

121 St. Emanuel Houston, TX

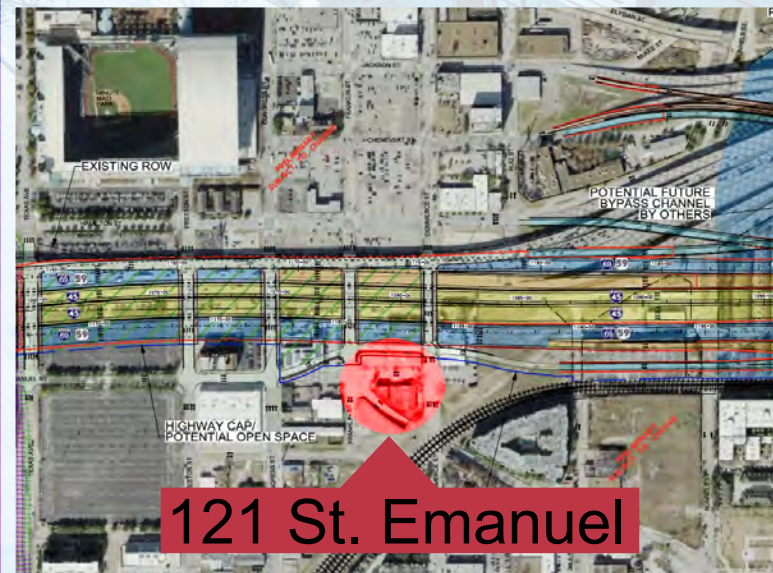


Casey Dewees
281.546.3828
casey@caseydewees.com

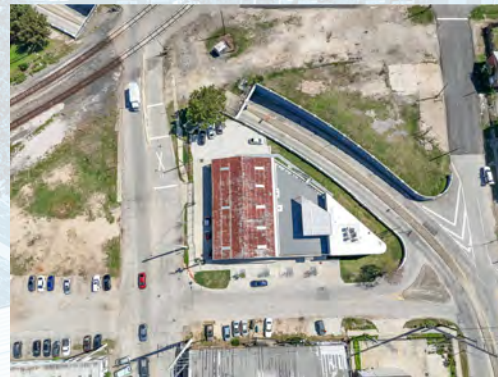
Property Details

Located in the shadows of Downtown, just 2 blocks from Minute Maid Park and 4 blocks from Shell Energy Stadium, this one-of-a-kind Art Deco Building was originally constructed in 1948 for The Gribble Stamp & Stencil Co., in 2020 the space was fully re-imagined creating 6,000 +/- sq.ft. of Class A office space and 1,500 +/- sq.ft. of residential space. As one of only 15 recipients of a 2022 Good Brick Award from the Preservation Society, this award-winning transformation offers an unparalleled opportunity for a multitude of uses and a rare chance to secure a front row seat to the Downtown of the 2030's and beyond.

TxDOT is slated to begin reconstruction of the Highways (45/59/288/I-10) around Downtown in 2024 including placing all Highways underground directly across the street from 121 St. Emanuel. Once completed, only open ground level green spaces will separate this site from the Downtown skyline



