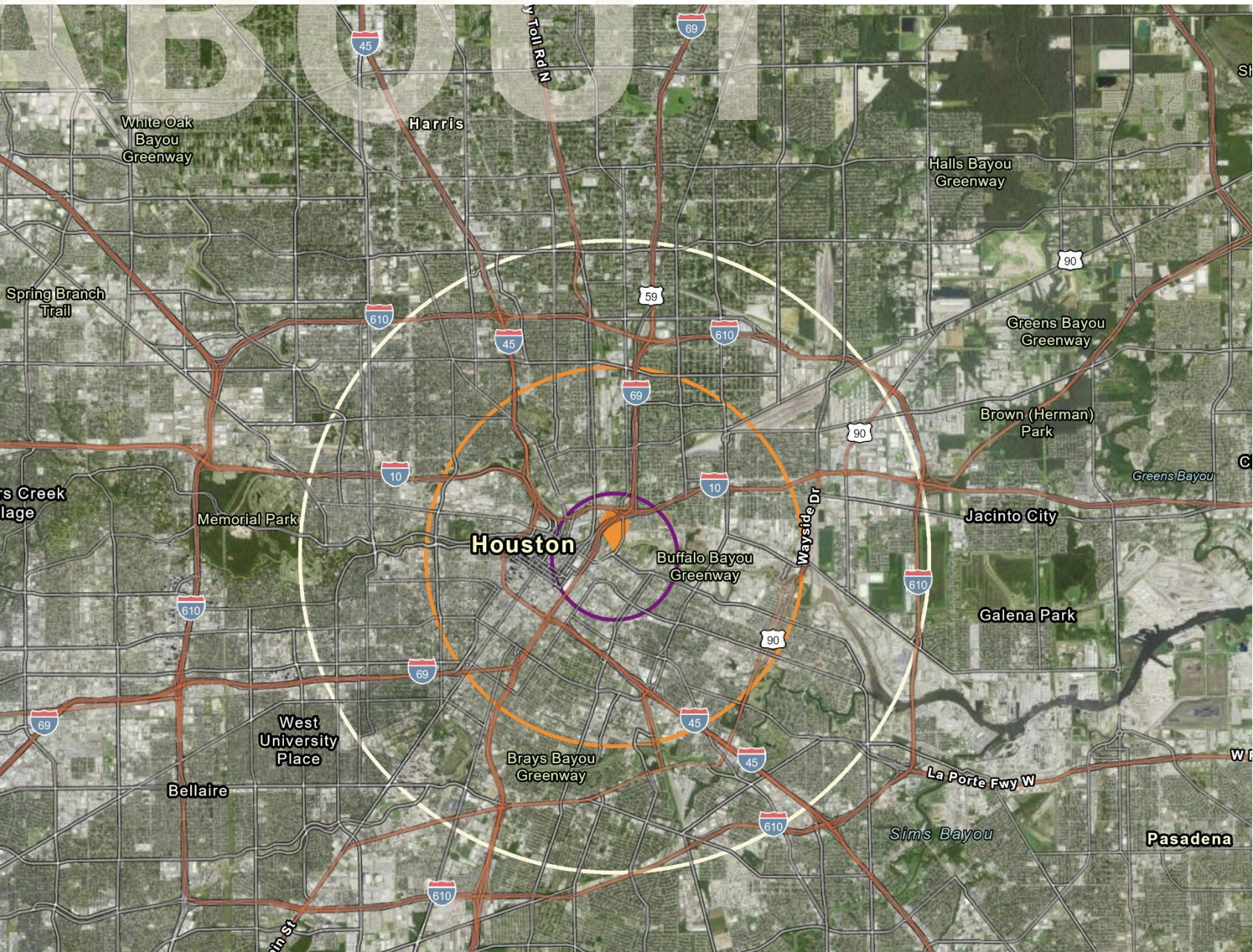




FORTH AT NAVIGATION

ABOUT



PROJECT SCOPE

The Forth at Navigation is located at 2404 Navigation Blvd. in Houston, TX 77003. The Forth is a brand new 300-unit multi-family complex that is over 90% Occupied. The retail offering includes Flying Biscuit, onsite retail parking and ample on-street parking. Ceiling heights are over 20' and a 2,000-gallon grease trap is in place. This opportunity is ideal for fitness, food and beverage, beauty or medical service users.

