FOR SALE

PRICE IMPROVED | RE-DEVELOPMENT OPPORTUNITY INSIDE THE LOOP

3701 Hardy Street, Houston, TX 77009

Melanne Carpenter — Managing Director | (713) 489-9819 | melanne@kwcommercial.com | 1220 Augusta Dr., Ste. 300, Houston, TX 77057 | www.cma-commercial.com

NOW OFFERED AT $975,000

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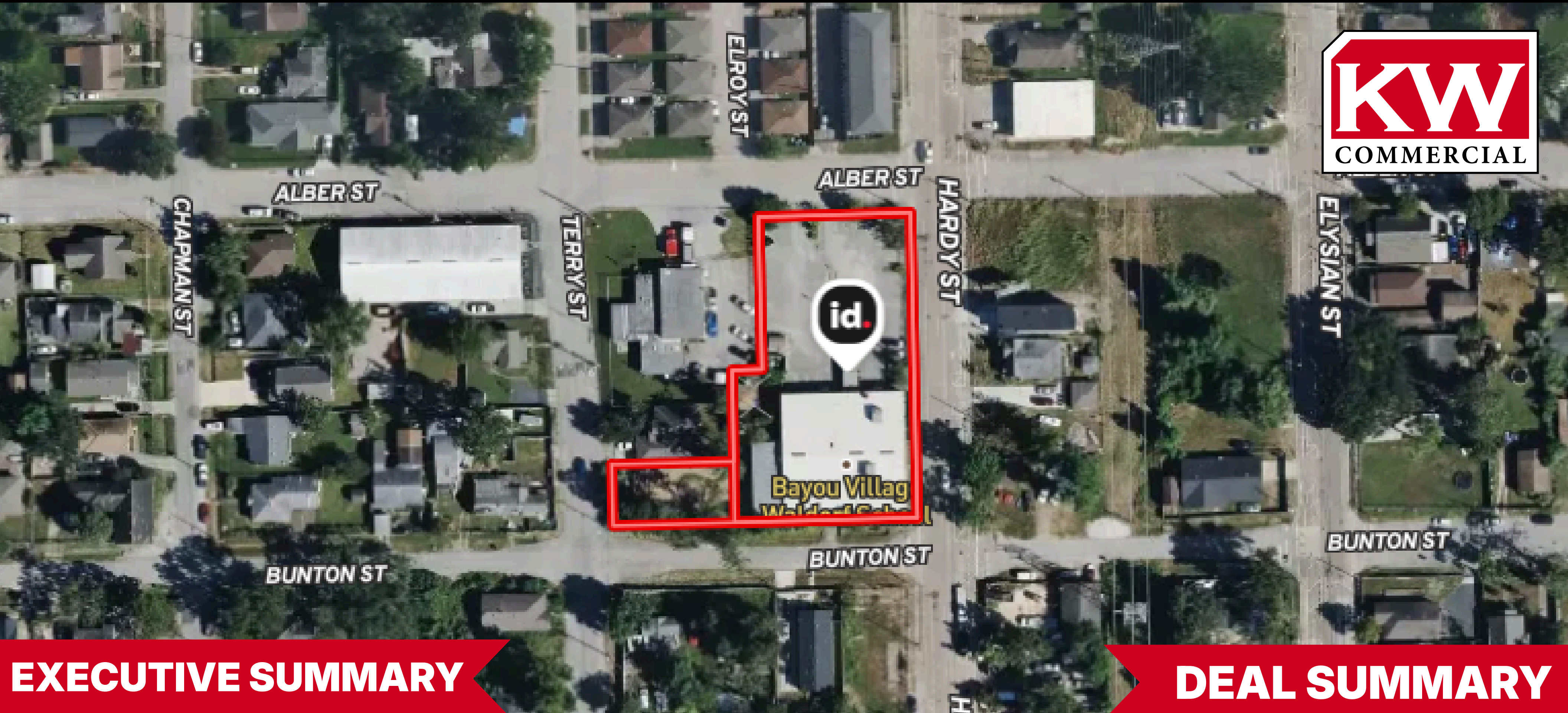


EXECUTIVE SUMMARY

3701 Hardy Street and 3702 Terry Street present a price-improved Inner-Loop re-development opportunity priced for land value only. The ±39,375 SF assemblage offers Hardy Street frontage, a fully fenced and paved site, and approximately ±40 parking spaces, creating a strong re-development play in a central Houston corridor. Ownership has indicated possible city incentives for approved plans, subject to buyer verification.