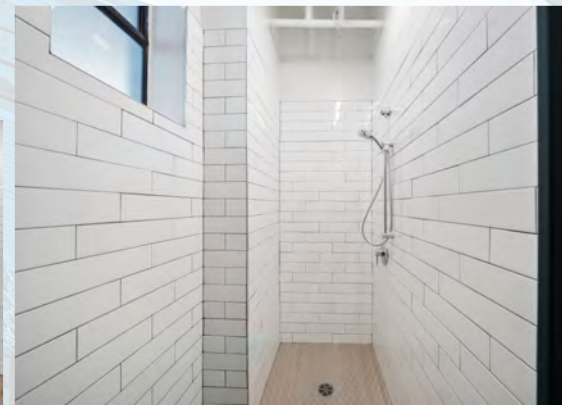
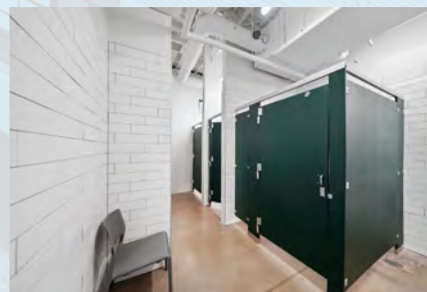
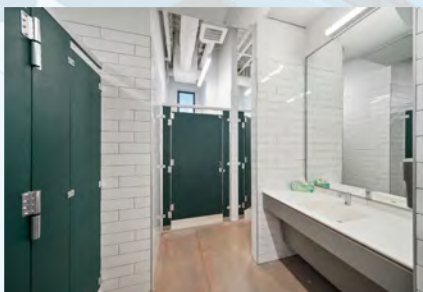
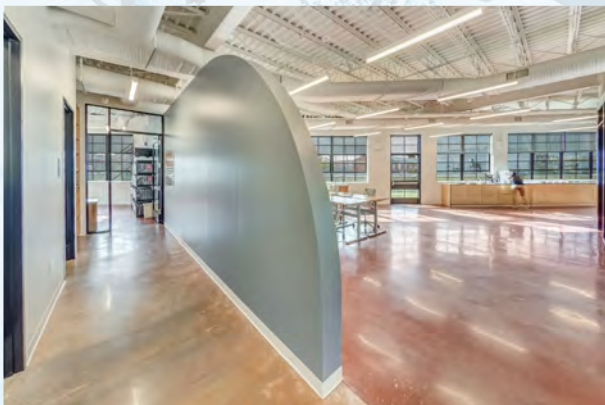
Property Photos



