



**FOR SALE** ±2.824 Acres

**7701 WASHINGTON AVE  
HOUSTON, TX 77007**

**BROKERAGE TEAM**

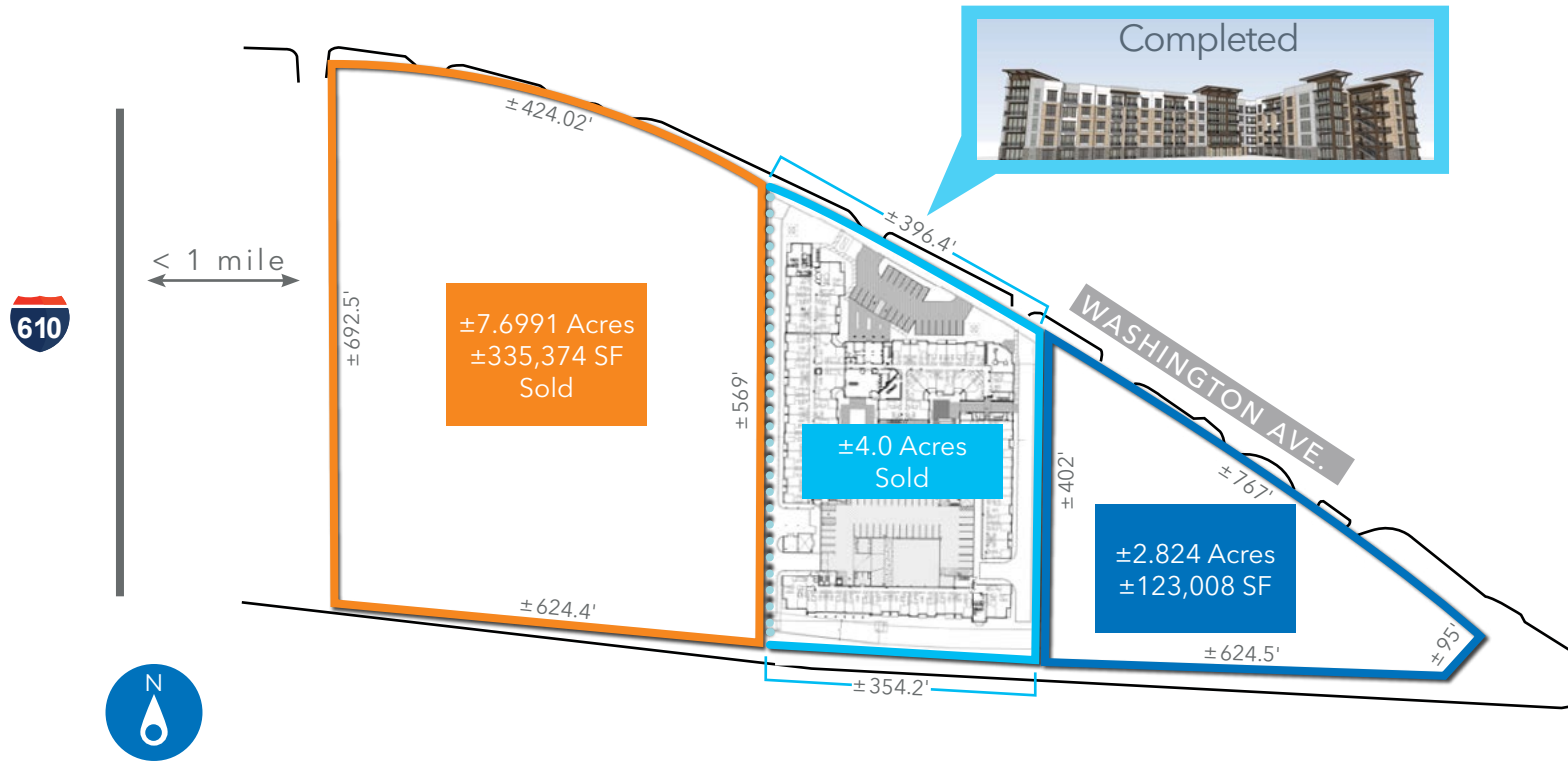
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# PROPERTY HIGHLIGHTS

