



**PIPELINE REALTY**  
COMMERCIAL INVESTMENT, DEVELOPMENT & MANAGEMENT



## **Building For Lease - Former Bank Use**

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The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

# PROPERTY INFORMATION

## LOCATION:

2340 W. Holcombe Blvd  
Houston, Texas 77030

## AVAILABLE:

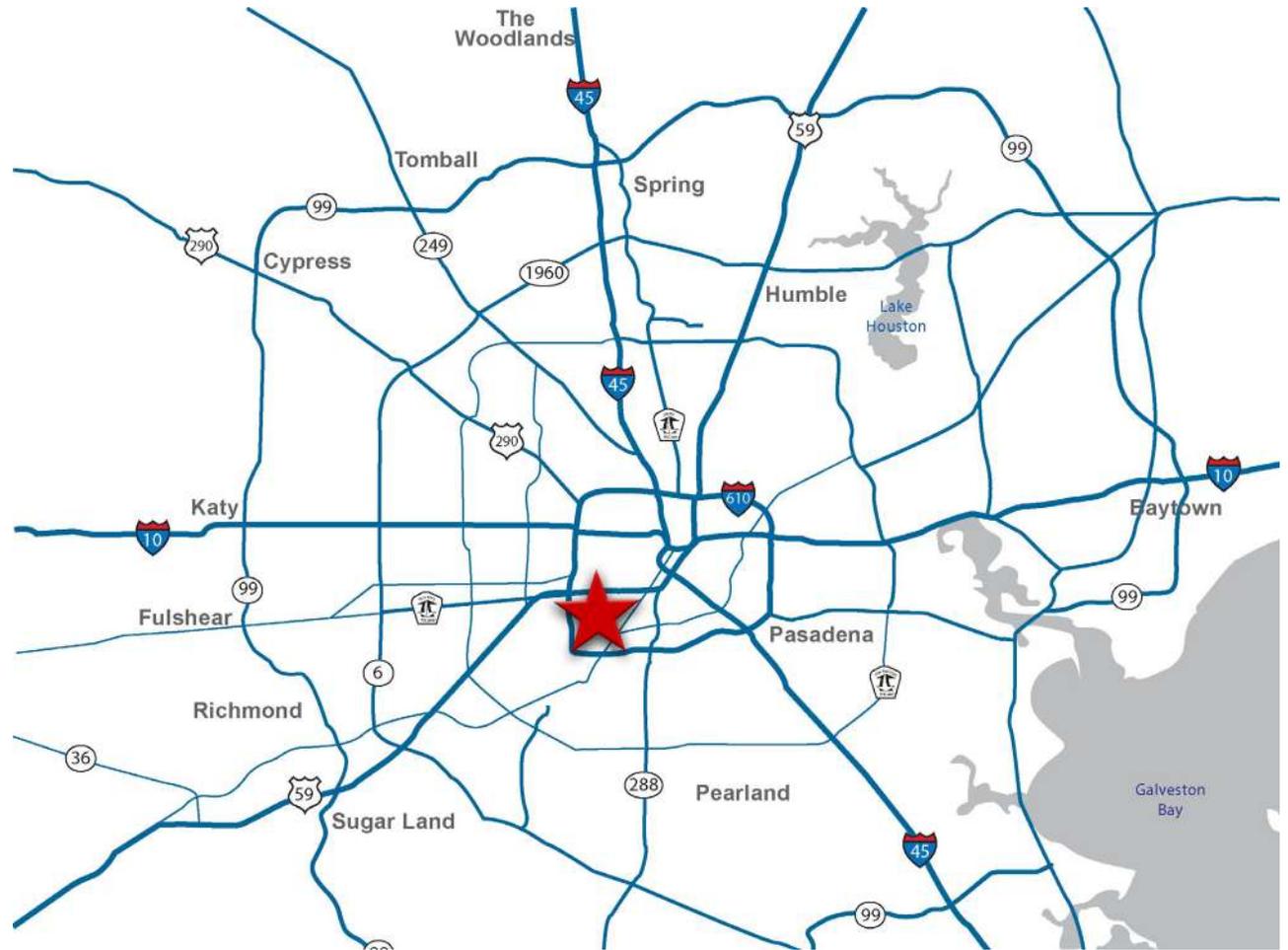
- 3,448 SF Building
- 19,571 SF Lot

## RATE:

Call for Pricing

## PROPERTY HIGHLIGHTS:

- Located at the northeast corner of W. Holcombe Blvd and Morningside Dr, just west of the Medical District
- Hard Corner
- Two existing drive-thru lanes
- Easy access to Hwy 59/I-69 and Loop 610
- Nearby Rice Village and only ¼ mile from Texas Medical Center - the world's largest medical complex with ±106,000 employees and ±10 million patients annually