Property Photos



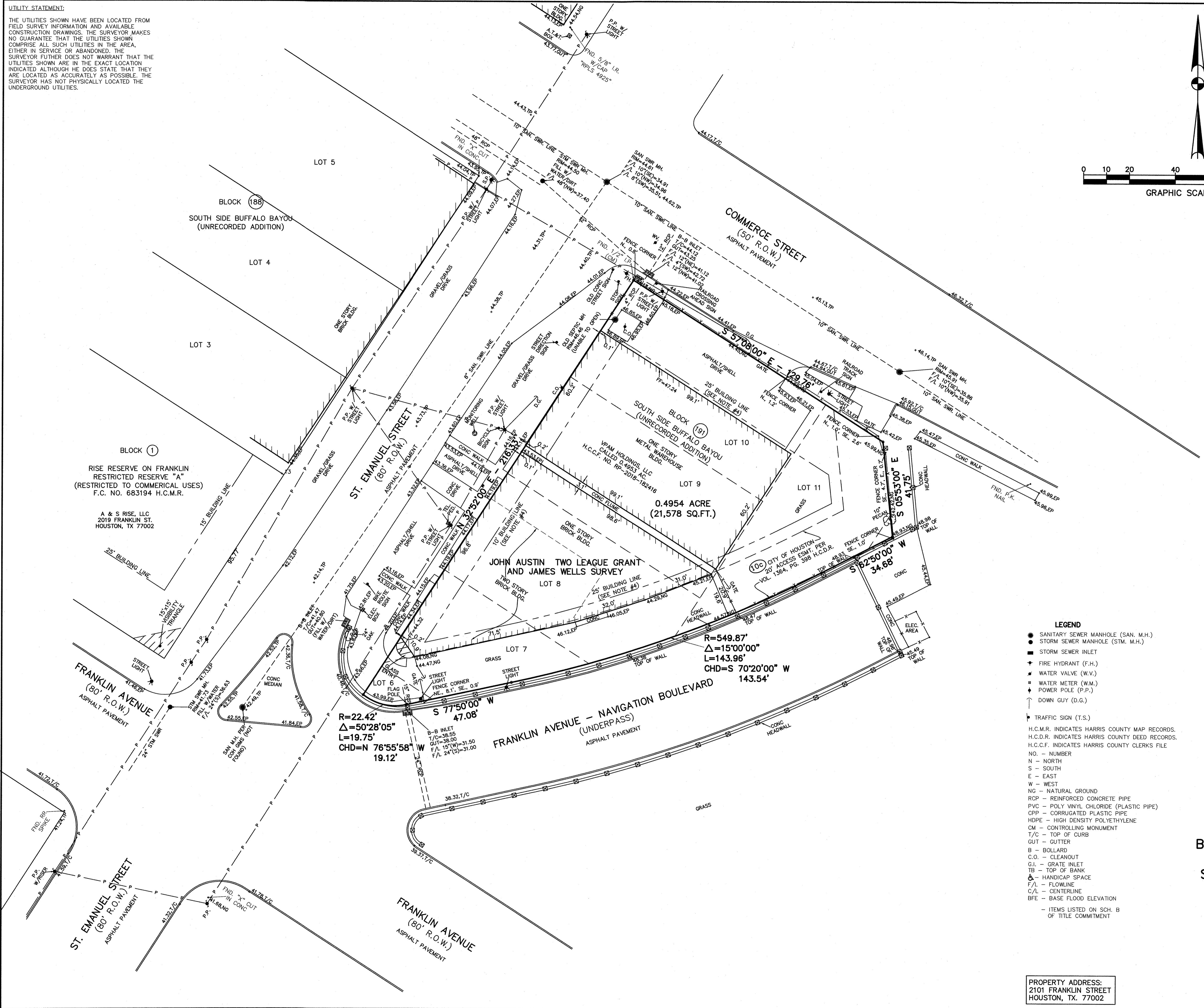
