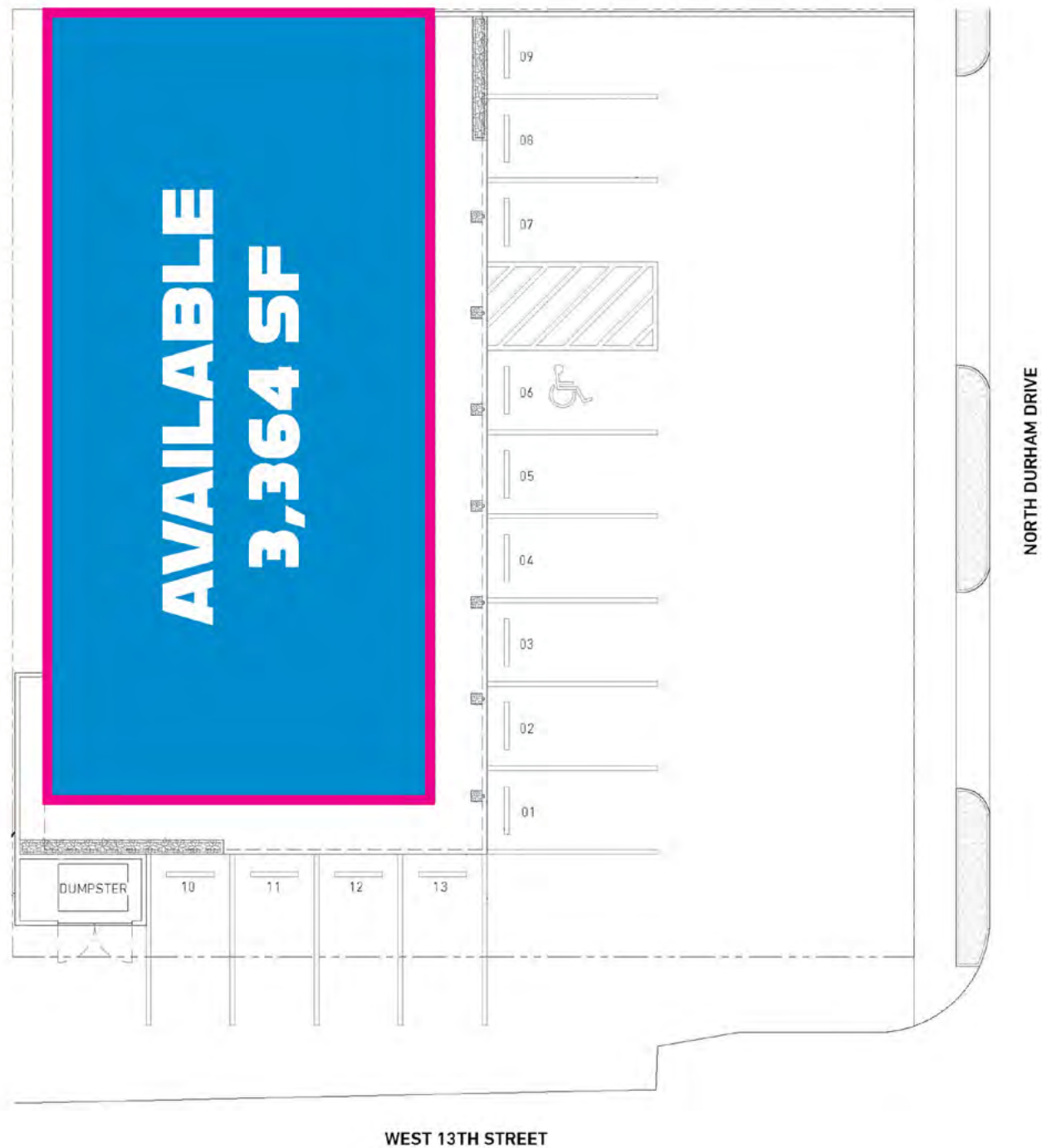
N Durham Dr: 19,173 CPD
W 11th St: 14,217 CPD

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	22,869	163,111	455,362
Daytime Pop.	12,674	148,455	607,351
Avg HH Income	\$185,023	\$173,821	\$153,224



SITE PLAN



SITE



W 13th St

W 13th St

19,173 VPD '22

N Durham Dr

N Shepherd Dr

Love Elementary

DURHAM ROW

- LA DENTAL STUDIO
- Clio
- AFURI
- Verona Spa & Nails

W 12th St

W 12th St



N Durham Dr

16,771 VPD '22

N Shepherd Dr

Great Clips
ericket
Mattresses for Less!