DETAILS

- 3,537 SF + 965 SF patio

TRAFFIC COUNTS

o Canal St.	3,731 VPD
o Navigation Blvd	4,330 VPD

DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Est. Population	23,082	168,654	419,397
Average Household Income	\$116,153	\$111,415	\$130,254
Total Households	6,613	70,674	130,254

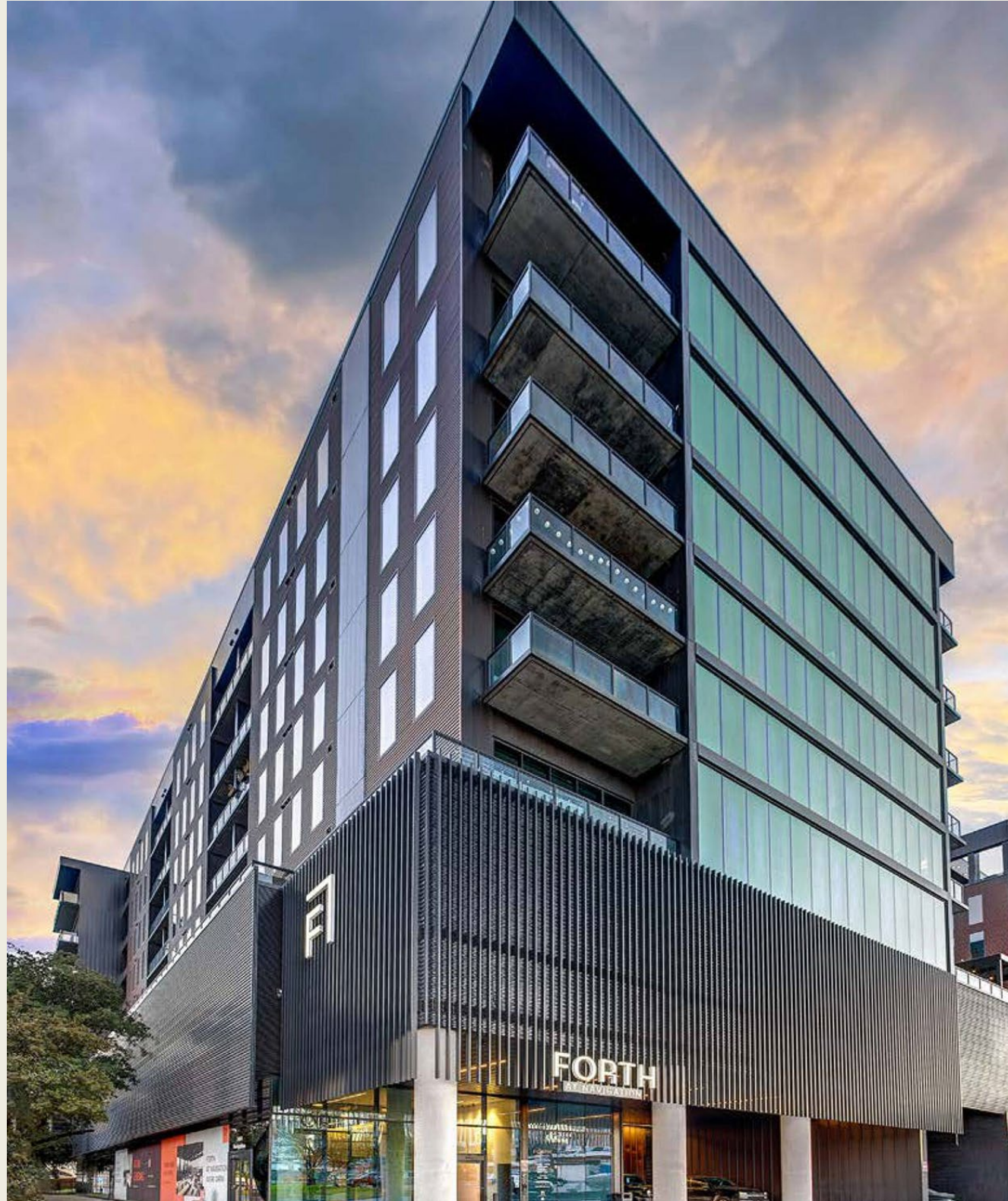
AREA RETAILERS



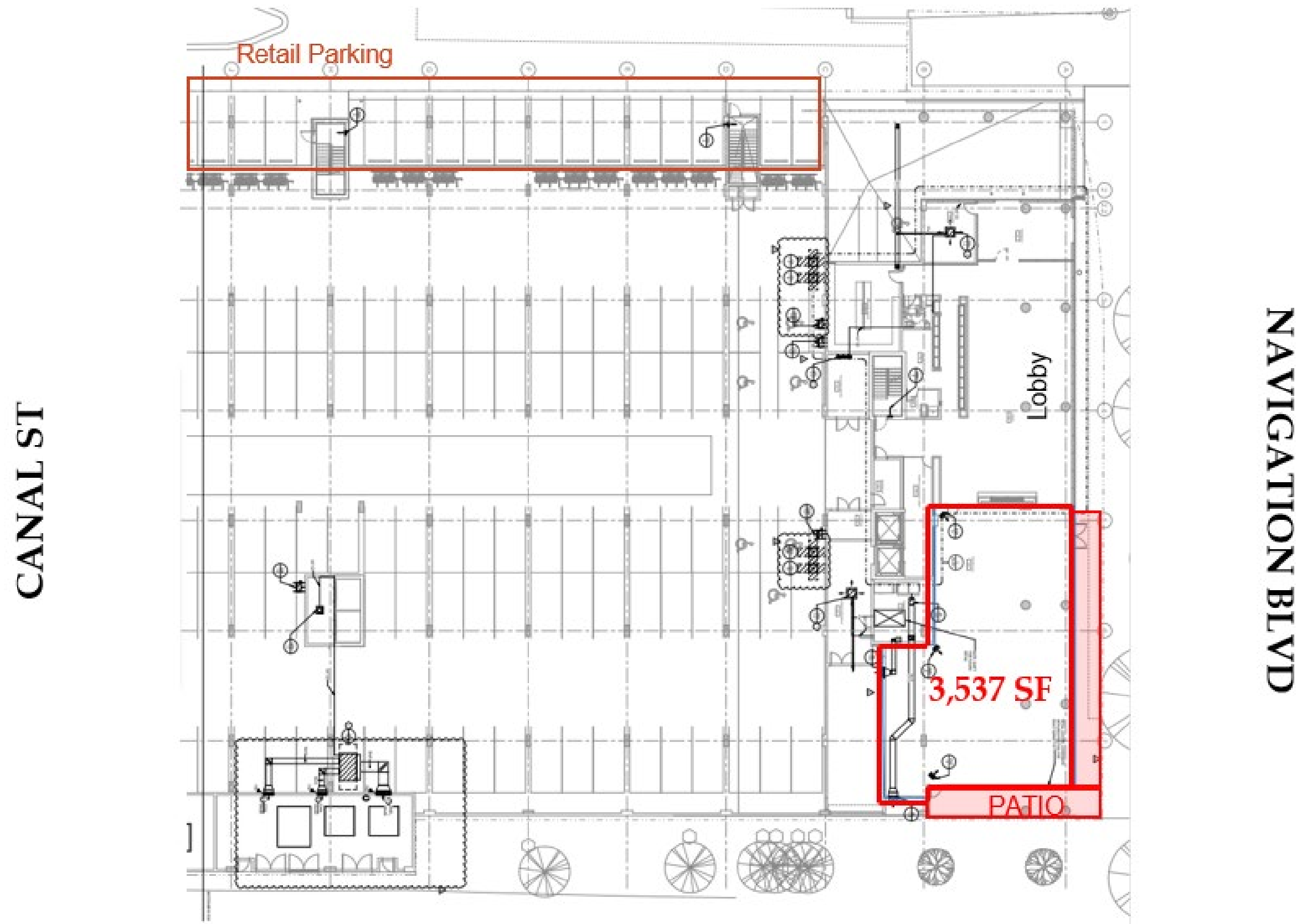
Exterior



Exterior & Lobby



Site Plan



MEET THE NEIGHBORS

WAREHOUSE

TOUT SUITE

GENERAL STORE

SAINT ARNOLD

NICKEL SANDWICH GRILL

BBVA STADIUM

Nancy's Hustle

VINNY'S

Houston Maritime Museum

EAST RIVER 9

Minute Maid

Mirra's

TRUCK YARD

THE RUSTIC

KTRX

MISS CAROUSEL

PITCH 25

CHAPMAN & KIRBY

VILLA ARCOS

