



RESTAURANT SPACE AVAILABLE

2645 NORTH MAIN STREET, HARRIS COUNTY, HOUSTON, TX 77009

North of Main Street between North Street and Boundary Street. Next to White Oak Music Hall. With high visibility, the area draws in $\pm 20,000$ individuals.



abcahouston.com

PROPERTY INFORMATION

1. Food Hall: The property is a food hall, which is a modern and popular concept where various food vendors come together under one roof to offer a diverse culinary experience.
2. Great Visibility: The food hall benefits from excellent visibility, meaning it is easily seen and noticed by potential customers passing by the area.
3. Ample Parking Spaces: There is plenty of parking available, which is crucial for attracting customers who might be driving to the food hall.
4. Proximity to I-10 and I-45: The food hall is conveniently located just minutes away from two major highways, I-10 and I-45, making it easily accessible to people from different areas.
5. Shadow Anchored by White Oak Music Hall: Being shadow anchored by the nearby White Oak Music Hall can significantly boost foot traffic and visibility for the food hall. Music venues often attract a diverse audience, providing potential customers for the food hall.



AREA RETAILERS



DEMOGRAPHICS (3 MILES):

Population | 148,332
Households | 58,697
Average Income | \$131,089

2645 NORTH MAIN STREET
HOUSTON, TX 77009



FIRST FLOOR

Vendor 1 | Oui Eats | $\pm 1,246$ SF

Vendor 2 | AVAILABLE | $\pm 1,248$ SF

Vendor 3 | Good Hot Dog | $\pm 1,205$ SF

Vendor 4 | AVAILABLE | $\pm 1,226$ SF

Vendor 5 | Double Trouble | $\pm 1,226$ SF

SECOND FLOOR

Vendor 6 | The Lantern by Ruggles | $\pm 5,833$ SF

✓ SPACES AVAILABLE: 1,226 - 1,248 SQ FT

✓ **CALL JIMMY FOR RENTAL RATE**

DEMOGRAPHIC SUMMARY

2645 N Main St, Houston, Texas, 77009 2

Ring of 3 miles

KEY FACTS

176,987

Population



80,893

Households

35.6

Median Age

\$68,856

Median Disposable Income

EDUCATION

13%

No High School Diploma



17%

High School Graduate



15%

Some College



55%

Bachelor's/Grad/Prof Degree

INCOME



\$82,424

Median Household Income



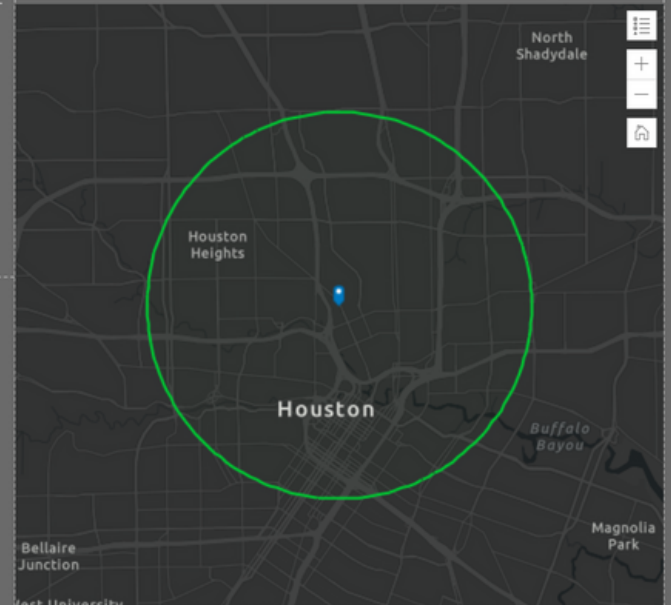
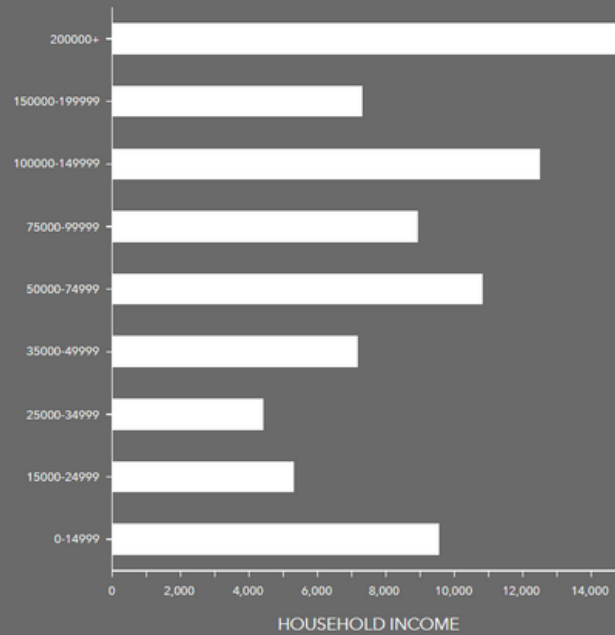
\$60,563

