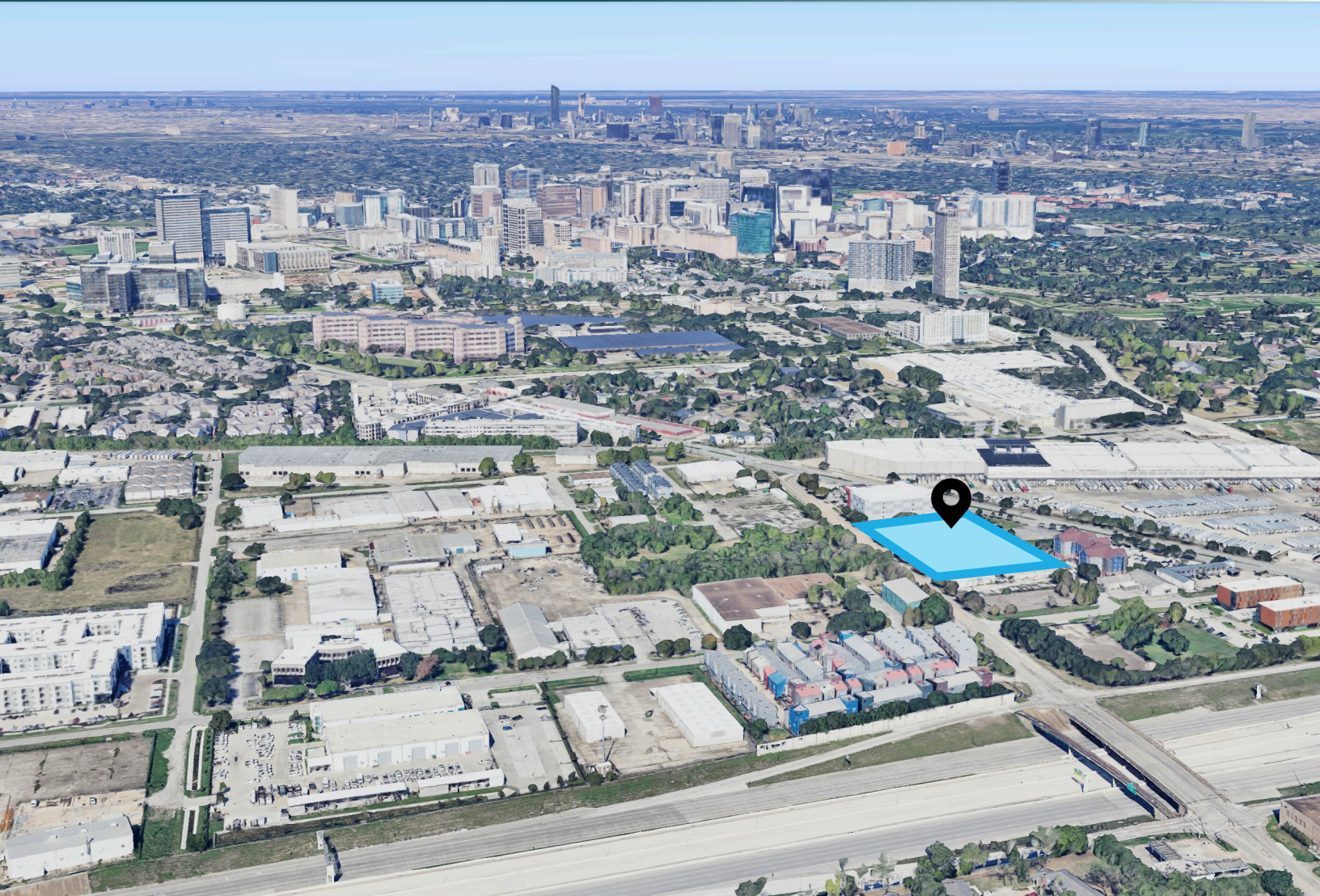


TMC Redevelopment Opportunity

3116 TELGE ST, HOUSTON, TEXAS 77025



This ±1.79 acre tract is directly across the street from Encompass Health and situated near the Texas Medical Center and Hwy 288. The site is just south of Levit Green, a master-planned life science ecosystem. This rapidly changing area is ripe for redevelopment. This area is known for its proximity to rehabilitation hospitals, research institutions, innovation hubs, medical schools, and other health services. Life sciences employment and funding continues to push growth, leading to a concentration of health services in this location.

