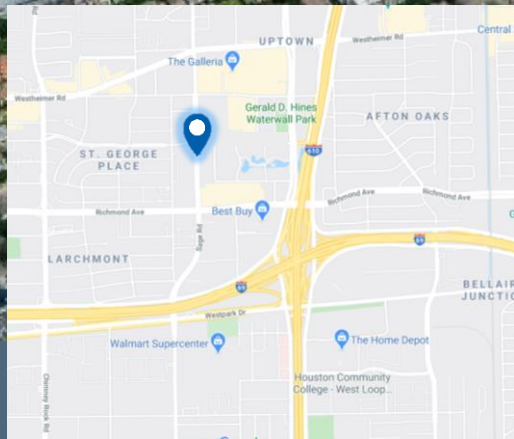


±1 Acre • Galleria / Uptown

3055 SAGE ROAD - HOUSTON, TX 77056



Prime Redevelopment Site

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1700 Post Oak Blvd., Suite 600, 2 BLVD Place
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NORDSTROM

Hidalgo St.

Sage Rd.

This prime location presents one of the best redevelopment opportunities available in the city of Houston. Situated in the Galleria/Uptown area, it is positioned within immediate proximity to The Galleria.

This property is surrounded by quality offices, the city's most notable retail, national and international hotel chains, and high-end residential.

Prime Hard Corner ½ Block from Galleria entrance (Nordstrom)

Non-Restricted Uses (No Zoning) – Potential for Hotel, Retail, Office, Residential

No Height Restriction, No Density Restriction (Development Subject to City Ordinance)

Adjacent to Lakes on Post Oak – 1 Million + Sq. Ft. Office, Residential

Immediate Proximity to The Galleria – 2.4 Million Sq. Ft. of Retail

Viewed as a true urban district within the city, Uptown has a history as a thriving mixed-used area and continues to attract quality occupants as well as visitors.

