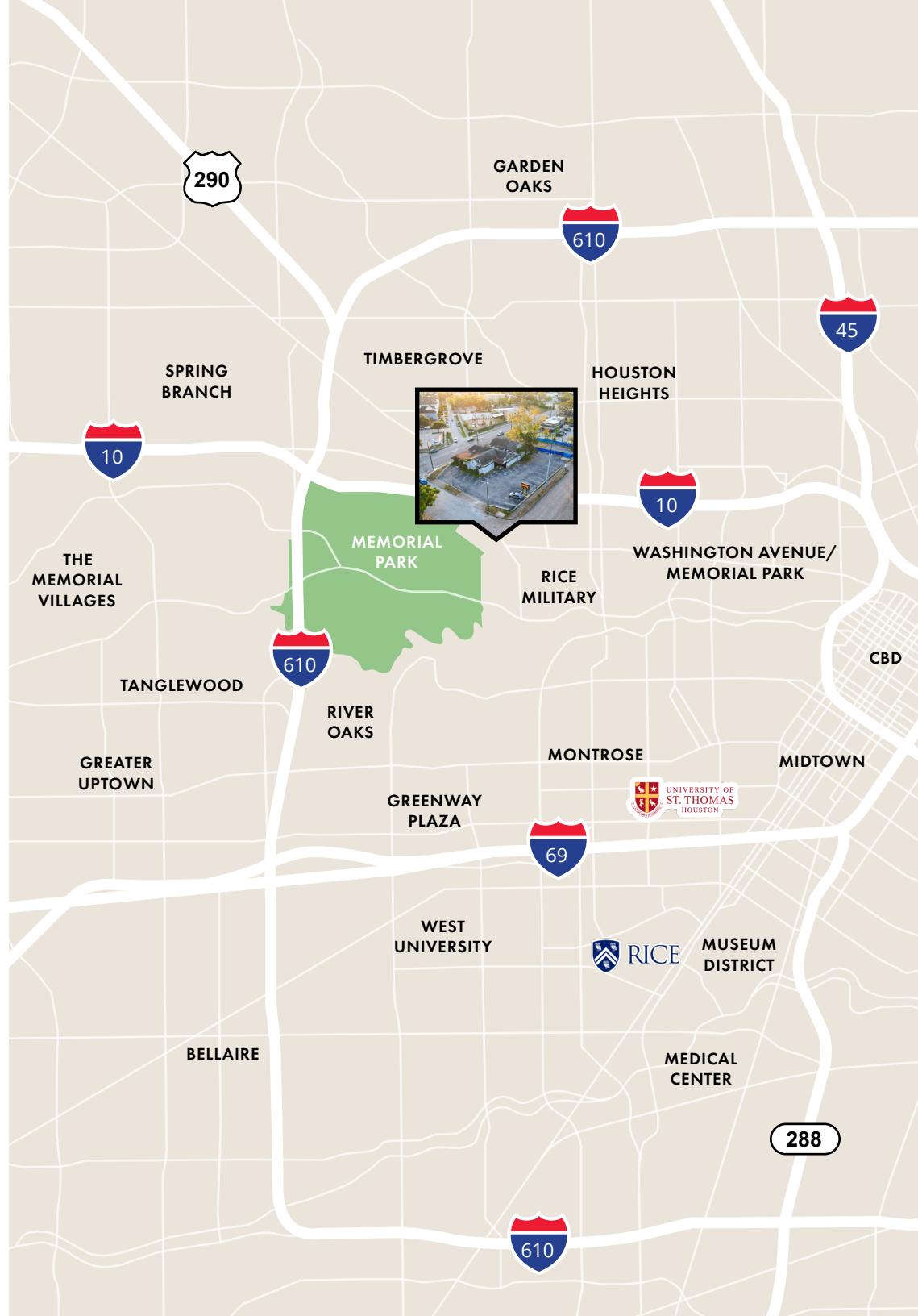


0.42 AC For Sale/Ground Lease
6225 Washington Ave, Houston, TX 77007

PROPERTY HIGHLIGHTS

ADDRESS	6225 WASHINGTON AVENUE HOUSTON, TX 77007
USE	IDEAL FOR BANKS, CREDIT UNIONS, MEDICAL & QSR USERS
LOT SIZE	0.42 ACRES
LOCATION	INNER LOOP LOCATION JUST SOUTH OF I-10 AND NORTH OF MEMORIAL DRIVE
TRAFFIC	16K VPD ALONG WASHINGTON AVENUE & 231K VPD ALONG I-10
NEARBY ATTRACTIONS	<ul style="list-style-type: none"> WALKABILITY FROM MEMORIAL PARK (APPROXIMATELY 4 MILLION VISITS ANNUALLY) MEMORIAL ELEMENTARY (424 STUDENTS) THE WESTCOTT (315 UNITS) HAUS MEMORIAL PARK (204 UNITS) ELAN MEMORIAL PARK (297 UNITS) SURROUNDING F&B/RETAIL INCLUDES: REV SALON, CANYON CREEK GRILL, STARBUCKS, EL TIEMPO & MORE
PROPERTY ACCESS	<ul style="list-style-type: none"> ACCESS FROM WESTCOTT STREET AND WASHINGTON AVENUE VIA COPPAGE STREET, CAPTURING AM AND PM TRAFFIC
5-MILE DEMOS	<ul style="list-style-type: none"> 492,150 TOTAL POPULATION 36.2 MEDIAN AGE \$160,976 AVERAGE HOUSEHOLD INCOME 235,391 TOTAL HOUSEHOLDS