## TRAFFIC COUNTS:

W. Holcombe Blvd: 32,510 VPD west of site & 32,380 VPD east of site  
Greenbriar Dr: 15,104 VPD | Kirby Dr: 24,846 VPD (Kalibrate 2021)

## DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Miles
2021 Population	25,386	86,305	182,501	473,039
Average Household Income	\$145,937	\$147,698	\$135,962	\$122,821
Daytime Population	80,819	216,950	357,361	804,342

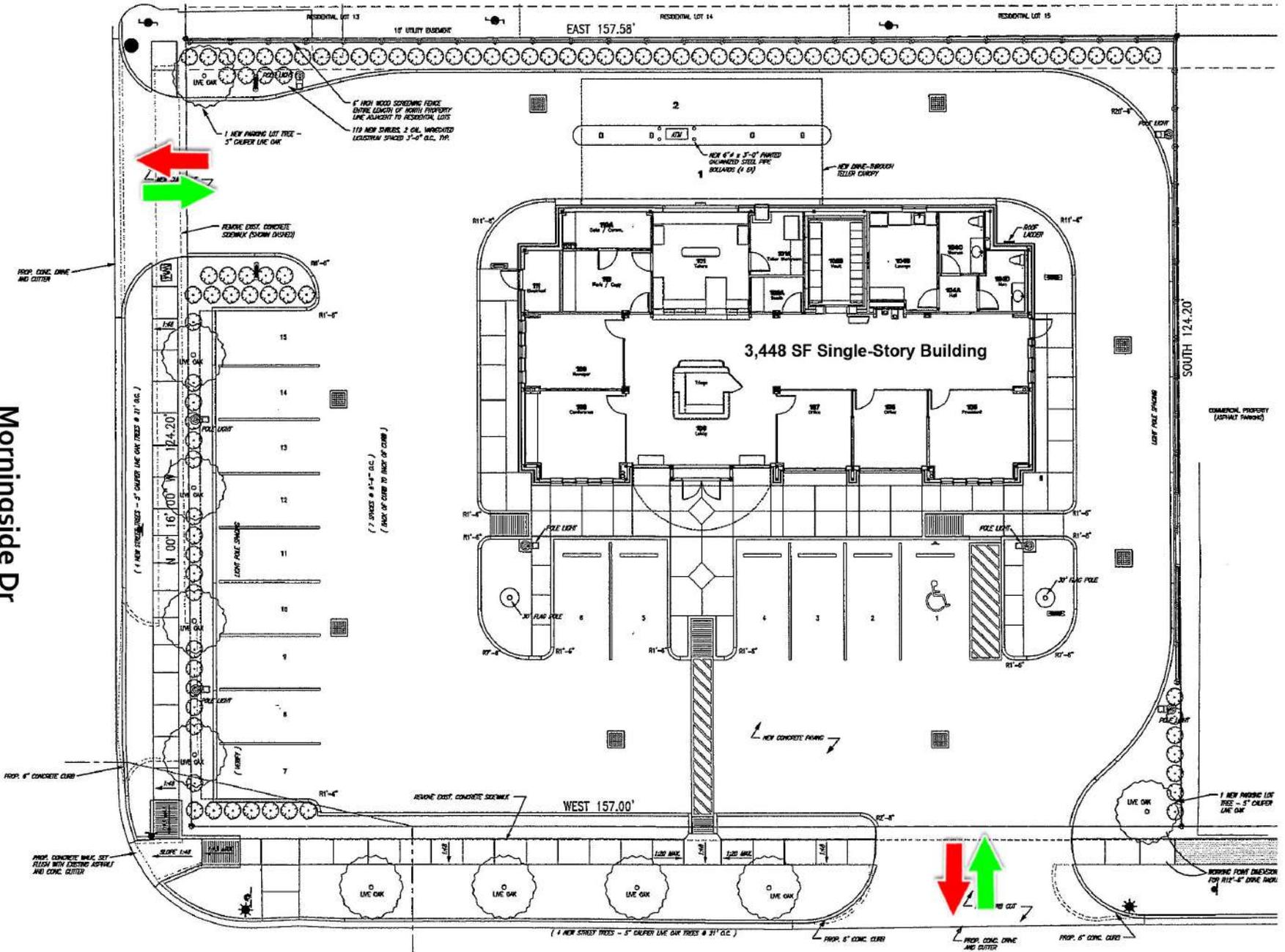




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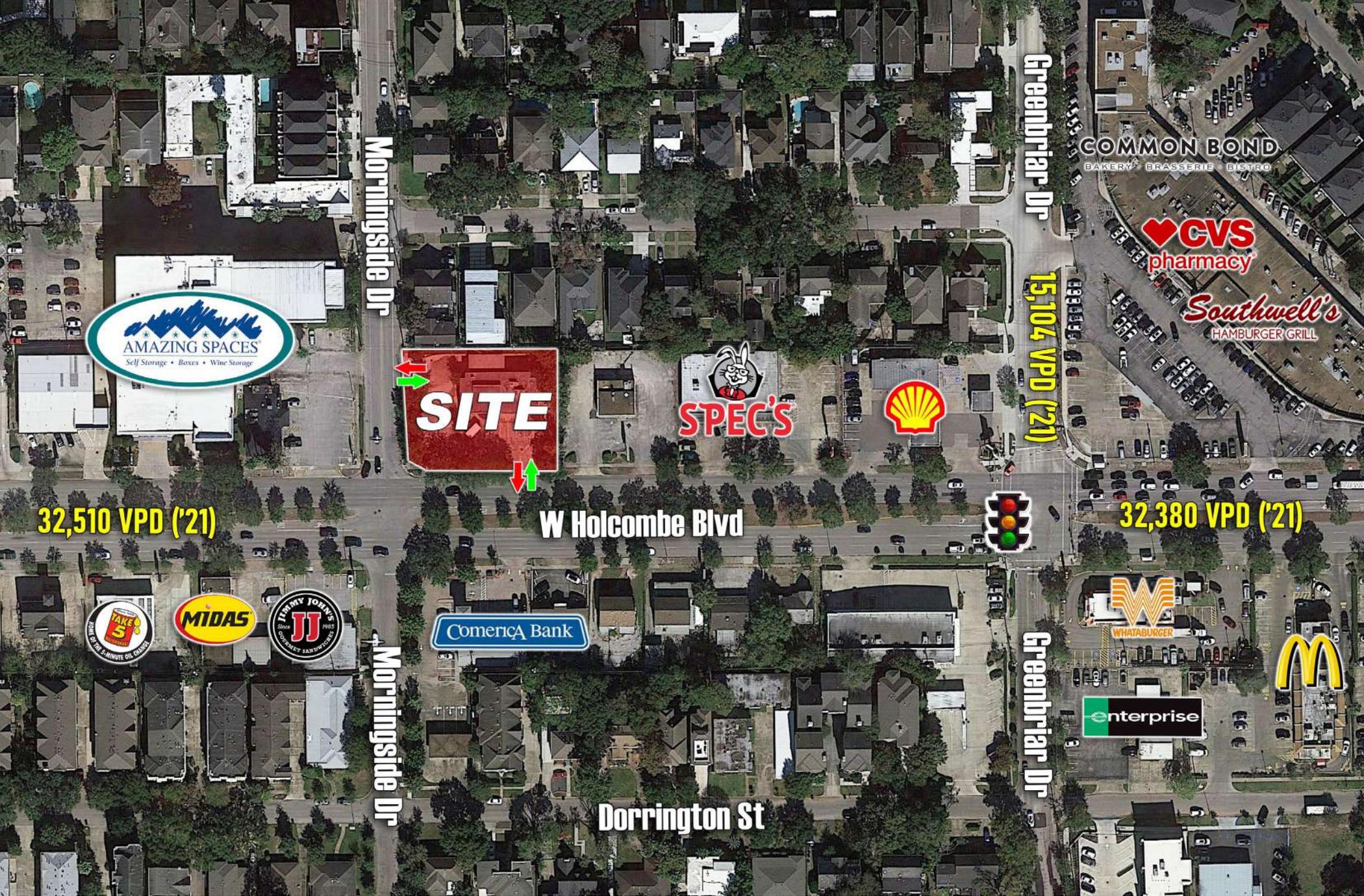
**2340 W. HOLCOMBE BLVD.**

Morningside Dr



W Holcombe Blvd





Morningside Dr

Greenbriar Dr

15,104 VPD ('21)

Morningside Dr

Greenbriar Dr

32,510 VPD ('21)