Per Capita Income



\$73,046

Median Net Worth



EMPLOYMENT

White Collar 76%

Blue Collar 14%

Services 12%

3.7%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

JIMMY CHANG

832.577.7725

jimmy.chang@abcahouston.com

2645 NORTH MAIN STREET
HOUSTON, TX 77009

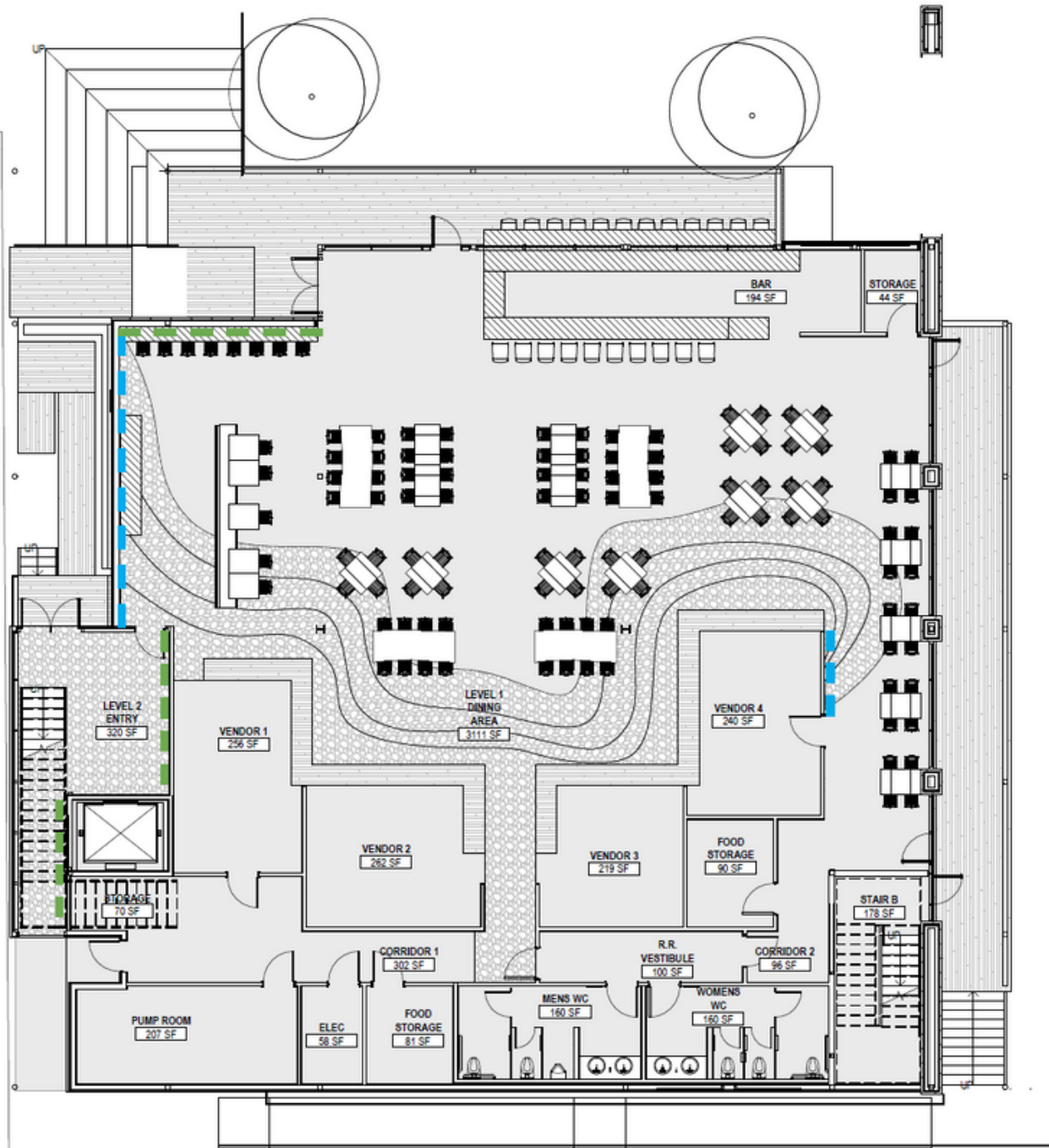


2645 NORTH MAIN STREET
HOUSTON, TX 77009



2645 NORTH MAIN STREET
