

# UPTOWN PARK / GALLERIA



**FOR SALE | ±4 Acres**

1910 Bering Drive, Houston, TX 77057  
±4 Acres

**HOLDEN RUSHING**  
SENIOR VICE PRESIDENT

tel 713 275 9612  
holden.rushing@partnersrealestate.com

**ALEX MAKRIS**  
SENIOR VICE PRESIDENT

tel 713 316 7028  
alex.makris@partnersrealestate.com

**PATRICK KEEGAN**  
VICE PRESIDENT

tel 713 275 9631  
patrick.keegan@partnersrealestate.com

**partners**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2023 Partners. All rights reserved.



Partners is pleased to present the opportunity to acquire 1910 Bering Drive - a four-acre land lot that is available for sale and has great potential to be utilized for future residential development such as a high-class condo.

1910 Bering Drive is located in the middle of some of the most sought after desirable locations to live in - the Galleria, River Oaks District, and Uptown District all have some of the best culinary, designer shops, and exclusive residential spots that there is to offer in the city of Houston.

The Galleria also boasts its status as having one of the 4th largest retail complex in all of the United States, making this a very hot market to build residential developments on.

#### TRAFFIC

- San Felipe St = 26.8K VPD
- Bering Dr = 4,000 VPD
- Agatha Dr = 6,400 VPD

#### MEDIAN HOUSEHOLD INCOME

- 1 mile = \$90,675
- 3 miles = \$66,975





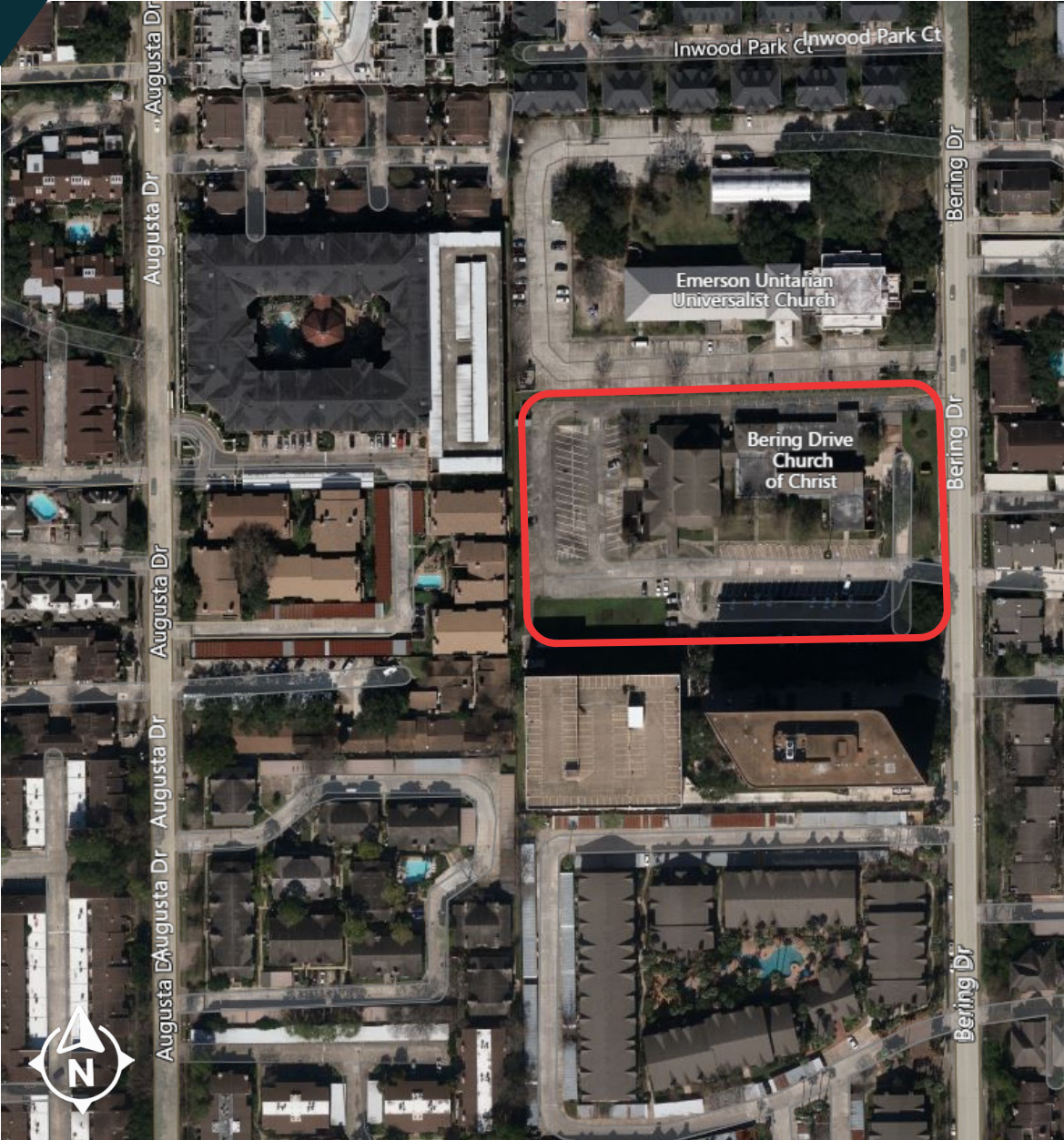








# PROPERTY HIGHLIGHTS



**ADDRESS**

1910 Bering Dr, Houston, TX 77057

**SIZE**

±4.01 Acres

**UTILITIES**

Available

**SCHOOLS**

**HISD:**  
Briargrove Elementary  
Tanglewood MS  
Wisdom HS

**PARCEL ID**

0681070000017

**PRICE**

\$26,136,000  
or \$150 PSF

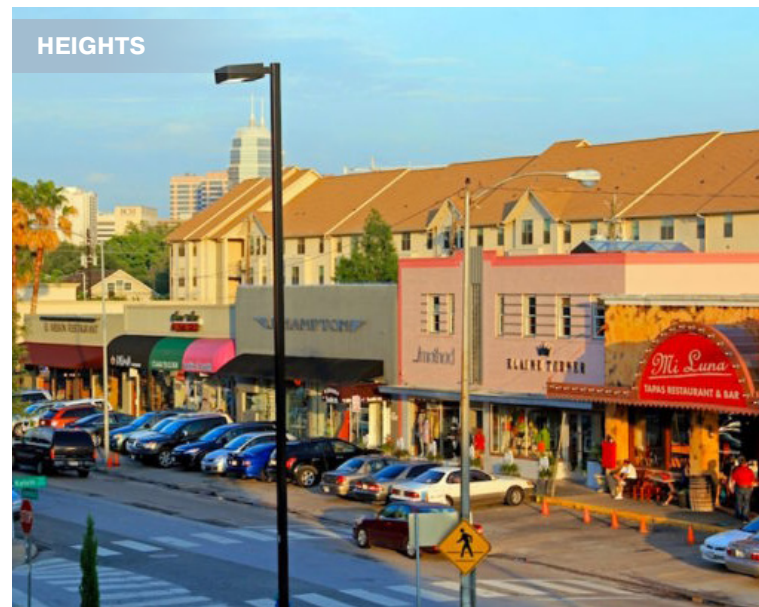
**LEGAL**

LT 17 POST OAK GARDENS





UPTOWN PARK



HEIGHTS



## PRIME LOCATION

Memorial Park, River Oaks, Upper Kirby, The Heights, Washington Corridor, Rice Village are all just minutes away.



## CLOSE TO WORK

Minutes away from the Uptown District, the 17th largest business district in the U.S., and the largest concentration of high-end retail and hotels in Houston.



## MAJOR ROADWAYS

Very close proximity to Loop 610 and I-69 / 3 miles from I-10.



## ENTERTAINMENT / RETAIL

Just over a mile from the Galleria, the 4th largest retail complex in the U.S., and close to Memorial City, River Oaks District and Highland Village.