UPTOWN



IONNA™

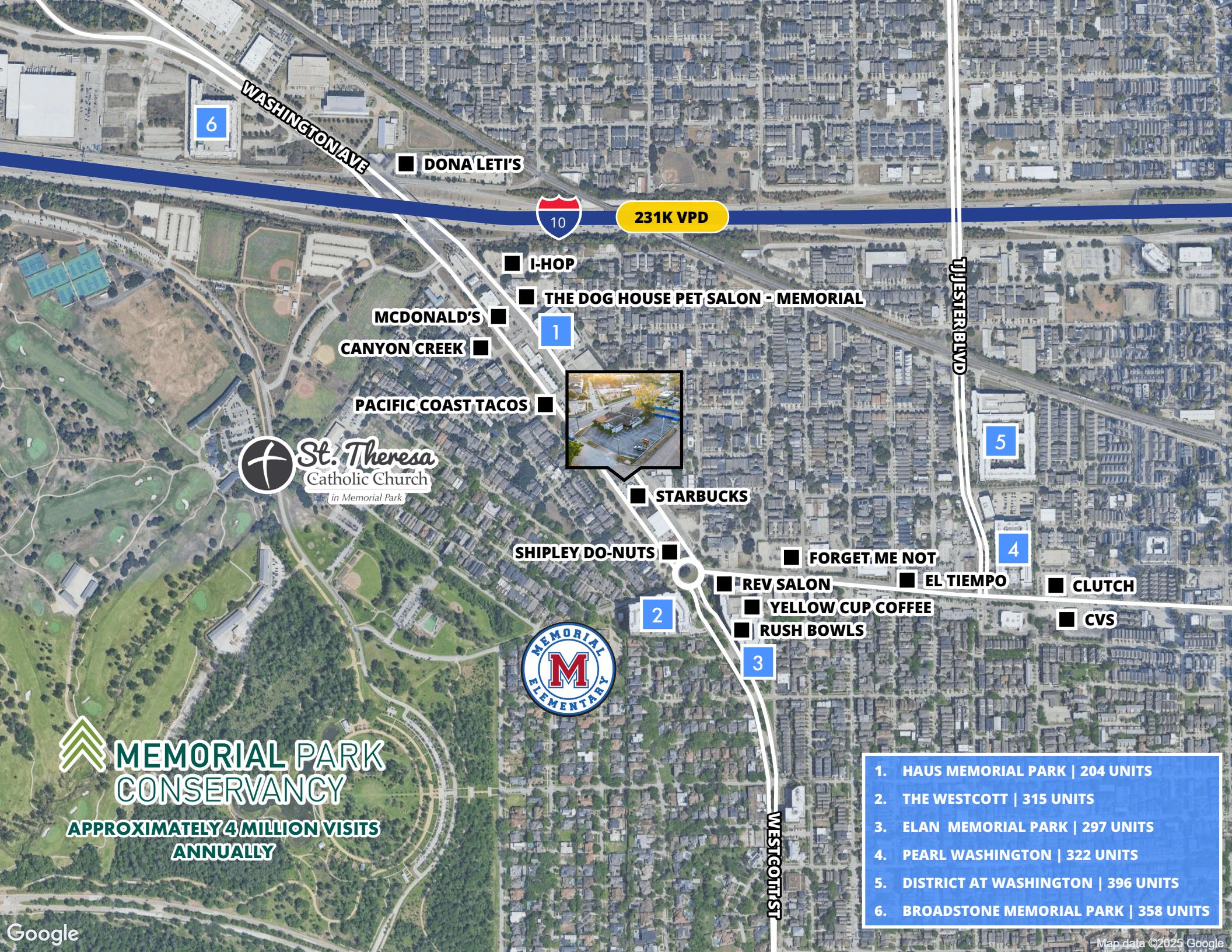
0.42 ACRES

16K VPD

Washington Avenue

Westcott Street

Coppage Street



MEMORIAL PARK CONSERVANCY

APPROXIMATELY 4 MILLION VISITS
ANNUALLY

6

WASHINGTON AVE

DONA LETI'S



231K VPD

I-HOP

THE DOG HOUSE PET SALON - MEMORIAL

MCDONALD'S

CANYON CREEK

PACIFIC COAST TACOS



STARBUCKS

SHIPLEY DO-NUTS



1

2

3

U.S. 75 BLVD

5

4

FORGET ME NOT

REV SALON

YELLOW CUP COFFEE

RUSH BOWLS

EL TIEMPO

CLUTCH

CVS

WESTCOTT ST

1. HAUS MEMORIAL PARK | 204 UNITS
2. THE WESTCOTT | 315 UNITS
3. ELAN MEMORIAL PARK | 297 UNITS
4. PEARL WASHINGTON | 322 UNITS
5. DISTRICT AT WASHINGTON | 396 UNITS
6. BROADSTONE MEMORIAL PARK | 358 UNITS



FOR MORE INFORMATION

Wade Greene

Principal & Executive Vice President
+1 713 830 2189
wade.greene@colliers.com

Kaylee Boyd

Associate
+1 713 835 0057
kaylee.boyd@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Houston, Inc.

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.

Colliers International Houston, Inc.	29114
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.
houston.info@colliers.com	+1 713 222 2111
Email	Phone
Daniel P. Rice	811065
Designated Broker of Firm	License No.
danny.rice@colliers.com	+1 713 830 2134
Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.
Email	Phone
Wade Greene	680080
Sales Agent/Associate's Name	License No.
wade.greene@colliers.com	+1 713 830 2189
Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov

IABS 1-1