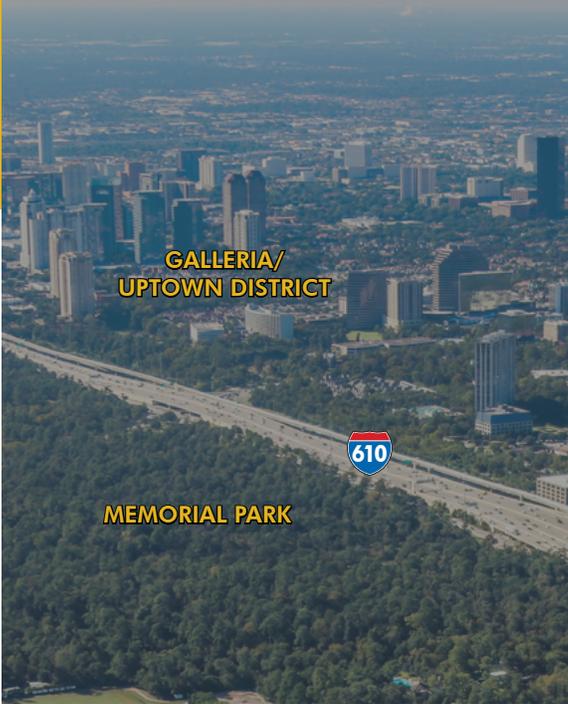


±9.22 ACRES FOR SALE /
MAY CONSIDER SUBDIVIDING

REDEVELOPMENT
OPPORTUNITY



GALLERIA/
UPTOWN DISTRICT



MEMORIAL PARK



WESTPORT

7020-7051 PORTWEST DR.

HOUSTON, TX 77024



KATY TRANSIT
CENTER

OLD KATY RD



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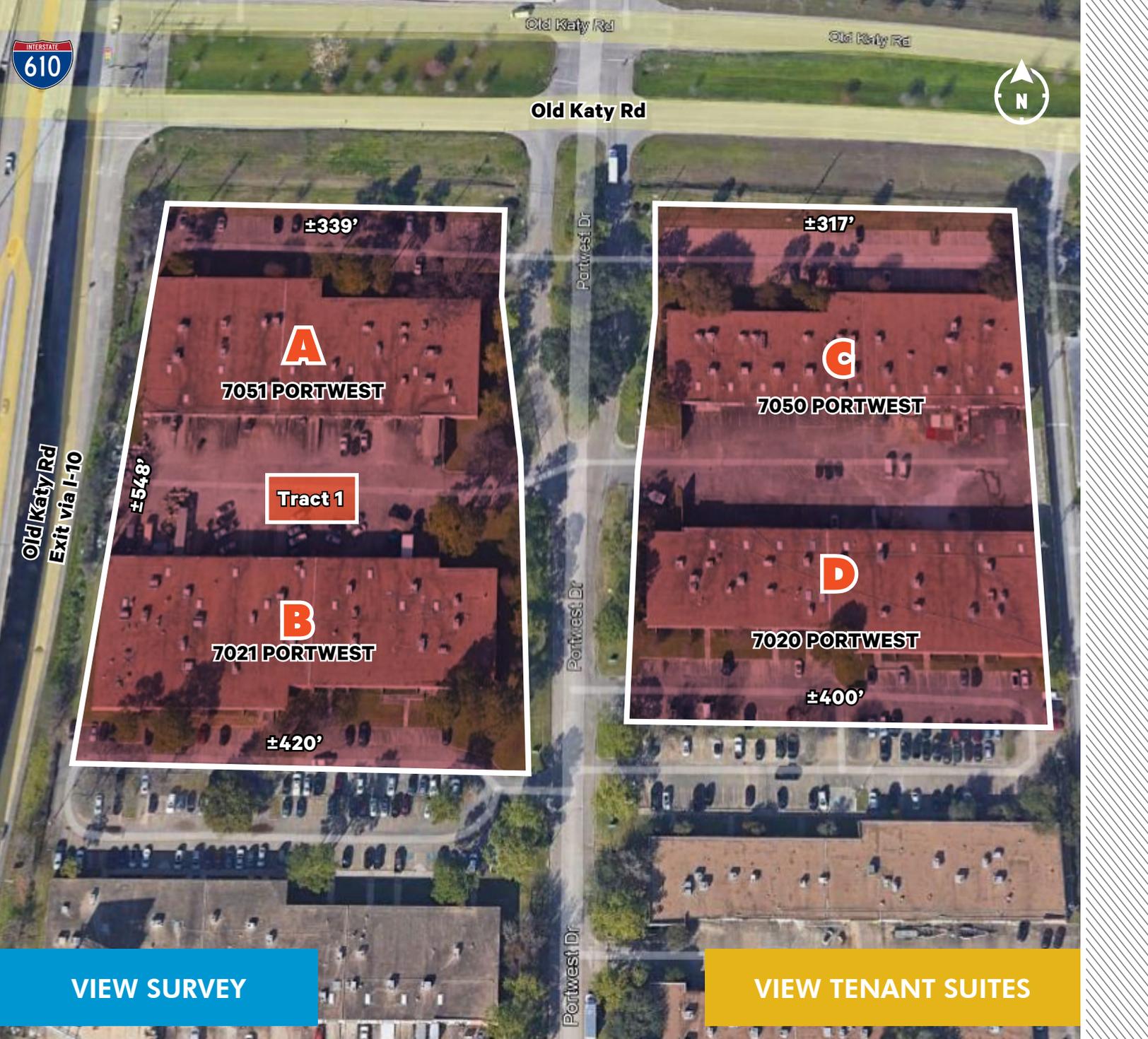
WESTPORT IS LOCATED AT THE WESTERN EDGE OF HIGH DENSITY REDEVELOPMENT IN CENTRAL HOUSTON