HOUSTON, TX 77009








--- SPECIALTY WALL FINISH


--- ART WALL


WALL, FLOOR AND MILLWORK MATERIALS

 POLISHED CONCRETE OR TERRAZZO


 GRADIENT COLOR TERRAZZO

 WOOD COUNTERTOP

 STONE PANELS BELOW COUNTER - PUBLIC SIDE AT BAR

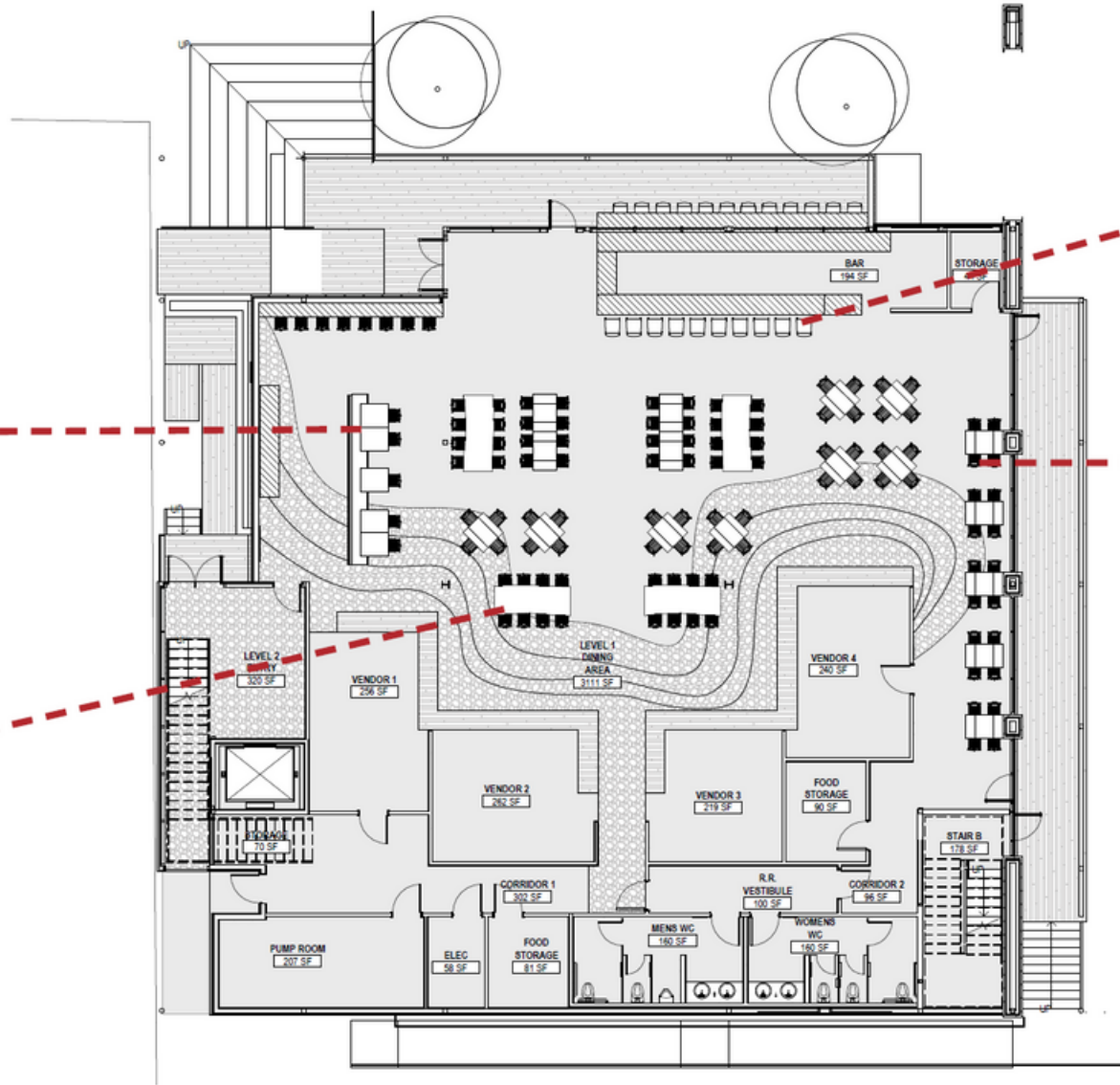
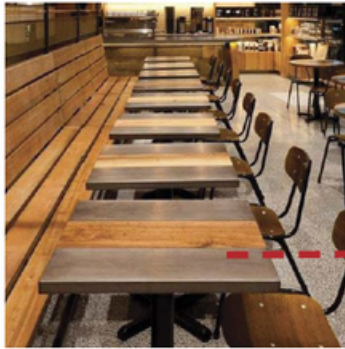
 STONE PANELS BELOW COUNTER - PUBLIC SIDE AT VENDOR

