

# DOWNTOWN



1700 EMANCIPATION | HOUSTON, TX 77003



# EXCELLENT LOCATION IN **EADO**



East Downtown (affectionately known as EaDo) is one of Houston's most interesting neighborhoods. EaDo borders downtown Houston and is one of Houston's Most Walkable Neighborhoods, benefiting from dozens of new (highly rated) restaurants, bars, breweries and gyms. In addition, since EaDo is located on Houston's MetroRail, EaDo offers easy access to the Medical Center. EaDo is immediately adjacent to Downtown Houston. The district is also a few minutes from the Texas Medical Center, Houston Ship Channel, and Greenway Plaza.

## TRAFFIC COUNTS

Pease St at Emancipation	16,847 VPD
Emancipation at Leeland Ave.	50,418 VPD
Gulf Freeway at I-45 NW	213,633 VPD
I-45 at Emancipation NW	19,768 VPD

**LAND AREA: 0.79 ACRES**

**SALE PRICE: CALL FOR DETAILS**

**MINUTES AWAY FROM THE CENTRAL BUSINESS DISTRICT AND DOWNTOWN  
ACCESSIBLE FROM MAJOR FREEWAYS**

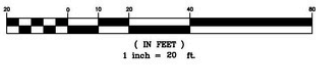
**DAVID GREENBERG**  
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5959 RICHMOND AVE., SUITE 440  
HOUSTON TX 77057  
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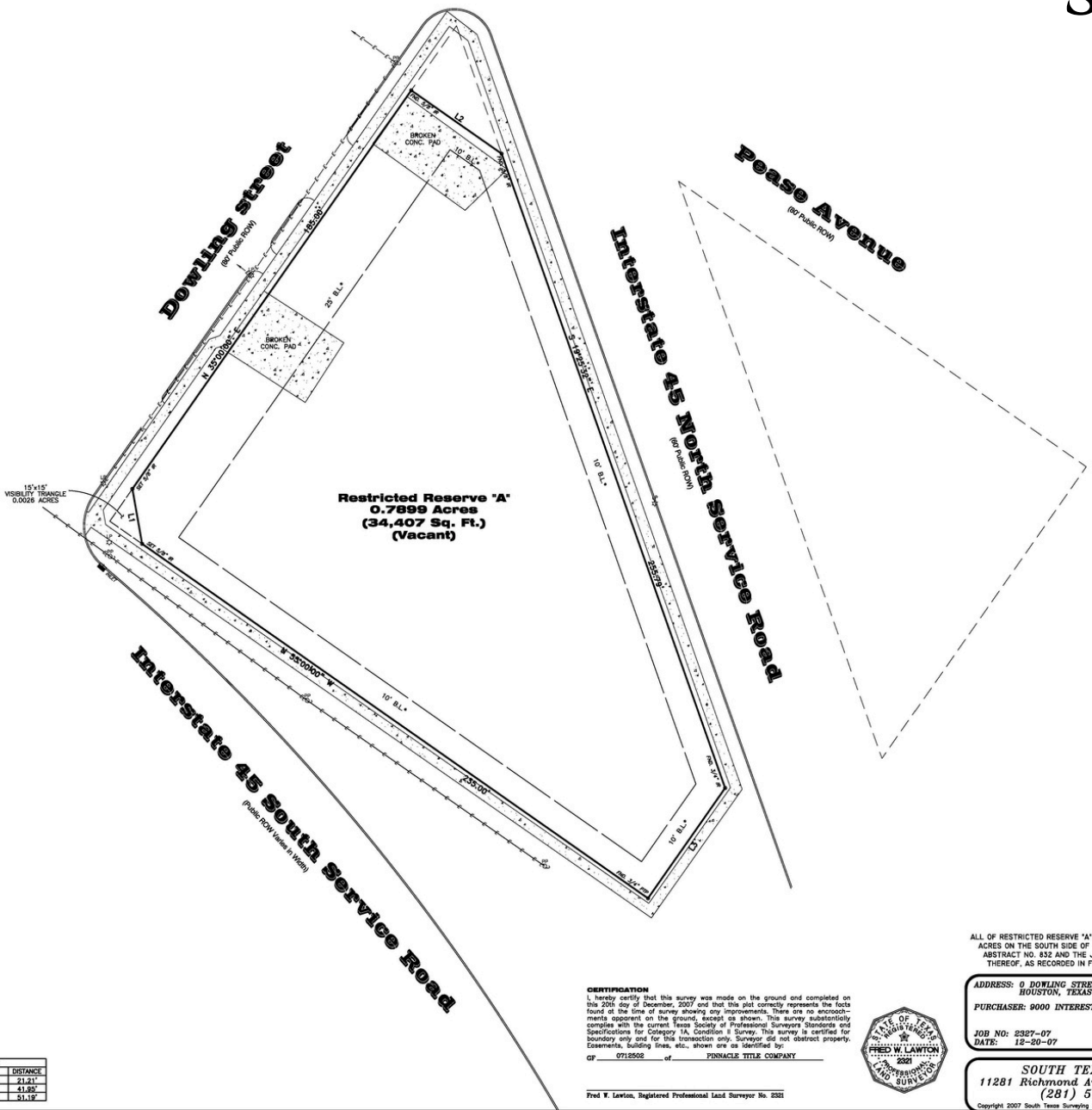
# SURVEY

