
MOTIVATED SELLER
FOR SALE OR LEASE
DOWNTOWN DISTRICT
69
153,752 VPD
45
203,851 VPD
2016
Central Bank
Randalls
LOUISIANA ST
The Edge Houston
93-Unit High-Rise Condos
Rise Lofts
143-Unit
High-Rise Condos
7,806 VPD
W GRAY ST
CVS
2222
SMITH
STREET
BRAZOS ST
SITE
Post Midtown Square
664-Units
BAGBY ST
SUBWAY
NewQuest
217 W. GRAY ST. & 2012 BALDWIN ST.
217 W. Gray Street & 2012 Baldwin Street | Houston, TX 77002
Turnkey Bar/Restaurant With Additional Land And Flex Building (Not Divisible)
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Project Highlights

Turnkey Bar/Restaurant, With Additional Land And Flex Building For Sale or Lease

Two buildings offering a combined total of approximately 5,905 SF (formerly the Front Porch Pub). Located at a prime hard corner, this property features outdoor patio seating and 13 parking spaces. Positioned in the heart of Midtown, near the Montrose border, and directly adjacent to the ***Pierce Elevated Park***, a key development area. Just minutes from Downtown Houston, the Museum District, and Montrose.

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Building 1 (Previously "Front Porch Pub")

- 2,605 SF of indoor space
- 2,133 SF of outdoor patio space (1,275 SF of which is covered)
- Turnkey bar and restaurant setup
- FF&E negotiable

Building 2

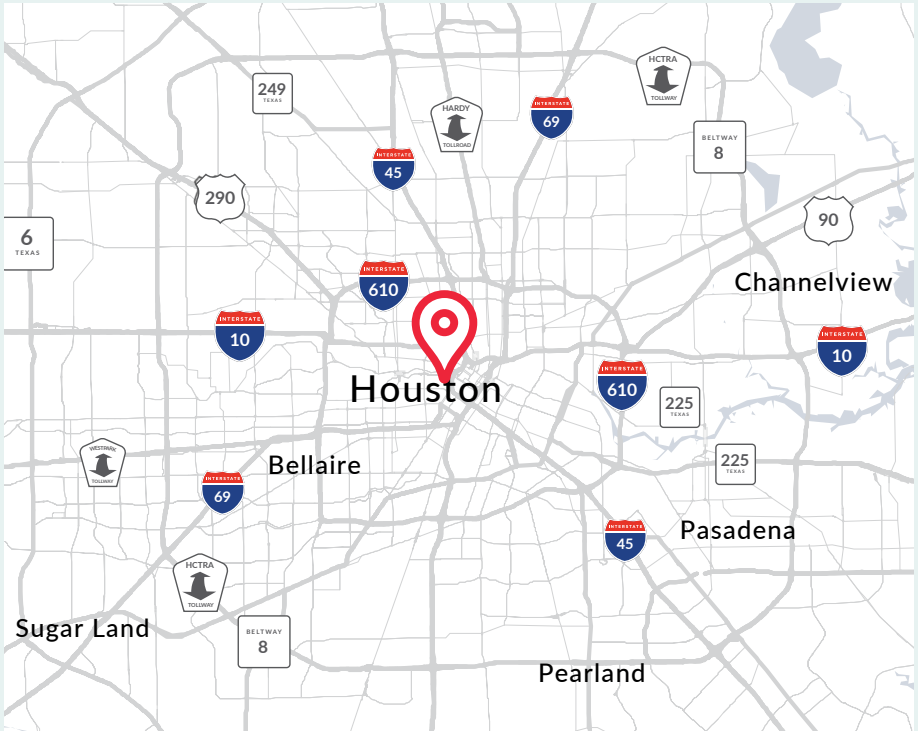
- 3,300 SF of versatile flex/retail/office space
- A distinctive and charming property with significant potential
- Currently configured as 2/3 office and 1/3 storage
- Perfect location for a small business seeking high-visibility