 WALL TILE AT RESTROOM




 ACCENT TILE AT RESTROOM

 COUNTERTOP AT RESTROOM

2645 NORTH MAIN STREET
HOUSTON, TX 77009

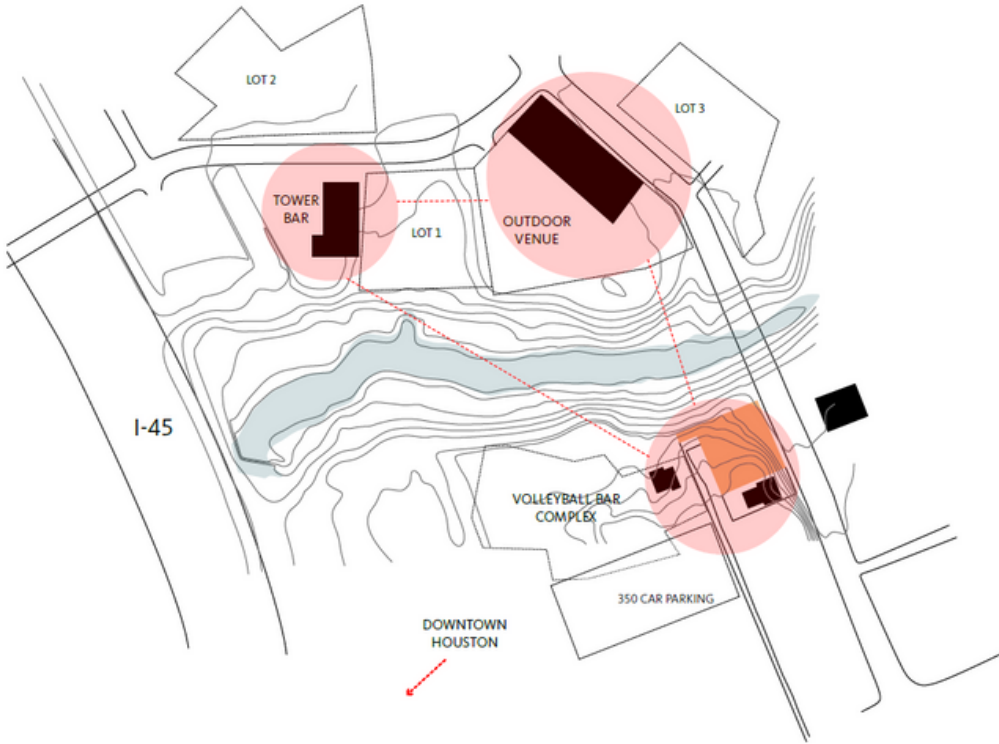


FURNITURE MATERIALS

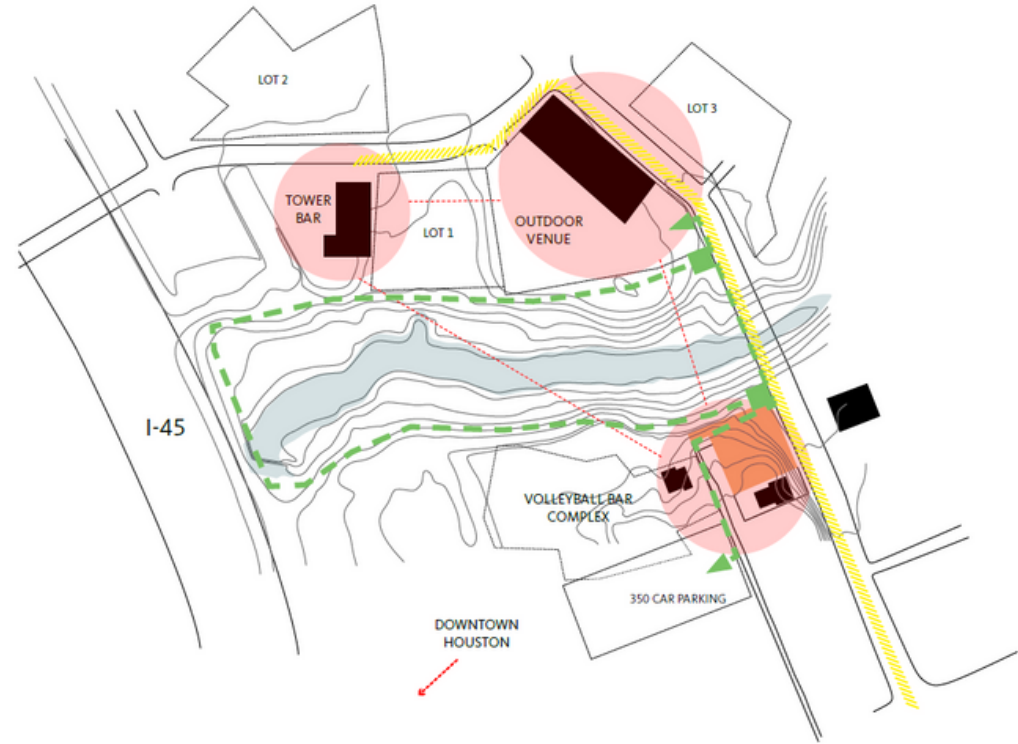
