



1005 HUTCHINS ST & 2208 MCKINNEY ST BUILDINGS AVAILABLE FOR SALE OR LEASE IN EADO

SEQ McKinney St & Hutchins St | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION

Address: 1005 Hutchins St & 2208 McKinney St
Houston, TX 77003

Total Land Size: ±0.91 AC | ±39,637 SF

Bldg Sizes:
 • 1005 Hutchins St: 16,370 SF
 • 2208 McKinney St: 11,574 SF

Price: Call For Pricing

HIGHLIGHTS:

- Two buildings for sale or lease in East Downtown (EaDo), a rapidly growing trade area
- Fully permitted plans and renderings available for site
- Unique opportunity for green space located between the two buildings - very rare amenity for immediate trade area
- No mandated parking requirements in EaDo
- Easy access to US-59/I-69 and I-45, two major highways connecting the Houston MSA
- Close proximity to Downtown Houston and Midtown
- Surrounded by several major attractions for the immediate trade area including: Shell Energy Stadium, Daikin Park, The Toyota Center, George R Brown Convention Center, Discovery Green, and many others

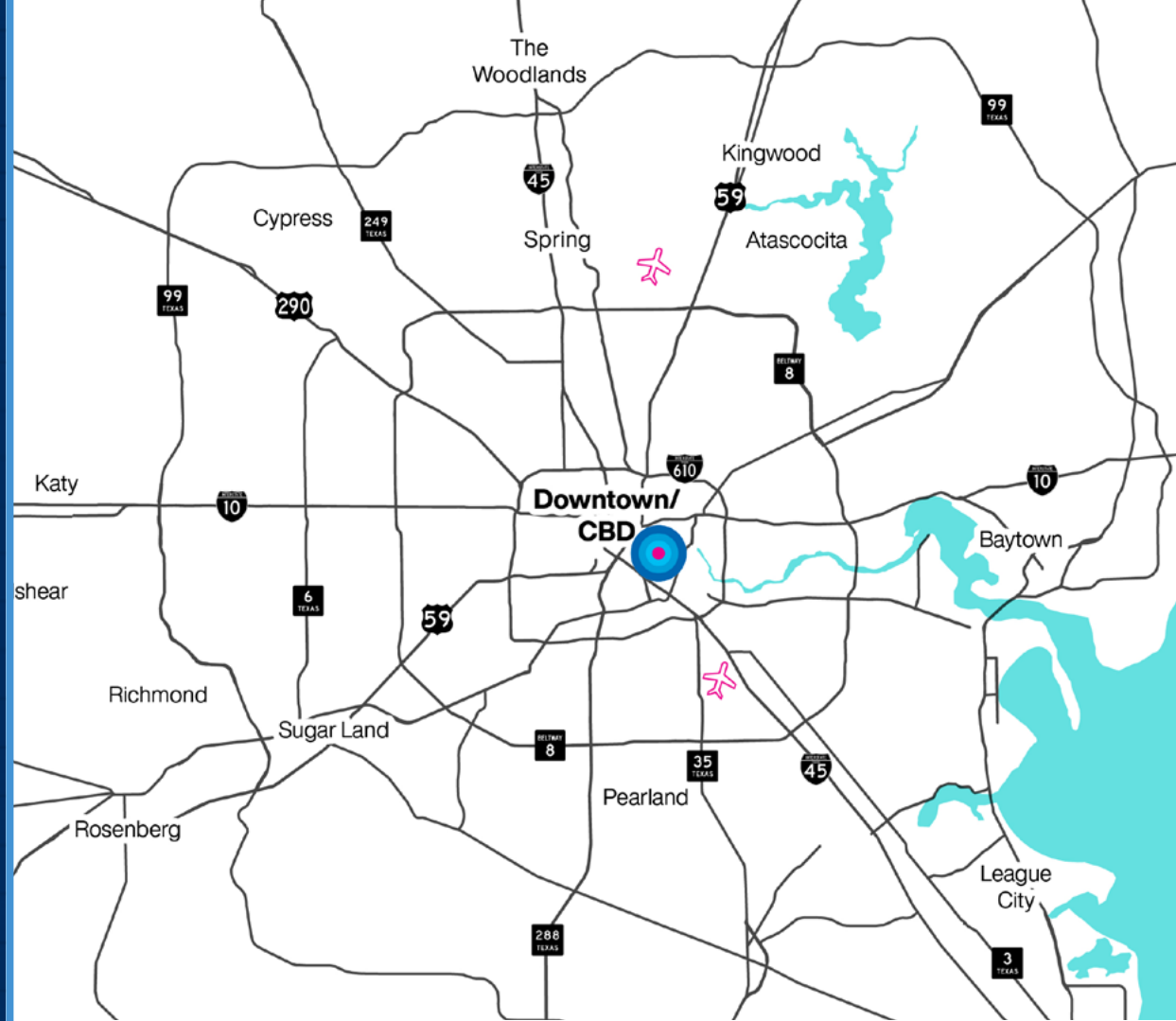
TRAFFIC COUNTS:

US-59/I-69: 173,273 CPD '24

McKinney St: 4,132 CPD '21

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	33,045	210,432	481,303
Daytime Pop.	94,927	290,579	539,053
Avg HH Income	\$146,545	\$128,569	\$147,173



TOYOTA CENTER

GRB CONVENTION CENTER

MARRIOTT MARQUIS

DAIKIN PARK

SHELL ENERGY STADIUM

DISCOVERY GREEN

SITE

HUTCHINS ST.