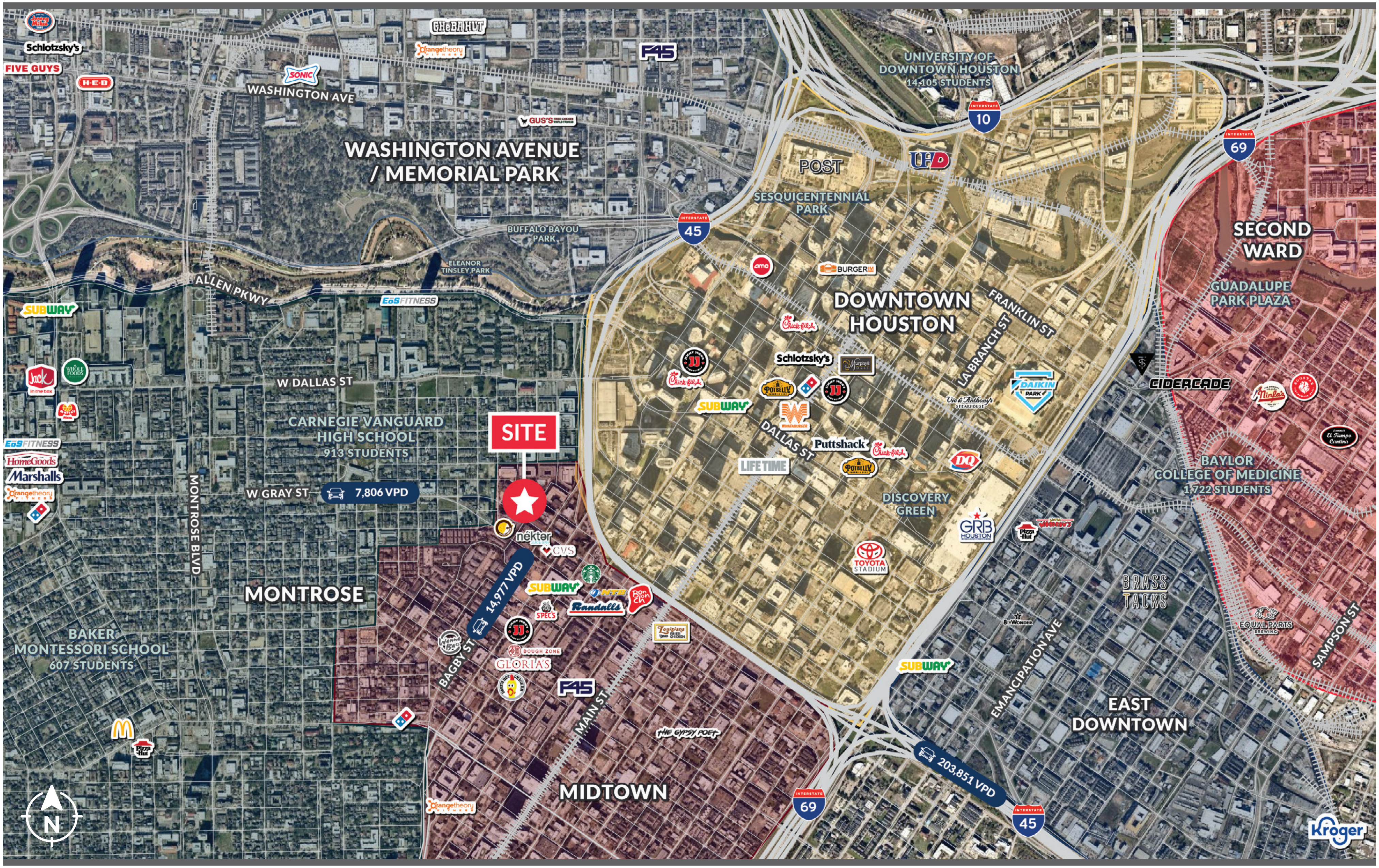
Approximate Size:	±0.36 acres total
Price:	Call Broker For Pricing
Utilities:	Available
School District:	HISD
Traffic Counts:	7,806 VPD on W Gray 14,977 VPD on Bagby St 203,851 VPD on I-45
Frontage:	±75 ft on W Gray St ±150 ft on Baldwin St

17% POPULATION GROWTH
within 1 mile from 2020 to 2025

$165K AVERAGE HOUSEHOLD INCOME
within 3 miles

519,129 POPULATION
within 5 miles





TxDot Traffic Counts as of 2024

02.25 | 01.25

Aerial



TxDot Traffic Counts as of 2024

02.25 | 01.25

Photos













Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 04/26

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	20,478	117,009	249,363
Current Population	32,334	217,722	519,129
2020 Census Average Persons per Household	1.58	1.86	2.08
2020 Census Population	27,591	199,066	456,218
Population Growth 2020 to 2025	17.19%	9.37%	13.79%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	57.19%	51.62%	45.70%
2 Person Households	30.52%	28.04%	28.18%
3+ Person Households	12.29%	20.34%	26.13%
Owner-Occupied Housing Units	22.05%	37.48%	40.61%
Renter-Occupied Housing Units	77.95%	62.52%	59.39%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	49.41%	47.74%	44.49%
Black or African American	17.31%	19.06%	19.08%
Asian or Pacific Islander	12.48%	10.41%	10.03%
Other Races	20.28%	22.20%	25.70%
Hispanic	26.13%	29.59%	34.49%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$145,975	$165,330	$160,041
Median Household Income	$102,853	$114,188	$108,553
Per Capita Income	$86,900	$79,990	$73,459

EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	9.74%	13.88%	15.46%
Estimated Bachelor's Degree	39.13%	31.24%	28.60%
Estimated Graduate Degree	31.49%	30.70%	28.68%

AGE	1 MILE	3 MILES	5 MILES
2025 Median Age	32.7	34.6	35.1

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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:
  - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andre Azizi	**717220**	**aazizi@newquest.com**	**281.955.3888**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

NewQuest

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