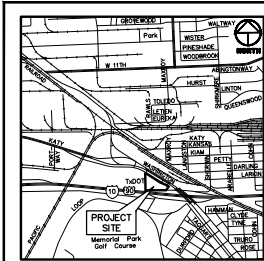


## HIGHLIGHTS:

- ±2.824 acres (±123,008 SF)
- Premier inner loop land
- Ideal for hotel, retail, medical, or office building
- Located north of Interstate 10 West (IH-10) along Washington Ave
- Directly across from Memorial Park
- Minutes from the 610 Loop and US 290
- Close proximity to many amenities



PROPERTY SURVEY



VICINITY MAP  
SCALE 1" = 200'

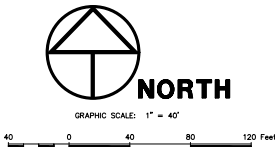
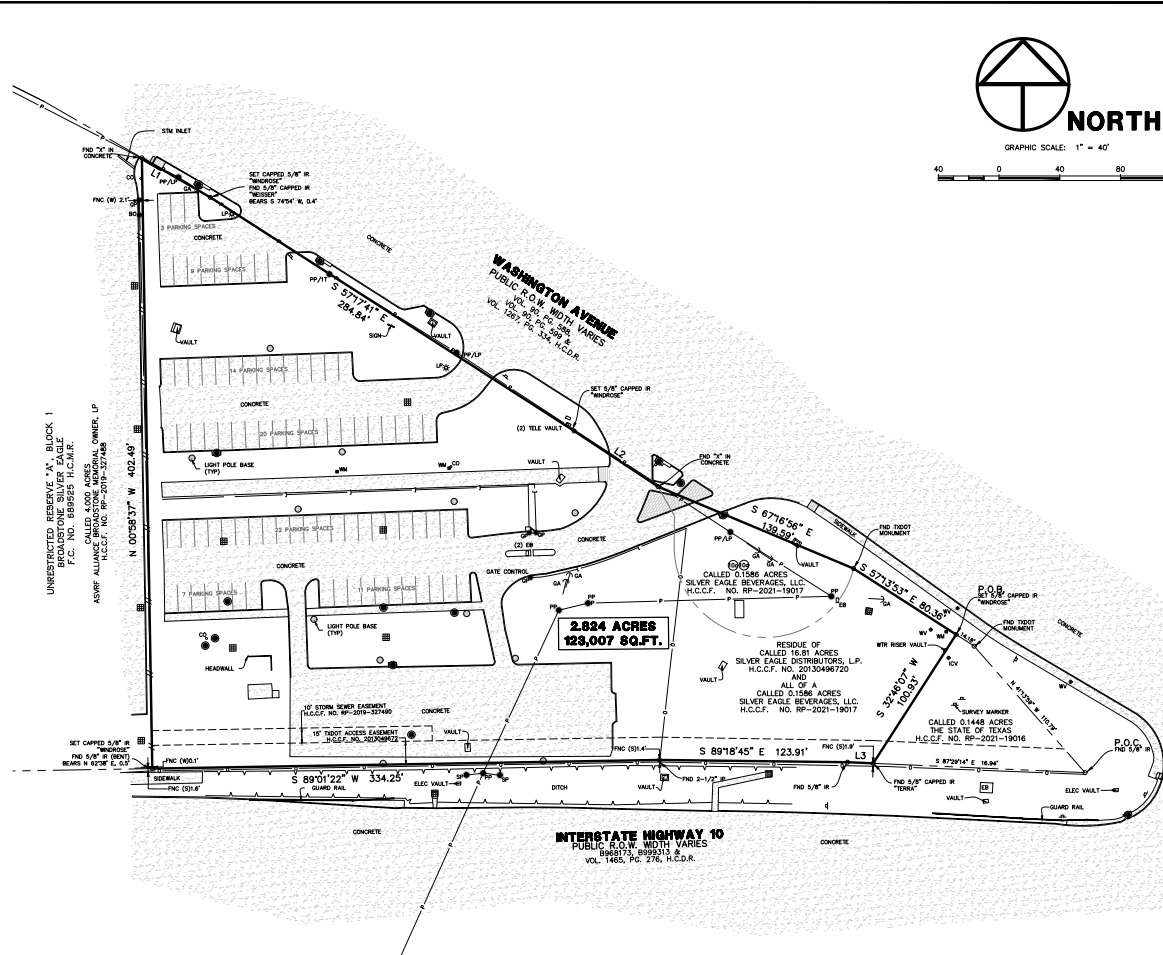
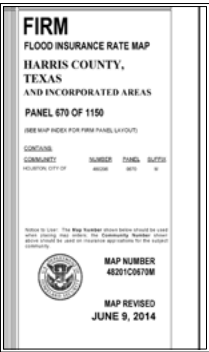
GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 1400353 OF OLD REPUBLIC NATIONAL TITLE EFFECTIVE DATE OF JANUARY 20, 2015, ISSUED DATE OF JANUARY 26, 2015 AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GROUND BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99984822.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0070M REVISION DATED JUNE 9, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR HAVE OCCASIONAL FLOODING CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIMULATES PLANTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINES) ALONG ANY ADJOINING STREETS REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL BE REQUIRED TO REVIEW SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLANTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEASURE BETWEEN NEAREST LOCATIONS.
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