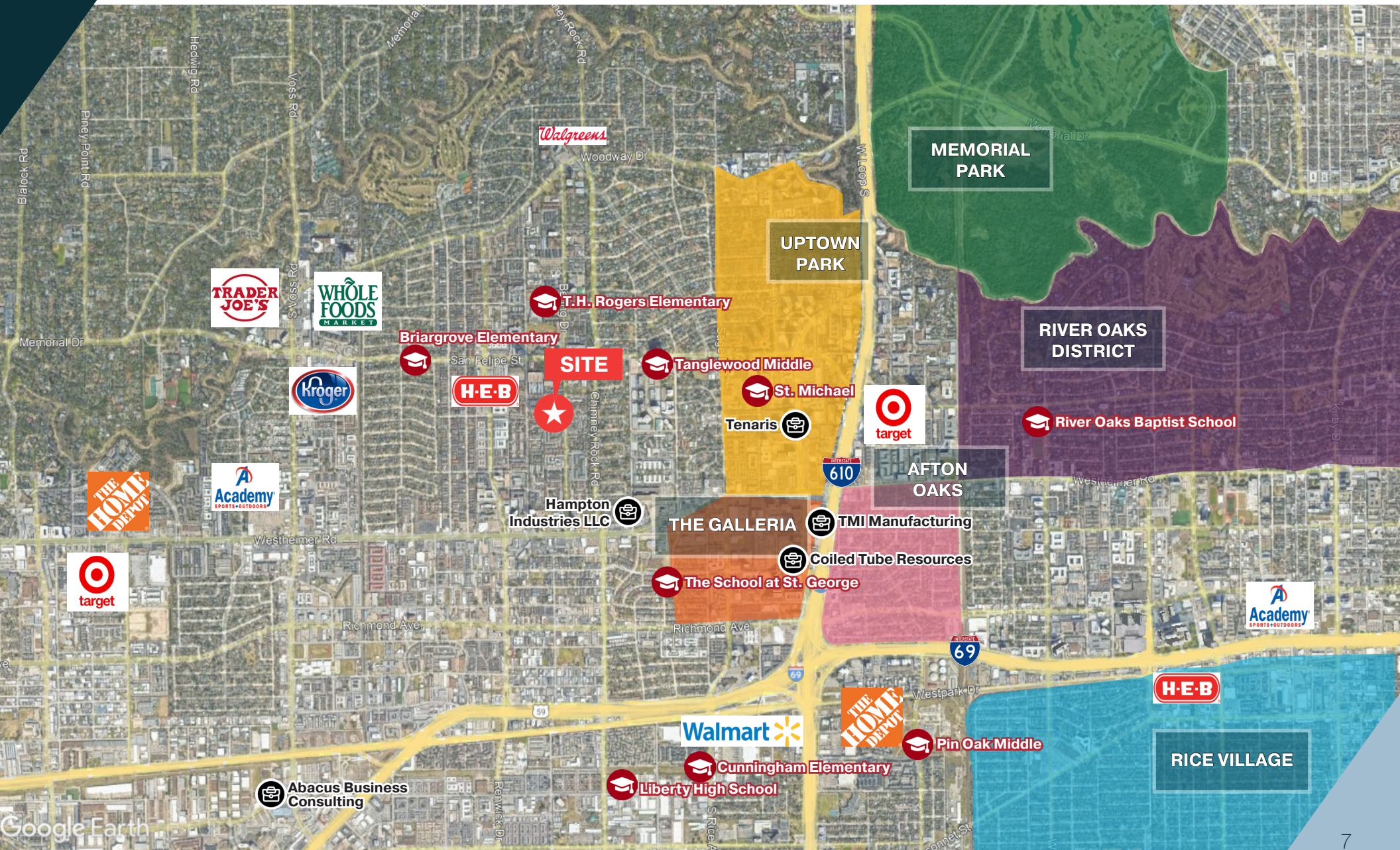


GALLERIA



# NEIGHBORING AREAS & POPULAR RETAILERS

partners







## POPULATION

	1 MILE	3 MILES	5 MILES
Current Population	29,338	187,322	502,639
2020 Census Population	29,360	187,442	501,371
Projected Population (2027)	30,557	196,101	531,562
Projected Annual Growth (2022 - 2027)	0.8%	0.9%	1.2%