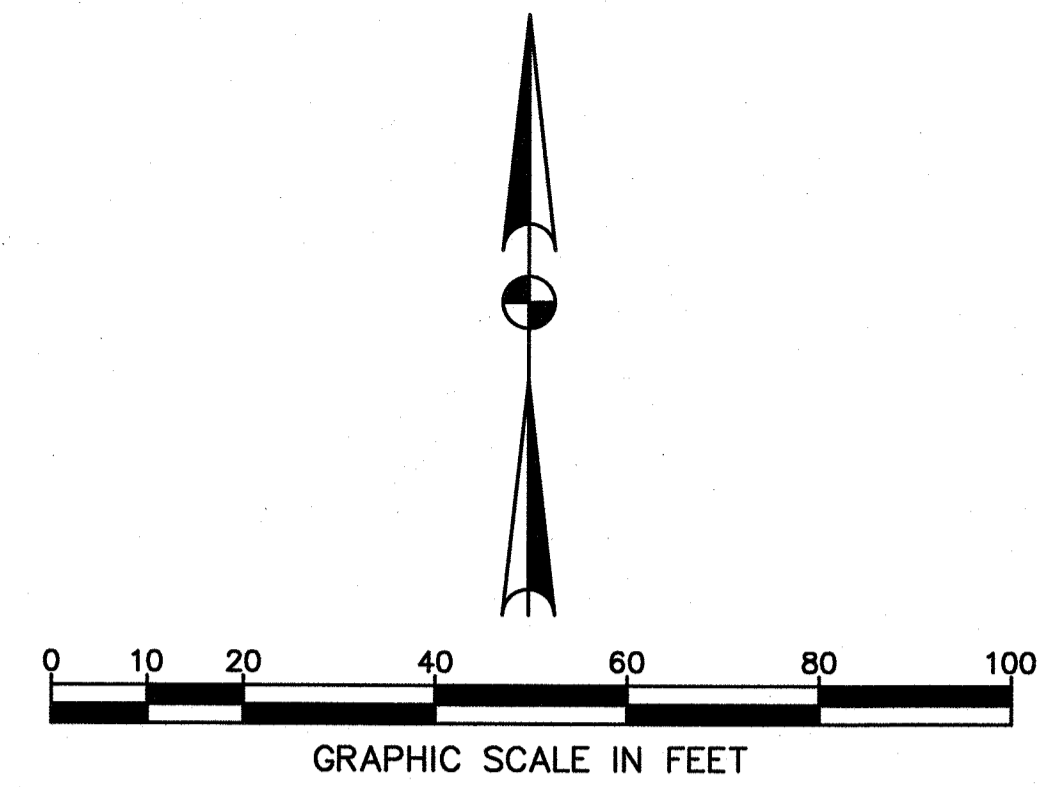
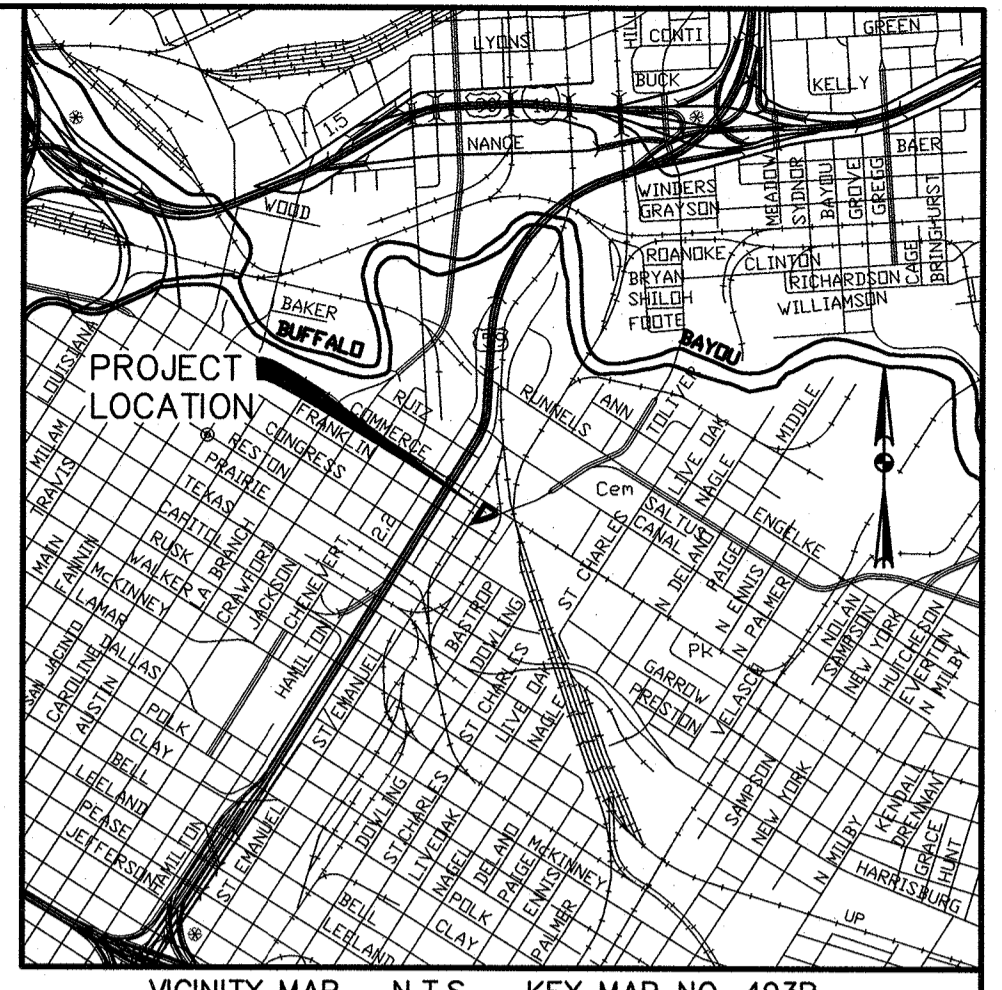
Property Photos



