

EADO BUILDING FOR SALE

121 St Emanuel St | Houston, TX 77002



BUILDING

± 7,061 SF

LAND

± 21, 551 SF / ± 0.4953 AC

PRICING

CALL BROKER

PROPERTY INFORMATION

- Award-Winning Redevelopment: Recipient of a 2022 Good Brick Award from Preservation Houston for its thoughtful, design-forward renovation.
- Exceptional Downtown Location: Just 2 blocks from Daikin Park (home to Astros), 4 blocks from Shell Energy Stadium (home to Dash & Dynamo), and minutes from East Downtown's vibrant dining, nightlife, and cultural scene.
- Future-Proofed Location: Directly across from TxDOT's massive I-45/59/288/I-10 realignment project

TRAFFIC COUNTS

Navigation Blvd, E of St Emanuel St	9,733 vpd
Chartres St, W of St Emanuel St	11,889 vpd
Eastex Freeway	172,355 vpd
Gulf Fwy (Placer.ai)	154,186 vpd

DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2025 Population	26,402	180,397	427,663
Daytime Population	75,185	345,657	769,485
Median HH Income	\$95,892	\$79,127	\$83,789
Median Age	34.8	34.0	35.3

{2025 data}

FOR MORE INFORMATION, PLEASE CONTACT:

