



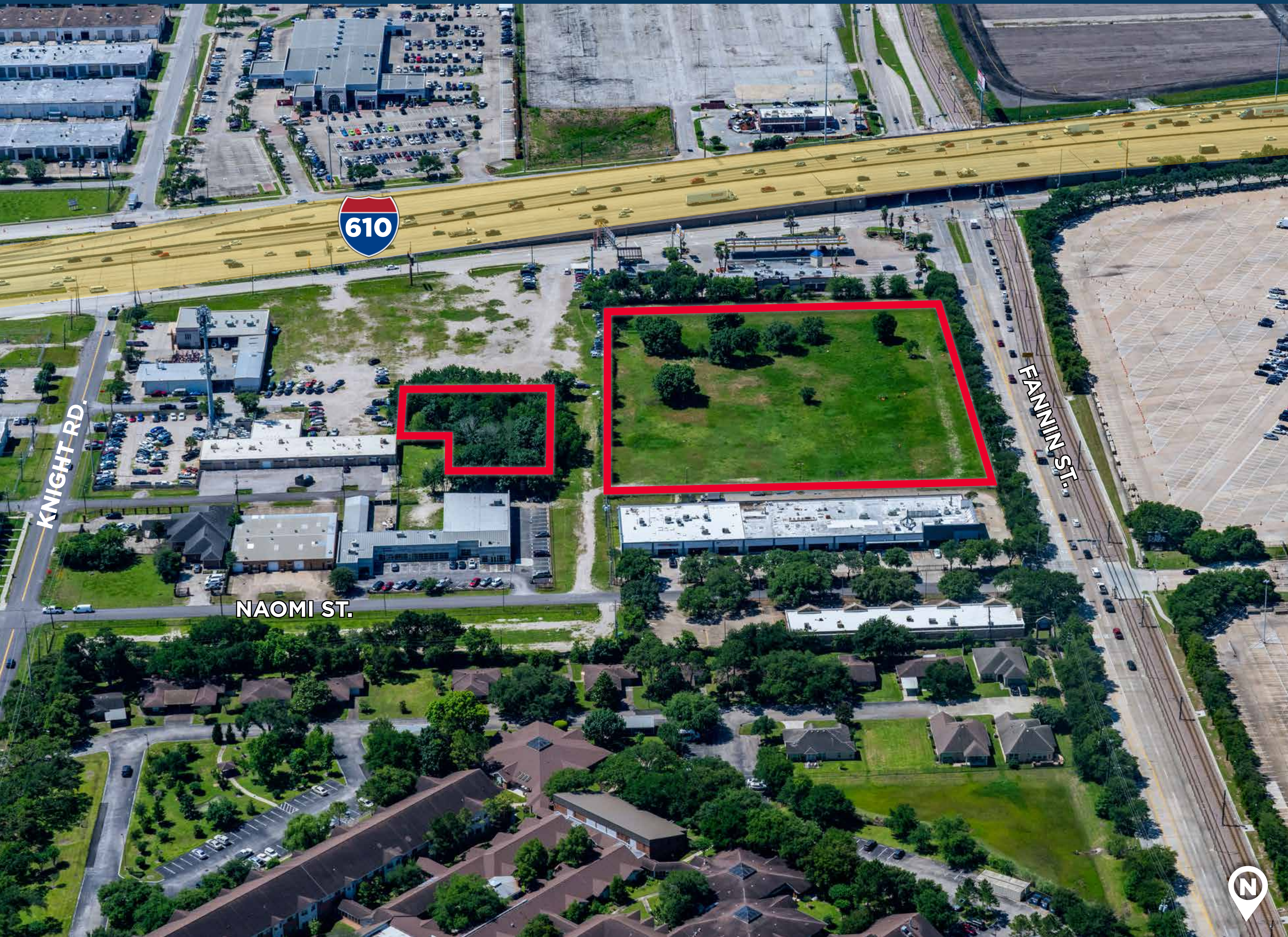
FANNIN ST. AT NRG PARK

±5.27 ACRES | HOUSTON, TX

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A unique opportunity consisting of ±5.27 acres of land, ripe for development situated on Fannin St., directly across from NRG Park and just south of Texas Medical Center, a highly sought-after area in Houston, TX. The collection of venues known as NRG Park hosts over 500 events per year from concerts, to sporting events, conventions, and the Houston Livestock Show and Rodeo, an annual event with more than 2.4 million visitors to NRG Park, average daily attendance ranging from 62k-214k people. Less than 2 miles north of the site is the Texas Medical Center (TMC), the largest medical complex in the world. TMC consists of 61 institutions, which include 21 hospitals with 10 million annual visitors and over 120,000 employees. Situated off 610, the site benefits from approximately 500' of frontage along Fannin St. seeing 25,631 VPD. Additionally, the site has excellent access from the Stadium/Astrodome METRO Rail Station, just a block north of the site, served by the Red Line, which carries over 40,000 passengers daily and connecting UHD, Downtown/Midtown, and the TMC to NRG Park. As the market area around NRG Park evolves, raw land sites like this are hard to come by as demand is high for fresh, shovel-ready dirt.

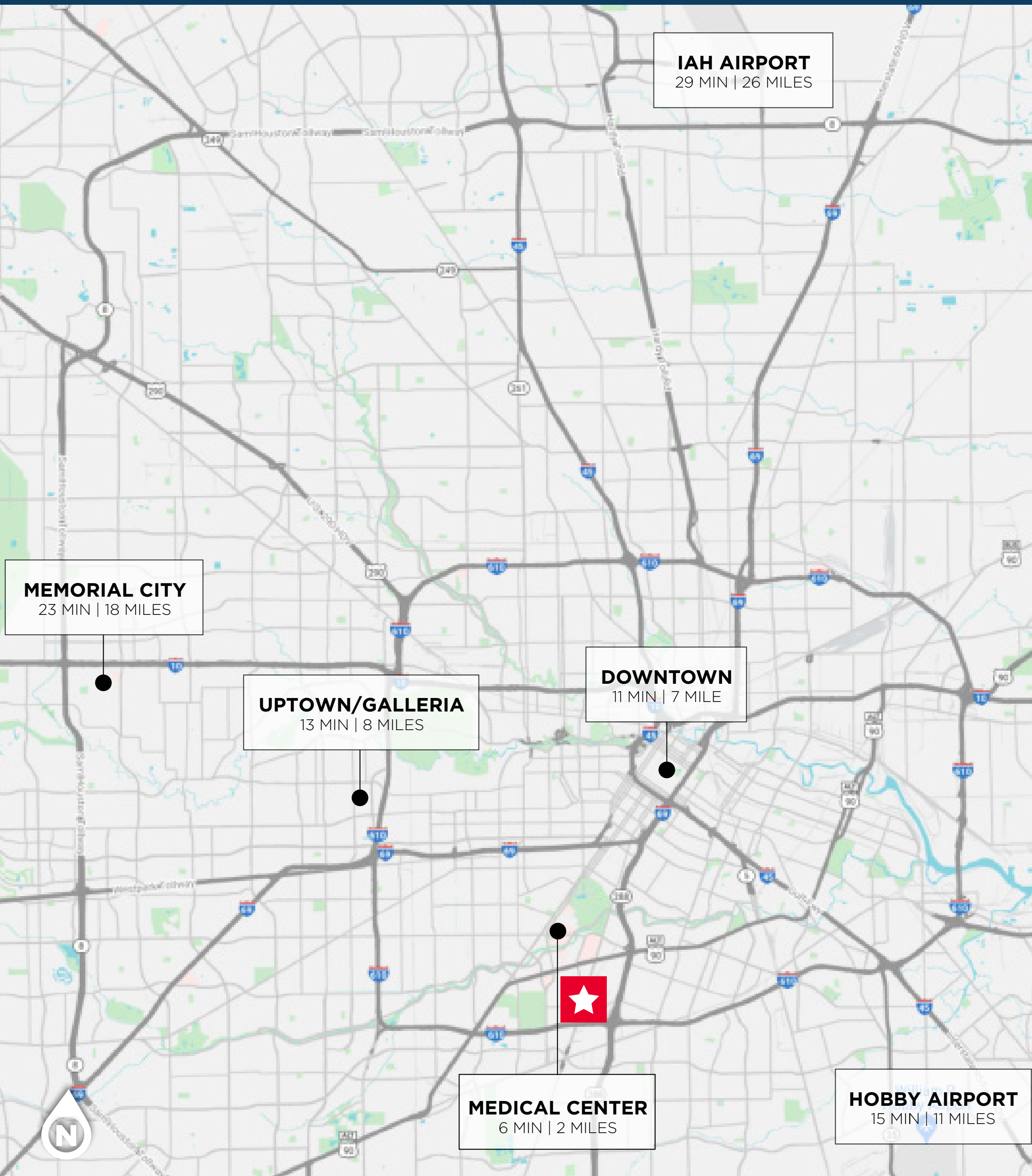
PROPERTY HIGHLIGHTS

- ±5.27 Acres located along Fannin St. just north of 610 directly across from NRG Park and just south of Texas Medical Center in Houston, TX
- Direct access off Fannin St. with over 500' of frontage
- Located within Economic Opportunity Zone

