

FOR SALE

3RD PRICE REDUCTION

DOWNTOWN

UH University of Houston
DOWNTOWN
13,610 Students

HARDY YARDS

APARTMENT HOMES

prose

SITE

BAD
ASTRONAUT
BREWING COMPANY - HOUSTON, TX

1.37 AC BY UH-D CAMPUS

1206 BROOKS STREET | HOUSTON, TEXAS 77009

Ryan Neyland, Vice President
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The information contained herein was obtained from sources believed reliable; however, Agent/Broker makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



1.37 AC BY UH-D CAMPUS

1206 BROOKS STREET | HOUSTON, TEXAS 77009

AVAILABLE

1.37 Acres

SALE PRICE

Call for Pricing

PROPERTY HIGHLIGHTS

- Directly Across from the Prose and Hardy Yards Apartments
- Approx. 1,500 Class A Multifamily - Fully Stabilized and/or Coming Soon
- Major Retail Redevelopment Coming to the Immediate Area
- Covered Land Play Opportunity
- No Restrictions
- Ideal for Full-Service Restaurant, Brewery, or Retail Development
- Walking Distance to University of Houston-Downtown Campus, Saint Arnold's Brewery, Bad Astronaut Brewery and Meow Wolf (Projected 750k Annual Visitors)