DRIVETIMES

5 - 10 Minutes

15 - 20 Minutes

West University | Texas Medical Center

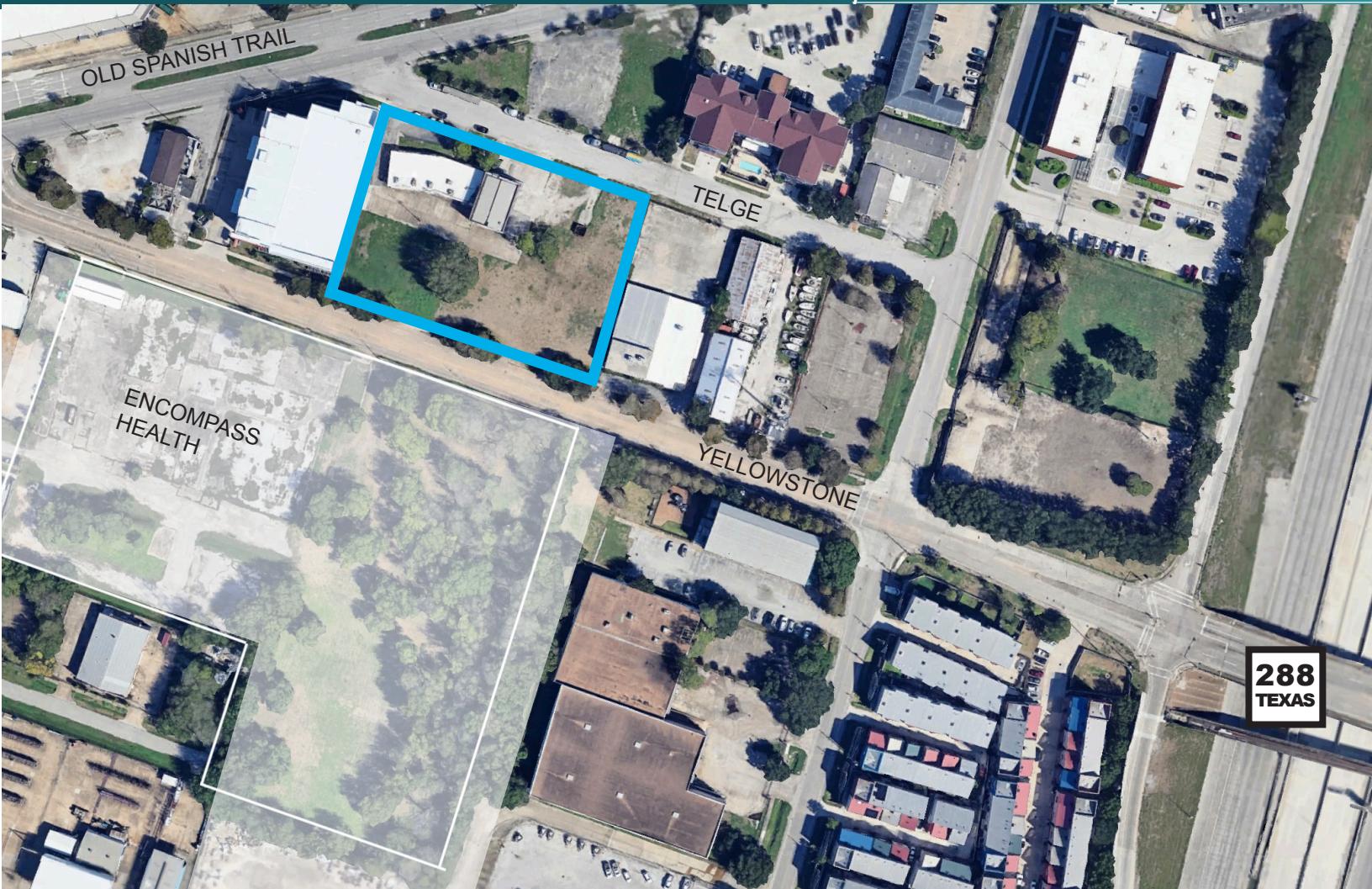
Hobby Airport | Downtown Houston | Galleria/Uptown

