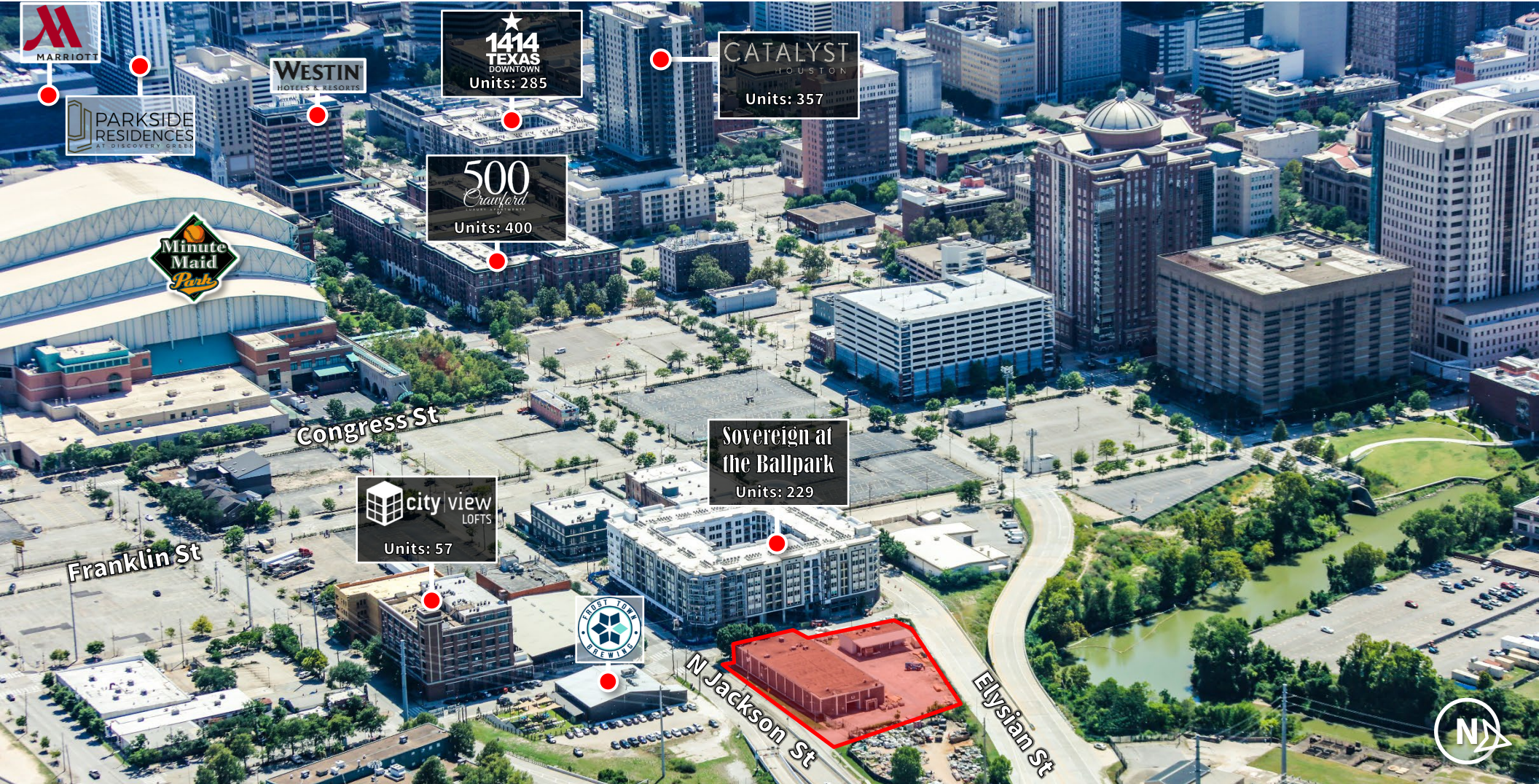


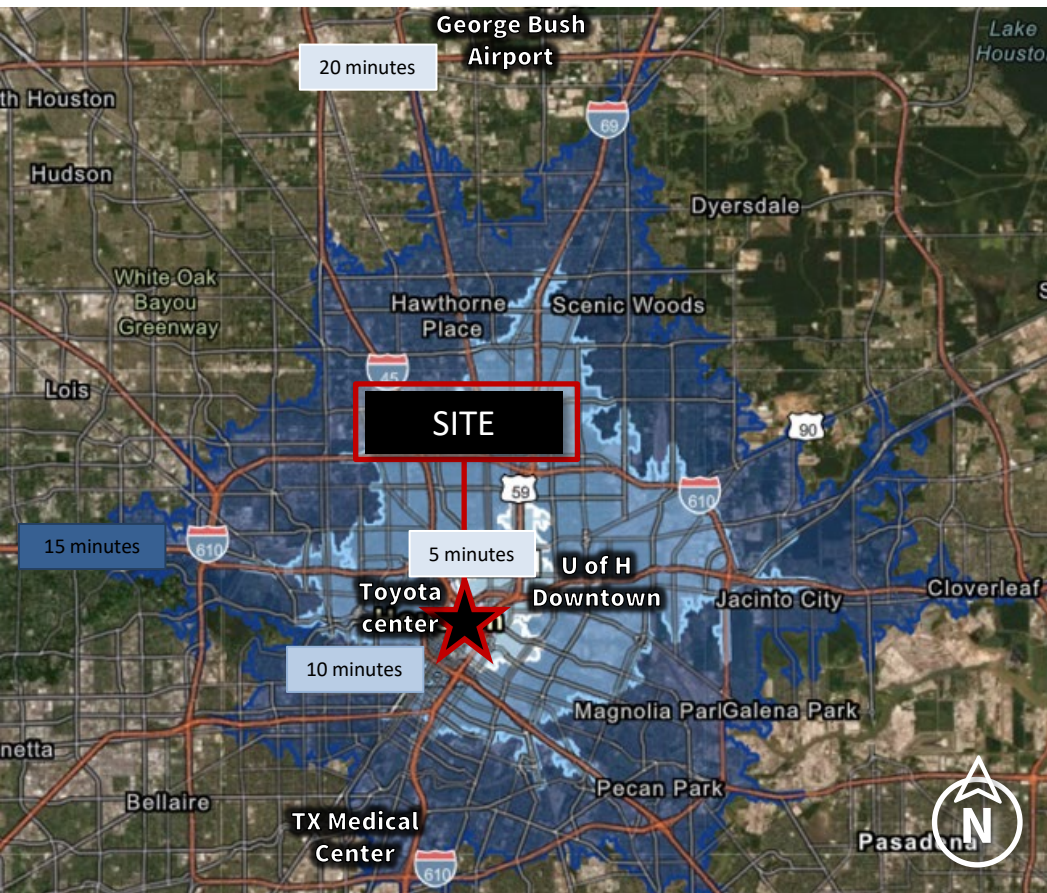
FOR SALE **+1.18 AC**

103 NORTH JACKSON STREET | HOUSTON, TX 77002



Simmi Jaggi
EVP, Managing Director
+1 713 888 4000
simmi.jaggi@jll.com

COMMUTE & DEMOGRAPHICS



Traffic Counts

Franklin Street, west of US 69
 Franklin Street, east of US 69
 US 69, north of Franklin Street
 US 69, south of Franklin Street

Vehicles Per Day

15,169
 10,754
 206,787
 153,753

Drive Times

University of Houston Downtown
 Toyota Center
 Texas Medical Center
 George Bush Intercontinental Airport

Minutes

5
 5
 15
 20



Property Information

Property

Please consider this ±1.18-acre tract located at 103 N. Jackson St. just north of Houston's central business district. This site has excellent visibility and accessibility from I-69 and N. Jackson, which runs directly into downtown Houston. Located just a few blocks north of Minute Maid Park, this site is in a prime location for a new hi-rise development. Downtown Houston has seen tremendous growth as the city works to make it a more livable area for young professionals, families, and empty nesters who are looking to be in close proximity to work, entertainment and recreation options, and some of the area's top restaurants and bars.

Surrounding Area

- Downtown Houston: over 50 million SF of office space, 9 Fortune 500 corporations, over 150,000 employees
- Houston's Theater District: 17-block area, home to Houston's 9 professional performing arts organizations, 2-million annual visitors
- University of Houston Downtown: second-largest University in Houston with over 14,000 students.

