

SITE DESCRIPTION

Legal Description

Based on the 2022 warranty deed the subject is legally described as: ***Being a 0.10 acre (4,500 sq. ft.) tract situated in the Obedience Smith Survey, A-696, being 50 feet by 90 feet of the west or front end of Lot 6, Block 47, South Side, Buffalo Bayou, described in deed of record under File No. Z154535, Deed Records, Harris County.***

Location

The subject property is located at the east corner of Prairie Street and San Jacinto Street, in the Central Business District of Houston, Harris County. It is locally addressed as 417 San Jacinto Street, Houston, Texas 77002. The commercial spaces on the first level are addressed as 421 San Jacinto and 1207 Prairie respectively, while the residences are addressed as 419 ½ San Jacinto.

Access

The subject is accessible to all portions of the Houston area from the Houston CBD by traveling approximately .5 to 1 mile east, west, south or north US Highway 59/IH-69, IH-45 or IH-10.

Physical Characteristics

According to public information, the subject property contains 0.1033 acre or 4,500 square feet. The site is rectangular in shape with 50 front feet along the east/southeast side of San Jacinto and 90 feet along the north/northeast side of Prairie, for frontage-to-depth ratios of 0.55:1 and 1.80:1, respectively. The subject is level in topography and at street grade. The surface and subsurface soils are not known to be adverse to the subject area, and are conducive to construction based on existing and surrounding development.

Improvements

The subject site is improved with a commercial/residential facility. Please refer to the following section for more detail.

Off-Site Improvements

In the area of the subject, San Jacinto and Prairie are both 2 to 4-lane, 1-way (northbound, westbound respectively), concrete-paved, undivided, primary roadways with sidewalks, street lights, trees, art sculptures and curb and gutter drainage, extending in approximate 80 foot right-of-ways, in average condition. Prairie has brick paved parking spots and sidewalks along its boundaries. Telephone, electric lines are below ground near the subject.

Flood Plain

According to the Federal Emergency Management Agency's *Flood Insurance Rate Map* for Harris County, Texas and Incorporated Areas, Map Number 48201C0690N, effective January 6, 2017, the subject is located in unshaded Zone X, outside of the flood plain.

Restrictions, Easements & Encroachments

The subject is located in the City of Houston which does not enforce a zoning code. Improvements to the subject were designated as a City of Houston Protected Landmark in 2008, assuring

permanent protection from removal or significant alteration. No adverse easements, encroachments or restrictions are noted per our observations. A site survey and title policy are recommended.

Utilities

The subject property has water and wastewater service available from the City of Houston in adequate capacity for the current use. Electricity is provided by Reliant Energy, natural gas by CenterPoint Energy and telephone service by AT&T and various telecommunications providers.

Adjacent Land Use

Land uses in the immediate area include the historic Sam Houston Hotel, Christ Church Cathedral which includes a Health and Ministries facility benefitting the homeless, several office/commercial buildings, parking lots, a parking garage and the original Harris County Courthouse 1 block north.

Environmental Concerns

No soil contamination was noted on inspection. A *Hazards Map* provided by MapPro, Inc. indicates four hundred seventy-six (476) potentially hazardous sites existing within the radii formats established by the American Society for Testing Materials (ASTM) from the subject property. It is an assumption of this report that the subject is free and clear of any detrimental environmental conditions.

Conclusion

Based upon the information available to this office, as well as upon our physical inspection, there appear to be no physical characteristics or restrictive covenants that would be considered significantly detrimental to the value of the subject property. As such, the site is suitable for development due to its location, physical characteristics and surrounding land use trends. The reader's attention is directed to the following subject map exhibits and photographs.