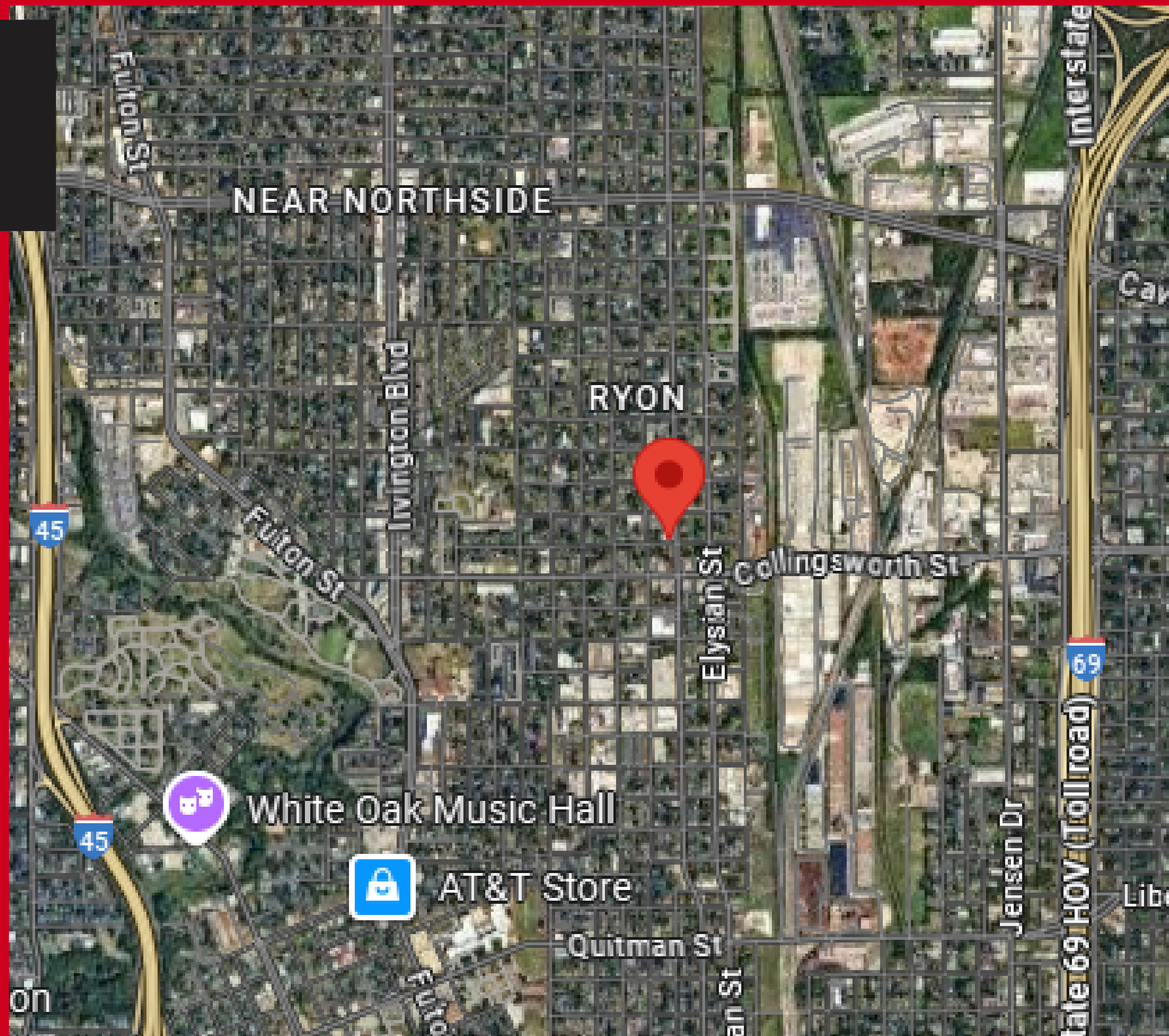
DEAL SUMMARY

Offering Price: $1,299,000
Pricing Positioning: Priced for land value only
Total Site Area: ±39,375 SF across multiple parcels, including 3702 Terry Street
Frontage: ±250 FT of Hardy Street frontage
Potential Incentive Story: City incentives may be in play for approved re-development plans
Lot Improvements: Fenced site with paved yard/access and approximately ±40 surface parking spaces
Primary Strategy: Inside-the-Loop re-development opportunity
Location: Heights-adjacent with central Houston access

LOCATION SUMMARY

PRICED FOR LAND VALUE ONLY

