

**FOR
SALE**

DOWNTOWN

GEORGE P. BROWN CONVENTION CENTER
TRANSFORMATION PROJECT



151,214 VPD

THE PRINT HOUSE



EAST BLOCKS



BAYLOR
COLLEGE OF MEDICINE
1,722 STUDENTS

CONCEPT NEIGHBORHOOD/
THE PLANT



206,026 VPD

3 NEW MULTIFAMILY
BUILDINGS

DEELAND STREET

POLK STREET

YORK STREET



HIGH SCHOOL
FOR LAW AND JUSTICE
436 STUDENTS

MILBY STREET

NewQuest

6.04 AC PRIME EADO DEVELOPMENT SITE

Redevelopment or Ground-Up
3503 Polk Street | Houston, Texas 77003

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Proposed Adaptive Reuse Option

Adaptive Reuse Concept – ±99K SF Mixed-Use with 359 Parking Spaces

TOTAL SITE AREA	±6.13 Acres
EXISTING BUILDING	~99,400 SF (Mixed-use/Retail)
PARKING PROVIDED	359 spaces (3.6/1,000 SF)
GREENWAY INTEGRATION	ADA access ramps, walkways, landscaping
POTENTIAL TENANCY	Retail, Creative Office, Showroom, F&B

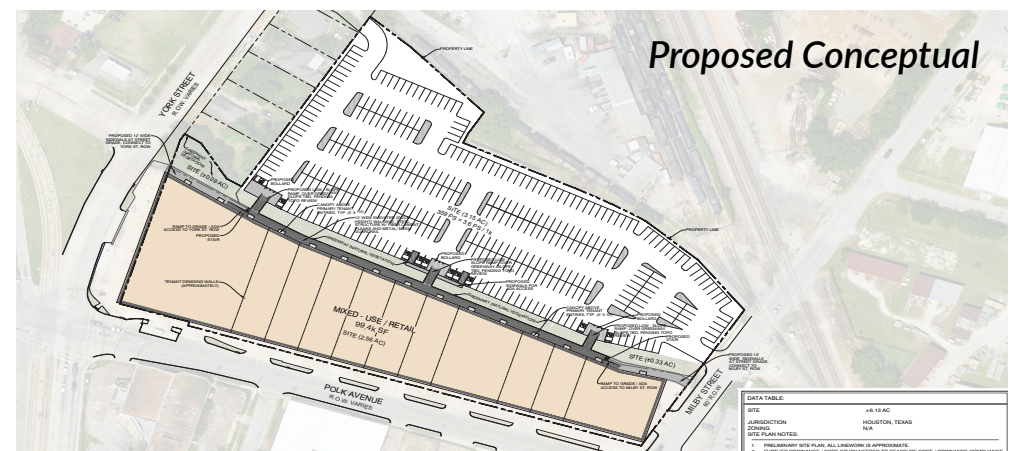
Designed for Flexibility and Speed

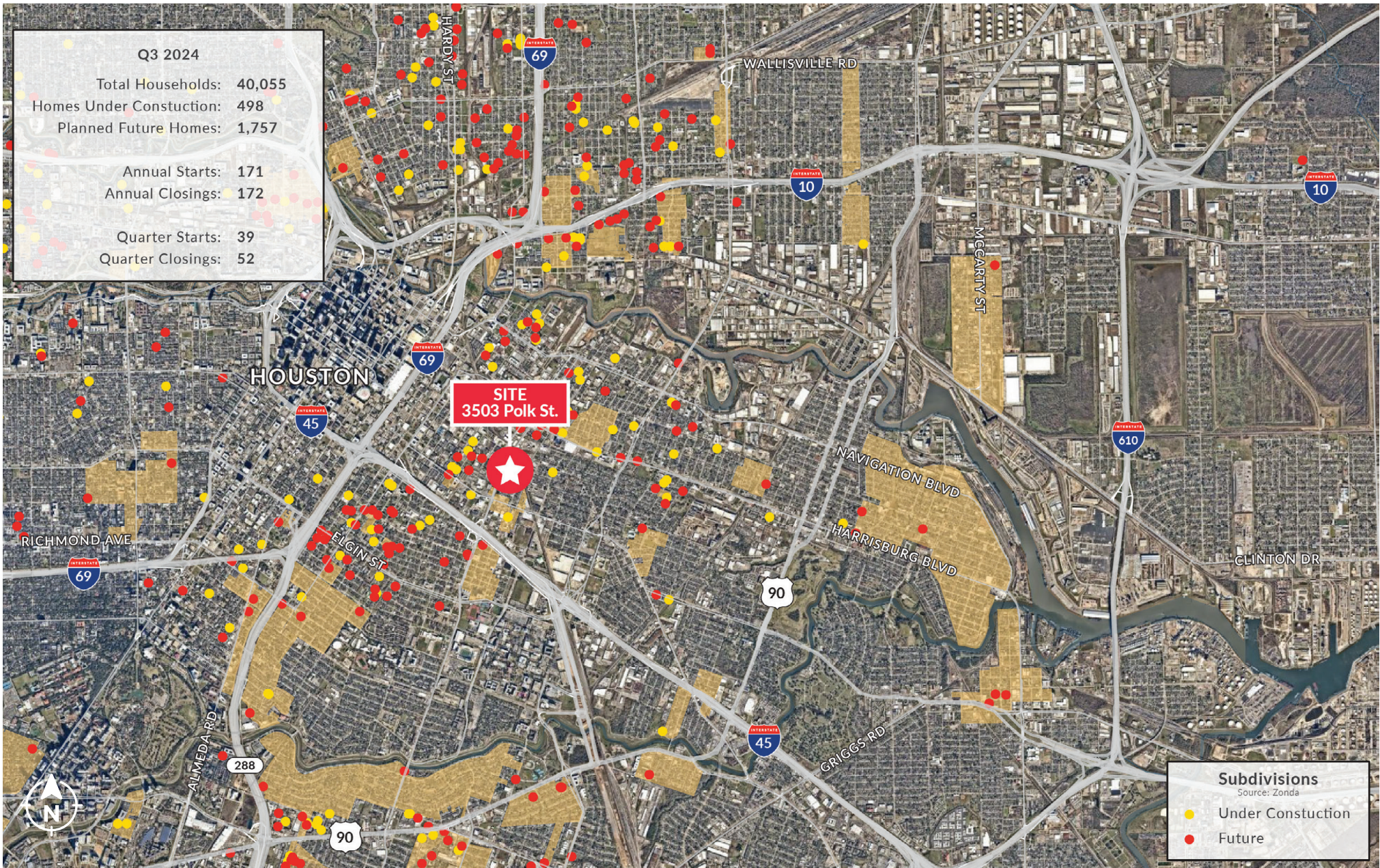
This concept illustrates how a future owner can leverage the existing building and infrastructure to deliver a dynamic, open-air mixed-use destination. With nearly 100K SF of leasable space and 359 parking spaces, the project is well-positioned for tenants prioritizing accessibility, branding, and creative layout potential.

