

For Lease



**1,589 SF
AVAILABLE**
(2ND GEN RESTAURANT |
MOVE-IN READY)

**1,600 SF
AVAILABLE**
(FORMER ICE CREAM SHOP)

**2,082 SF
AVAILABLE**
(FORMER BAR)

**2,510 SF
AVAILABLE**
(2ND GEN RESTAURANT)



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
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White Oak District

2802, 2805 & 2912 White Oak Dr.,
Houston, TX 77007

For Lease



Hunington



2802 White Oak Dr.



2805 White Oak Dr.



2912 White Oak Dr.

WHITE OAK DISTRICT

2802, 2805 & 2912 White Oak Dr, Houston, TX 77007

Property Information	2802	2805	2912
Space For Lease	1,600 SF (Former Ice Cream Shop) 2,082 SF (Former Bar)	2,510 SF (2nd Gen Restaurant)	1,589 SF (2nd Gen Restaurant, Move-In Ready)
Rental Rate	\$60.00 PSF	\$60.00 PSF	\$60.00 PSF
NNN	\$20.00 PSF	\$20.00 PSF	\$20.00 PSF
Building SF	10,240 SF	10,000 SF	1,589 SF

Property Highlights

- Surrounded by a dense residential population with strong demographics and steady growth.
- Close proximity to major thoroughfares, including I-45 and I-10, for convenient commuter access.
- Located along a vibrant commercial corridor with strong foot traffic and local appeal.

Demographics

Population (2025)	1 mi. - 24,071 2 mi. - 99,296 3 mi. - 218,615
Average Household Income	1 mi. - \$214,788 2 mi. - \$190,782 3 mi. - \$181,707

Traffic Count
 White Oak Dr: 5,346 VPD
 Studemont St: 25,534 VPD

For More Information

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For Lease



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STUDEBOMT ST 25,534 VPD

PARKING LOT

WHITE OAK DR 5,346 VPD

PERMISSIONS
PHO BINH
1,589 SF AVAILABLE (2ND GEN RESTAURANT)
PARKING GARAGE
Tailgate BAR & GRILL
ume SUSHI LINEAR SALON
DISTRICT DENTAL
1,400 SF AVAILABLE (FORMER ICE CREAM SHOP)
2,082 SF AVAILABLE (FORMER BAY)

2,510 SF AVAILABLE (2ND GEN RESTAURANT)
PATIO 573 SF
DECK 2,391 SF
HANDAM BBQ

Bobcat Teddy's Ice House

BB's
THE FRESHEST AND THE BEST

For Lease



SITE

LA FITNESS Great Clips
 MATTRESS FIRM WOODFOREST NETWORKS BANK
 SPROUTS FARMERS MARKET Walmart CHASE
 verizon Starbucks SMASH BURGER
 TACO CABANA

PET SUPPLIES PLUS JAMES AVERY
 FIRST WATCH McDonald's Shell Starbucks
 Kroger ULTA benefit

Kentucky Fried Chicken MOD PIZZA THE VITAMIN SHOPPE
 Lash WELLS FARGO SportClips
 Starbucks Great Clips PDS Health
 Staples Chick-fil-de target TACO BELL
 Pizza Hut PET SMART xfinity CVS pharmacy

SouthState Bank of America CITGO
 CAVA SportClips
 GNC HEB BUFFALO WILD WINGS
 SUPERCUTS FIVE GUYS

Bellrock Summer Street 375 Units
 Alexan Junction Heights 335 Units
 White Oak Station 83 Homes

Broadstone Oliver 346 Units
 Bellrock Sawyer Yards 325 Units
 Modera Washington 341 Units

Heights at 1520 Apartments 380 Units
 The Oliver 211 Units
 G CYCLEBAR Art House Sawyer Yards 334 Units

Baker Nsbb 257 Homes
 F45

Memorial Heights at Washington 436 Units
 The Fitz Apartments 224 Units
 Windsor Memorial Apartments 330 Units

Estates at Memorial Heights Apartments 437 Units
 Washington Courtyards 74 Units
 24 Eleven Washington 222 Units

Baker W R Nsbb 201 Homes
 Firestone

State Street Apartments 196 Units
 Sabine Street Lofts 198 Units

SWTHZ EVEREVE SEPHORA
 J.MAUGHAN SALLY BEAUTY WELLS FARGO Starbucks
 Bath & Body Works Orangetheory
 EoS FITNESS MEN'S WEARHOUSE
 WHITE HOUSE BLACK MARKET OfficeMax
 claire's Frost CHASE
 chico's J.S.A. BANK
 Jack in the box DOLLAR TREE Bank of America
 Kroger TEXACO SportClips
 COST CUTTERS TJ-maxx WHOLE FOODS PEI WEI
 BARNES & NOBLE Walgreens Marshalls

The Small Cnefer
 San Simeon Apartments 431 Units

Allen Parkway Village 278 Units

Mendocino Farms sweetgreen M&S IBC BANK
 Bank of America Starbucks Comerica AMC
 WELLS FARGO PROSPERITY BANK
 LIFETIME BENIHANA SHAKE SHACK WHATASALADER
 PAPPASITOS CHICK-FIL-DE SHURPLE DO-NUTS
 FIFTH THIRD BANK CVS pharmacy
 SUPERCUTS MORTON'S THE STEAKHOUSE

FAMILY DOLLAR AutoZone
 cricket

PROSPERITY BANK
 cricket
 Walgreens
 Ketelsen Elementary School 422 Students
 Fiestas

Sherman Elementary School 478 Students

University of Houston - Downtown 13,558 Students (Fall '25)

GULF FWY 159,414 VPD

KATY FWY 100,813 VPD

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For Lease



Hunington



2,510 SF

For Lease



Hunington



1,589 SF

For Lease



Hunington



1,600 SF

For Lease



Hunington



1,600 SF



2,080 SF

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.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
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Designated Broker of Firm	License No.	Email	Phone
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Associate	License No.	Email	Phone
Jonathan Aron	644676	jonathan@hpiproperties.com	713.623.6944
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov