

# PATTERSON PARK - NNN LEASE - AVAILABLE FOR SALE

2205 PATTERSON ST HOUSTON, TX 77007



Demographics	1 MILE	3 MILE	5 MILE
Population	26,903	187,324	493,608
Daytime Population	12,671	210,894	544,260
AVG HH Income	166,944	146,611	124,487
Households	13,688	96,011	230,150

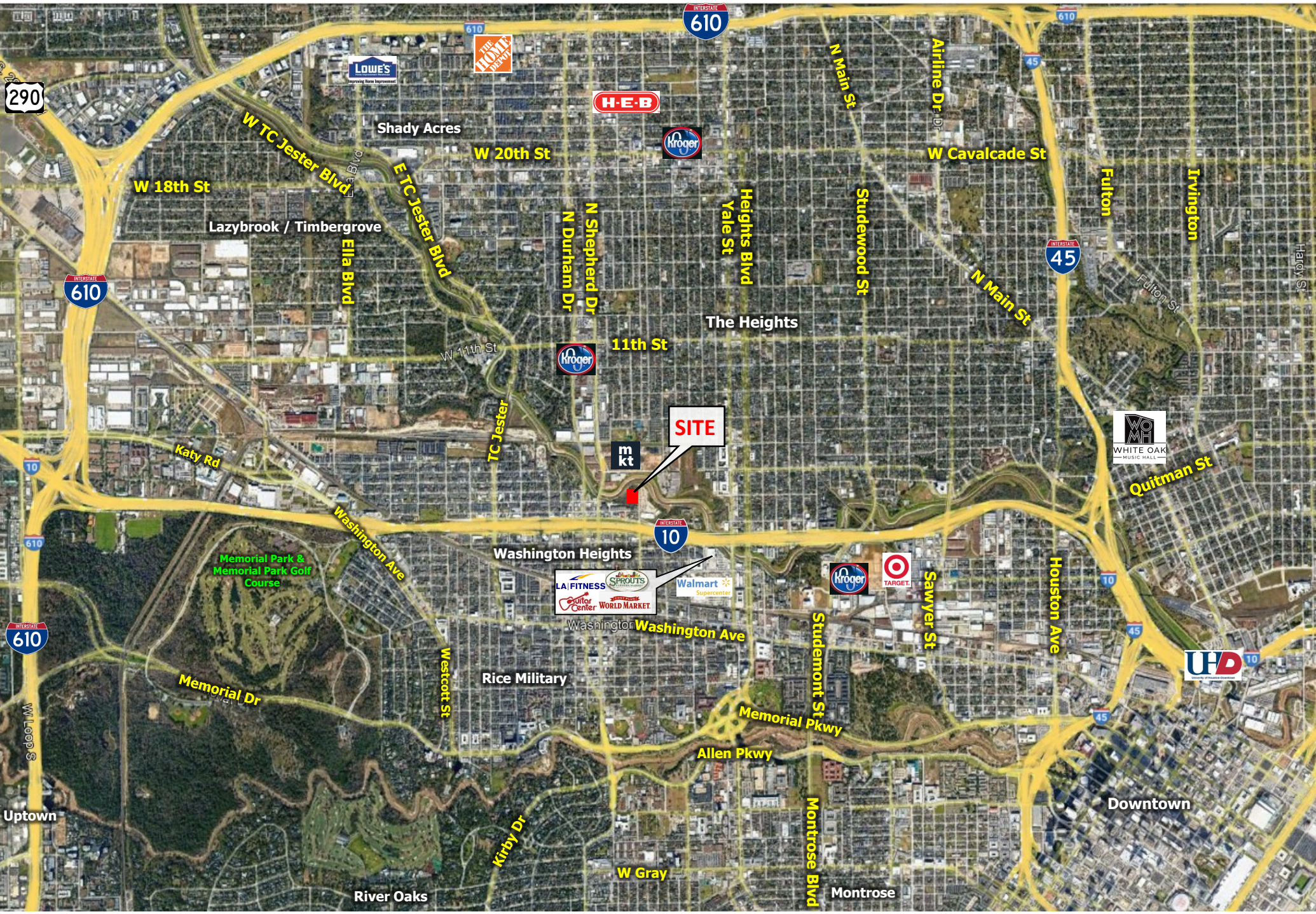
<b>Price:</b>	\$4,725,000.00
<b>NOI:</b>	\$378,000.00
<b>Cap Rate:</b>	8 %
<b>Interior Space:</b>	4,500 SF
<b>Exterior Space:</b>	8,000 sq ft of deck
<b>Lot Size:</b>	1.278 Acres 55,672 sf



