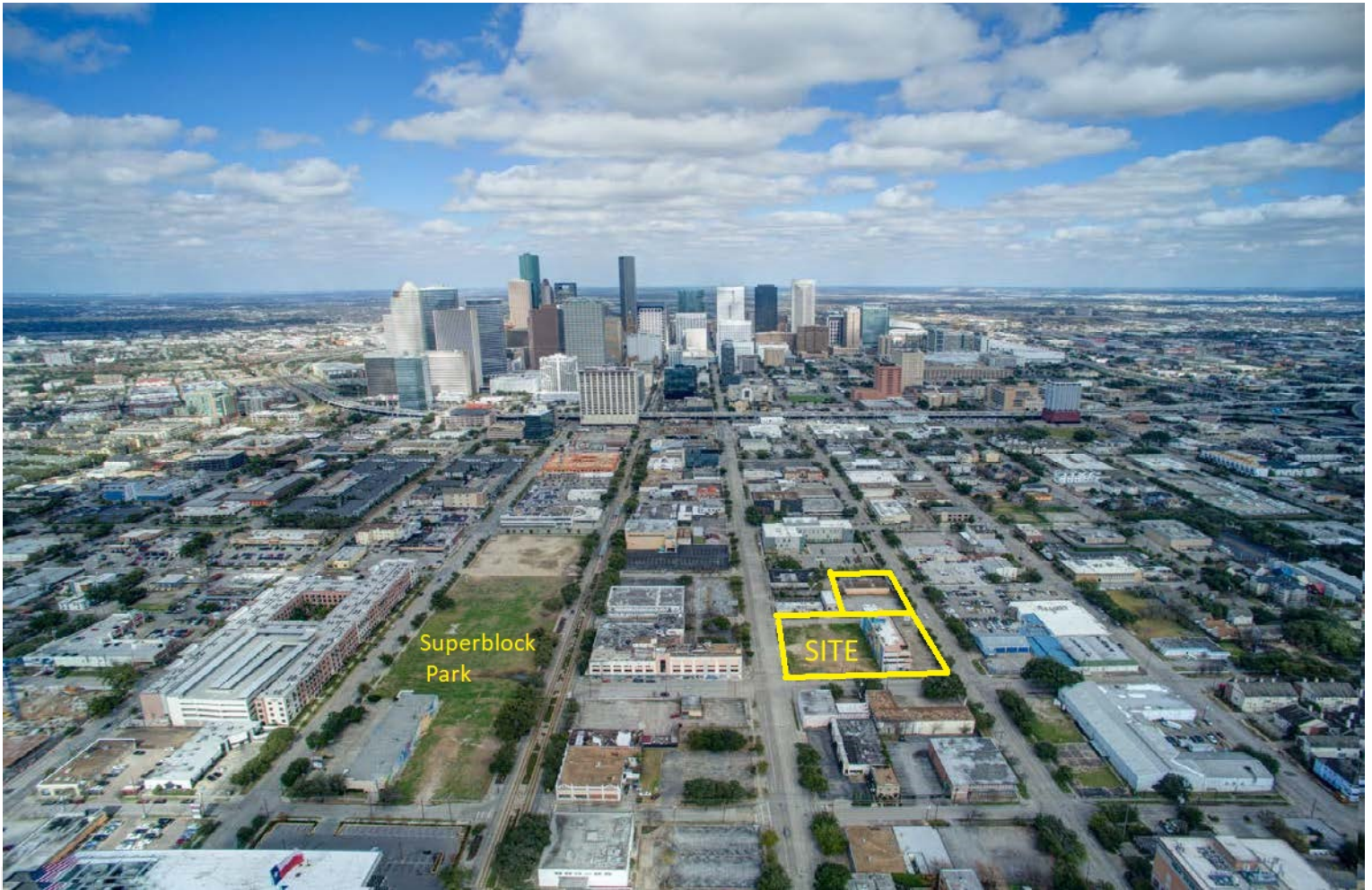


MIDTOWN HOUSTON

Approx 75,000 SQ FT

1.5 Blocks in Central Midtown



PROPERTY INFO

- Total of approx 77,500 square feet (approx 1.77 acres) in central Midtown with frontage on Fannin, San Jacinto, Tuam, and Drew Streets
- Existing 30,360 square foot building on the 2800 San Jacinto Block and 4,300 sf building at 1120 Dennis
- Great access to downtown, Montrose, the Texas Medical Center, and all professional sports venues
- Great access to Highways 59 and 288
- One block to McGowen Station Main Street Light Rail
- Located near the new Midtown Park, with restaurants, dog park, water feature, and band shell

CONTACT

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COMMON GROUND
COMMONGROUND.NET