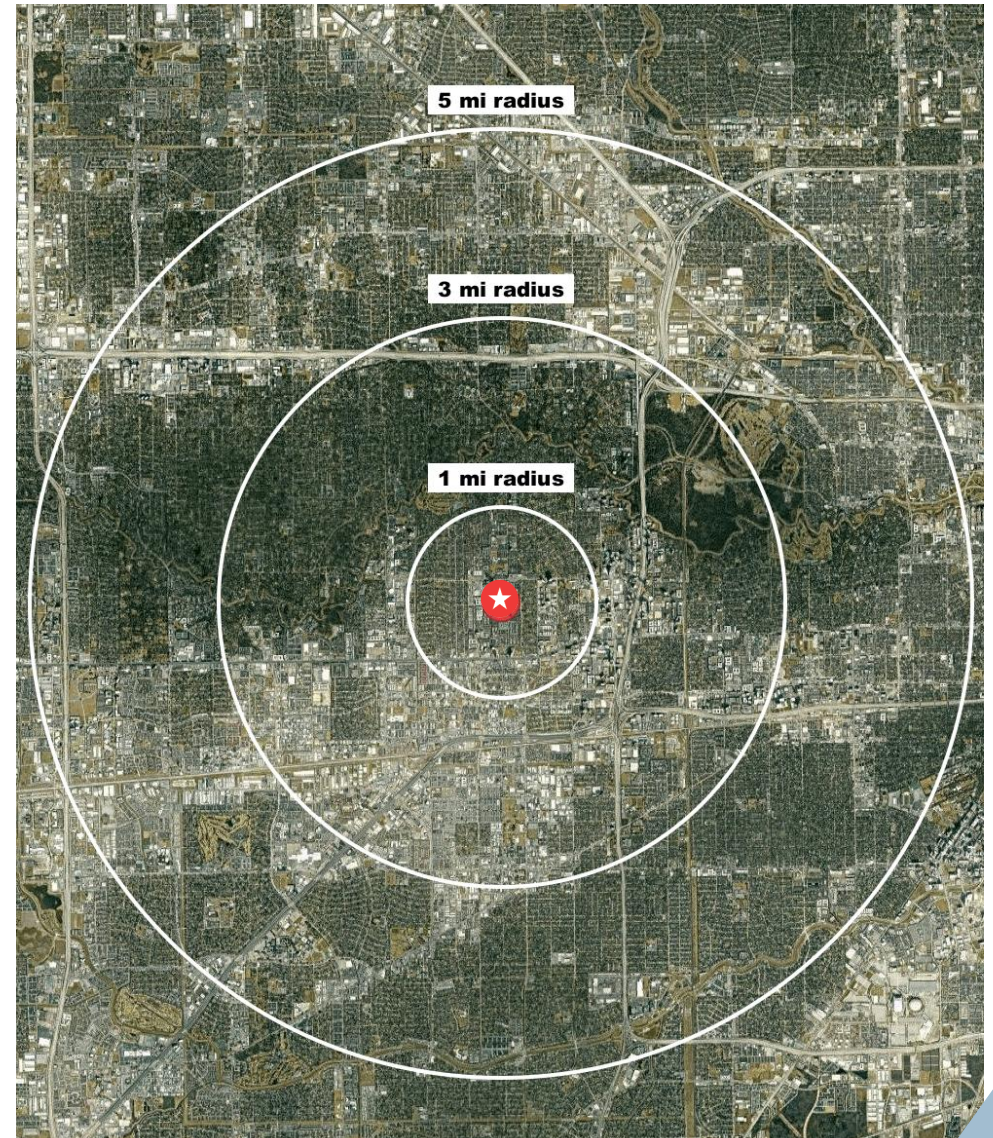
## INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$133,431	\$133,285	\$140,403
Per Capita Income	\$77,094	\$64,460	\$63,277



## CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
Current Households	16,951	90,515	226,315
1 Person Household	55.1%	44.4%	39.8%
2 Person Households	28.1%	29.0%	29.9%
3 Person Households	8.6%	11.2%	12.3%
Owner-Occupied Housing Units	39.4%	30.4%	38.4%
Renter-Occupied Housing Units	60.6%	69.6%	61.6%





## **PARTNERS**

IS BUILT DIFFERENTLY THAN EVERYONE ELSE.

**Partners is the 2nd-largest partner-operated, privately-held and independently-owned commercial real estate firm in the state of Texas.**

**Partners was founded and is headquartered in Houston and has offices in San Antonio, Austin and Dallas; employs more than 200 real estate professionals; and completes over 1,000 commercial lease and sale transactions every year.**

Partners is a full-service commercial real estate firm providing client solutions via its services business for Office, Industrial, Retail, Land, Life Sciences, and Multifamily product types across Brokerage Services, which includes Tenant Representation, Investment Sales, and Land Sales; Investor Services, which includes Property Management, Project Leasing, Project Management, and Facilities Management; Valuation Services, which includes Valuation Advisory, Litigation & Expert Witness Testimony, Property Tax Consulting, and Institutional Fund Valuation; and Project Services, which includes Construction Management and Space Management; and creating value for its investors through its Capital Group line of business, which includes its investment management platform specializing in the acquisition and disposition of office, industrial, and retail multitenant properties via multiple investment funds, and the development of retail, industrial, office, and mixed-use projects.

**Partners is the top Houston-based commercial real estate firm on the Inc. 5000 list of fastest-growing private companies in America; annually ranks in the top tier of the lists of largest and most-active full-service commercial real estate firms as published by the Texas-wide Business Journals; and is consistently among the highest-rated places to work in the cities the company operates in.**

**THAT'S THE**  
PARTNERS DIFFERENCE.

**HOLDEN RUSHING**  
SENIOR VICE PRESIDENT

tel 713 275 9612  
holden.rushing@partnersrealestate.com

**ALEX MAKRIS**  
SENIOR VICE PRESIDENT

tel 713 316 7028  
alex.makris@partnersrealestate.com

**PATRICK KEEGAN**  
VICE PRESIDENT

tel 713 275 9631  
patrick.keegan@partnersrealestate.com





# 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.

11-2-2015



## 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.

PCR Brokerage Houston, LLC dba Partners	9003949	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Travis Land	498101	travis.land@partnersrealestate.com	713-629-0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alex Makris	413515	alex.makris@partnersrealestate.com	713-629-0500
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date