

2100 WAUGH DR

TWO SUITES AVAILABLE IN
6,090 SF RETAIL CENTER
HOUSTON, TEXAS



Cotton Munson
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(830) 857-4727



2100

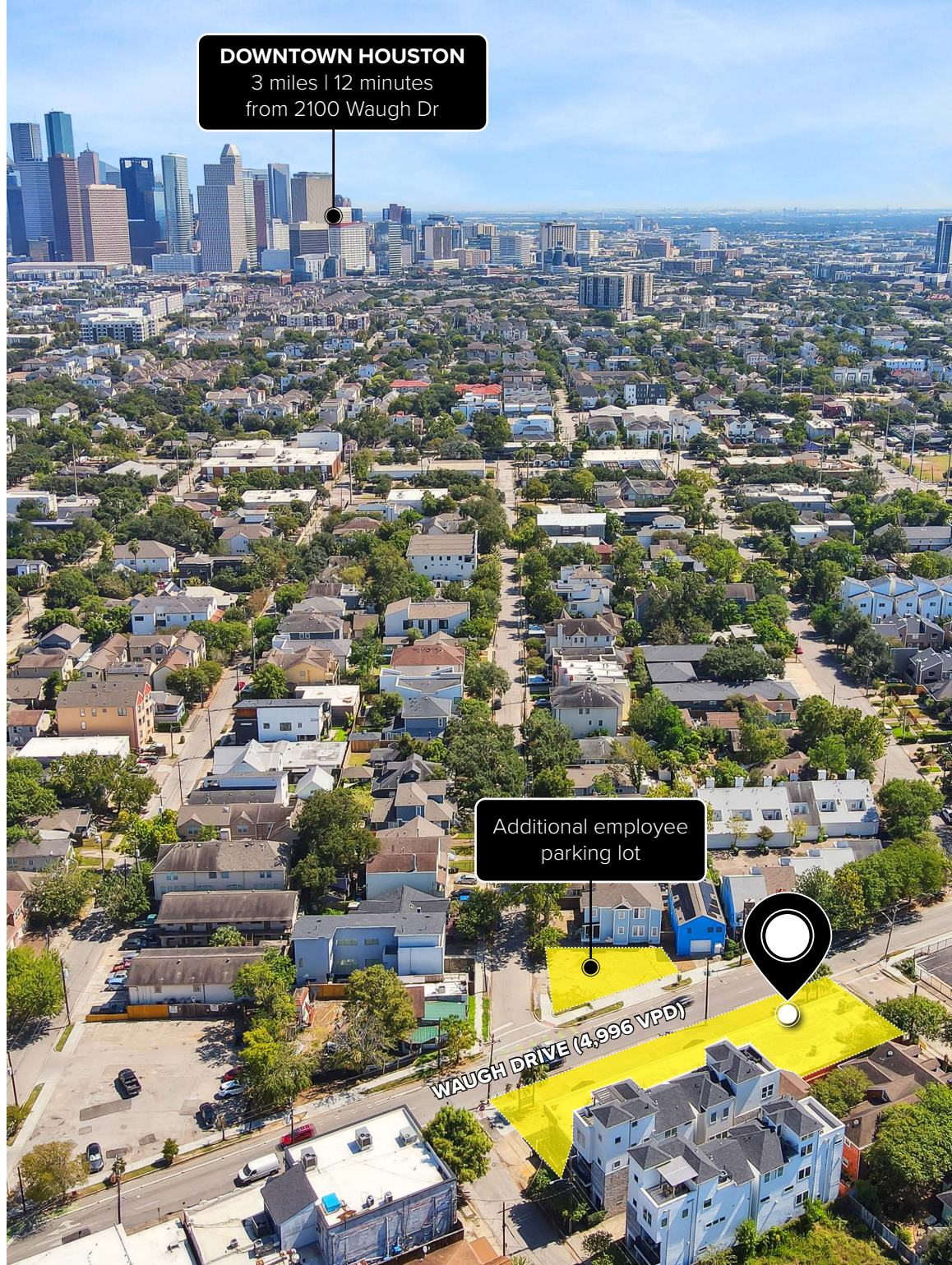
EXECUTIVE SUMMARY

Rockspring Properties is pleased to present 2100 Waugh Dr, Houston, TX 77006, a 6,090 SF retail center located in the vibrant Montrose neighborhood of Houston.