Property Photos



UTILITY STATEMENT:
 THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



BENCHMARK: FLOODPLAIN REFERENCE MARK NUMBER 210030 IS AN USACE BRASS DISC STAMPED BB11 1964, LOCATED FROM THE INTERSECTION OF CLINTON DRIVE AND JENSEN DRIVE, TURN RIGHT ONTO JENSEN DRIVE TRAVEL SOUTH APPROXIMATELY 0.2 MILE TO BRIDGE, IN KEY MAP 494J IN THE BUFFALO BAYOU WATERSHED NEAR STREAM NUMBER W100-00-00. ELEVATION = 42.43 FEET NAVD 1988, 2001 ADJUSTMENT

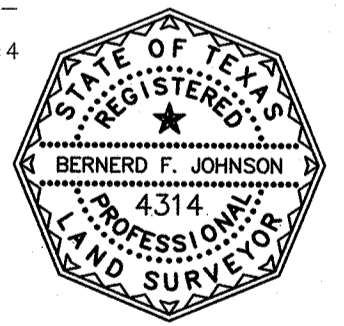
- NOTES:**
- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE INFORMATION CONTAINED IN A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF NO. FAH18000034 WITH AN EFFECTIVE DATE OF APRIL 17, 2018, ISSUED APRIL 24, 2018. THE PROPERTY SHOWN AND DESCRIBED IN THIS SURVEY IS THE SAME PROPERTY AS DESCRIBED IN SAID TITLE COMMITMENT.
 - 2) ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
 - 3) THIS TRACT LIES IN ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, COMMUNITY PANEL NO. 48201C0690N, DATED JANUARY 6, 2017. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.
 - 4) THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS) IT IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF THE CITY OF HOUSTON ORDINANCE NO. 85-1878, PERTAINING TO, AMONG OTHER THINGS, THE PLATING AND REPLATING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILDING LINES (25 FEET ALONG MAJOR THOROUGHFARES AND 10 FEET ALONG OTHER STREETS). A CERTIFIED COPY OF SAID ORDINANCE WAS FILED FOR RECORD ON AUGUST 1, 1991, UNDER HARRIS COUNTY CLERK'S FILE NO. N-253886, AND BEING AMENDED BY ORDINANCE NO. 1999-262.

- LEGEND**
- SANITARY SEWER MANHOLE (SAN. M.H.)
 - STORM SEWER MANHOLE (STM. M.H.)
 - STORM SEWER INLET
 - ⊕ FIRE HYDRANT (F.H.)
 - ⊕ WATER VALVE (W.V.)
 - ⊕ WATER METER (W.M.)
 - ⊕ POWER POLE (P.P.)
 - ↑ DOWN GUY (D.G.)
 - ↑ TRAFFIC SIGN (T.S.)
- H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
 H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS.
 H.C.C.F. INDICATES HARRIS COUNTY CLERKS FILE
- NO. - NUMBER
 N - NORTH
 S - SOUTH
 E - EAST
 W - WEST
 NG - NATURAL GROUND
 RCP - REINFORCED CONCRETE PIPE
 PVC - POLY VINYL CHLORIDE (PLASTIC PIPE)
 CFP - CORRUGATED PLASTIC PIPE
 HDPE - HIGH DENSITY POLYETHYLENE
 CM - CONTROLLING MONUMENT
 T/C - TOP OF CURB
 GUT - GUTTER
 B - BOLLARD
 C.I. - CLEANOUT
 G.I. - GRATE INLET
 TB - TOP OF BANK
 HS - HANDICAP SPACE
 F/L - FLOWLINE
 C/L - CENTERLINE
 BFE - BASE FLOOD ELEVATION
 - ITEMS LISTED ON SCH. B OF TITLE COMMITMENT

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT CONFORM TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 6, CONDITION 1 TOPOGRAPHIC SURVEY.

DATED 13th DAY OF MAY, 2019.

 BERNERD F. JOHNSON
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4314



TOPOGRAPHIC SURVEY MAP
 OF
 0.4954 ACRES (21,578 SQUARE FEET) OF LAND
 BEING A PORTION OF LOTS 5, 6, 7, 8 AND 11 AND
 ALL OF LOTS 9 AND 10, BLOCK 191, OF SOUTH
 SIDE BUFFALO BAYOU (S.S.B.). AN UNRECORDED
 SUBDIVISION IN THE CITY OF HOUSTON AND
 LOCATED IN THE JAMES WELLS SURVEY, A-852,
 HARRIS COUNTY, TEXAS.

DATE: MAY, 2019 SCALE: 1" = 20'

CENTURY ENGINEERING, INC.