-  RECLAIMED WOOD TABLETOP
-  WOOD AND METAL TABLETOP
-  CHAIR AND BARSTOOL

2645 NORTH MAIN STREET

HOUSTON, TX 77009

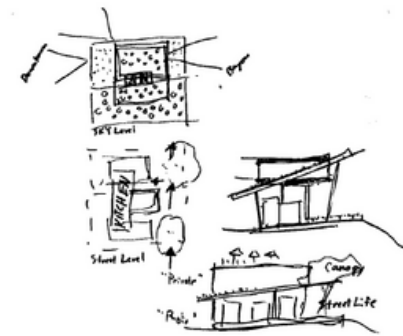
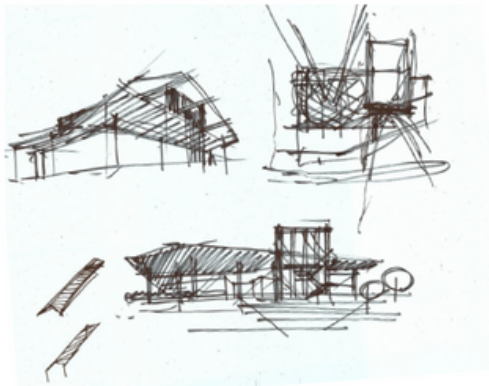


