

EAST END DEVELOPMENT OPPORTUNITY: ±2.87 ACRES AVAILABLE

NWQ Harrisburg Blvd & Milby St | Houston, TX



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 **Read King**
Commercial Real Estate

www.read-king.com

PROPERTY OVERVIEW

PROPERTY INFORMATION:

- Size:

±2.87 AC
- Price:

\$70 PSF / \$8,750,000
- Details:

• Excellent opportunity for an adaptive re-use development

• Lot Includes the following:

– ±15,795 SF of private Everton Street

– ±19,330 SF West office/warehouse building

– ±31,582 SF East office warehouse building

– ±2,232 SF of residential/retail/office space

Economic

Development: Located in a Qualified Opportunity Zone

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
<div><div></div><div>POPULATION</div></div>	19,706	162,870	407,112
<div><div></div><div>EST. HOUSEHOLDS</div></div>	7,732	60,793	165,729
<div><div></div><div>EST. AVG HOUSEHOLD INCOME</div></div>	\$79,475	\$86,404	\$102,935
<div><div></div><div>DAYTIME: TOTAL EMPLOYEES</div></div>	8,651	205,964	359,034



AREA OVERVIEW



EAST RIVER

150 Acre
Redevelopment Project

SITE

Harrisburg
Hike & Bike Trail

East End

Houston Ship Channel

Downtown
CBD

EaDo

Eastwood
Park

Gus Wortham
Golf Course

288
TEXAS

45

10

69



BBVA STADIUM





Downtown / CBD



BBVA STADIUM

EaDo

±2.87 AC
NWQ Harrisburg Blvd
& Milby St



Harrisburg Blvd

Commerce St

Canal St



Milby St

Garrow St

Sherman St

Runnels St

Engelke St

Harrisburg Art Museum

East End

Harrisburg Hike & Bike Trail

Canal St

Lovejoy St



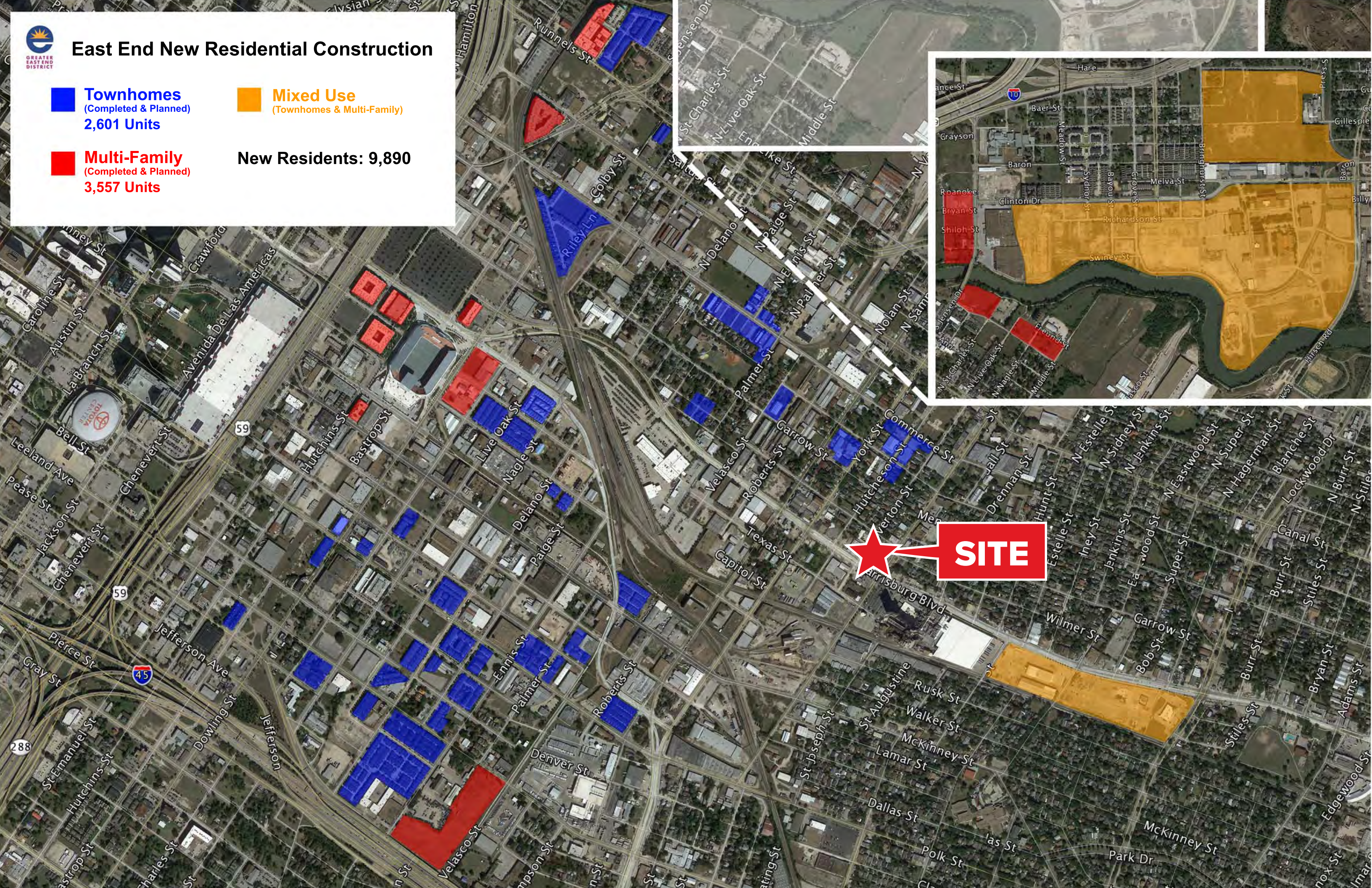
East End New Residential Construction

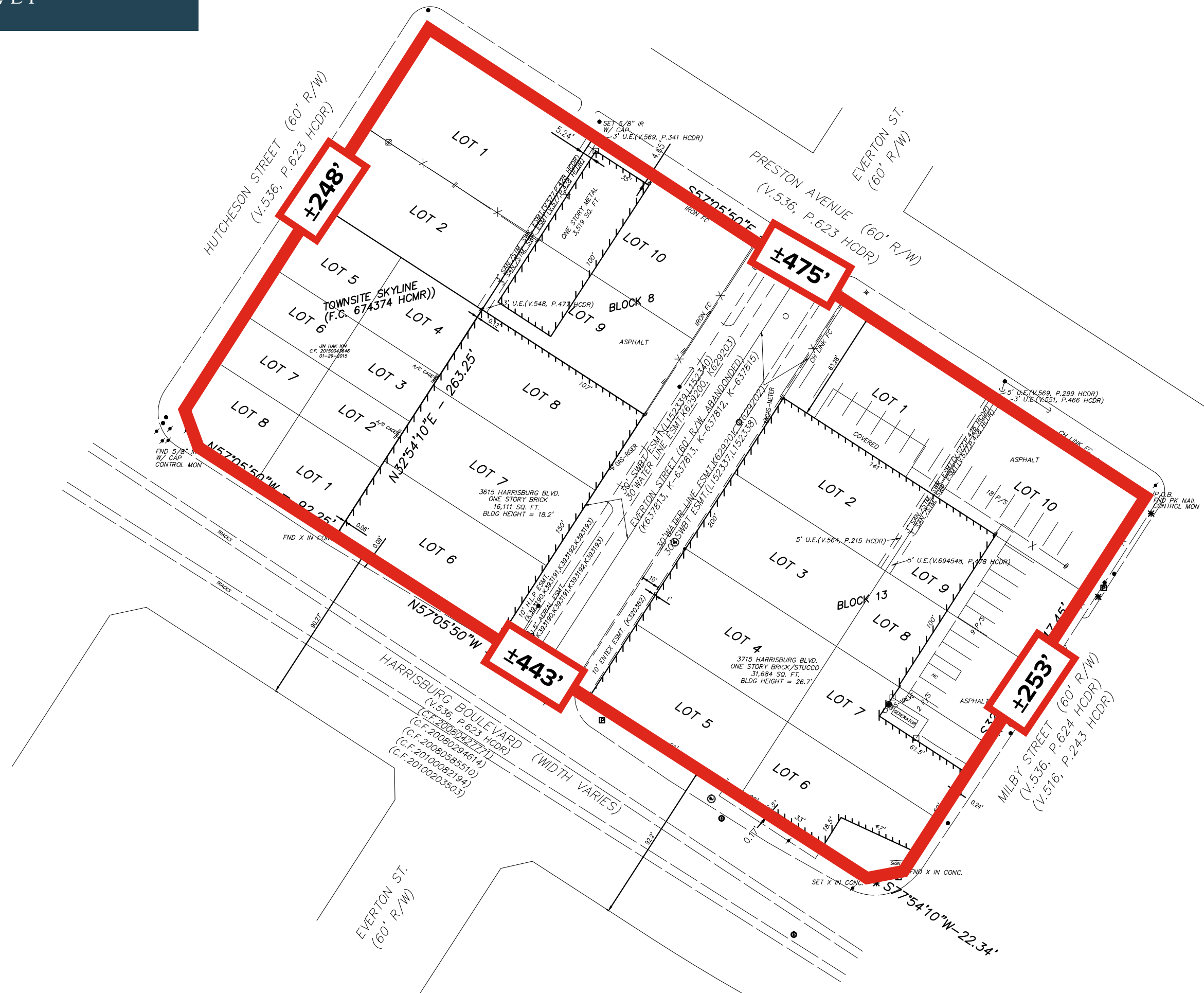
Townhomes
(Completed & Planned)
2,601 Units

Mixed Use
(Townhomes & Multi-Family)

Multi-Family
(Completed & Planned)
3,557 Units

New Residents: 9,890







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.

11-2-2015



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.

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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

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