3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8871
 TBFLS NO. F-100965-0
 Fax: 713-780-7662 Email: dmaslatte@centuryengineering.com

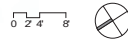
PROPERTY ADDRESS:
 2101 FRANKLIN STREET
 HOUSTON, TX. 77002



- 1 Two story brick masonry building built in 1948 converted into ground floor office space and second floor residence
- 2 1950s prefabricated metal building converted into futsal court
- 3 Roof deck with new aluminum canopy shade structure
- 4 Parking over permeable pavers

COMMERCE STREET

ST. EMANUEL STREET



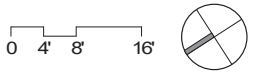
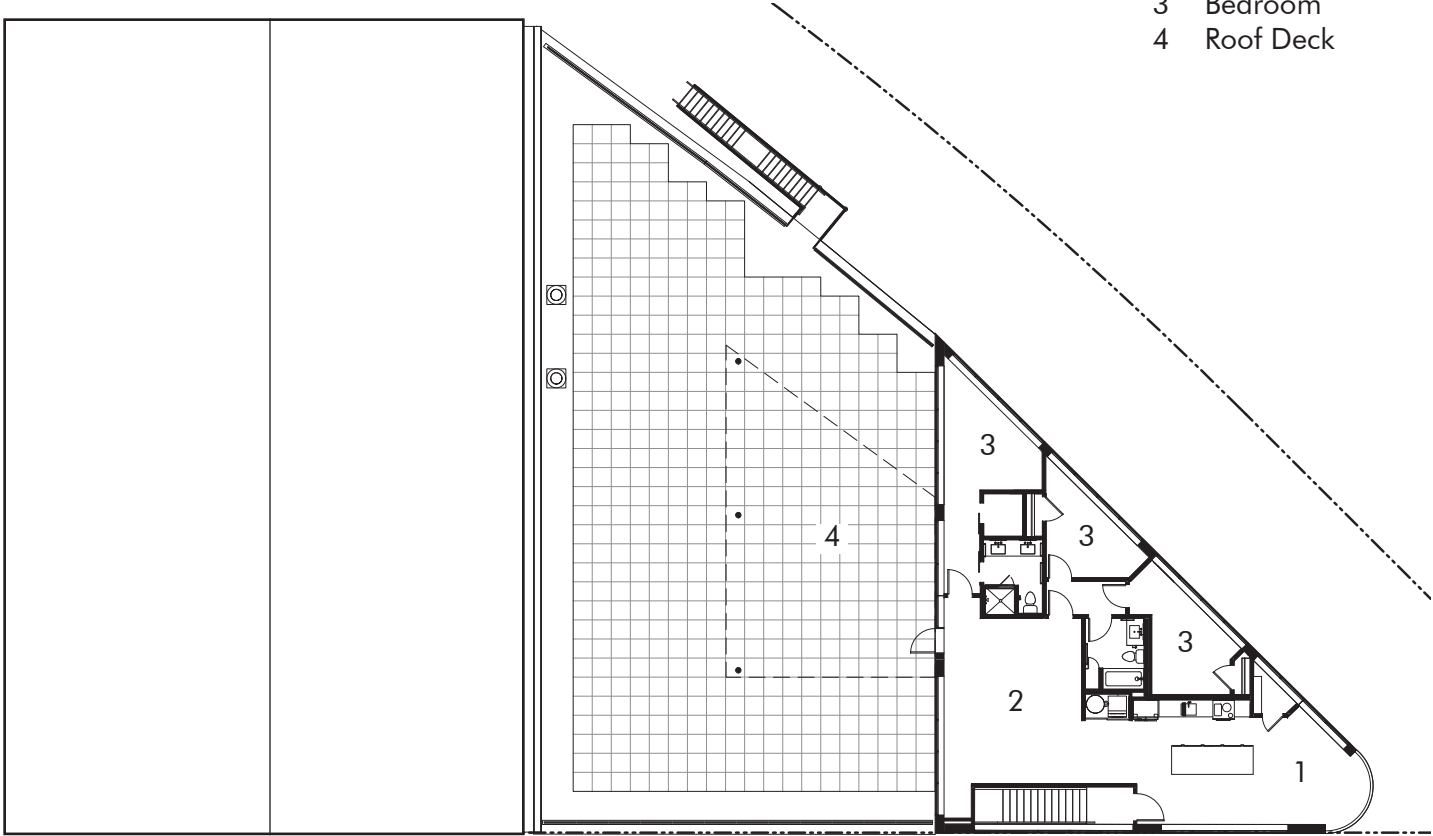
SITE PLAN