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290

INTERSTATE 610

610

45

INTERSTATE 610

45

INTERSTATE 10

INTERSTATE 610

45

10

45

10

Uptown

River Oaks

W Gray

Montrose

Downtown

W 18th St

W 20th St

11th St

W 11th St

Washington Ave

Washington Ave

Allen Pkwy

W Cavalcade St

Quitman St

Lazybrook / Timbergrove

Washington Heights

Rice Military

The Heights

Shady Acres

W Loop S

Memorial Dr

Memorial Park & Memorial Park Golf Course

Westcott St

Kirby Dr

Heights Blvd  
Yale St

Studewood St

Sawyer St

Houston Ave

Fulton

Irvington

Hardy St

LOWE'S

HOME DEPOT

H-E-B

Kroger

Kroger

m kt

SITE

LA FITNESS  
SPROUTS  
Walmart  
Supercenter

World Market

Kroger

TARGET

WHITE OAK  
MUSIC HALL

UH  
University of Houston Clear Lake

Downtown



Patterson St

TEXAS

Downtown

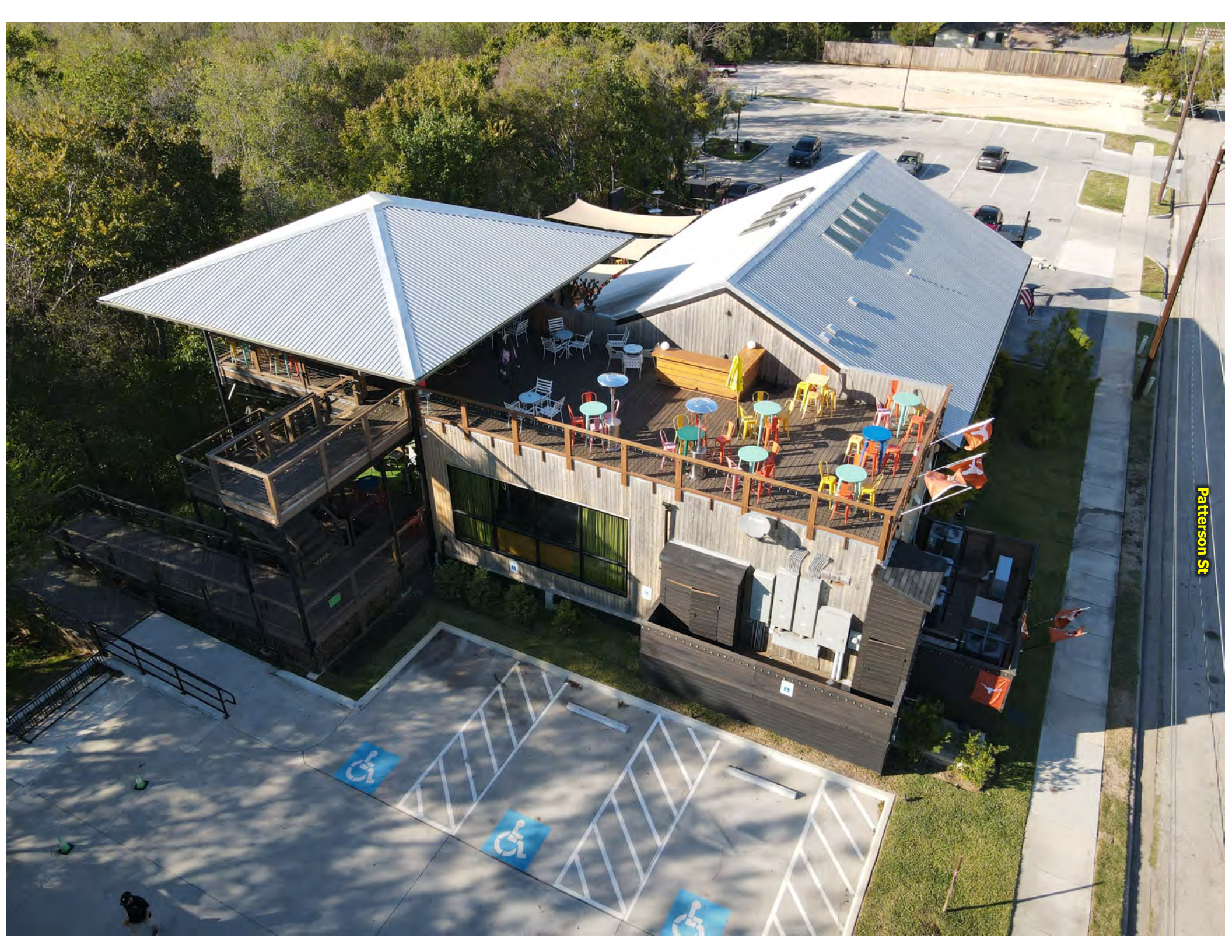