ROSS

AutoZone
ACE CASH EXPRESS

Nashua St

TITELMAX

POPEYES

FARMERS INSURANCE

Daddy's

W 11th St

13,721 VPD '22

11,322 VPD '22



PAPA JOHN'S

Kroger

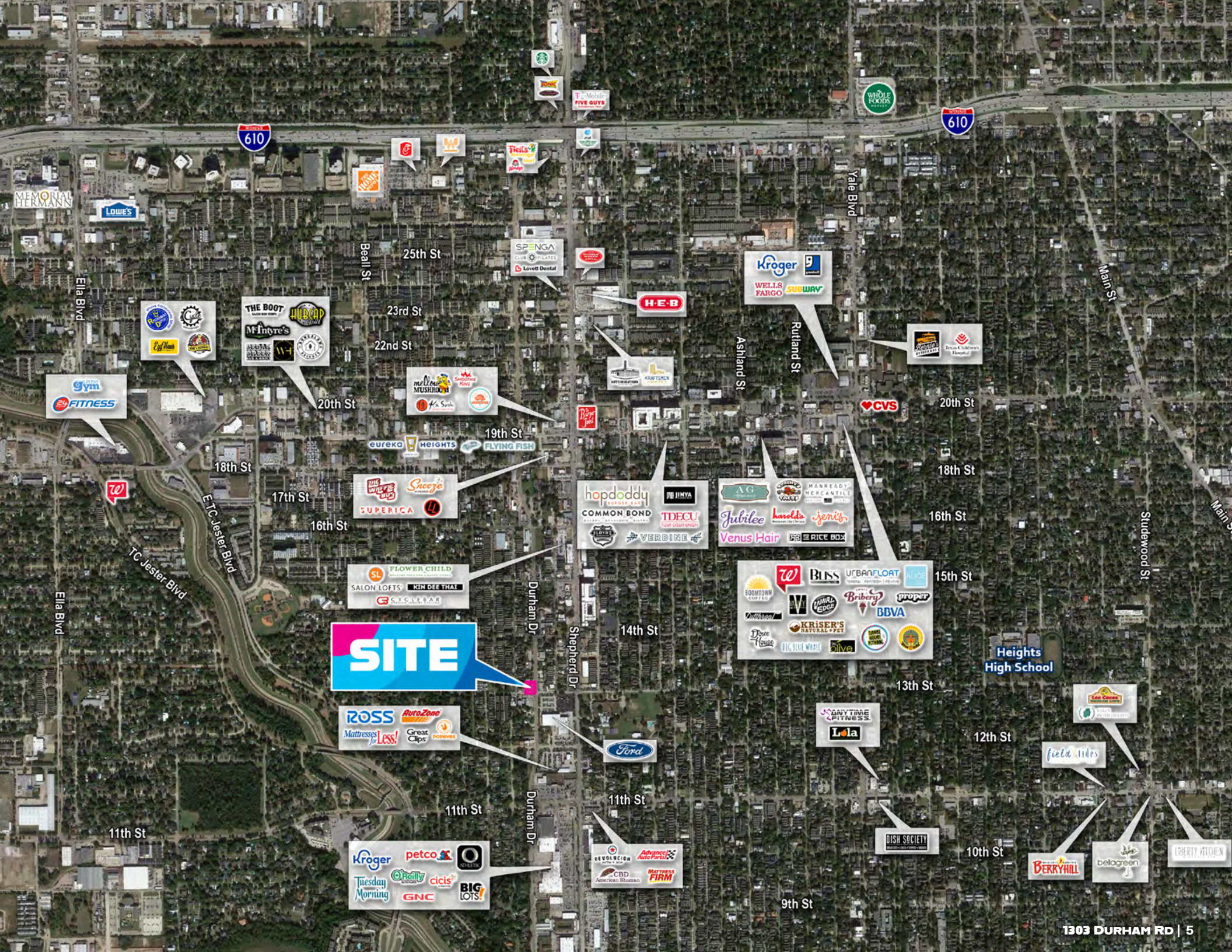
KROGER FUEL



American Shaman
MATTRESS FIRM

REVOLUCION coffee + juice

Advance



610

610

MEMORIAL

Lowe's

Ella Blvd

Beall St

25th St

23rd St

22nd St

20th St

18th St

17th St

16th St

TC Jester Blvd

E TC Jester Blvd

Ella Blvd

Durham Dr

Shepherd Dr

14th St

Ashland St

Rutland St

20th St

18th St

16th St

15th St

13th St

12th St

11th St

11th St

11th St

Durham Dr

11th St

9th St

10th St

Heights High School

Studenwood St

Main St

Main St

Yale Blvd

Logos for: **LA Fitness**, **Planet Fitness**, **LA Fitness**, **Planet Fitness**, **LA Fitness**, **Planet Fitness**

Logos for: **THE BOOT**, **WUBCAP**, **M. Intyre's**, **BRAD'S**, **WV**, **BEAVER**

Logos for: **McClure's**, **STUSHERBOO**, **KA Sushi**, **Sweet King**

Logos for: **eureka HEIGHTS**, **FLYING FISH**

Logos for: **THE WILD**, **Swooze**, **SUPERICA**