This well-positioned retail property offers two flexible leasing suites with the ability to subdivide the space. Notably, there is a grease trap on the southern end cap allowing for the installation of a bar or restaurant up to 1,200 SF. Additionally, tenants will benefit from an extra employee parking lot located directly across the street, ensuring convenient access for staff.

The property is ideally located just 3 miles from downtown Houston, providing easy access to key business and entertainment districts. The surrounding area is affluent, with an average household income of \$152,896 within a 5-mile radius, and a significant employment base with over 728,161 employees in the same area.

This is a rare opportunity to lease prime retail space in the sought-after Montrose area, offering great visibility and accessibility in a growing commercial hub.



**ADDRESS:**

2100 WAUGH DR,
HOUSTON TX 77006

**PRICE:**

CALL FOR PRICING &
T.I. ALLOWANCE DETAILS

**ENTRANCES:**

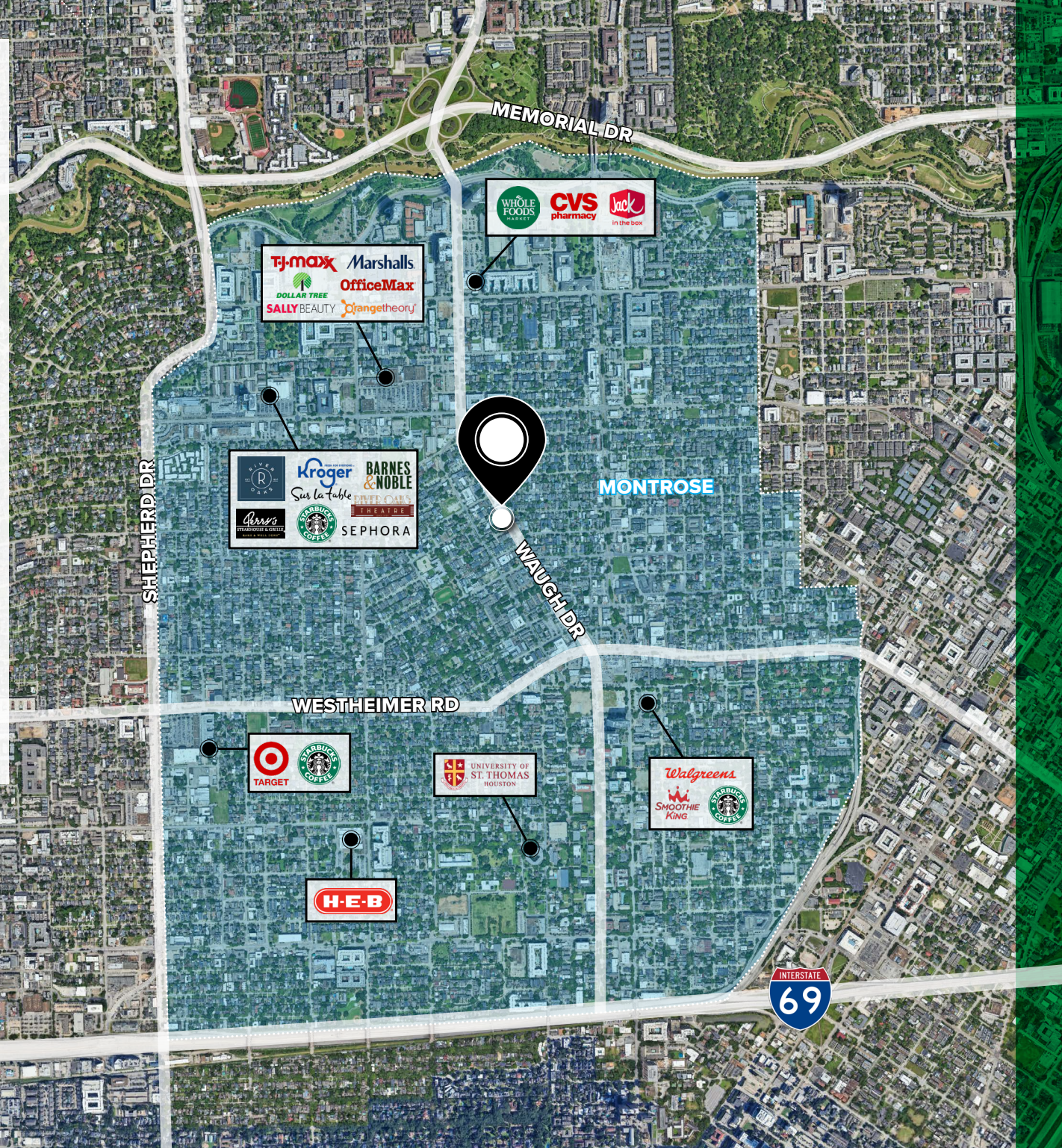
WAUGH DR &
INDIANA ST

**SIZE:**

6,090 SF BUILDING
+ EXTRA PARKING LOT

**HIGHWAYS:**

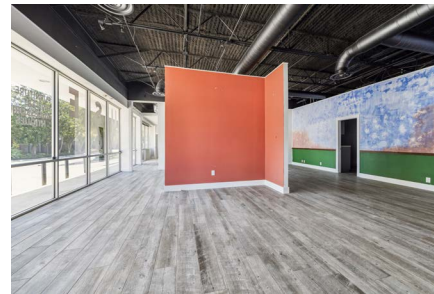
6 MINUTES TO I-45
Z7 MINUTES TO I-69





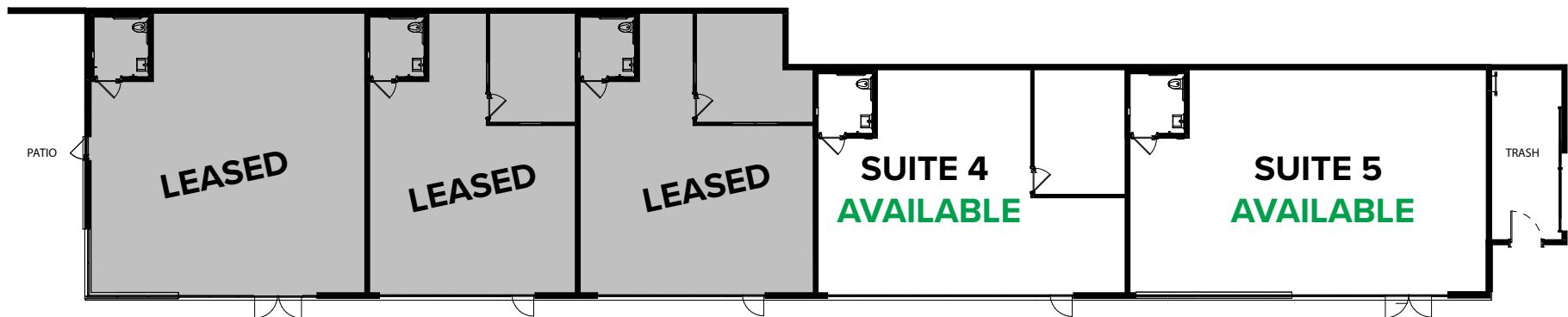
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PROPERTY PHOTOS