TRAFFIC GENERATORS

UHD University of Houston
DOWNTOWN

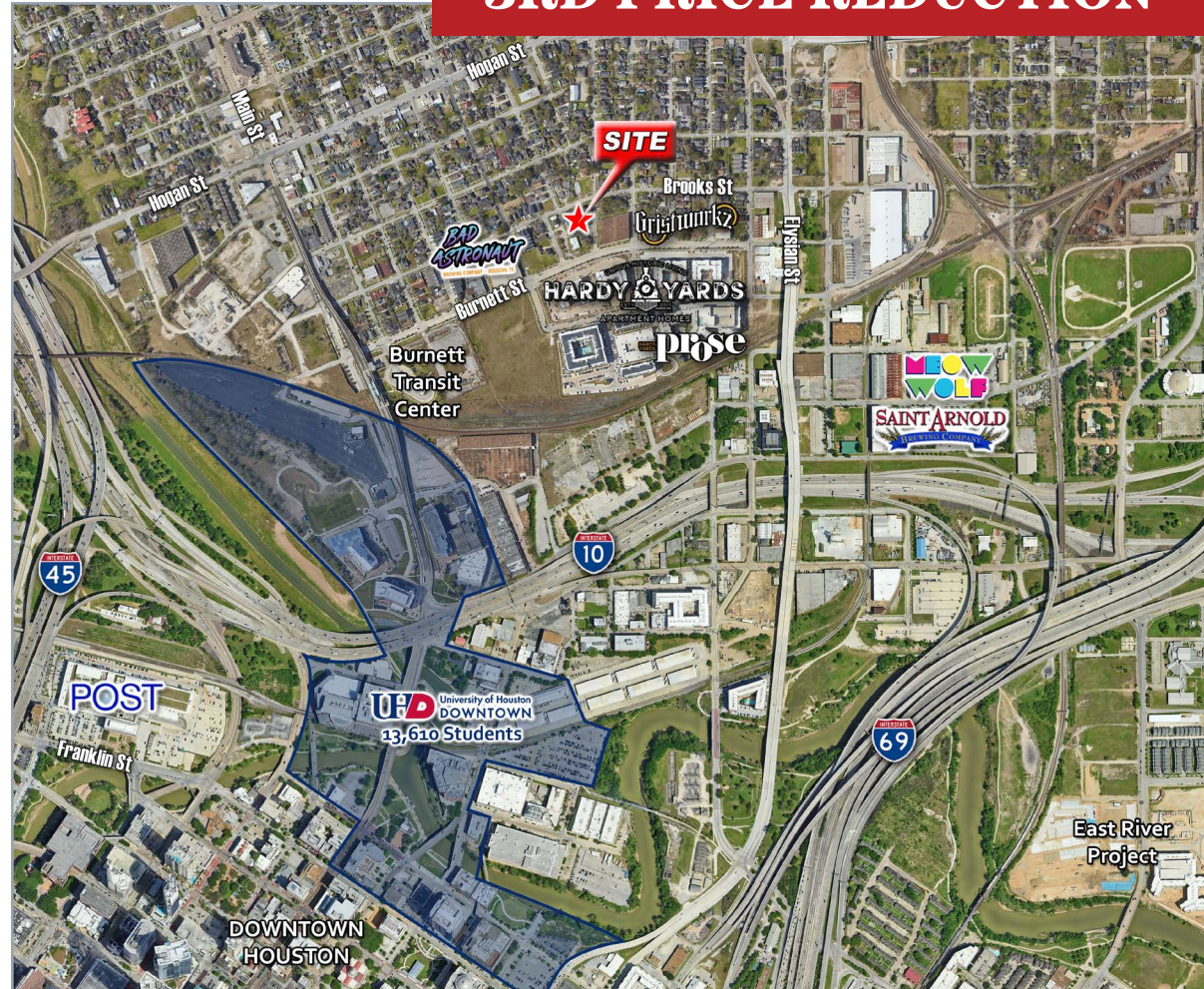
UNIQUE HISTORIC LIVING
HARDY YARDS
EST. 2017
APARTMENT HOMES

BAD ASTRONAUT
BREWING COMPANY • HOUSTON, TX

HARDY YARDS
prose

MEOW WOLF

SAINT ARNOLD
BREWING COMPANY



FOR SALE

3RD PRICE REDUCTION

DEMOGRAPHICS

	2024 POPULATION	2029 PROJ. POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME
1 MILE	24,547	27,892	24,547	\$91,345
3 MILE	179,155	198,922	179,155	\$134,027
5 MILE	432,283	471,266	432,283	\$145,119

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OVERHEAD VIEW



1.37 ACRES - FOR SALE

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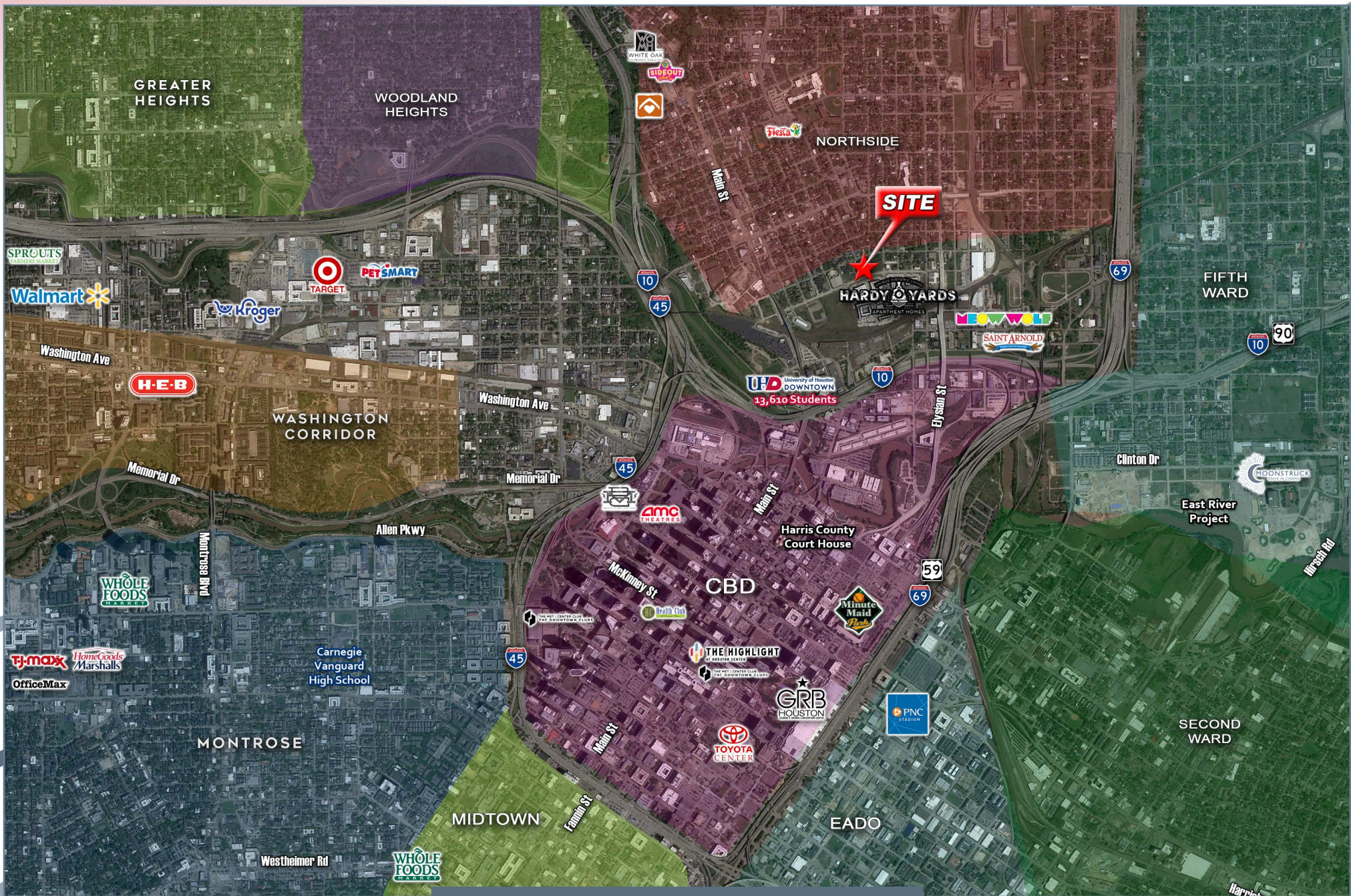


EASTERN VIEW



1.37 ACRES - FOR SALE

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TRADE AREA



1.37 ACRES - FOR SALE

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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.



2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

950 Maverick Partners, LLC d/b/a Palo Duro Commercial Partners	9012690		281-995-2200
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Designated Broker of Firm	License No.	Email	Phone
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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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