Utilities

Available through The City of Houston

School District

HISD (Gregory-Lincoln Education Center, Northside High)

Tax Rate

\$2.448162 (2021)

Price

Call broker for pricing

Population Summary

	1-Mile	3-Mile	5-Mile
2022 Population	22,616	174,167	423,129
2022 Median Age	34.7	34.2	35.1
2022 Average Household Income	\$135,541	\$112,200	\$120,779
Average Home Value	\$379,202	\$385,143	\$428,911
Educational Attainment – College Degree or Higher	18.9%	27.7%	27.9%

Source: Esri forecasts for 2022 and 2027

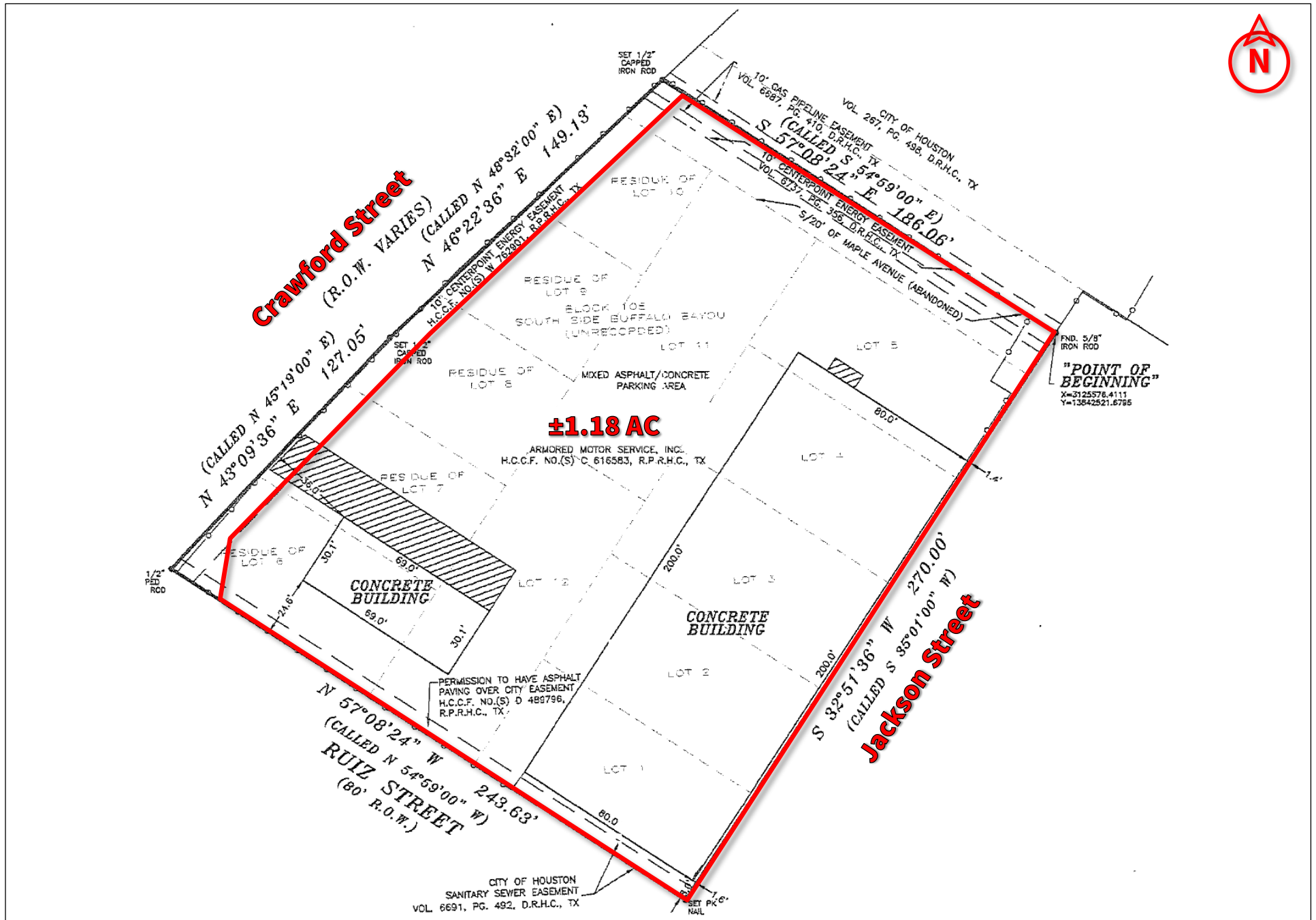
PROPERTY AERIAL

+1.18 AC | 103 NORTH JACKSON STREET | HOUSTON, TX 77002 



PROPERTY SURVEY

+1.18 AC | 103 NORTH JACKSON STREET | HOUSTON, TX 77002



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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.

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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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