

**FOR LEASE**



# 2710 MCKINNEY STREET

BETWEEN MCKINNEY ST, DELANO ST, LAMAR ST & NALGE ST | HOUSTON, TX

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The information contained herein was obtained from sources believed reliable; however, Agent/Broker makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.





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## AVAILABLE

- 1,300 – 55,000 SF
- Food & Beverage, Entertainment & Creative Office

## LEASE RATE

Call for Pricing

## PROPERTY HIGHLIGHTS

- Located in the Heart of EADO, which houses over 15,000 residents within 1 Mile
- Large Courtyard (8,000 SF+)
- Directly across from the proposed Goal Park at the Columbia Tap Trail, a destination and unifying linear park for residents, activity enthusiasts, and the community at large
- Walking Distance to 3 Major Sport Venues
- Nancy's Hustle and Tiny Champions within immediate area
- 22' Clear Height
- Surplus of On-Site Parking
- Median Home Value within 1 Mile - \$405k
- Flexible Site Plan

## TRAFFIC GENERATORS

Shell  
ENERGY  
Stadium

8<sup>TH</sup>  
WONDER  
STREET

TRUCK YARD  
BREWS • GRUB • TUNES

Nancy's Hustle

TINY CHAMPIONS!

LITTLE  
WOODROW'S

HTX  
SPORTSCREEK  
SPORTS SOCIAL FUN

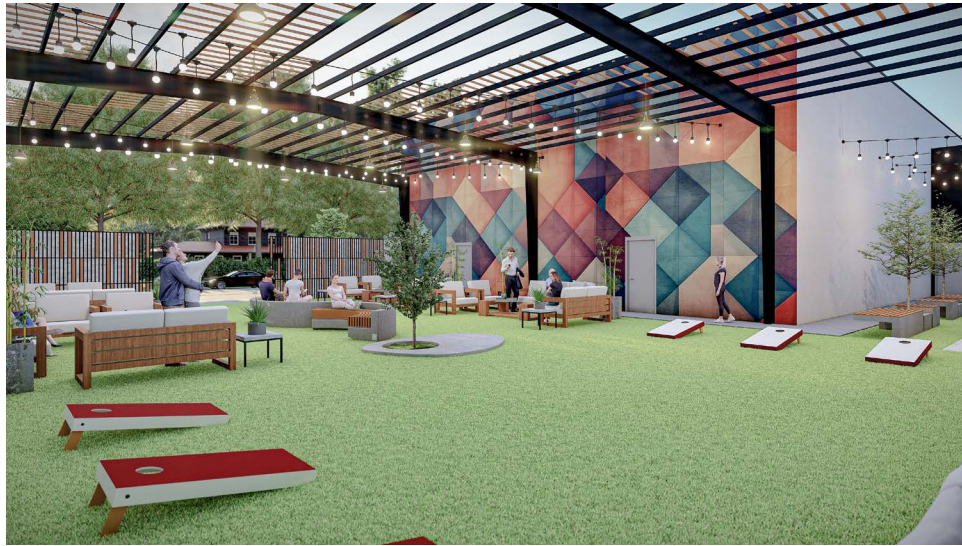
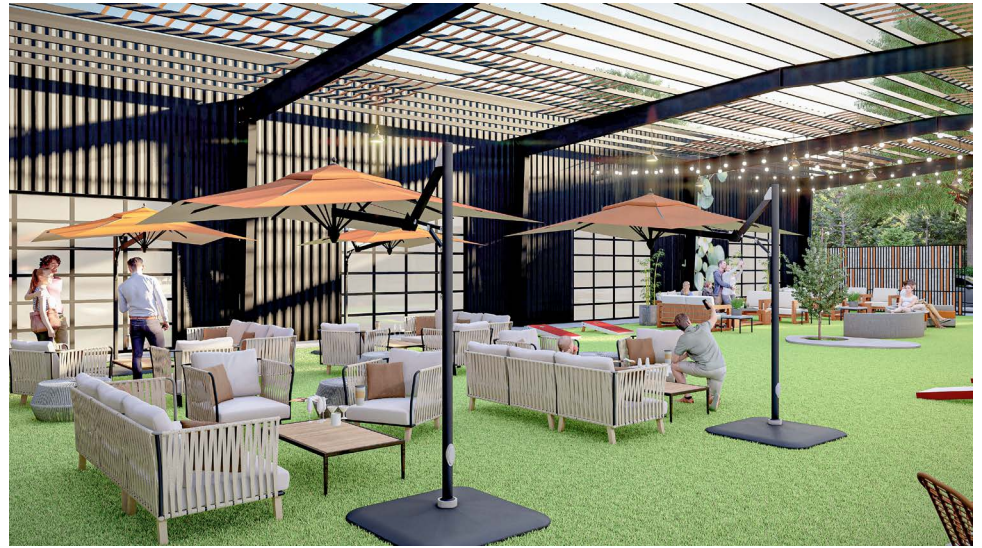