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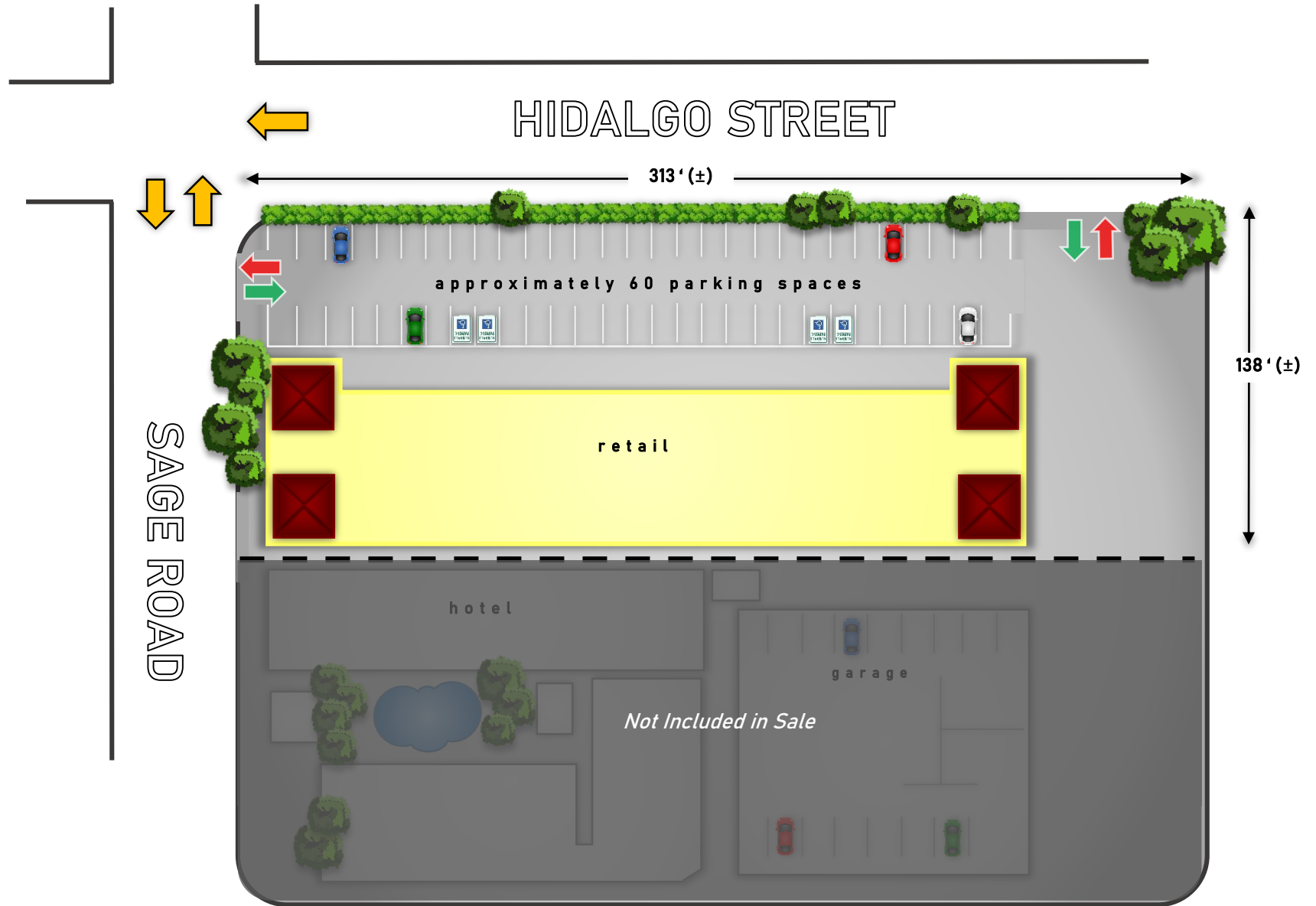
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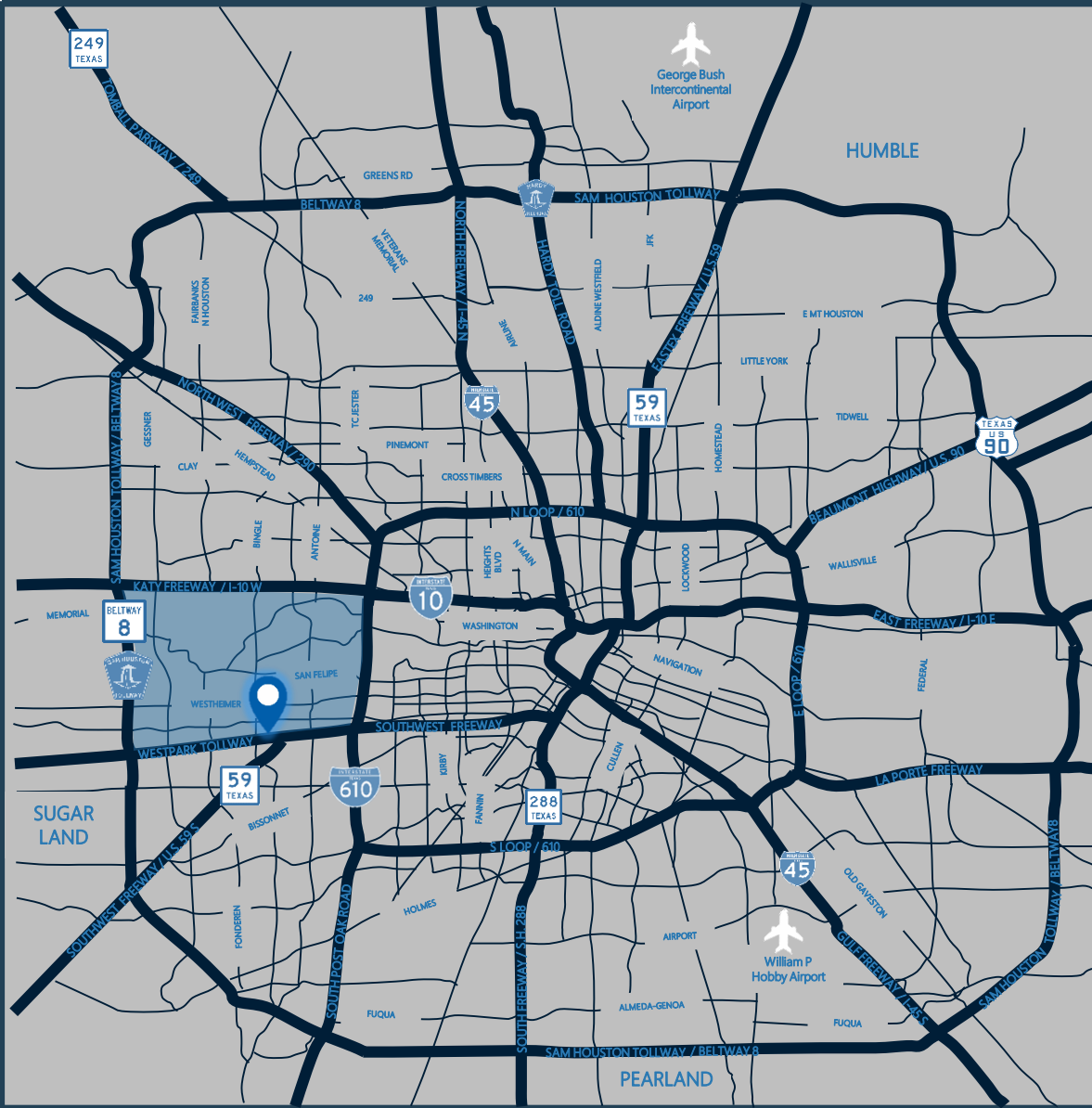


