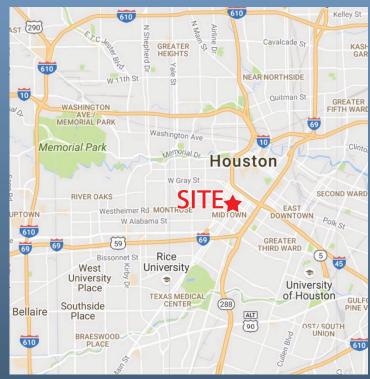


FOR LEASE

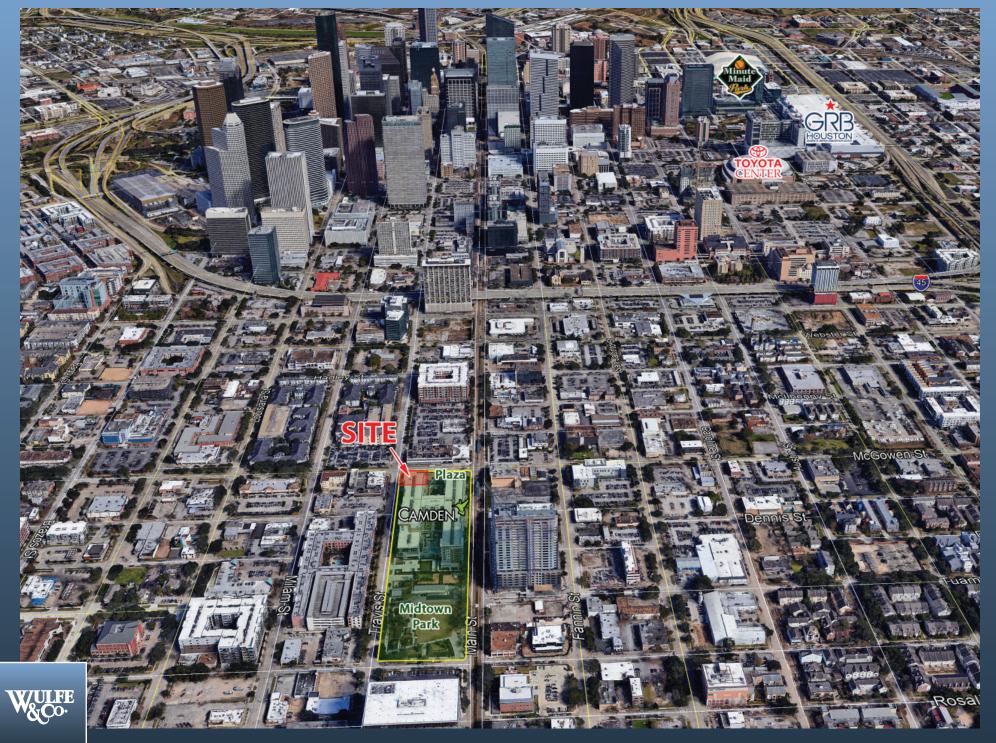
Midtown Park Pad Site - 2607 Travis St, Houston, TX 77006

