

0 South Post Oak Road

Houston, TX



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SRE SHAW
REAL ESTATE

Houston, Texas, highlights include Space Center Houston, the Museum District, Hermann Park and Buffalo Bayou Park, the Gerald D. Hines Waterwall, a diverse culinary scene, vibrant arts and entertainment districts, iconic skyscrapers, professional sports teams, and unique local attractions like the Beer Can House and Orange Show.

FEATURES

Houston, Texas, features a vibrant mix of cultural attractions, iconic landmarks like the Gerald D. Hines Waterwall, expansive parks such as Hermann Park and Buffalo Bayou Park, a diverse culinary scene, world-class museums, thriving business and sports hubs, and unique local spots that reflect its dynamic, multicultural character.



Space Center Houston – The official visitor center of NASA’s Johnson Space Center, highlighting Houston’s role as “Space City.”



Gerald D. Hines Waterwall Park – A 64-foot tall semicircular fountain near the Williams Tower, one of Houston’s most photographed landmarks.



Museum of Fine Arts, Houston (MFAH) – One of the largest art museums in the U.S., anchoring the city’s Museum District.

HOUSTON DEMOGRAPHICS



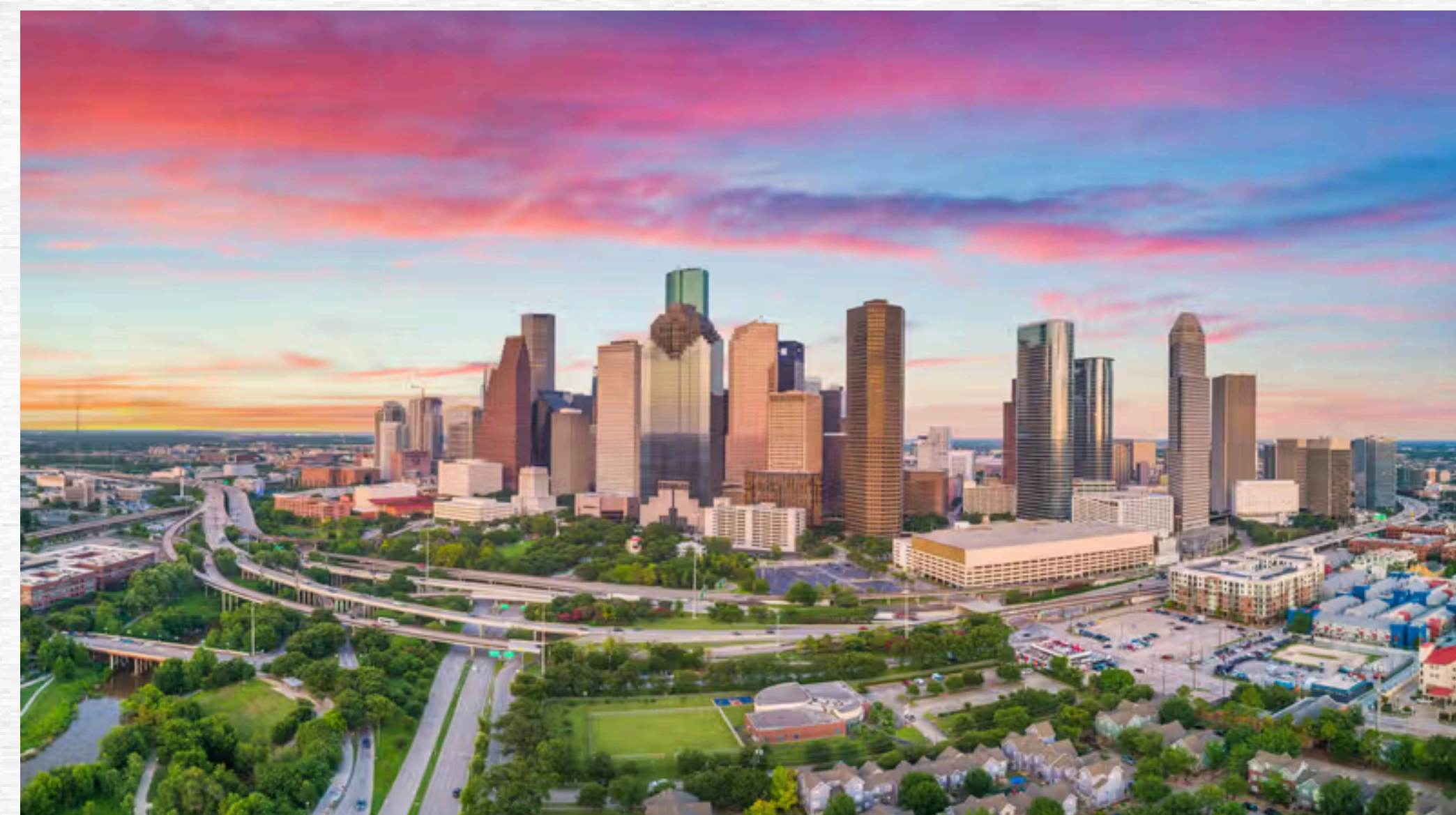
2,333,346
2024 Population Estimate



\$64,361
Median Household Income



28.4%
Population Growth 2023-2025



The information contained herein has been obtained through sources deemed to be reliable by Shaw Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer that all information be obtained through independent verification. All measurements are approximate.

HOUSTON PROXIMITY TO TEXAS CITIES

50 miles

southeast of Galveston

95 miles

north of College Station

165 miles

Northwest of Austin

Houston is centrally located in Southeast Texas, making it a hub for travel to the Gulf Coast, major inland cities, and key economic centers in the state.



ZONING Not specified; zoning information should be verified with the City of Houston Planning & Development Department.

LAND SIZE 1.82 Acres

FRONTAGE Situated along South Post Oak Boulevard, providing significant street visibility.

FACILITIES The lot is undeveloped and cleared, ready for construction.

FACILITIES Public water and electricity are available

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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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