ACTIVITY HUBS



CONNECTIVITY AND CIRCULATION

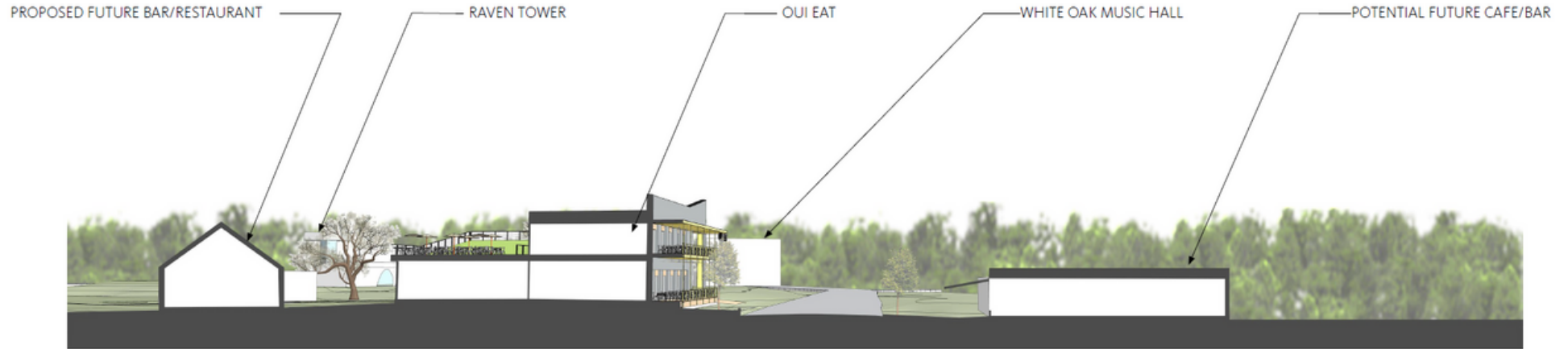
--- PROPOSED PEDESTRIAN PATHWAYS
//// MAIN ST. CONNECTION



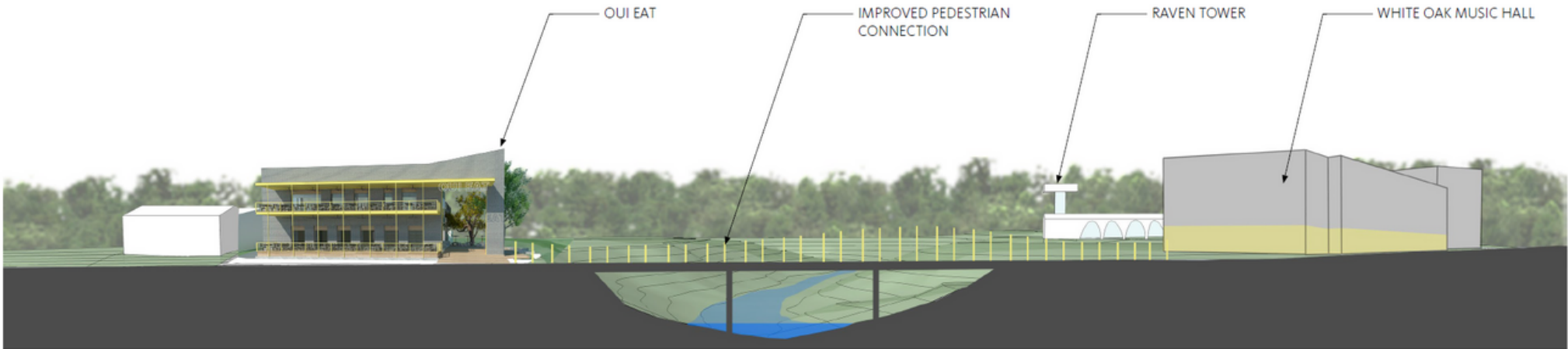
SITE ANALYSIS



2645 NORTH MAIN STREET
HOUSTON, TX 77009



1. SECTION LOOKING NORTH



2. SECTION LOOKING EAST

JIMMY CHANG

832.577.7725

jimmy.chang@abcahouston.com

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:

Last Updated on January 22, 2018

- 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 BUYER/TENANT: 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.

ABC Advisors, Inc	438665	abcahouston@gmail.com	713-939-8181
Broker Firm Name	License No.	Email	Phone
Donald D. Chang		changdonnie@gmail.com	713-939-8181 x118
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jimmy Chang	515937	jimmy.chang@abcahouston.com	713-939-8181 x104
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date