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Property Summary

3116 TELGE ST, HOUSTON, TEXAS 77025

ASKING PRICE \$3,750,000 (\$48 psf)
NOW \$3,525,000

HIGHLIGHTS

- City of Houston utilities in place
- Across the street from Encompass Health
- Direct access to Hwy 288 from OST & Yellowstone
- South of Levitt Green life science ecosystem
- ±1.79 acres of unrestricted land

LAND PARCELS

Parcel Number	Address	Legal Description	Acres
0720590010006	3116 Telge St.	LTS 6,7,8,9,10,19,20,21	1.40
0720590010022	0 Telge St.	LT 22 Ramin Place	0.19
0720590010023	0 Telge St.	LT 23 Ramin Place	0.20

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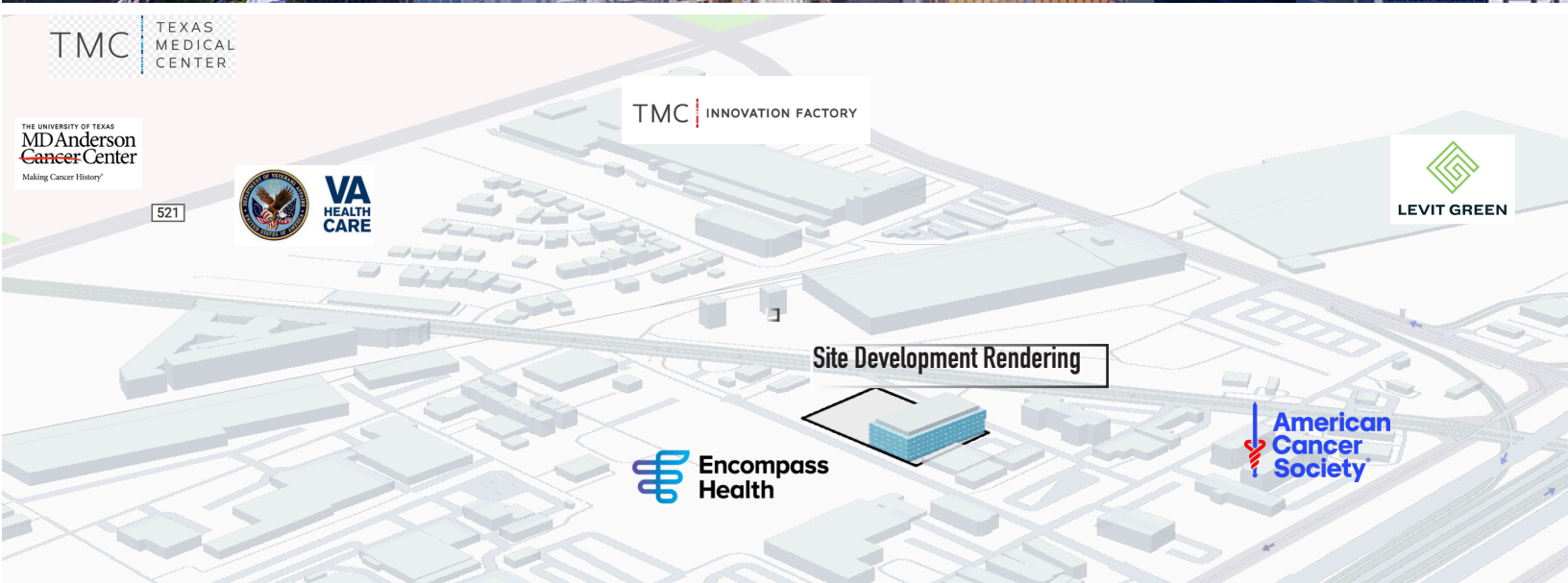
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World's Largest Medical Complex

3116 TELGE ST, HOUSTON, TEXAS 77025



- Rice University
- UT Health Science Center
- Memorial Hermann Health Systems
- Baylor College of Medicine