Set inside the Loop in a central Northside / Heights-adjacent corridor, the property combines frontage, visibility, and access in a location that supports long-term re-development potential. Dense surrounding demographics, strong buying power, and central access near Downtown reinforce the site's appeal for future re-positioning. Ownership has indicated city incentives may be in play for approved re-development plans, subject to buyer verification



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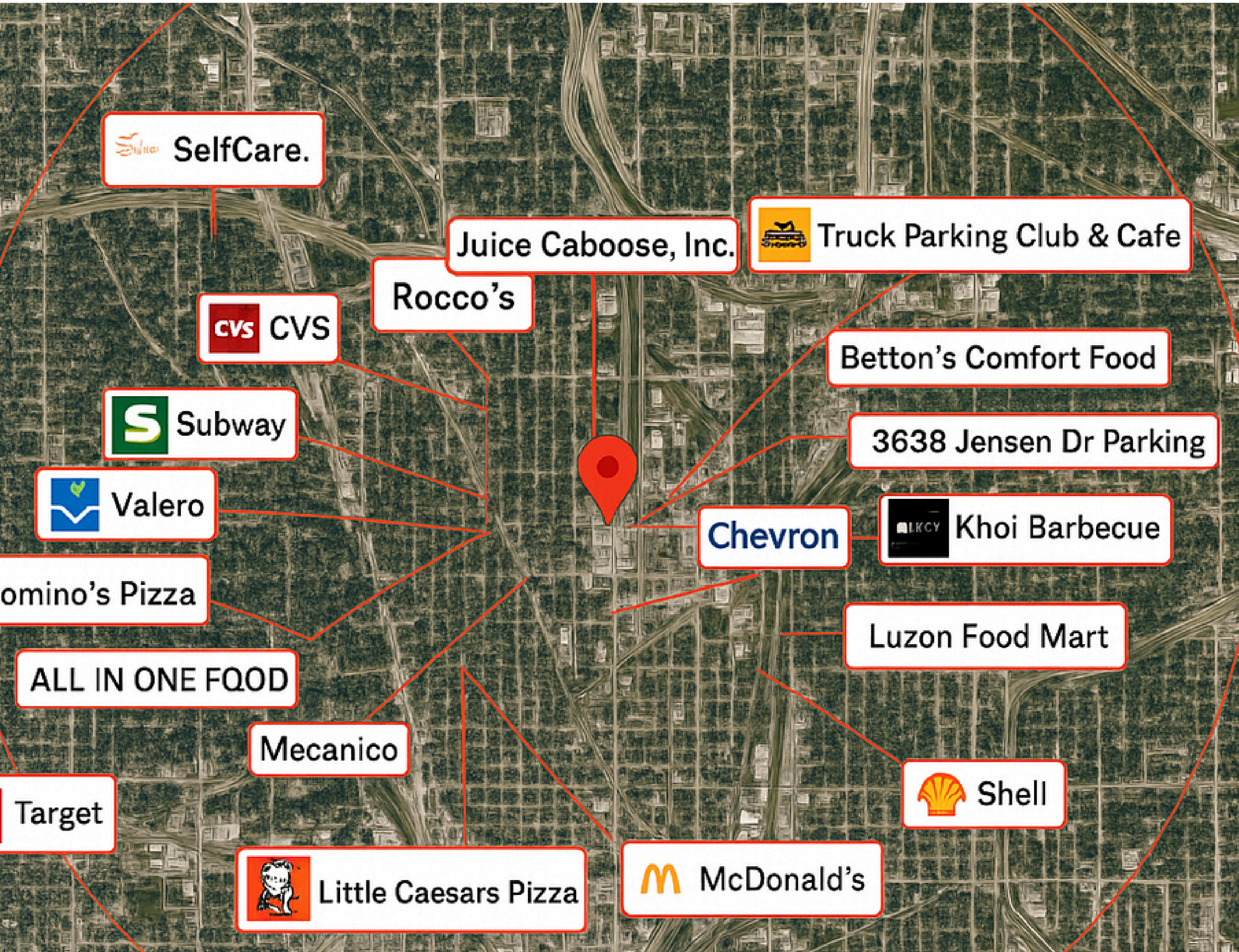
TRADE AREA RETAIL AND SYNERGY