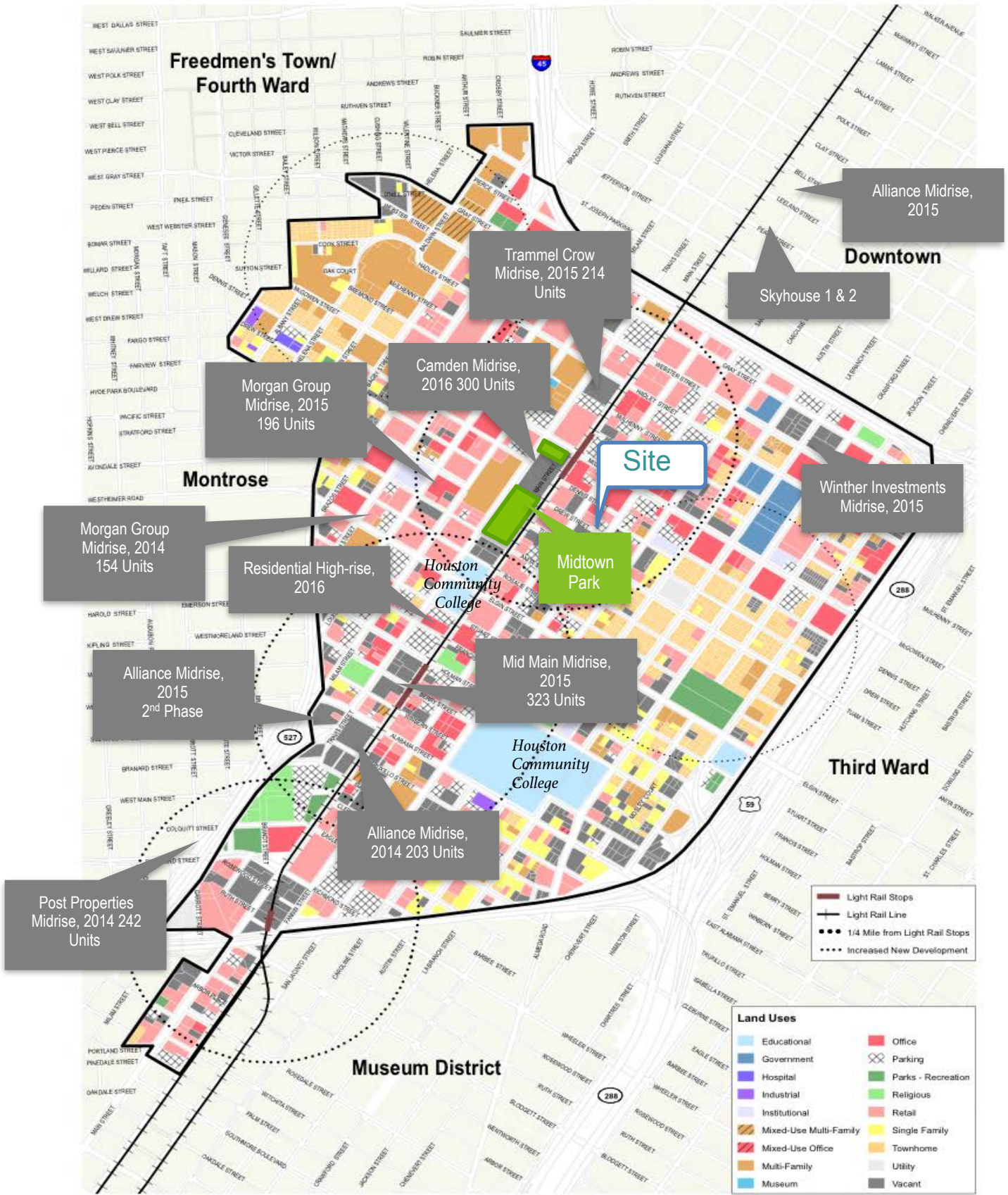
LOCATION: MIDTOWN:

The property is located in Midtown a few blocks south of the Central Business District. New and Notable Businesses surrounding the site:



MIDTOWN'S DEVELOPMENT BOOM

Select New Multi-family Residential Projects Recently Complete or Currently Under Construction



NEARBY DEVELOPMENT UNDER CONSTRUCTION

Surrounding the Site are multiple residential, mixed-use, and art-related projects under construction. Depicted is a selection.



Mid Main: Main St @ Holman: 323 Units + 30,000 Sq Ft of Retail



Morgan Group: Pearl Midtown: Elgin @ Smith 154 Units



Trammel Crow: Main St @ Hadley 214 Units



Camden Superblock: Main St @ Drew 300 Units

Alliance: Main St @ Alabama 203 Units



MATCH: Main St @ Anita Theater and Arts Venue



MIDTOWN SUPERBLOCK PARK

Located on Main Street just a block west of the site is a 3-acre park modeled after parks and plazas such as Market Square Park (Houston), Discovery Green (Houston), and Madison Square Park (New York City). It is being designed as an “active” park with year round programming. Below is an excerpt from the Midtown Management District’s press release:

**“A WORLD-CLASS
DESTINATION IN THE
HEART OF MIDTOWN TO
INCLUDE:**

400 underground parking spaces
that support nearby retail
destinations, park activities, and the
Main Street rail line

Over 7,000 square feet of
restaurants

A balance of artistic and event-
driven programming”



Park Design and Images Courtesy of Design Workshop, Inc.



Rendering of Superblock Park Looking North. Park Design and Images Courtesy of Design Workshop, Inc.

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