GRAPHIC SCALE



- LEGEND:**
- AC = ACRES
  - A/C = AIR CONDITION
  - AE = AREAL EASEMENT
  - BL = BUILDING LINE
  - BLDG = BUILDING
  - BCB = CATCH BASIN
  - CC = CONCRETE
  - CCABLE = CABLE BOX
  - TELLE = TELEPHONE
  - ESMT = EASEMENT
  - FC = FIRE CODE
  - FH = FIRE HYDRANT
  - FO = FOUND
  - GM = GAS METER
  - H/LAP = HOUSTON LIGHTING & POWER
  - IP = IRON PIPE
  - IR = IRON ROD
  - OLP = LIGHT POLE
  - HCCF = HARRIS COUNTY CLERK'S FILE
  - HCCR = HARRIS COUNTY DEED RECORDS
  - HCMR = HARRIS COUNTY MAP RECORDS
  - MH = MANHOLE
  - P/B = POINT OF BEGINNING
  - P/C = POINT OF COMMENCING
  - PP = POWER POLE
  - PS = PARKING SPACES
  - ROW = RIGHT OF WAY
  - SQ. FT. = SQUARE FEET
  - TEL. = TELEPHONE
  - UE = UTILITY EASEMENT
  - WM = WATER METER
  - WV = WATER VALVE
  - WIF = BROUGHT IRON FENCE
  - CLF = CHAIN LINK FENCE
  - C = CONCRETE
  - CC = COVERED CONCRETE
  - OEEL = OVERHEAD ELECTRIC LINES
  - WF = WOOD FENCE
  - NP = NO PARKING
  - GW = GUY WIRE
  - (R) = RECORDED DATA
  - (M) = MEASURED DATA
  - \* = FILM CODE NO. 489045 HCMR

15'x15' VISIBILITY TRIANGLE 0.0028 ACRES



- NOTES:**
1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
  2. SURVEYOR DID NOT ABSTRACT PROPERTY SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY NO. 0712502 OF PINNACLE TITLE COMPANY.
  3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
  4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
  5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
  6. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
  7. SUBJECT TO CITY OF HOUSTON ORD. NO. 85-1878 DESCRIBED IN HCCF NO. N23386.
  8. SUBJECT TO AGREEMENT TO RESTRICT PROPERTY AS RECORDED IN HCCF NO. Y194266.

**FLOOD NOTE:**

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IT IS IN ZONE "A" ACCORDING TO F.I.M.M. MAP NO. 489045 0899, DATED 8-18-07. BY DRAWING PLATING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR DATA DETERMINATION.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N. 100°00'00" W.	21.21'
L2	S. 33°00'00" E.	41.80'
L3	S. 33°00'00" W.	51.19'

**CERTIFICATION**

I, hereby certify that this survey was made on the ground and completed on this 20th day of December, 2007 and that this plot correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GP 0712502 of PINNACLE TITLE COMPANY



Fred W. Lawton, Registered Professional Land Surveyor No. 2321

**SURVEY OF**

ALL OF RESTRICTED RESERVE 'A', IN BLOCK ONE OF FAST TRACK FOOD MART, BEING A SUBDIVISION OF 0.7899 ACRES ON THE SOUTH SIDE OF BUFFALO BAYOU IN HARRIS COUNTY, TEXAS OUT OF THE J. WELLS SURVEY, ABSTRACT NO. 432 AND THE J. HOLMAN SURVEY, ABSTRACT NO. 323, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN FILM CODE NO. 489045 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS: 0 DOWLING STREET  
HOUSTON, TEXAS 77003

PURCHASER: 9000 INTERESTS, LTD.

JOB NO: 2327-07      SCALE: 1" = 20'

DATE: 12-20-07      SHEET 1 OF 1

**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082  
(281) 556-6918 FAX (281) 556-9331

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# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,865	190,454	480,429
Average Age	41.0	37.6	37.3
Average Age (Male)	42.6	38.2	37.2
Average Age (Female)	38.4	36.9	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,519	79,711	196,795
# of Persons per HH	1.8	2.0	2.3
Average HH Income	\$108,970	\$99,393	\$99,683
Average House Value	\$332,402	\$328,346	\$310,768

\* Demographic data derived from 2020 ACS - US Census



DISCLAIMER: The information contained herein was obtained from credible and established industry sources; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is based on recent and relative sales records collected from reputable and deemed reliable sources. The data and information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice. Buyer and lending underwriters shall rely on independent due diligence, and agrees to hold Greenberg Realty Partners, LP, Greenberg & Associates, including affiliate entities and its Agents harmless should any discrepancies be identified.

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