Patterson St





Patterson St



Patterson St

Downtown



AIG

THE ROYALTON AT RIVER OAKS



Studemont St

Heights Blvd  
Yale St



Washington Heights

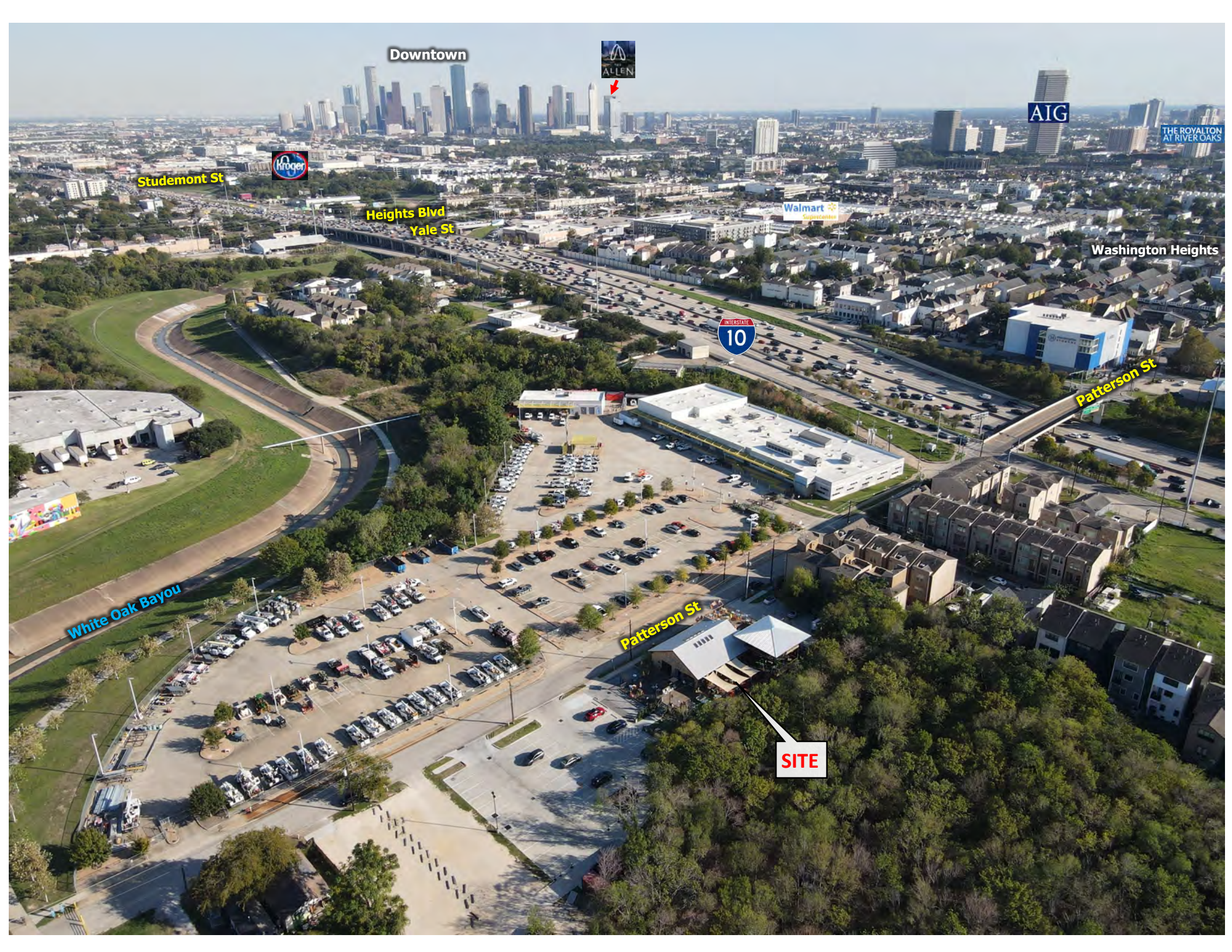


Patterson St

White Oak Bayou

Patterson St

SITE



Downtown



AIG

THE ROYALTON AT RIVER OAKS

Studemont St



Heights Blvd  
Yale St



Washington Heights



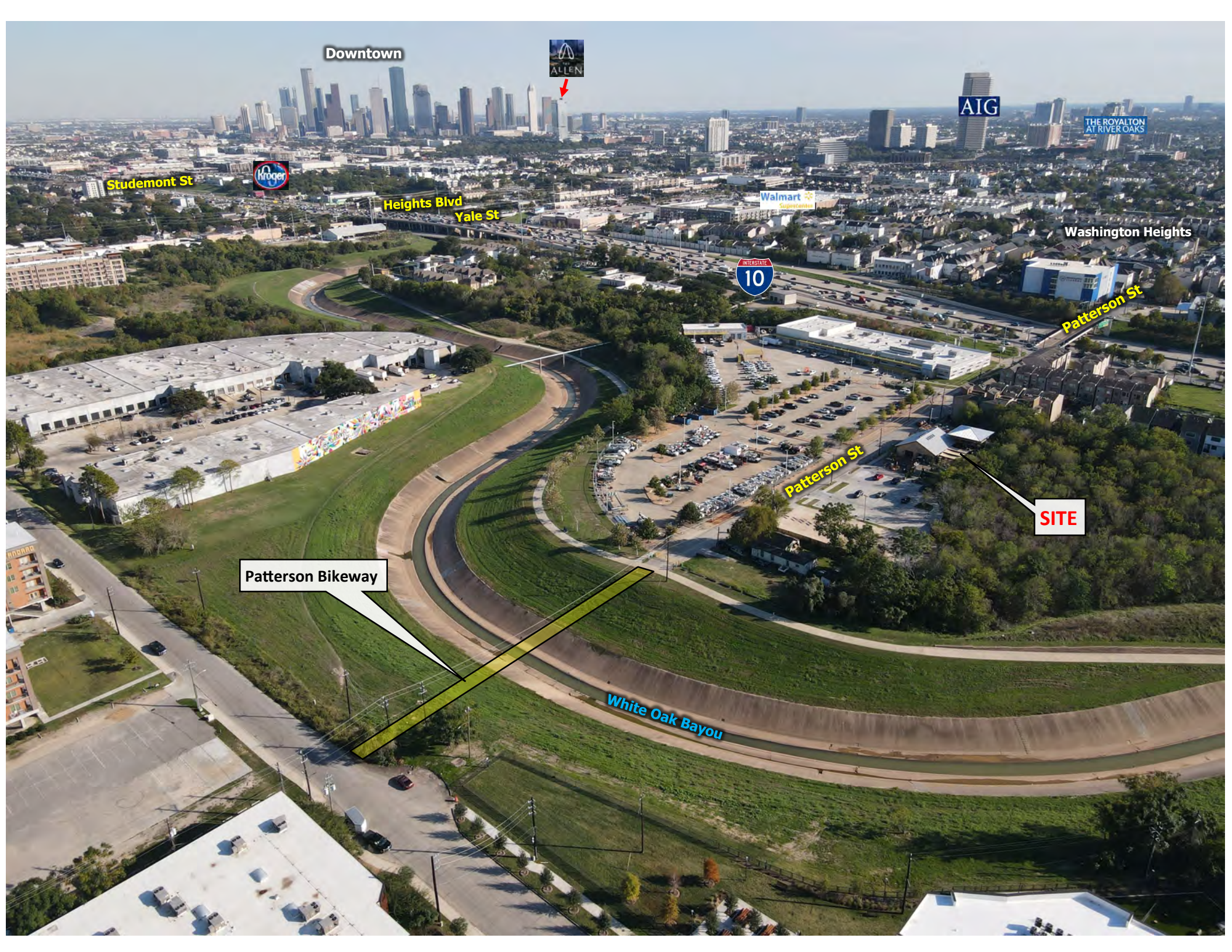
Patterson St

Patterson Bikeway

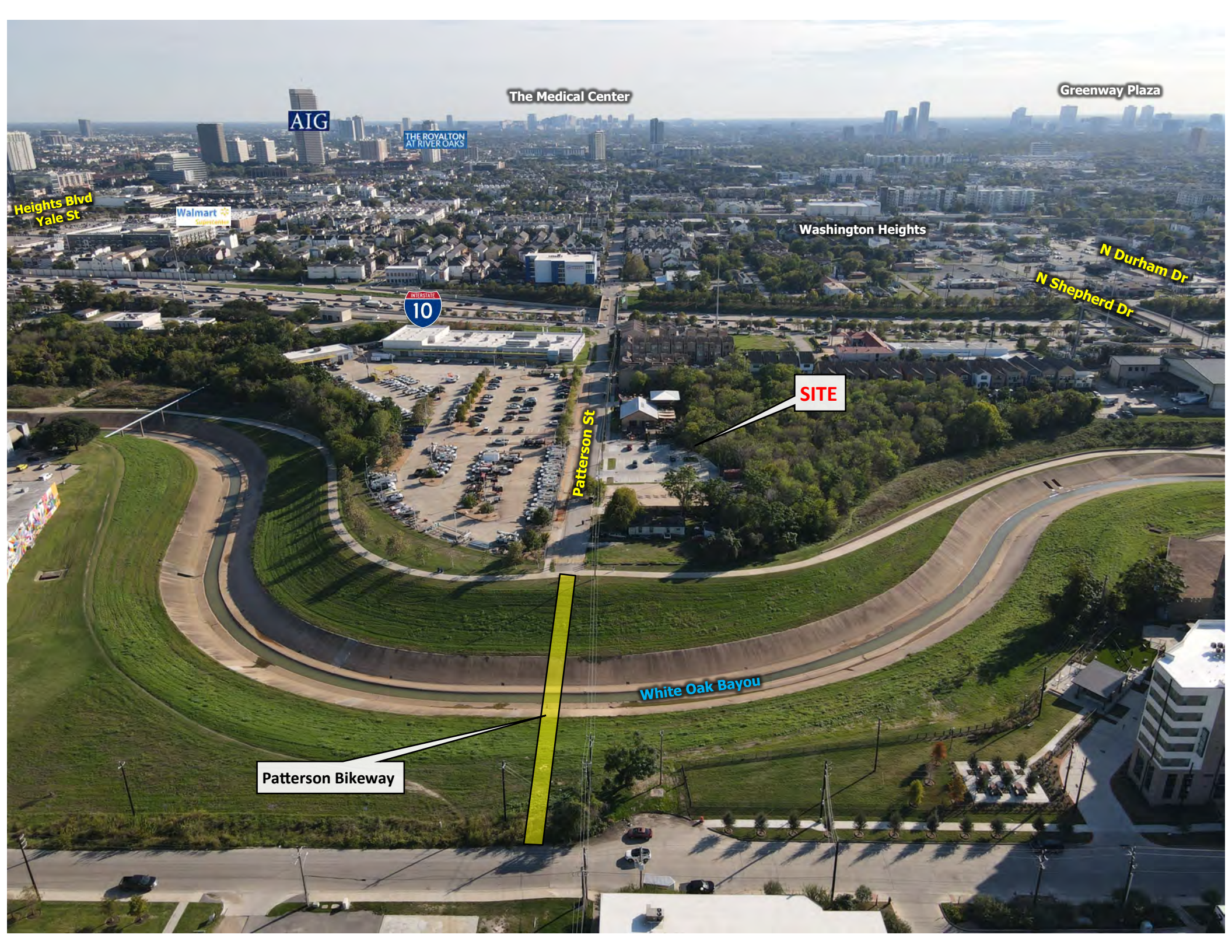
Patterson St

SITE

White Oak Bayou







The Medical Center

Greenway Plaza

AIG

THE ROYALTON  
AT RIVER OAKS

Walmart  
Supercenter

Heights Blvd  
Yale St

INTERSTATE  
10

Washington Heights

N Durham Dr  
N Shepherd Dr

Patterson St

SITE

White Oak Bayou

Patterson Bikeway

Washington Ave

TC Jester

N Durham Dr

N Shepherd Dr

mk

W 6th St

White Oak Bayou

SITE



Patterson St



EAST BEND



Patterson Park Patio Bar is one of the city's most iconic settings.

- 4,500 sq feet of interior space divided into several areas.
- 8,000 sq ft of deck overlooking a stand of trees that will never be developed.
- 40 big screen TVs individually controlled from a single iPad source so programming can be changed on each TV.
- A powerful custom sound system integrated with all TVs.
- 7 operable garage doors opening to the deck.
- 120 seats inside and 140 outside.
- A 40 seat second level deck with extensive seating looking east to downtown.





Exterior Deck



2<sup>nd</sup> Level Deck



Main Interior Bar –serving inside and outside via garage doors

The Patterson Street Bikeway will span White Oak Bayou providing a safe passage from the White Oak Bayou Trail running along the south side of the bayou to the north side, thus avoiding the currently hazardous crossing on Shepherd Street, and providing easy access from West 6<sup>th</sup> and the MKT Development as well as the new apartment projects on the north side - to Patterson Street .



Mayor Sylvester Turner at Patterson Park to show his support for the Patterson Street bridge, allowing runners, walkers and bikers to connect the two sides of the bayou and trail.





## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information 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:
  - 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.

#### Chodrow Realty Advisors

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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

Regulated by the Texas Real Estate Commission

TXR-2501

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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