SCHEDULE 'B' NOTES

- 10a. EASEMENT FOR HIGHWAY PURPOSES APPROXIMATELY FIFTEEN (15) FEET IN WIDTH MORE OR LESS, ALONG THE SOUTHERLY PROPERTY LINE RESERVED IN DEED WITHOUT WARRANTY FROM THE STATE OF TEXAS TO SILVER EAGLE DISTRIBUTORS, L.P., DATED JULY 19, 2013, FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 20130498720. (AFFECTS THIS TRACT)
- 10b. ACCESS TO EXISTING STATE HIGHWAY FACILITY OF INTERSTATE HIGHWAY 10 AND ITS INTERSECTION WITH WASHINGTON AVENUE NOT PERMITTED AS SET FORTH IN DEED WITHOUT WARRANTY FROM THE STATE OF TEXAS TO SILVER EAGLE DISTRIBUTORS, L.P., DATED JULY 19, 2013, FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 20130498720. (AFFECTS TRACT, SHOWN HEREON)
- 10c. SUBJECT PROPERTY HAS PRORATE OF ABUTTS INTERESTED HIGHWAY 10, WHICH IS A CONTROLLED ACCESS HIGHWAY. THE COMPANY BY THIS PROJECT DOES NOT INSURE AGAINST THE EXERCISE OF POWER BY GOVERNMENTAL AUTHORITIES TO LIMIT CONTROL OR DRIVE ALONG, SUBJECT OF THE ABOVE-DESCRIBED PROPERTY FROM INTERSTATE HIGHWAY 10 OR SERVICE ROAD WHICH THE SUBJECT PROPERTY ABUTTS, NOR DOES IT INSURE THAT THE ASSURED WAS OR SHALL CONTINUE TO HAVE ACCESS, EGRESS AND EGRESS FROM SUCH PROPERTY TO AND FROM SUCH HIGHWAY AND SERVICE ROAD. (AFFECTS TRACT, NOT PLOTTABLE)

FLOOD INFORMATION  
(MAP NOT TO SCALE)



DESCRIPTION

A TRACT OR PARCEL, CONTAINING 2.824 ACRES OR 123,007 SQUARE FEET OF LAND, SITUATED IN THE JOHN REINERMAN SURVEY, ABSTRACT NO. 642, HARRIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 16.81 ACRE TRACT DESCRIBED IN DEED TO SILVER EAGLE DISTRIBUTORS, L.P., AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NUMBER (NO.) 20130498720 AND ALL OF A CALLED 0.1586 ACRES DESCRIBED IN DEED TO SILVER EAGLE BEVERAGES, L.L.C., AS RECORDED UNDER H.C.C.F. NO. RP-2021-19017, WITH SAID 2.824 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204):

COMMENCING AT A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF WASHINGTON AVENUE (R.O.W. VARIES), AS RECORDED UNDER VOL. 90, P.C. 584, VOL. 90, P.C. 589 AND VOL. 1267, P.C. 334, OF HARRIS COUNTY DEED RECORDS (H.C.D.R.), AND THE NORTH LINE OF INTERSTATE HIGHWAY 10 (R.O.W. VARIES), AS RECORDED UNDER 896873, 896313 AND VOL. 1465, P.C. 276, H.C.D.R., AND THE SOUTHEAST CORNER OF A CALLED 0.1448 ACRES OF LAND, DESCRIBED IN DEEDS TO THE STATED OF TEXAS, AS RECORDED UNDER H.C.C.F. NO. RP-2021-19017

