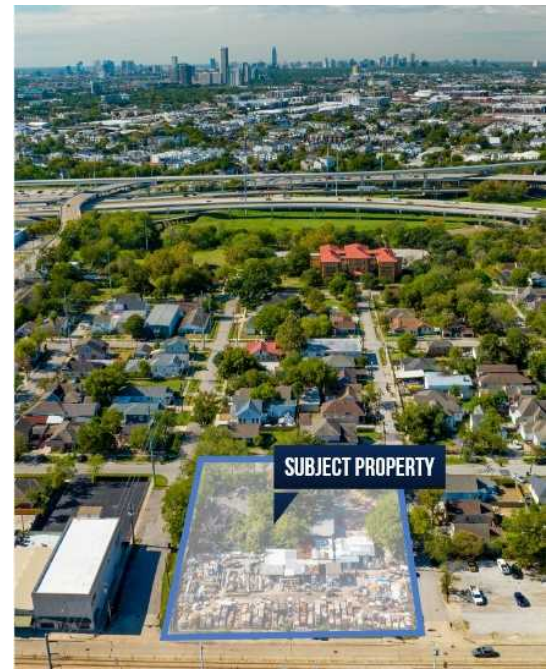


EXECUTIVE SUMMARY - LOT FOR SALE

2009 N MAIN ST



OFFERING SUMMARY

PRICE:	\$6,500,000.00
LOT SIZE:	37,800 sq.ft
PRICE / SQ.FT.:	\$171.95 / sq.ft.
ACCESS:	4
ZONING:	Commercial
PERMITTED USES:	Commercial, Retail
FRONTAGE:	180 ft. on N. Main St.
TRAFFIC COUNT:	4,464
DRAINAGE:	Yes
SIGNAL INTERSECTION:	Hogan St.
UTILITIES:	Yes
APN:	3216000029

PROPERTY OVERVIEW

- * Proximate to downtown Houston and the University of Houston-Downtown
- * Full suite of utilities accessible
- * Exempt from the 100-year floodplain designation
- * Approximately 180 feet of frontage on North Main St.
- * Approximately 210 feet of frontage on Bishop St. & James St.
- * Approximately 0.5 miles west of Highway 45
- * Approximately 2 miles east of Highway 59
- * Optimal for commercial or residential development



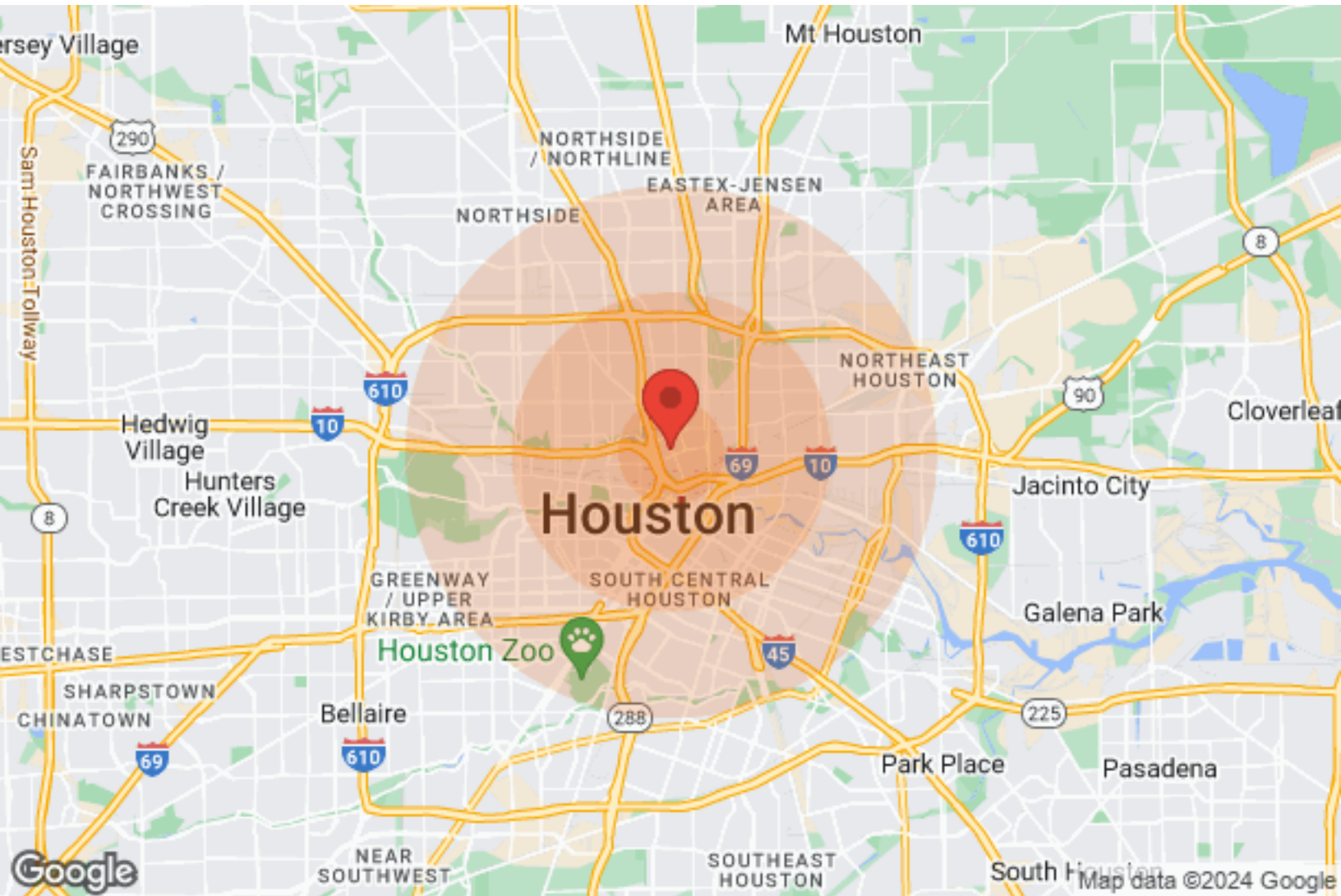
KW COMMERCIAL, HOUSTON

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DEMOGRAPHICS

2009 N MAIN ST



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	7,566	76,787	192,225	Median	\$24,299	\$38,632	\$38,043
Female	6,790	72,742	186,106	< \$15,000	1,307	11,471	27,518
Total Population	14,356	149,529	378,331	\$15,000-\$24,999	858	7,114	18,265
Age				\$25,000-\$34,999	703	6,390	17,337
Ages 0-14	3,575	27,022	72,855	\$35,000-\$49,999	523	6,481	17,725
Ages 15-24	1,991	15,304	41,592	\$50,000-\$74,999	579	9,159	21,533
Ages 25-54	6,239	66,799	167,179	\$75,000-\$99,999	224	6,244	14,052
Ages 55-64	1,319	18,205	44,497	\$100,000-\$149,999	259	6,524	15,263
Ages 65+	1,232	22,199	52,208	\$150,000-\$199,999	142	3,118	7,307
Race				> \$200,000	197	3,475	10,957
White	8,414	90,046	219,594	Housing			
Black	1,370	30,723	77,682	Total Units	6,205	74,123	183,994
Am In/AK Nat	53	159	561	Occupied	5,285	64,286	158,586
Hawaiian	N/A	9	11	Owner Occupied	2,180	26,867	70,094
Hispanic	11,065	67,288	177,882	Renter Occupied	3,105	37,419	88,492
Multi-Racial	8,914	52,438	143,596	Vacant	920	9,837	25,408

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