LOOKING WEST ALONG I-10



LOOKING NORTH AT THE US 290/LOOP 610 INTERCHANGE



Old Katy Rd
Exit via I-10

Old Katy Rd

Portwest Dr

Portwest Dr

Portwest Dr

A

7051 PORTWEST

Tract 1

B

7021 PORTWEST

C

7050 PORTWEST

D

7020 PORTWEST

[VIEW SURVEY](#)

[VIEW TENANT SUITES](#)

WESTPORT WAS DEVELOPED BY TRAMMEL CROW IN 1985. THE BUILDINGS ARE BRICK AND TILT-WALL CONSTRUCTION, ALL REAR-LOADING, AND BEAUTIFULLY LANDSCAPED. A RARE INVESTMENT/REDEVELOPMENT OPPORTUNITY!

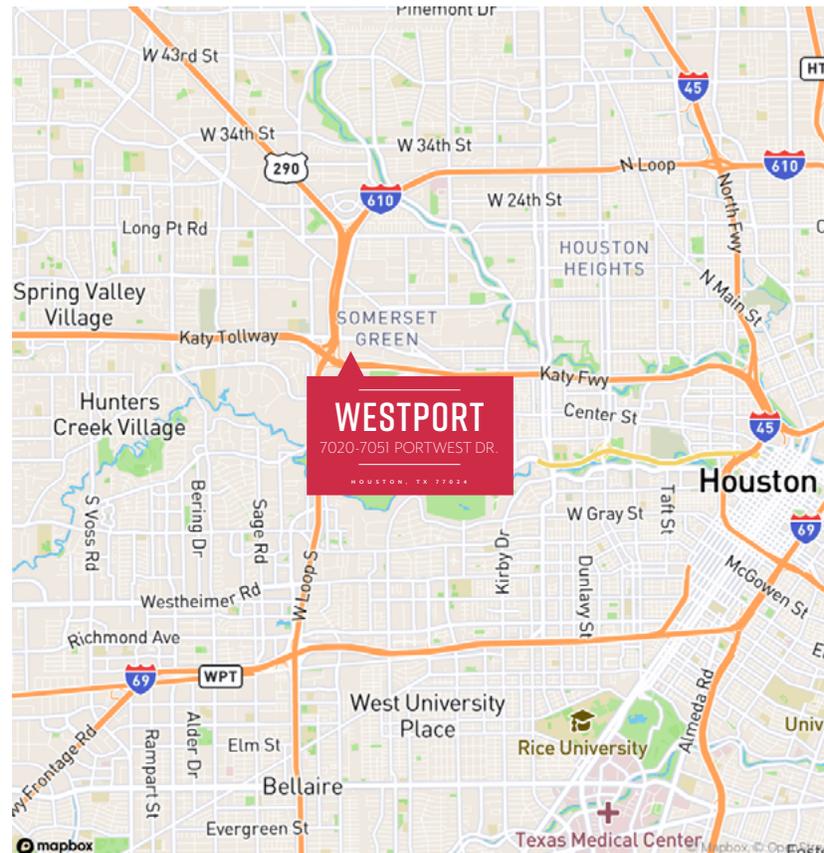
	SIZE	BUILDING SF	LOADING	CLEAR HEIGHT	PARKING SPOTS	OCCUPANCY
TRACT 1	±4.86 AC	A. 38,445 SF	Dock High	20'	49	100%
		B. 43,182 SF	Dock High	20'	47	100%
TRACT 2	±4.36 AC	C. 33,300 SF	Semi Dock	20'	77	100%
		D. 34,772 SF	Semi Dock	20'	103	50%
TOTAL	+9.22 AC	±149,699 SF			276	88%