THENCE, NORTH 41 DEG. 13 MIN. 59 SEC. WEST, WITH THE SOUTHWEST LINE OF SAID WASHINGTON AVENUE, A DISTANCE OF 110.79 FEET TO A TYPICAL MONUMENT FOUND FOR A NORTHERLY CORNER OF SAID 0.1448 ACRES;

THENCE, NORTH 57 DEG. 13 MIN. 53 SEC. WEST, WITH THE SOUTHWEST LINE OF SAID WASHINGTON AVENUE, A DISTANCE OF 14.18 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF SAID 0.1448 ACRES, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 0.1586 ACRE TRACT AND BEING THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 32 DEG. 46 MIN. 07 SEC. WEST, WITH THE WESTLY LINE OF SAID 0.1448 ACRES, A DISTANCE OF 100.83 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "TERRA" FOUND ON THE NORTH R.O.W. LINE OF SAID INTERSTATE HIGHWAY 10 MARKING THE SOUTHWEST CORNER OF SAID 0.1448 ACRES AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTH R.O.W. LINE OF SAID INTERSTATE HIGHWAY 10, THE FOLLOWING (3) THREE COURSES AND DISTANCES:

1. NORTH 87 DEG. 29 MIN. 14 SEC. WEST, A DISTANCE OF 16.84 FEET TO A 5/8 INCH IRON ROD FOUND FOR A HERETOFOR DESCRIBED ANGLE POINT;
2. NORTH 89 DEG. 18 MIN. 45 SEC. WEST, A DISTANCE OF 123.91 FEET TO A 2-1/2 INCH IRON PIPE FOUND MARKING AN ANGLE POINT;
3. SOUTH 89 DEG. 01 MIN. 22 SEC. WEST, A DISTANCE OF 334.25 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF A UNRESTRICTED RESERVE "A", BLOCK 1 OF BROADSTONE SILVER EAGLE, A MAP OR PLAT THEREOF AS RECORDED UNDER FILM CODE (F.C.) NO. 688525, HARRIS COUNTY MAP RECORDS (H.C.M.R.) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE NORTH 82 DEG. 36 MIN. EAST-0.4 FEET;

THENCE, NORTH 00 DEG. 58 MIN. 37 SEC. WEST, WITH THE EAST LINE OF SAID UNRESTRICTED RESERVE "A", A DISTANCE OF 402.49 FEET TO A CUT "X" FOUND ON THE SOUTHWEST R.O.W. LINE OF SAID WASHINGTON AVENUE MARKING THE NORTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A", SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWEST R.O.W. LINE OF SAID WASHINGTON AVENUE, THE FOLLOWING (5) FIVE COURSES AND DISTANCES:

4. SOUTH 60 DEG. 00 MIN. 16 SEC. EAST, A DISTANCE OF 52.10 FEET TO AN ANGLE POINT, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "WESSNER" BEARS FOR REFERENCE SOUTH 74 DEG. 54 MIN. WEST-0.4 FEET;
5. SOUTH 57 DEG. 17 MIN. 41 SEC. EAST, A DISTANCE OF 284.84 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN ANGLE POINT;
6. SOUTH 58 DEG. 26 MIN. 21 SEC. EAST, A DISTANCE OF 66.48 FEET TO A CUT "X" FOUND MARKING AN ANGLE POINT;
7. SOUTH 87 DEG. 16 MIN. 56 SEC. EAST, A DISTANCE OF 139.59 FEET TO A TYPICAL MONUMENT FOUND MARKING AN ANGLE POINT;
8. SOUTH 57 DEG. 13 MIN. 53 SEC. EAST, A DISTANCE OF 80.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.824 ACRES OR 123,007 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 57592-CATIA-2BAC, PREPARED BY WINDROSE LAND SERVICES.

SURVEYOR'S CERTIFICATION

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
SILVER EAGLE DISTRIBUTORS, L.P.

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCUMBRANCES APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY TO THE BEST OF MY KNOWLEDGE.