Logos for: **FLOWER CHILD**, **SL**, **SALON LOFTS**, **KIN DEE THAI**, **RYCLEBAR**

SITE

Logos for: **ROSS**, **AutoZone**, **Matresses Less!**, **Great Clips**, **ponies**

Logos for: **Kroger**, **petco**, **O'Reilly**, **cicis**, **GNC**, **BIG LOTS!**

Logos for: **SPENGA**, **CLUB**, **LOVELL DENTAL**

Logos for: **Five Guys**

Logo for: **H-E-B**

Logos for: **Wendy's**, **KRAFTSEN**

Logo for: **Red Bull**

Logos for: **hopdoddy**, **COMMON BOND**, **VERDINE**

Logos for: **Jubilee**, **hasold's**, **jenis**, **Venus Hair**, **RICE BOX**

Logos for: **W**, **BUS**, **URBANFLOAT**, **ALICE**, **EDMONTOWN COFFEE**, **W**, **MAIA EGGS**, **Baibery**, **proper**, **BBVA**, **KRISER'S NATURAL PET**, **DEEN HOUSE**, **EGG BUNT WORLD**, **olive**

Logos for: **Kroger**, **WELLS FARGO**, **SUBWAY**

Logos for: **McDonald's**, **Texas Children's Hospital**

Logo for: **CVS**

Logo for: **Ford**

Logos for: **REVOLUTION**, **Advanced Auto Parts**, **CBD American Shredded**, **MATTRESS FIRM**