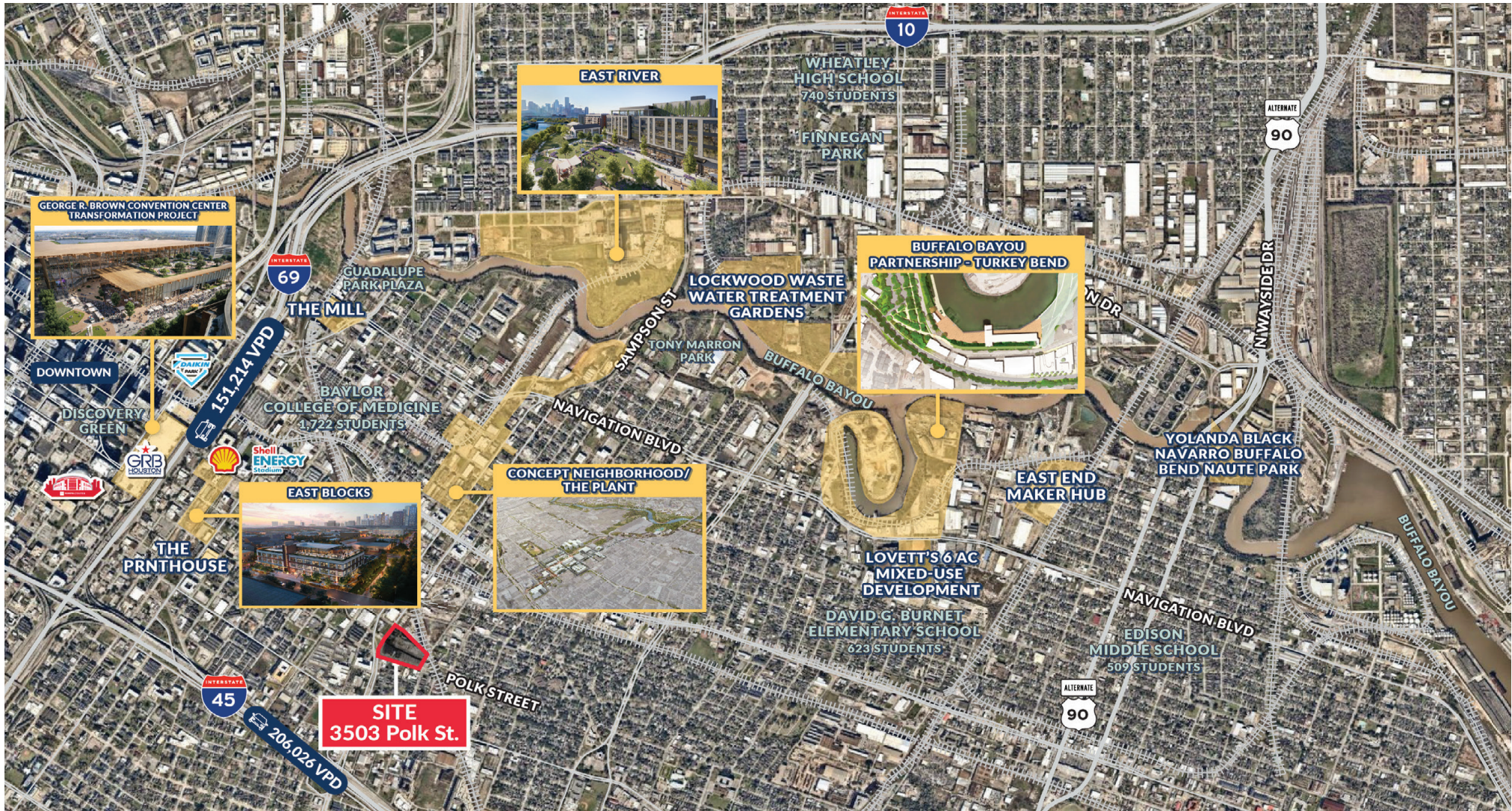
Greenway connections and urban walkability further enhance tenant and community appeal.

“Why Adaptive Reuse?”

- Faster delivery than ground-up
- Upfront capex efficiency
- Parking density rare in EaDo
- Creative format appealing to destination tenants
- Aligns with surrounding neighborhood revitalization







East River - Phase 1 will include 26 acres of innovative design that will open up more than 150 acres of waterfront property and bring together dynamic mixed-use spaces and more than a mile of bayou trails and natural areas. Working closely with the Buffalo Bayou Partnership, a non-profit organization working to revitalize and transform Buffalo Bayou.