Inside-the-Loop: Re-Development Opportunity with Frontage, Scale, and Site Utility

The value story is in the land. With approximately ±39,375 SF across multiple parcels, ±250 feet of Hardy Street frontage, a fully fenced site, paved yard/access, and surface parking already in place, the property is positioned for future re-development in a central Houston corridor. Its scale, visibility, and urban location create a compelling opportunity for buyers seeking to reposition or re-develop for what's next.

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DEMOGRAPHICS

3701 HARDY STREET, HOUSTON, TX 77009

Median Home Value

1 Mile	$ 213,897
3 Miles	$309,133
5 Miles	$351,075

Average Household Income

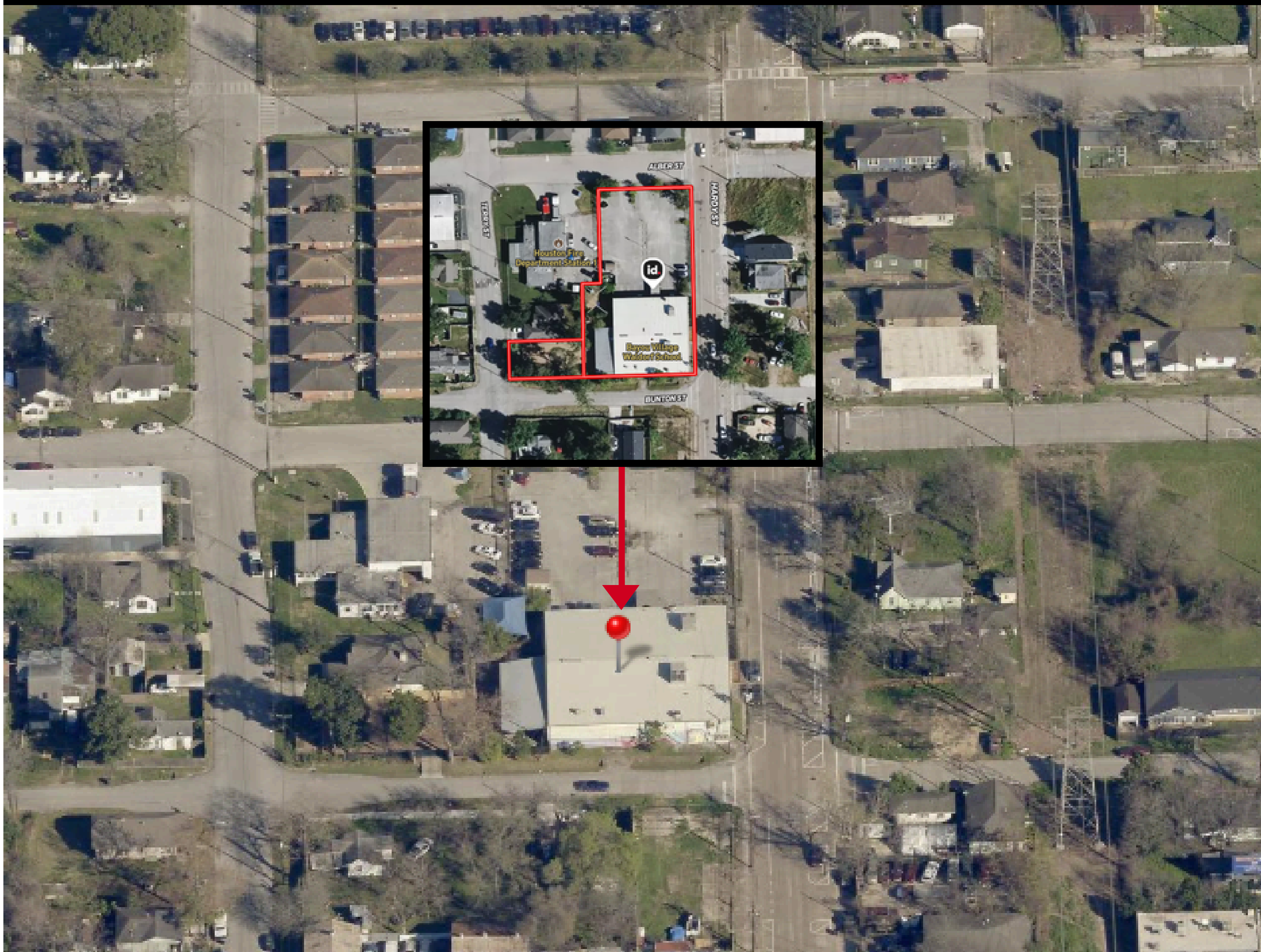
1 Mile	$51,614
3 Miles	$94,954
5 Miles	$103,150