- 1 Reception
- 2 Parent Lounge / Breakroom
- 3 Open Office
- 4 Conference
- 5 Storage
- 6 Futsal Court

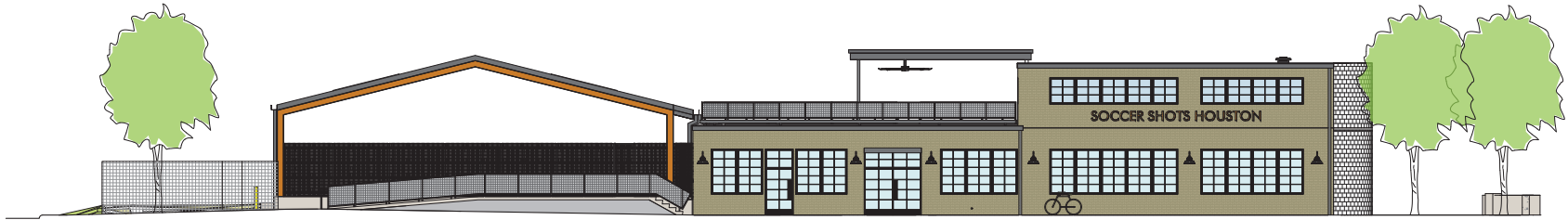


GROUND FLOOR PLAN

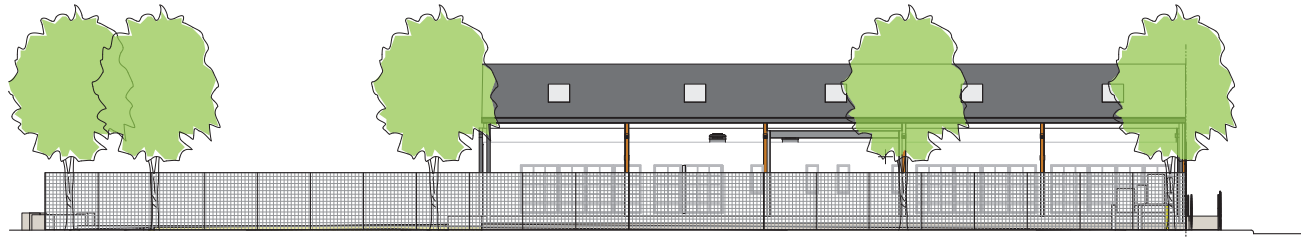
- 1 Dining
- 2 Living
- 3 Bedroom
- 4 Roof Deck



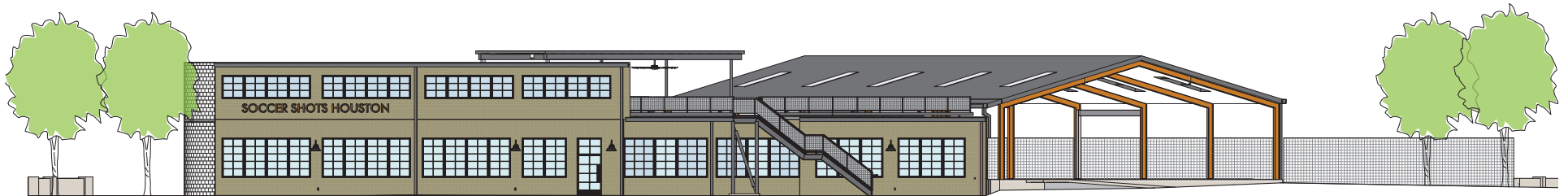
SECOND FLOOR PLAN



ST. EMANUEL STREET



COMMERCE STREET



NAVIGATION BLVD

- 1 New TPO roofing with high solar reflectance index
- 2 Landscaping without need for irrigation
- 3 Original steel windows with operable panels provide cross ventilation and light
- 4 Bicycle parking
- 5 Permeable paving w/ storm water detention
- 6 Bio-Swale
- 7 Solar Panel Ready