## DEMOGRAPHICS

	2023 POPULATION	2028 PROJ. POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME
1 MILE	15,932	17,583	37,308	\$117,208
2 MILE	80,858	86,130	224,549	\$104,209
3 MILE	177,126	186,098	340,844	\$109,612

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## COURTYARD DESIGN



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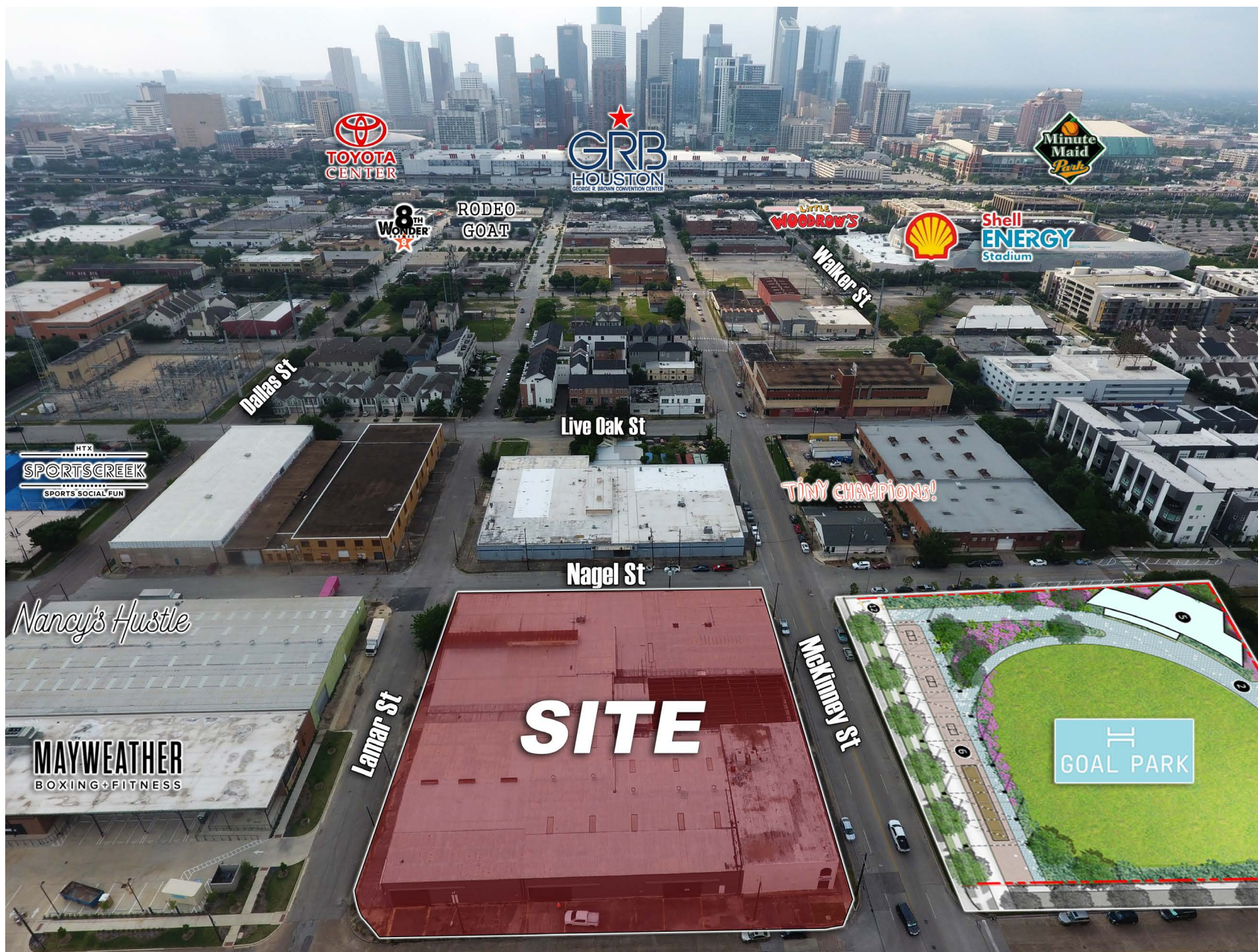
# GOAL PARK PLAN



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## DRONE IMAGE



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## MARKET AERIAL



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## TRADE AREA



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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.*



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.

**950 Maverick Partners, LLC d/b/a Palo Duro Commercial Partners**  
 Licensed Broker/Broker Firm Name or Primary Assumed Business Name  
**Jeffrey Stephen Hayes**  
 Designated Broker of Firm  
**Ryan Neyland**  
 Licensed Supervisor of Sales Agent/Associate  
**Ashley Strickland**  
 Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

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