Population Projection by 2030

1 Mile	14,986
3 Miles	154,518
5 Miles	423,231

Traffic Count (VPD)

Collingsworth St.	6,475
Hardy St.	6,290
Ellysian St.	5,591



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ABOUT THE CMA TEAM

KW COMMERCIAL

Melanne Carpenter is a seasoned commercial real estate specialist with a sharp focus on the retail sector. With over 30 years of experience in corporate retail, she has established herself as a recognized expert in retail-driven property solutions. Her deep industry knowledge, paired with extensive commercial real estate expertise, makes her an invaluable resource for clients seeking tailored retail strategies. As the owner of a successful retail business herself, Melanne brings firsthand insight into the challenges and opportunities of the market. Her passion for retail, combined with strategic real estate acumen, ensures clients receive comprehensive support—whether buying, selling, or leasing retail properties.

Melanne Carpenter | KW Commercial Managing Director

Steve Blair is a commercial real estate broker with more than 20 years of investment experience specializing in multifamily and medical properties. Throughout his career, Steve has worked with investors, property owners, and healthcare professionals to identify opportunities that align with their financial and operational goals. Before entering commercial real estate, Steve built a strong foundation as a CPA, developing deep expertise in financial analysis, tax considerations, and investment performance. This background allows him to guide clients through complex transactions with a focus on maximizing long-term value. Steve combines market knowledge, analytical insight, and practical experience to help clients make confident real estate decisions.

Steve Blair | Commercial Real Estate Specialist

AJ Jandali is a commercial real estate expert specializing in industrial and commercial assets. With over 20 years of global experience in supply chain leadership across the Oil & Gas, Energy, and Construction industries, AJ brings strategic insight to complex real estate deals. His operational background and MBA from Penn State equip him to guide corporate tenants, investors, and developers through transactions that prioritize risk mitigation, value creation, and long-term growth. Known for his sharp business sense and collaborative approach, AJ delivers solutions that align real estate with business strategy.

AJ Jandali | Commercial Real Estate Specialist

2-10-2025

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:
  - 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Melanne Carpenter	0741309	melanne@kwcommercial.com	(832) 720-5626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials | Date

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

HARDY ST. - PURCHASE FOR VALUE. POSITION FOR THE FUTURE

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