EMANCIPATION AVE.

WALKER ST.

MCKINNEY ST.

ST CHARLES ST.

LAMAR ST.

DALLAS ST.

LIVE OAK ST.

Market Square Park

Harris County Civil Courthouse

EAST RIVER

The Laura ±359 Units

EAST RIVER 9

The Mill Residences ±342 Units

Canal Street Flats ±200 Units

Fourth at Navigation ±300 Units

DAIKIN PARK

WESTIN HOTELS & RESORTS

Puttshack

Phoenicia Specialty Food

MARRIOTT

FOUR SEASONS HOTEL

DISCOVERY GREEN

GRB HOUSTON

WOODRUY'S

SAVOY'S

TAN SAITE

BCM

Nirfas Medical Restaurant

El Tiempo Cantina

H&C

SITE

TOYOTA CENTER

PITCH 25

SHELL ENERGY Stadium

TRUCK YARD

RODEO GOAT Koffeteria

W8

TIN CHAMPIONS

CenterPoint Energy

O'Reilly AUTO PARTS

CVS

NICKEL CITY

Nancy's Hustle

Atlantic Coffee Solutions

BNSF RAILWAY

CVS

45

Coop EaDo ±284 Units

Oak Farms

SHERWIN WILLIAMS

Kroger



Shell
ENERGY
Stadium

**Unique Opportunity
for Green Space**

SITE

McKinney St

Hutchins St

Lamar St

DRIVE TIME

- 8 MIN - Montrose
- 14 MIN - West University Place
- 15 MIN - The Heights
- 16 MIN - The Galleria
- 23 MIN - Memorial



EADO APPEAL

East Downtown's rapid growth over the past decade has made it a hotbed for some of the city's buzziest dining gems, mural walls, indie galleries, live music, dance, and entertainment and sporting venues. The neighborhood links to more miles of rail, trails and bus routes than any other part of Houston.

A BOOMING NEIGHBORHOOD SURROUNDED BY SEVERAL MAJOR ATTRACTIONS

DAIKIN PARK

Host to nearly 5M fans
\$28M+ in alcohol sales

TOYOTA CENTER

Host to over 1.7M fans
Spanning 6 city blocks

SHELL ENERGY STADIUM

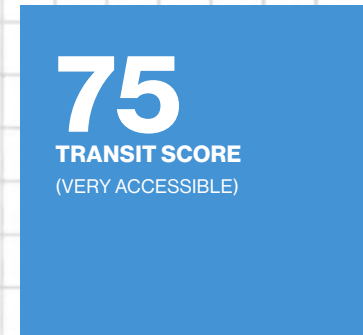
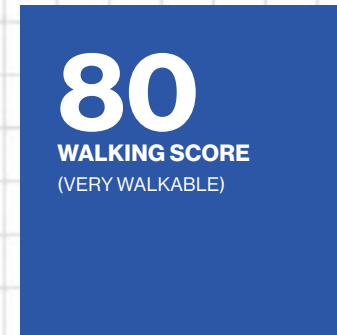
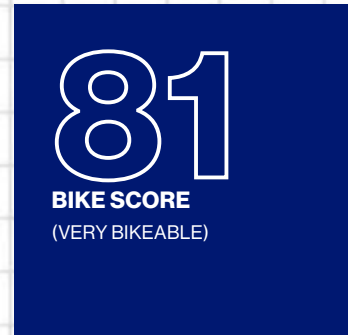
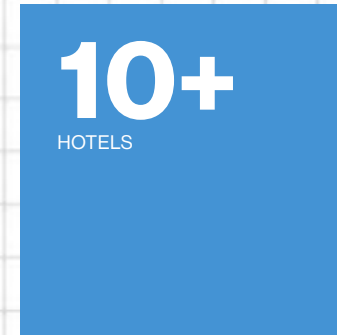
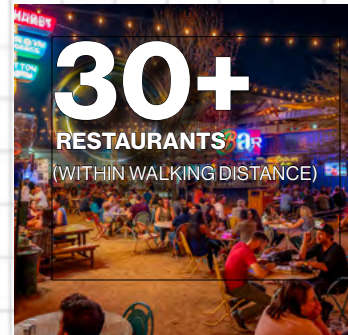
Host to over 570K fans
1st MLS stadium in a city's downtown

DISCOVERY GREEN

Park welcoming 20M+ visitors

GEORGE R BROWN CONVENTION CENTER (GRBCC)

Host to 3M visitors annually
1.8M SF (one of America's 10 largest convention centers)





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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Duncan Brooks Shanklin III
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



SITE

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