PROPERTY HIGHLIGHTS

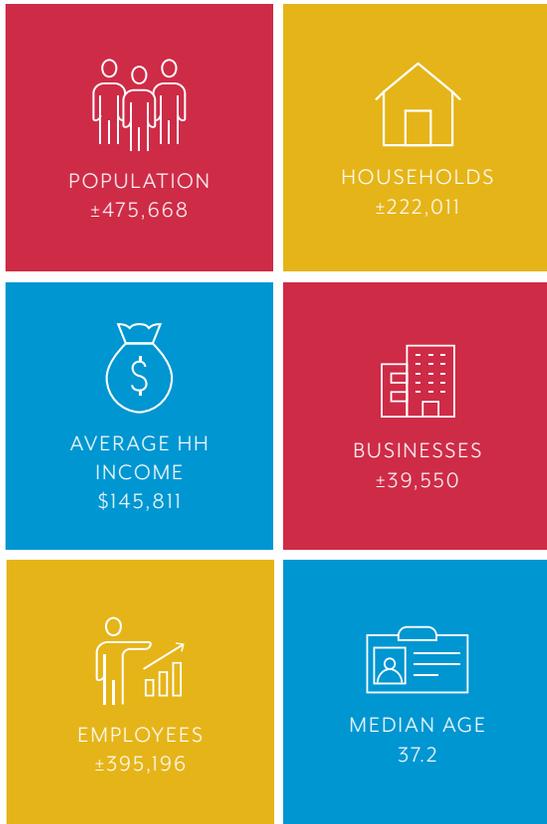
- + One of the largest and most desirable covered land plays in central Houston: ±149,399 SF of flex space in 4 buildings on ±9.22 acres (divisible in 2 parcels).
- + Embedded within the near westside transportation network: 1/4 mile from the Katy Transit Center and rapid bus lines to the Galleria/Uptown area, and quick access to I-10, Loop 610, and US 59.
- + 1.5 miles from the crown jewel of the Houston Parks System, Memorial Park & Arboretum. Over 1,500 acres of dedicated parkland with over ±4 million visitors annually to its 30 miles of hike and bike trails, jogging path, sports fields, and PGA golf course. A \$150M renovation of the park is under way.
- + Quick access to I-10 (east & west) and Loop 610 (north & south) with a direct exit from I-10 to Old Katy Road that ends at WestPort entry point.
- + Close proximity to major retailers, restaurants, entertainment, and other customer services located in the Memorial Corridor, Heights, Galleria/Uptown, Montrose, and Spring Branch areas.
- + Just north of the Galleria/Uptown District, the 15th largest business center in the US with over 2,000 companies and ±26M SF of commercial office space.
- + All tenant leases expire within 12 months and/or are terminable with advance written notice for a redevelopment project.
- + WestPort is at the confluence of highest/best use redevelopment and appreciating property values as Houston continues to grow as a dynamic center for job creation and energy/technology innovation.

DISTANCE FROM MAJOR EMPLOYMENT CENTERS

LOCATION	DISTANCE
The Galleria	2 Miles
CBD	5 Miles
Medical Center	6 Miles
Greenway Plaza	3 Miles
I-10 Energy Corridor	9 Miles
Bush IAH Airport	25 Miles



DEMOGRAPHICS | 5 MILE RADIUS |
2022 ESTIMATES



MEMORIAL PARK & ARBORETUM

- + 1,500 acres, the crown jewel of Houston Parks
- + Undergoing a 10 year, \$150M renovation to be completed in 2028
- + Home to the PGA Houston Open
- + View Master Plan

PROPERTY TAXES

- + 2023 Tax Rate: \$2.20 / \$100 of Assessed Value



Looking southwest at 7051 Portwest



Looking northwest at 7021 Portwest



Looking north to Old Katy Rd



Truck apron between 7051-7021 Portwest with Loop 60 in background

EASY ACCESS IN EVERY DIRECTION



WESTPORT

7020-7051 PORTWEST DR.

HOUSTON, TX 77024

THE
HEIGHTS

MEMORIAL
PARK

OLD KATY RD



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CBRE

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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.

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.

CBRE, Inc. <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	299995 <small>License No.</small>	texaslicensing@cbre.com <small>Email</small>	210-225-1000 <small>Phone</small>
Jeremy McGown <small>Designated Broker of Firm</small>	620535 <small>License No.</small>	jeremy.mcgown@cbre.com <small>Email</small>	214-979-6100 <small>Phone</small>
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Buyer/Tenant/Seller/Landlord Initials

Date