Broker Shaw MacIntyre
smacintyre@streetwiseretail.com | 713.773.5519

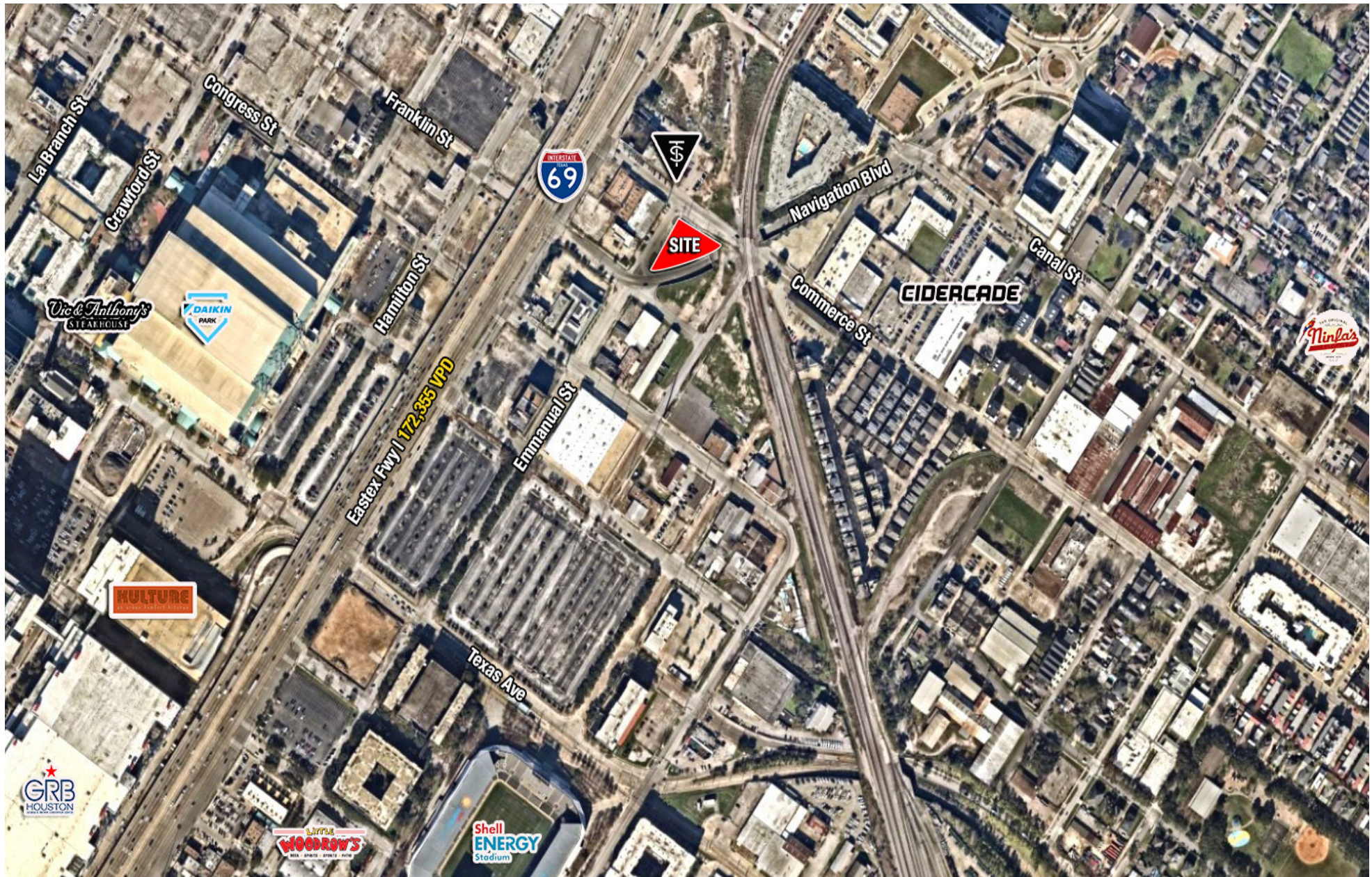
High-Level Aerial

121 St Emanuel St



Localized Aerial

121 St Emanuel St



Property Photos



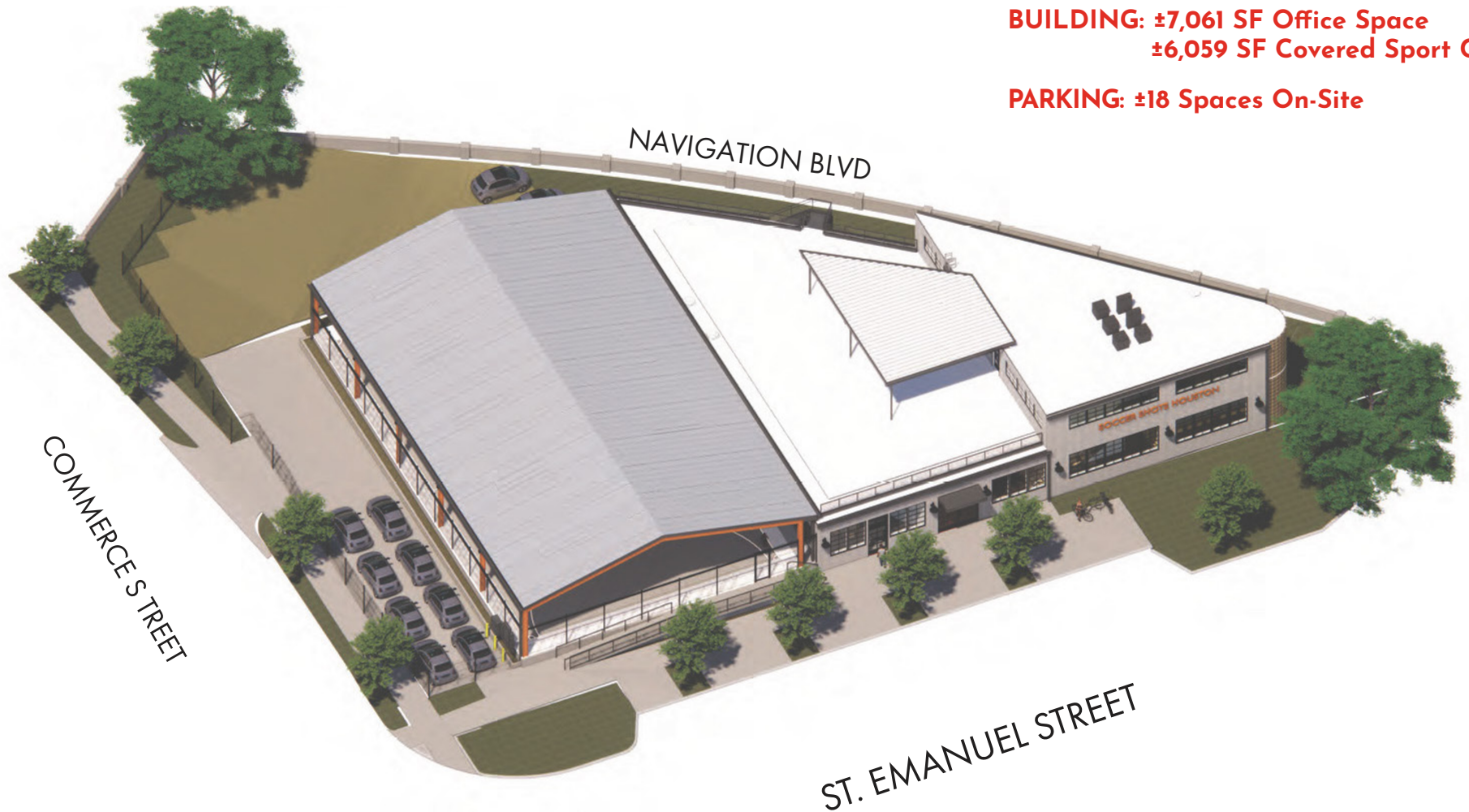
Elevation

121 St Emanuel St

LAND: ±21,577 SF / ±0.4953 AC