All Measurements Approximate. Not to Scale.

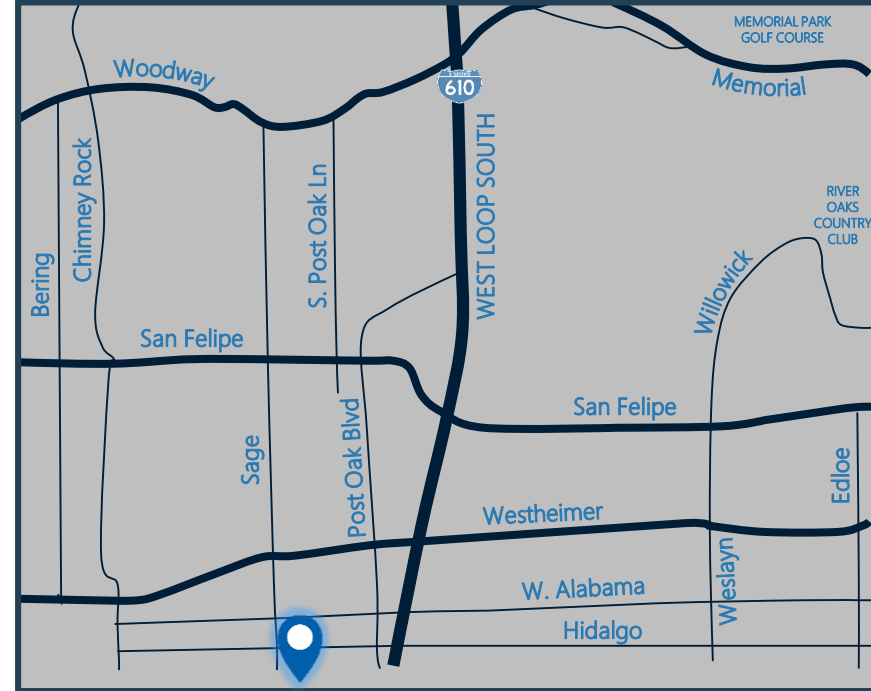
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HOUSTON OVERVIEW



UPTOWN / GALLERIA



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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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

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D I S C L O S U R E

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This does not constitute a representation that there has been no change in the business or affairs of the property or Owner since the date of preparation. Analysis and verification of the information contained is solely the responsibility of the prospective purchaser. The property will be sold as-is.

Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

Owner and Marathon Realty Advisors LLC each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing this or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

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