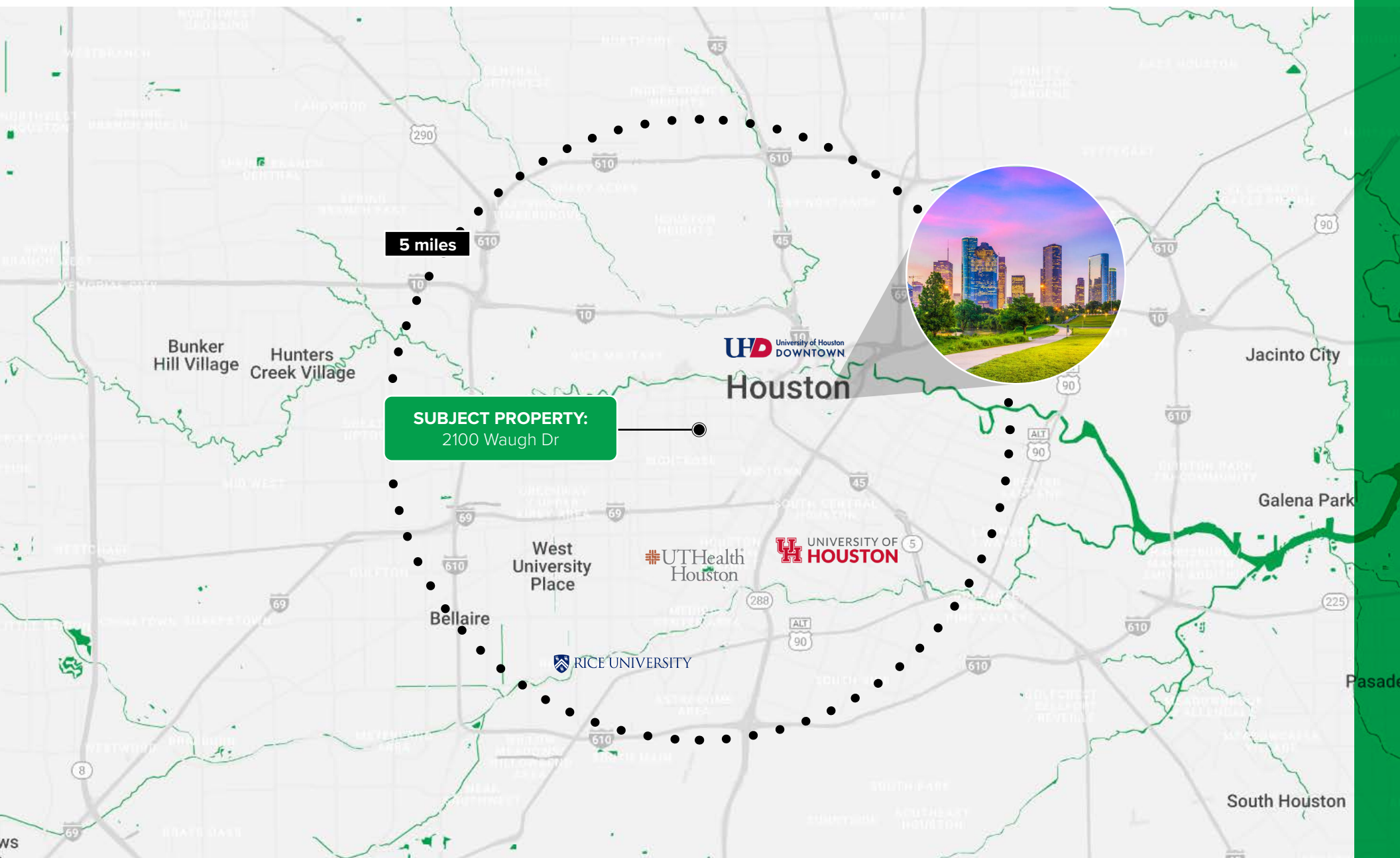


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FLOOR PLAN



2100



\$164,255 average household income within 5 miles

Employees within 5 miles total **728,161**

DEMOGRAPHIC DATA

2025 Summary	1 Mile	3 Miles	5 Miles
Population	34,988	219,720	490,110
Households	20,252	114,099	238,756
Families	6,902	42,736	102,497
Average Household Size	1.70	1.77	1.93
Owner Occupied Housing Units	7,211	40,024	92,821
Renter Occupied Housing Units	13,041	74,075	145,935
Median Age	37.1	35.2	35.5
Median Household Income	\$118,207	\$113,005	\$96,766
Average Household Income	\$178,019	\$179,223	\$164,255

2030 Summary	1 Mile	3 Miles	5 Miles
Population	37,677	234,759	516,612
Households	22,257	124,991	257,798
Families	7,434	45,950	108,906
Average Household Size	1.66	1.73	1.89
Owner Occupied Housing Units	7,700	43,503	100,345
Renter Occupied Housing Units	14,557	81,488	157,453
Median Age	37.9	36.0	36.4
Median Household Income	\$126,430	\$120,419	\$104,977
Average Household Income	\$185,576	\$186,714	\$173,800

PRESENTED BY

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