ROBERT KNESS  
Registered Professional Land Surveyor  
Texas Registration No. 6486  
DATE 4/16/2024



LAND TITLE SURVEY OF  
2.824 ACRES / 123,007 SQ. FT.  
SITUATED IN THE  
JOHN REINERMAN SURVEY  
ABSTRACT NO. 642  
HARRIS COUNTY, TEXAS

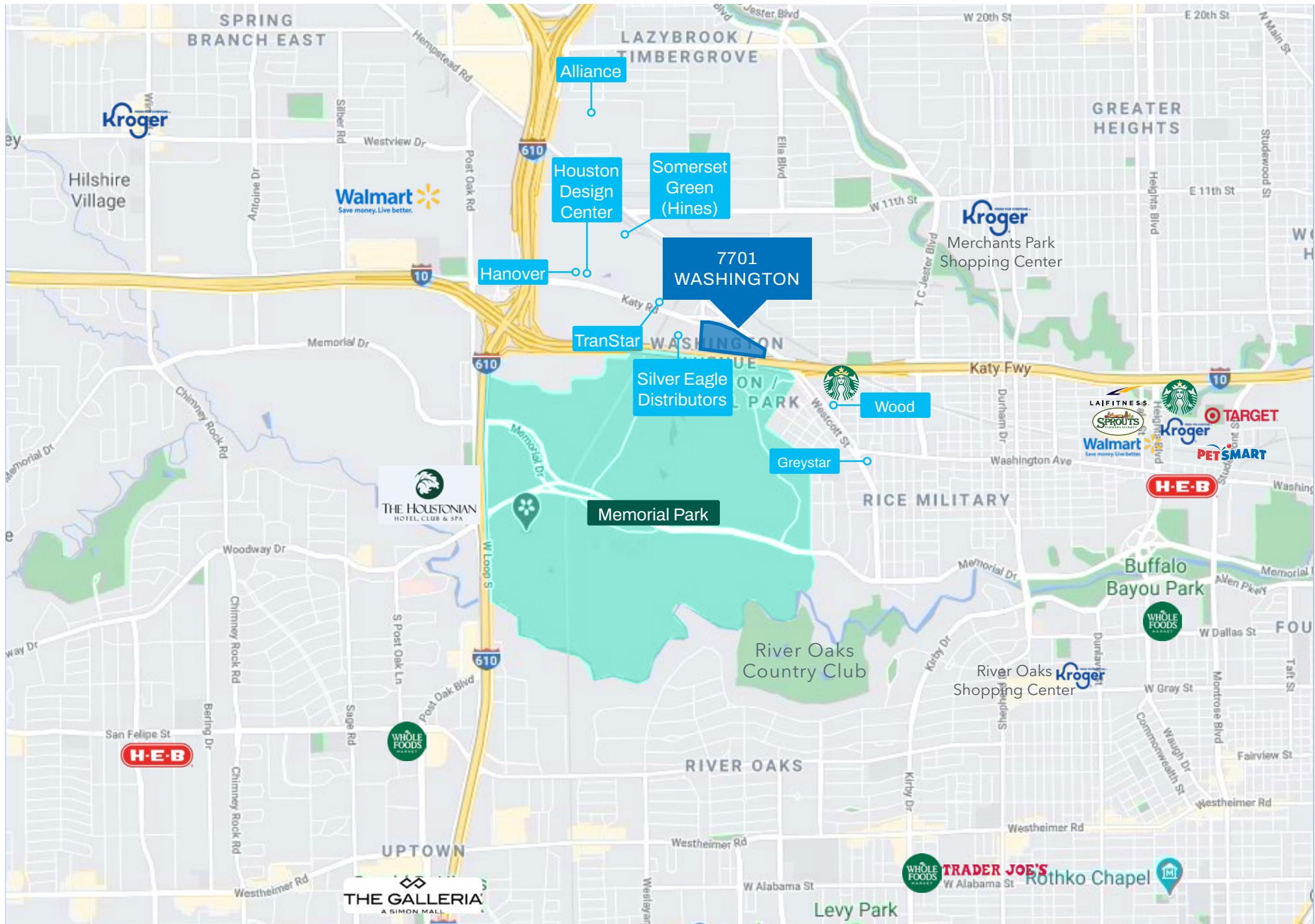
FIELD BY: RD CHECKED BY: JL JOB NO. 57592-CATIA  
DRAWN BY: AO DATE: APRIL 2024 SHEET NO. 1 OF 1