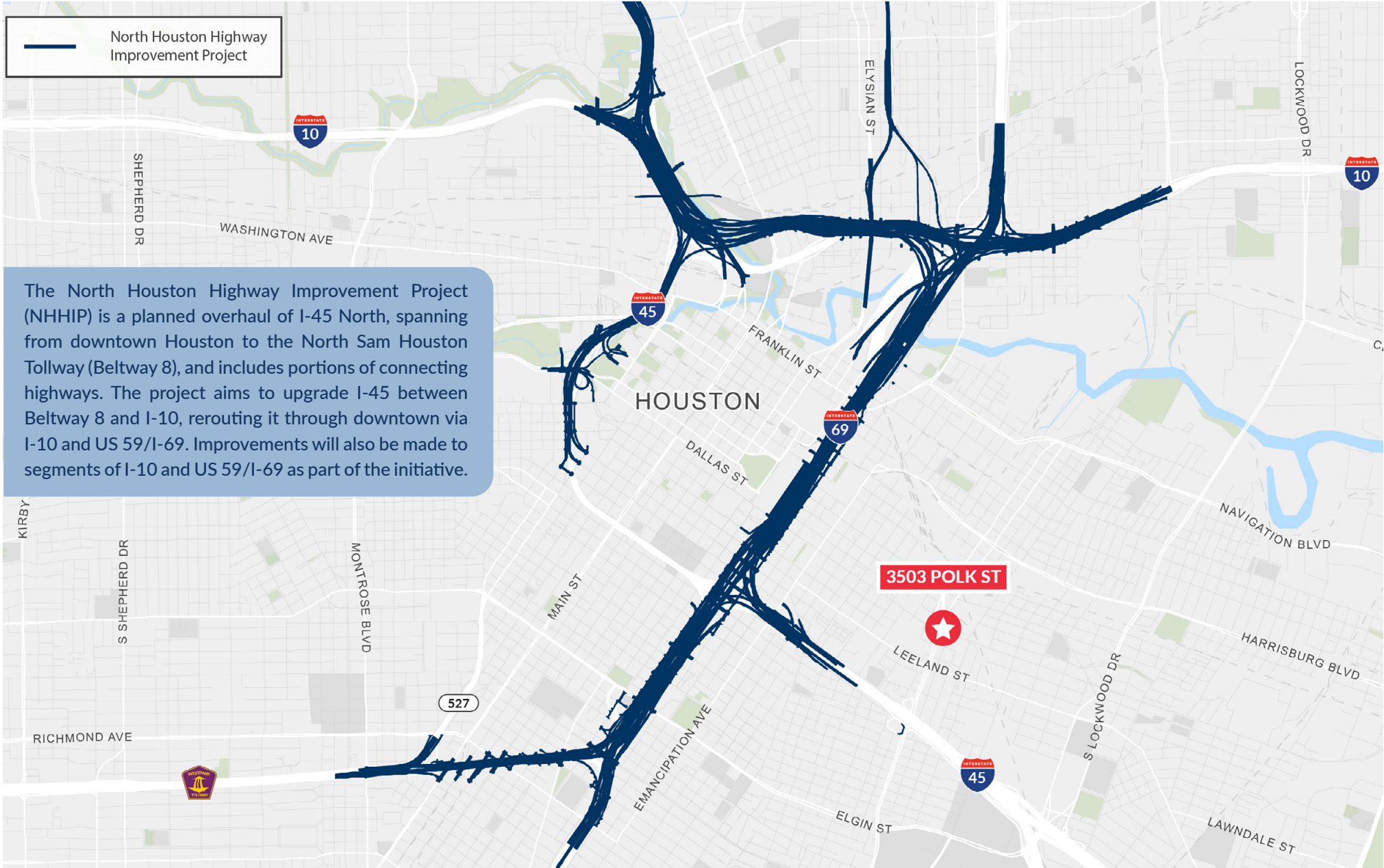
East Blocks - East Blocks is transforming 10 contiguous blocks in East Downtown Houston into a vibrant, walkable urban hub, blending retail, F+B, office spaces, and amenities. Phase II set to break ground in Q3 2025 and open by 2027, the development aims to energize the area's unique culture and attract both locals and visitors.