UNIVERSITY OF HOUSTON

THEODORE REX

HEADQUARTERS

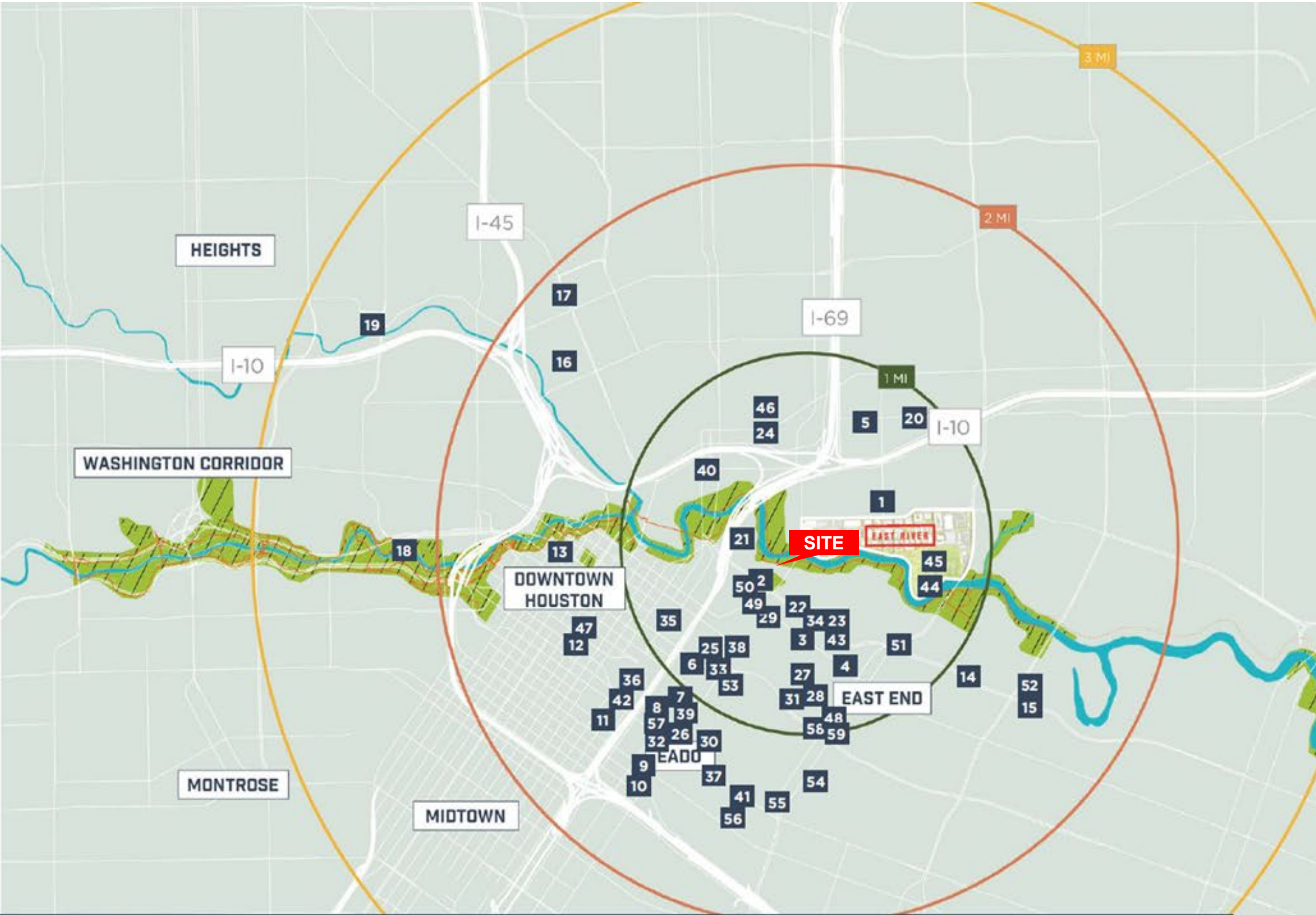
EAST END DISTRICT

SIGMA

El Tiempo Cantina

DYNAMO

8TH WONDER



1	THE NEW POTATO	9	AROUND THE CORNER	16	HOGG PARK	23	VILLA ARCOS	30	MISS CAROUSEL	37	8TH WONDER BREWERY	45	RIVERHOUSE	53	BRASS TACKS
2	GUADALUPE PLAZA PARK	10	LEELAND HOUSE	17	WHITE OAK MUSIC HALL	24	ST. ARNOLD'S BREWERY	31	SIGMA BREWING CO.	38	BBVA STADIUM	46	MEOW WOLF	54	SEGUNDO COFFEE LAB
3	MOON TOWER INN	11	TOYOTA CENTER	18	BUFFALO BAYOU PARK	25	WAREHOUSE LIVE	32	HIWAY CANTINA	39	TRUCK YARD	47	PUTTSHACK	55	EAST END BACKYARD
4	METALAB	12	GREENSTREET	19	STUDE PARK	26	VINNY'S	33	PITCH 25	40	THEODORE REX	48	EDEN PLANT CO.	56	ROOTS
5	THE DELUXE THEATER	13	THEATER DISTRICT	20	THE NICKEL SANDWICH GRILL	27	TXRX LABS	34	EL TIEMPO CANTINA	41	NANCY'S HUSTLE	49	CIDERCADDE	57	TULUM
6	HUYNH'S	14	NAVIGATION BOULEVARD	21	TOUT SUITE	28	EAST END DISTRICT	35	MINUTE MAID PARK	42	THE RUSTIC	50	THE MILL	58	THE PLANT
7	CHAPMAN & KIRBY	15	THE KNOCKOUT FACTORY	22	THE ORIGINAL NINFA'S	29	HOUSTON MARITIME MUSEUM	36	GEORGE R. BROWN CONVENTION CENTER	43	HEADQUARTERS	51	FITZCARRALDO	59	EIGHT ROW FLINT
8	RODEO GOAT									44	EAST RIVER 9	52	BUMPY PICKLE		

Neighbors



Ready to break
boundaries?



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:
 - 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



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