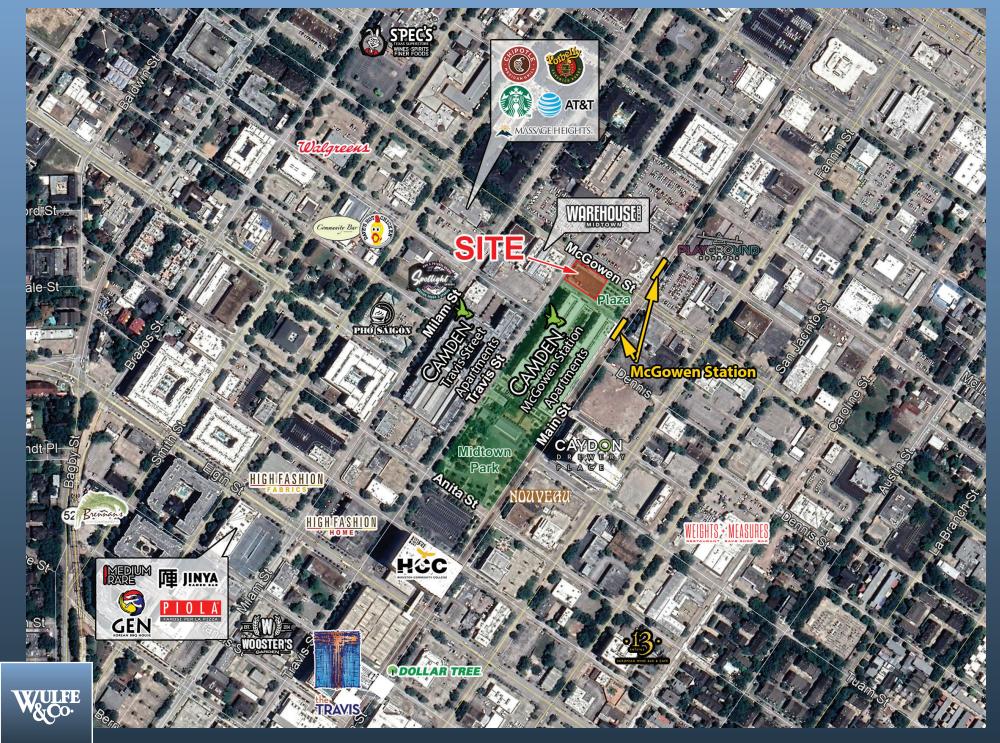


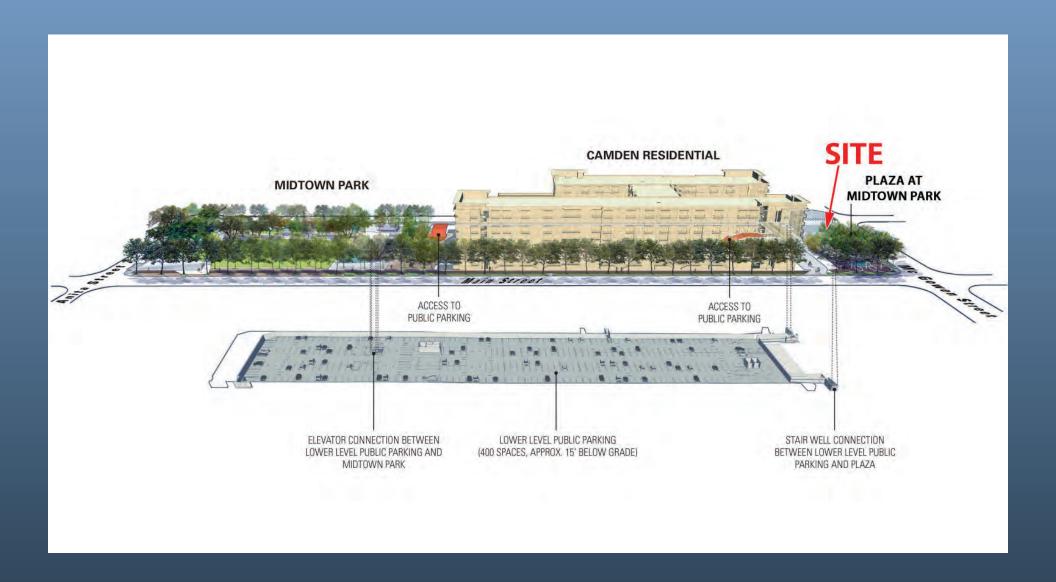


PROPERTY DATA	DEMOGRAPHICS			CONTACT
 Corner of Travis St and McGowen St in Midtown 		1 Mile 3 Mile Radius Radius	5 Mile Radius	Wulfe & Co.
 Located near the McGowen Station of the metro rail line connecting downtown to the TX Medical Center and NRG Stadium 	Population 2025 Estimate	35,243 235,712	511,878	1800 Post Oak Blvd., Suite 400 Houston, Texas 77056
 Pad Site available for ground lease Able to accommodate approximately 7,200 SF building 	Avg HH Income 2025 Estimate	\$142,682 \$158,607	\$157,759	(713) 621-1700 www.wulfe.com
 Opportunity for inviting outdoor patio Access to 400 space public parking garage 	Daytime Pop 2025 Estimate	81,100 338,026	603,228	

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Wulfe & Co. or by any agent, independent associate or employee of Wulfe & Co. This information is subject to change without notice.











LEGEND

- A. Multipurpose Lawn
- B. Interactive Water Feature
- C. Pavilion and Stage Area
- D. Arts Plaza
- E. Game Courts
- F. Dog Park
- G. Main Elevator and Lobby
- H. Bathrooms

- I. Play Area
- J. Sloped Lawn and Seating Area
- K. Entry Plaza and Art Wall
- L. Limestone Outcrop Wall
- M. Main Street Tent Market
- N. Reflecting Pool and Entry Plaza
- O. "Bayou" Landscape and Waterway
- P. Swings
- Q. Plaza, Grove and Mobile Food Vending

- R. Main Street Arts Promenade
- S. Travis Street Park Promenade
- T. Dining Patio
- U. Tree Grove, Arts Plaza and Fountain
- V. Garage Stairway
- W. Restaurant
- X. Valet Lane
- Y. Food Service Kiosk
- Z. Pedestrian Paseo and Loading Zone





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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Wulfe & Co	. 478	511 inf	o@wulfe.com	713-621-1700
Licensed Broker /Broker Firm I Primary Assumed Business Na	Name or Licens me	e No.	Email	Phone
Robert D. Selling	gsloh 291	801 bselling	gsloh@wulfe.co	m 713-621-1700
Designated Broker of Firm	Licens	se No.	Email	Phone
Licensed Supervisor of Sales A Associate	gent/ Licens	se No.	Email	Phone
Sales Agent/Associate's Name	Licens	se No.	Email	Phone
	Buyer/Tenant/Selle	er/Landlord Initials	Date	