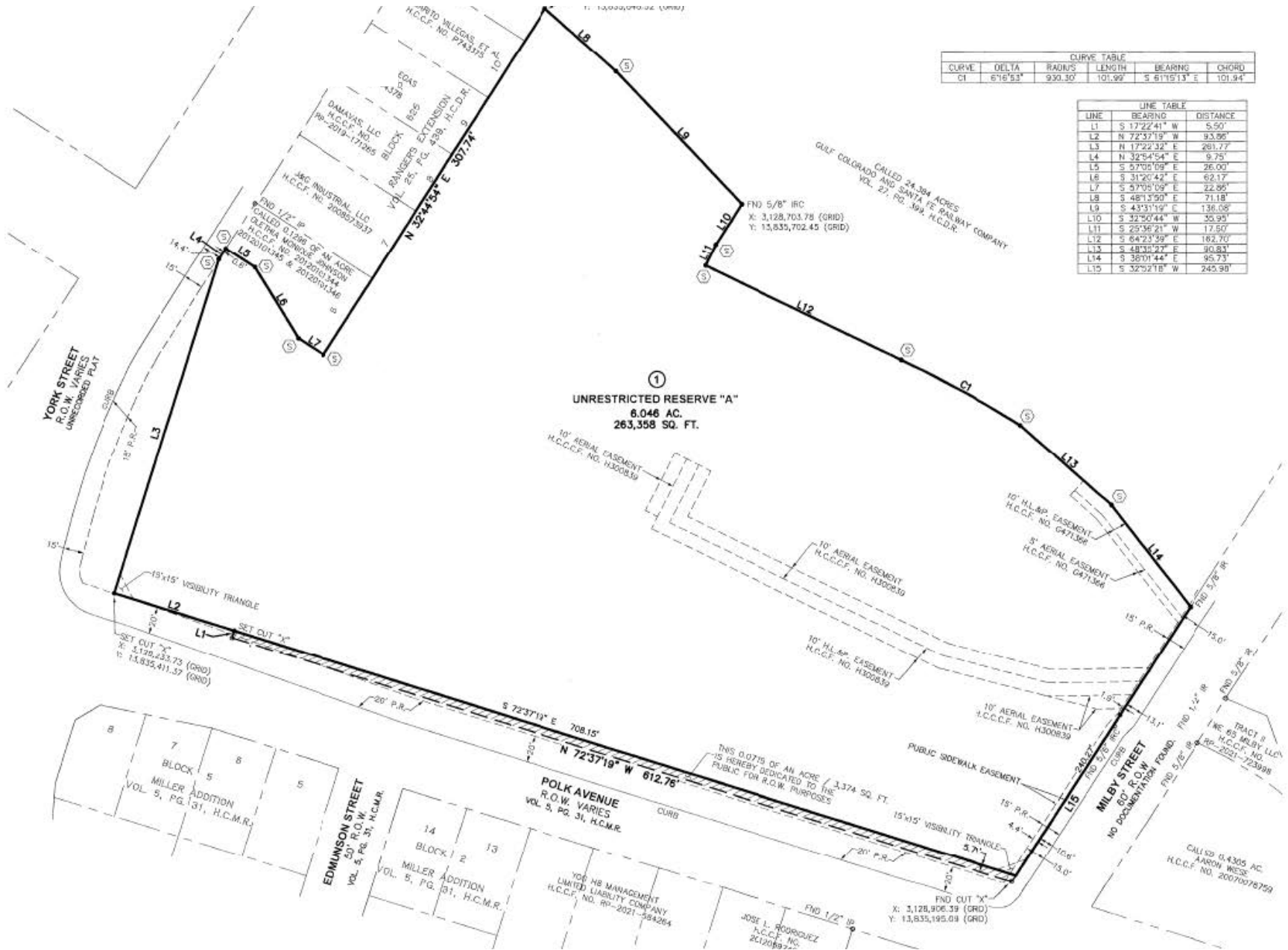
Concept Neighborhood / The Plant - A walkable neighborhood in Houston's historic Second Ward, featuring James Beard Award-winning restaurants, retailers, and green spaces within converted historic buildings. Connected to the Harrisburg light rail and Buffalo Bayou Park, it offers an authentic retail experience in a prime location.

Buffalo Bayou Partnership - Turkey Bend - Turkey Bend will be transformed into a community hub with retail, the Hispanic History Research Center, a waterfront park, and a boating hub. An art tunnel will connect the site to the bayou, and Navigation Boulevard will be realigned for better pedestrian and bike access.

George R. Brown Convention Center Transformation Project - Houston is investing \$2 billion to expand the George R. Brown Convention Center with new event space and amenities by 2028, aiming to attract global events. The full project, including Texas' largest ballroom and a pedestrian plaza, is set to finish by 2038.

North Houston Highway Improvement Project





Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	7,220	79,391	206,365
Current Population	16,855	171,455	468,199
2020 Census Average Persons per Household	2.33	2.16	2.27
2020 Census Population	16,107	165,617	429,886
Population Growth 2020 to 2025	4.64%	3.52%	8.91%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	44.98%	47.54%	41.93%
2 Person Households	30.46%	28.83%	29.01%
3+ Person Households	24.56%	23.63%	29.05%
Owner-Occupied Housing Units	42.14%	33.39%	39.40%
Renter-Occupied Housing Units	57.86%	66.61%	60.60%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	34.09%	35.57%	37.68%
Black or African American	27.59%	25.82%	22.05%
Asian or Pacific Islander	5.70%	8.33%	7.86%
Other Races	31.61%	29.45%	31.55%
Hispanic	42.68%	38.98%	42.16%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$103,240	\$115,683	\$132,818
Median Household Income	\$78,133	\$83,450	\$91,681
Per Capita Income	\$49,961	\$50,569	\$57,520
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	24.49%	20.89%	20.05%
Estimated Bachelor's Degree	23.78%	24.17%	23.47%
Estimated Graduate Degree	17.32%	20.76%	22.84%
AGE	1 MILE	3 MILES	5 MILES
Median Age	34.6	33.3	34.3

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andre Azizi	420076	aazizi@newquest.com	281.955.3888
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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