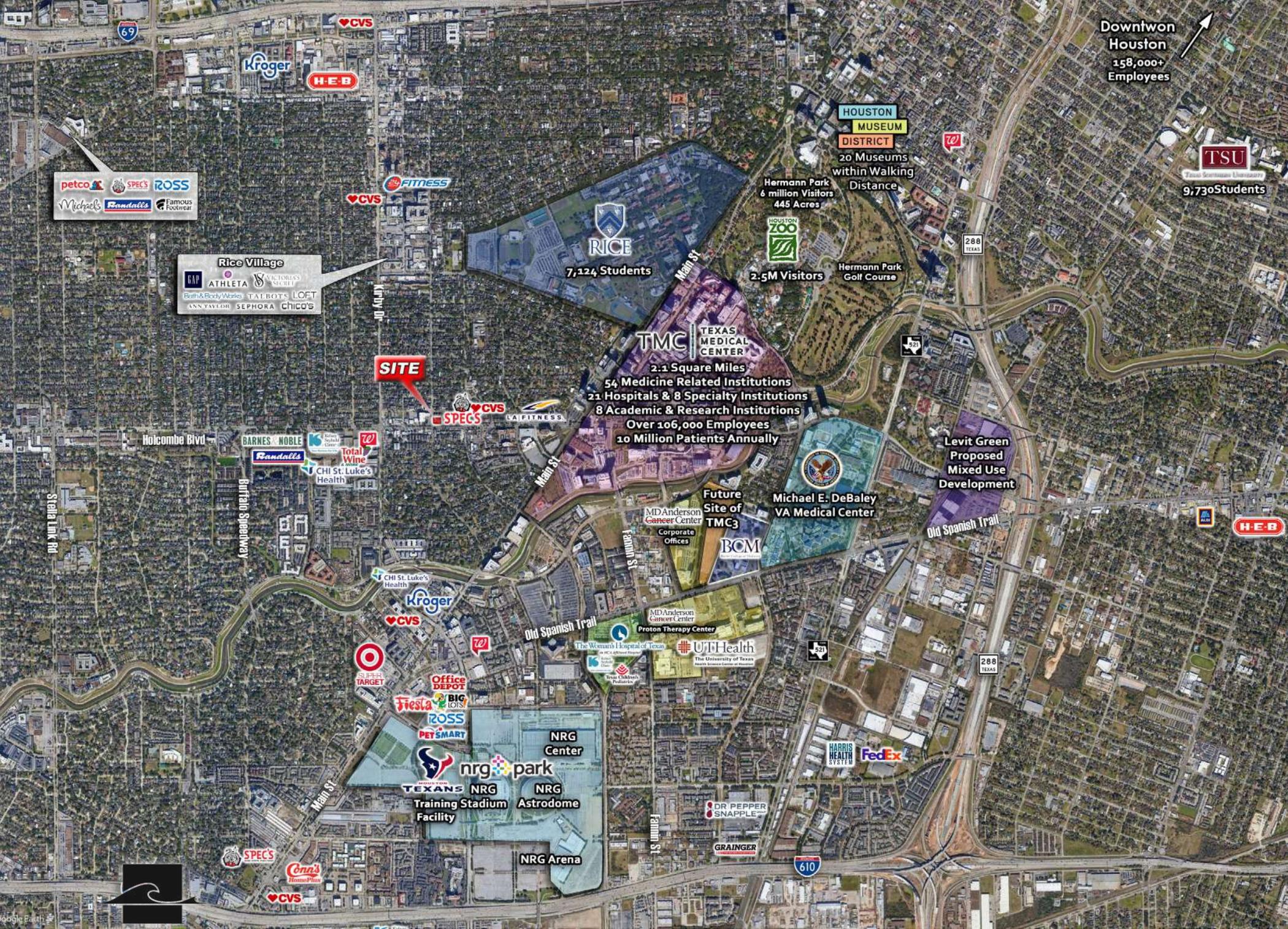
W Holcombe Blvd

32,380 VPD ('21)



Dorrington St





**Rice Village**  
GAP ATHLETA VICTORIAS MICHELE  
Bath & Body Works TALBOT'S LOFT  
ANN TAYLOR SEPHORA chico's

**SITE**

**RICE**  
7,124 Students

**TMC | TEXAS MEDICAL CENTER**  
2.1 Square Miles  
54 Medicine Related Institutions  
21 Hospitals & 8 Specialty Institutions  
8 Academic & Research Institutions  
Over 106,000 Employees  
10 Million Patients Annually

**HOUSTON MUSEUM DISTRICT**  
20 Museums within Walking Distance

Hermann Park  
6 million Visitors  
445 Acres

HOUSTON ZOO  
2.5M Visitors

Hermann Park Golf Course

Levit Green Proposed Mixed Use Development

Michael E. DeBakey VA Medical Center

Future Site of TMC3  
Corporate Offices

MD Anderson Cancer Center

BCM

MD Anderson Cancer Center

Proton Therapy Center

The Woman's Hospital of Texas

UTHealth  
The University of Texas Health Science Center at Houston

Old Spanish Trail

NRG Center

NRG park  
TEXANS NRG Training Stadium  
NRG Astrodome

NRG Arena



# 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.

_____ 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'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](http://www.trec.texas.gov)