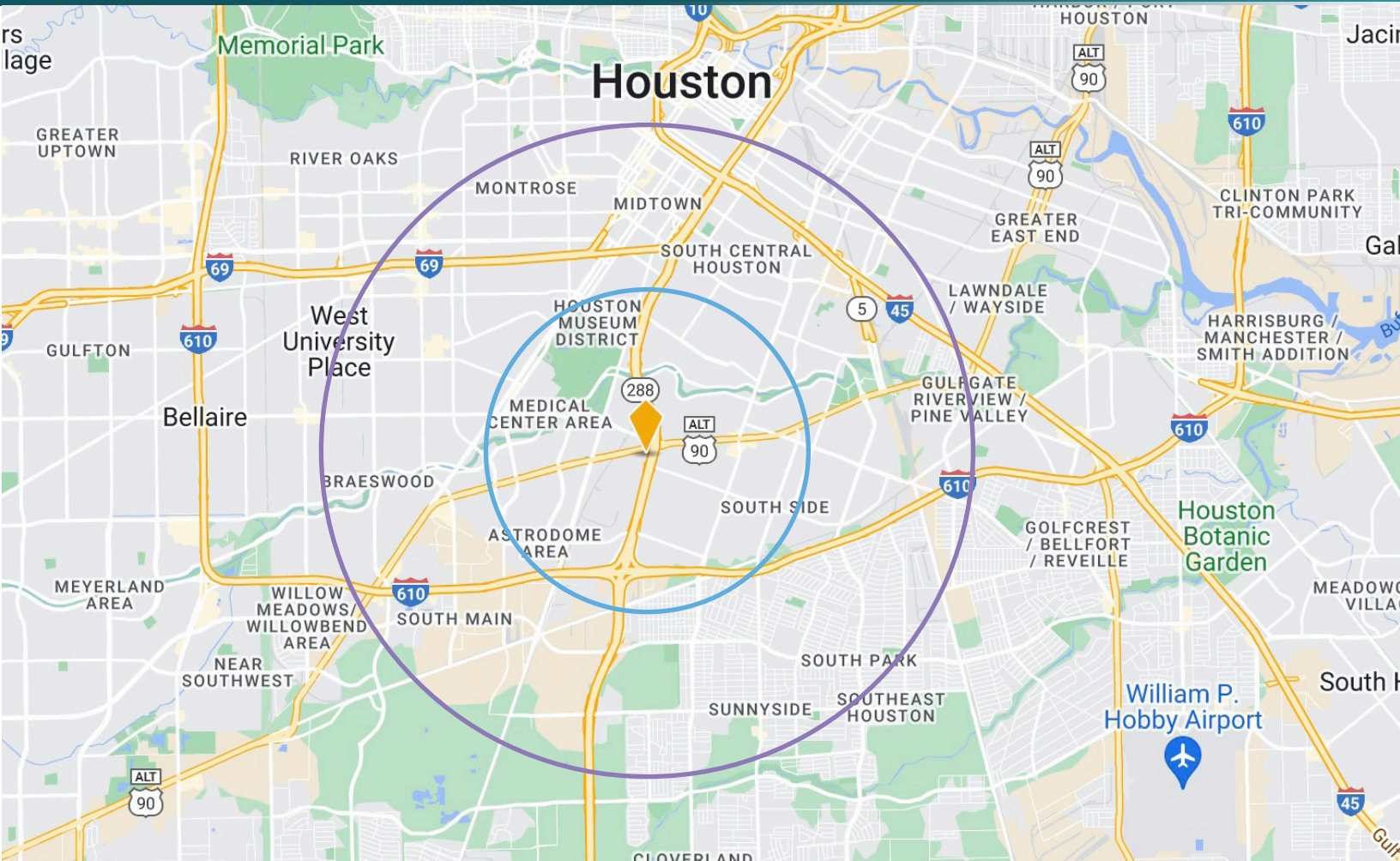
- Houston Methodist Hospital
- McGovern Medical School @ UTHealth
- TMC Helix Park
- Texas Children's Hospital

- MD Anderson Cancer Center
- TAMU Health Science Center
- DeBakey VA Medical Center
- Baylor St. Luke's Medical Center

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5 Mile Radius

Average Household Income	\$74,766	\$102,054
Median Age	35	37
2023 Total Households	29,109	183,734
Population Growth Since 2010	1.2%	1.5%
Projected Population Growth Through 2027	0.2%	0.3%
Average Household Value	\$195,795	\$314,742
Total Specified Consumer Spending (\$)	\$712.6M	\$5.5B
Some College or Degree	48%	46%

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following informaton 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:
 - 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

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.

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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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