Logos for: **ANYTIME FITNESS**, **Lola**

Logo for: **DISH SOCIETY**

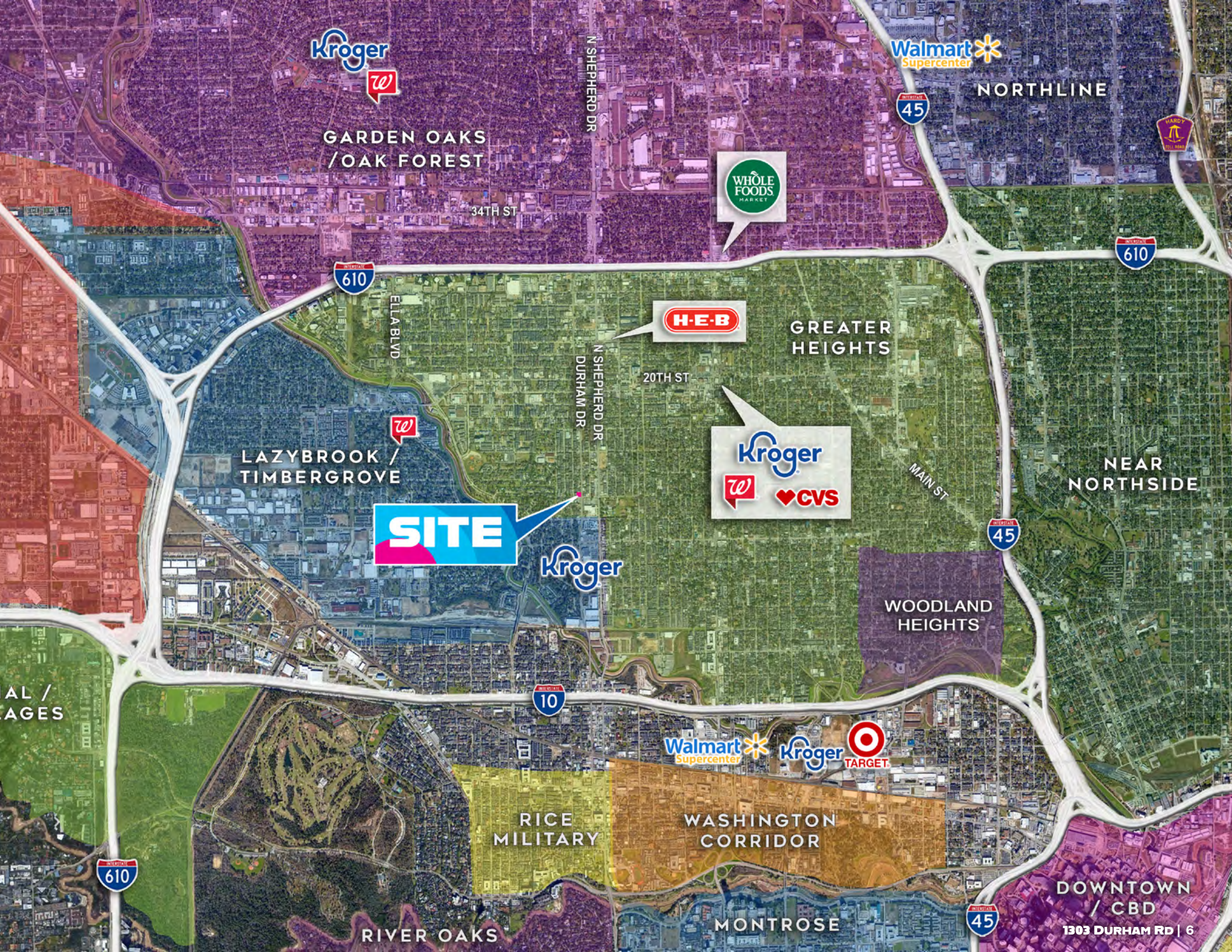
Logos for: **Life Center**, **Life Center**

Logo for: **field rides**

Logo for: **BEKRYHILL**

Logo for: **belogreen**

Logo for: **LIBERTY KITCHEN**



Kroger
W

Walmart
Supercenter

GARDEN OAKS
/ OAK FOREST

WHOLE
FOODS
MARKET

45

NORTHLINE



34TH ST

610

610

ELLA BLVD

H-E-B

GREATER
HEIGHTS

20TH ST

N SHEPHERD DR
DURHAM DR

LAZYBROOK /
TIMBERGROVE



Kroger
W CVS

MAIN ST

NEAR
NORTHSIDE

45

SITE

Kroger

WOODLAND
HEIGHTS

AL /
AGES

10

Walmart
Supercenter

Kroger
TARGET

RICE
MILITARY

WASHINGTON
CORRIDOR

610

RIVER OAKS

MONTROSE

45

DOWNTOWN
/ CBD

1303 DURHAM RD | 6





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:
 - 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.

Blue Ox Brokerage, LLC	9009549	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jack Savery	612871	js@blueoxgroup.com	713.814.4930
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

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