SUSTAINABILITY



VIEW FROM ST. EMANUEL AND COMMERCE



VIEW FROM ST. EMANUEL



VIEW MAIN ENTRY FROM ST. EMANUEL



VIEW FROM ST. EMANUEL



VIEW OF FUTSAL COURT FROM ST. EMANUEL



RECEPTION



PARENT LOUNGE / BREAKROOM LOOKING WEST

GROUND FLOOR OFFICE



PARENT LOUNGE / BREAKROOM LOOKING EAST



GROUND FLOOR OFFICE



OPEN OFFICE LOOKING WEST



OPEN OFFICE LOOKING NORTH

GROUND FLOOR OFFICE



OPEN OFFICE



CONFERENCE ROOM

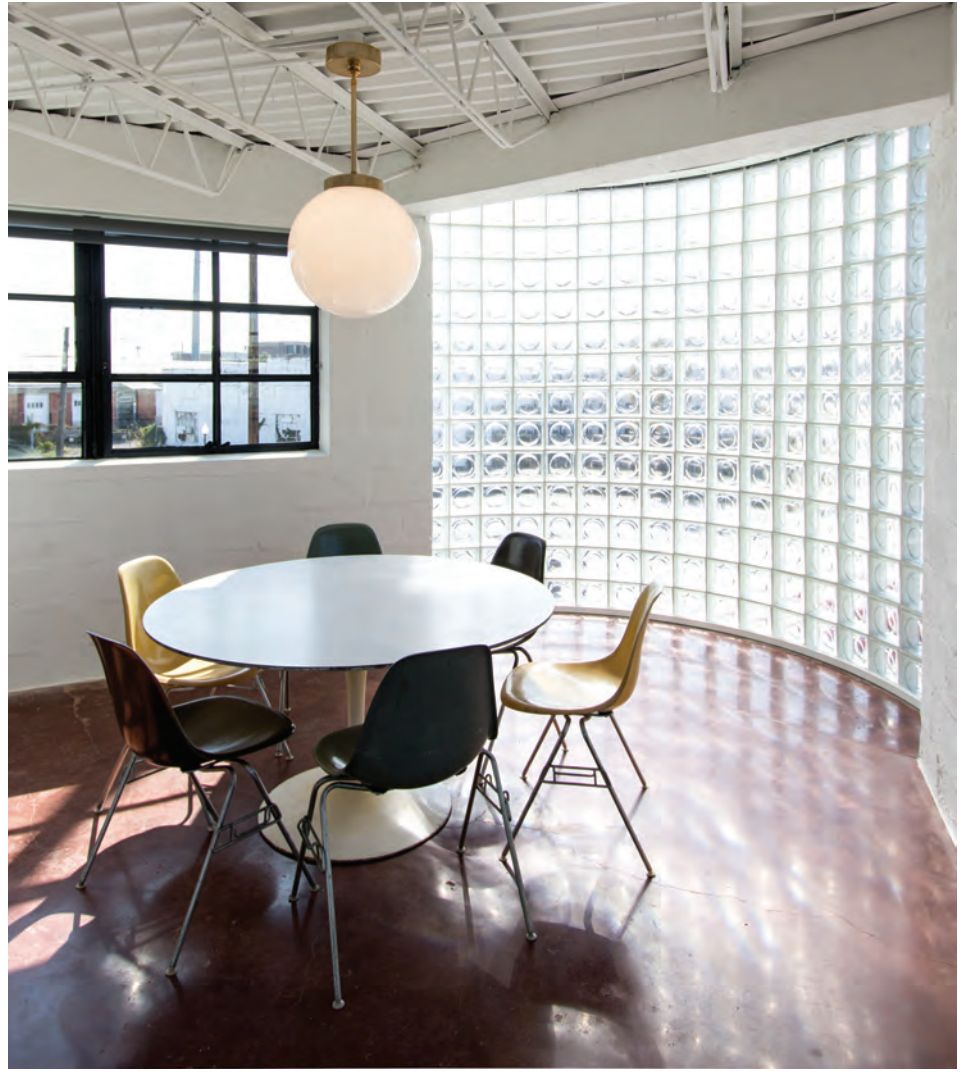
GROUND FLOOR OFFICE



KITCHEN AND DINING ROOM



KID'S BATHROOM



DINING ROOM

SECOND FLOOR RESIDENCE



AFTER



BEFORE

ROOF DECK



EXISTING CONDITIONS



EXISTING CONDITIONS