LEGEND

\* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

|   |                          |   |                        |   |                |                                                         |
|---|--------------------------|---|------------------------|---|----------------|---------------------------------------------------------|
| ⊙ | BOLLARD                  | ⊙ | SERVICE PILE           | ⊙ | STW            | STORM SEWER                                             |
| ⊙ | HANDICAP                 | ⊙ | GUY ANCHOR             | ⊙ | CMP            | CORRUGATED METAL PIPE                                   |
| ⊙ | GAS METER                | ⊙ | OVERHEAD POWER LINE    | ⊙ | OPV            | CORRUGATED PLASTIC PIPE                                 |
| ⊙ | GAS VALVE                | ⊙ | BARBED WIRE FENCE      | ⊙ | ROP            | REINFORCED CONCRETE PIPE                                |
| ⊙ | FIRE HYDRANT             | ⊙ | BROUGHT IRON FENCE     | ⊙ | TEL            | TELEPHONE                                               |
| ⊙ | WATER METER              | ⊙ | WOOD FENCE             | ⊙ | SWT            | SOUTHWESTERN BELL TELEPHONE CO.                         |
| ⊙ | WATER VALVE              | ⊙ | CHAINLINK FENCE        | ⊙ | WTR            | WATER                                                   |
| ⊙ | IRRIGATION CONTROL VALVE | ⊙ | GATE POST              | ⊙ | UG             | UNDERGROUND                                             |
| ⊙ | GRATE INLET              | ⊙ | FOR PLANS              | ⊙ | FRD            | FRONT                                                   |
| ⊙ | APPROX.                  | ⊙ | APPROXIMATE            | ⊙ | H.C.C.F.       | HARRIS COUNTY CLERK FILE                                |
| ⊙ | MANHOLE                  | ⊙ | HIGHWALK               | ⊙ | H.C.D.R.       | HARRIS COUNTY DEED RECORDS                              |
| ⊙ | CLEANOUT                 | ⊙ | PIPELINE MARKER        | ⊙ | H.C.M.R.       | HARRIS COUNTY MAP RECORDS                               |
| ⊙ | TELEPHONE PEDESTAL       | ⊙ | UNDERGROUND CABLE SIGN | ⊙ | O.P.A.R.P.A.L. | OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY, TX |
| ⊙ | ELECTRIC BOX             | ⊙ | CATHODIC TEST LEAD     | ⊙ | P.B.           | POINT OF BEGINNING                                      |
| ⊙ | TRAFFIC SIGNAL BOX       | ⊙ | MONITORING WELL        | ⊙ | IP             | IRON PIPE                                               |
| ⊙ | TRAFFIC LIGHT POLE       | ⊙ | PIN FLAG/PAIN MARK     | ⊙ | IR             | IRON ROD                                                |
| ⊙ | GROUND/SPOT LIGHT        | ⊙ | TOP OF CURB            | ⊙ | RL             | RUMBER                                                  |
| ⊙ | POWER POLE               | ⊙ | GUTTER                 | ⊙ | RL             | FACE                                                    |
| ⊙ | POWER POLE W/TRANSFORMER | ⊙ | TOP OF GRADE           | ⊙ | R.O.W.         | RIGHT-OF-WAY                                            |
| ⊙ | FLOW LINE                | ⊙ | FL                     | ⊙ | SO. FT.        | SQUARE FEET                                             |
| ⊙ | POWER POLE W/CONDUIT     | ⊙ | HB                     | ⊙ | VOL.           | VOLUME                                                  |
| ⊙ | METER POLE               | ⊙ | SAN                    | ⊙ | F.C.           | FILM CODE                                               |
| ⊙ |                          | ⊙ |                        | ⊙ | B.L.           | BUILDING LINE                                           |
| ⊙ |                          | ⊙ |                        | ⊙ | U.E.           | UTILITY EASEMENT                                        |
| ⊙ |                          | ⊙ |                        | ⊙ |                | TRF/SHRUB                                               |

# AMENITIES AND DEVELOPMENTS



# OUTSTANDING LOCATION MEMORIAL PARK

## URBAN WILDERNESS

### ADVENTURE AWAITS



### DIRECT ACCESS TO MEMORIAL PARK

Lush green views of the 1,500 acre park.

### 10 YEAR MASTER PLAN



### Ecological Restoration and Improvement Project

Reconnecting Memorial Park to its legacy heritage and wilderness.



*Photos and Renderings Courtesy of Memorial Park Conservancy*

### BROKERAGE TEAM

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