**BUILDING: ±7,061 SF Office Space
±6,059 SF Covered Sport Court**

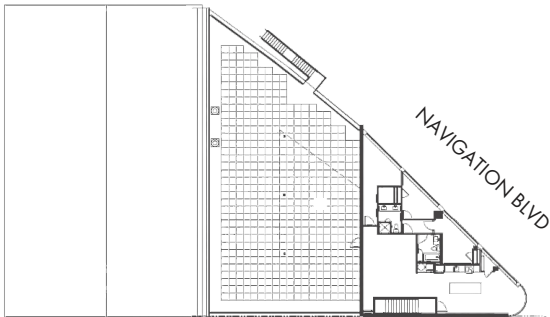
PARKING: ±18 Spaces On-Site



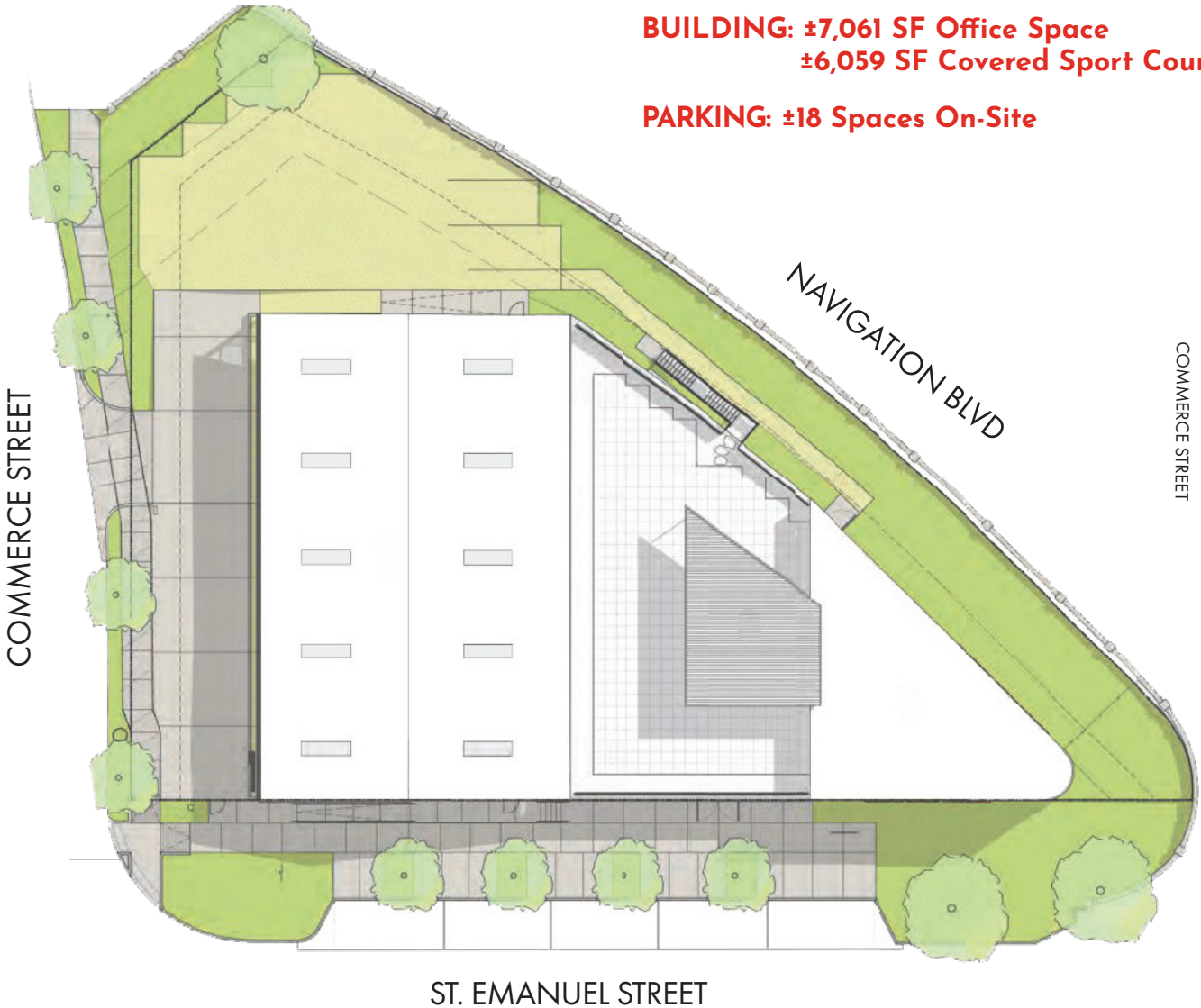
Site Plan

121 St Emanuel St

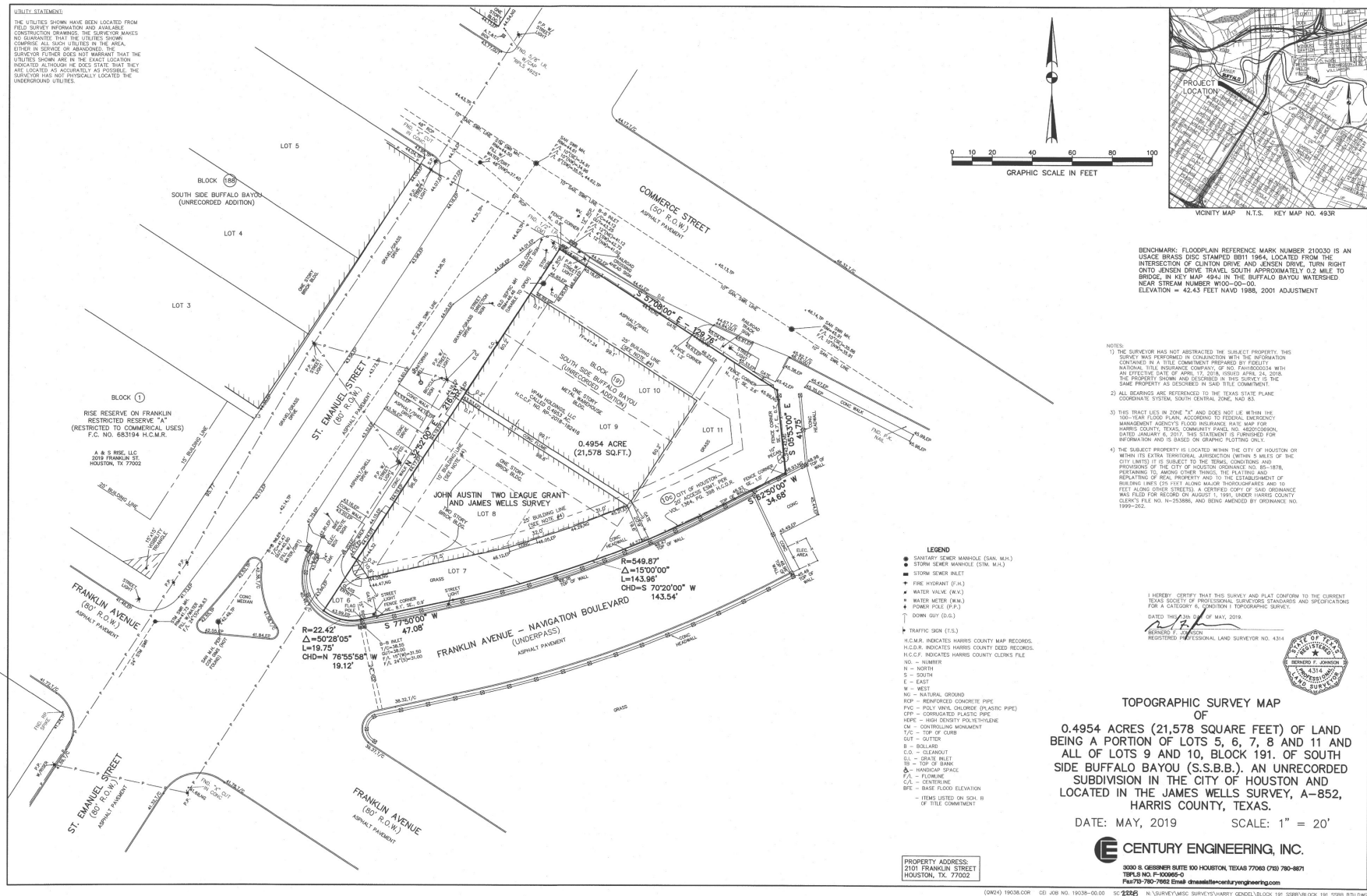
2ND FLOOR



LAND: ±21,577 SF / ±0.4953 AC
BUILDING: ±7,061 SF Office Space
±6,059 SF Covered Sport Court
PARKING: ±18 Spaces On-Site



GROUND FLOOR





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.

2-10-2025



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.

_____ 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