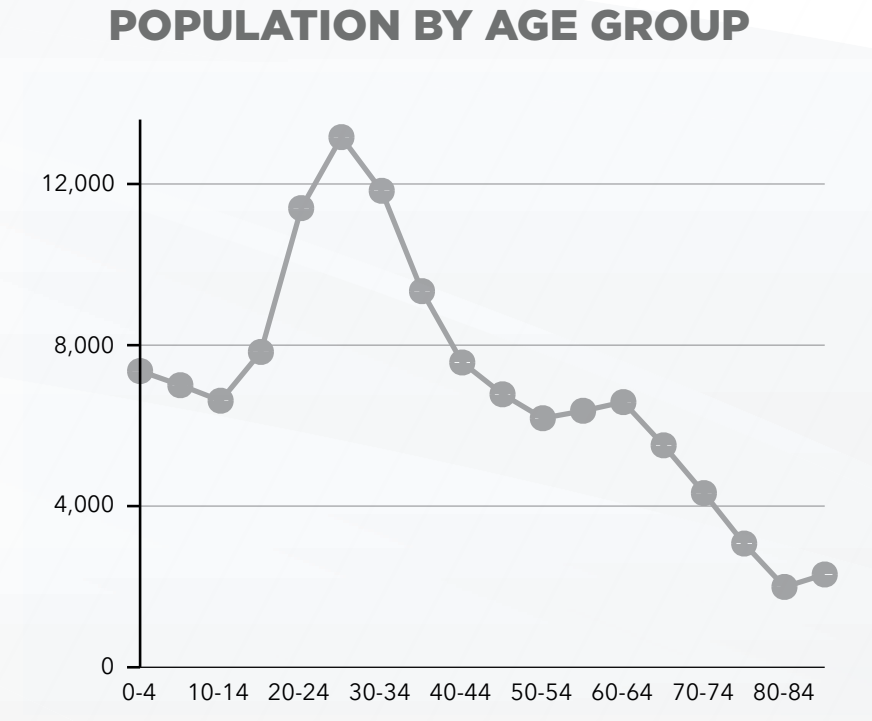
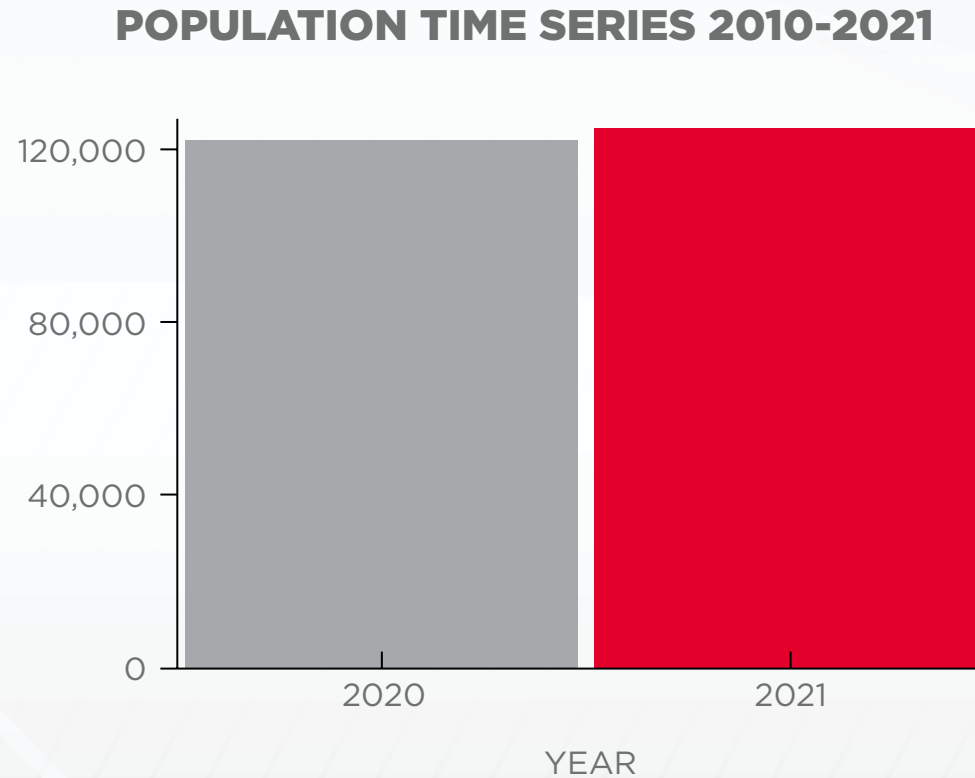
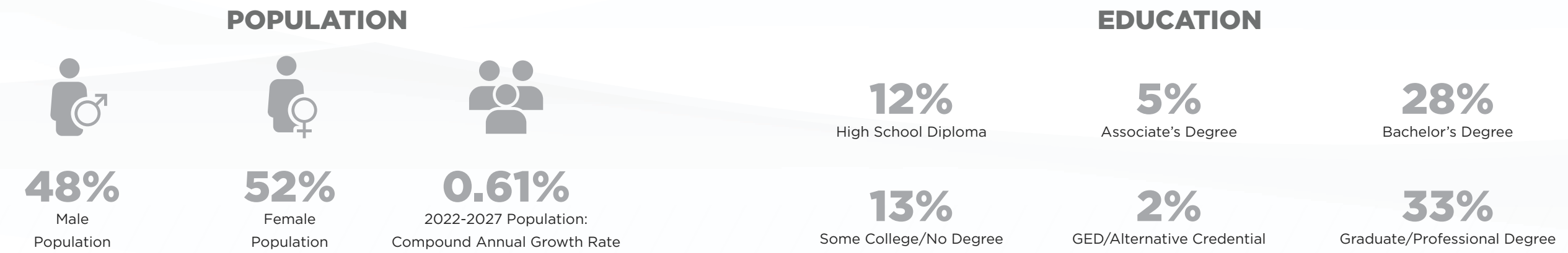
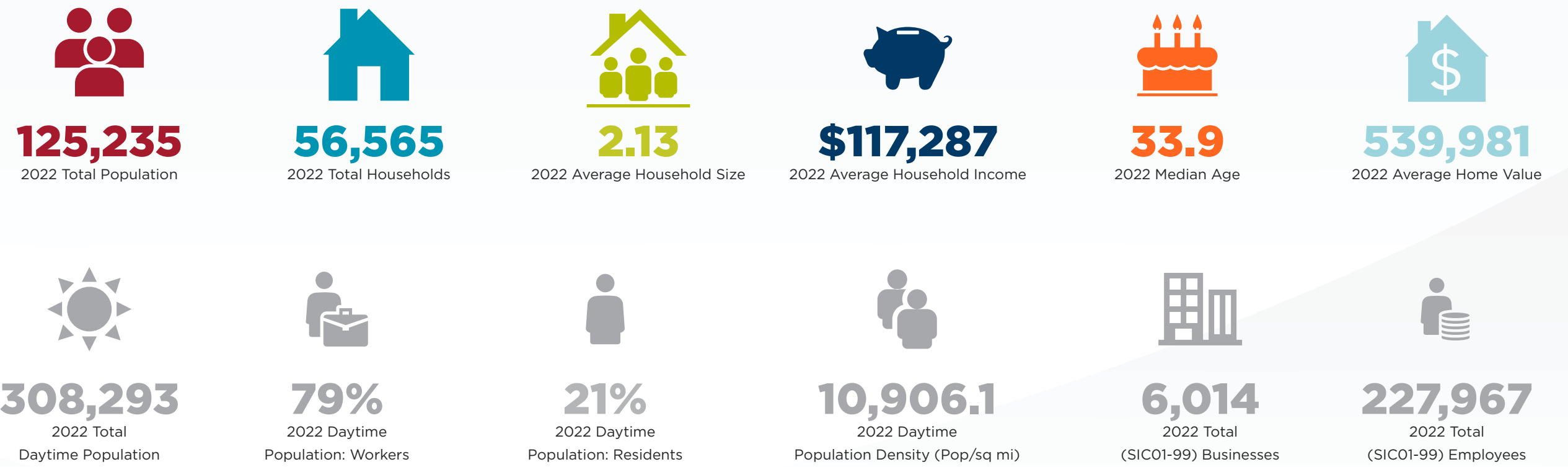
Contact Brokers for more information.

NEARBY TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Fannin St	S Loop Fwy S	25,631	2022	0.07 mi
Naomi St	Fannin St W	1,027	2022	0.11 mi
Knight Rd	Sarah Ave S	8,174	2022	0.15 mi
Fannin St	S Loop Fwy N	7,461	2022	0.18 mi
I-610	Fannin St E	189,930	2022	0.28 mi
South Loop West	Fannin St W	189,568	2020	0.28 mi
Holly Hall St	Fannin St W	5,092	2022	0.32 mi
South Loop East	Kirby Dr W	234,589	2020	0.38 mi
Knight Rd	Holly Hall St S	10,022	2018	0.42 mi
Holt St	Cambridge St N	3,967	2022	0.42 mi



DEMOGRAPHIC OVERVIEW



GALLERIA

CBD

TEXAS MEDICAL CENTER

NRG PARK

FANNIN ST.





STADIUM PARK/ASTRODOME
METRO
STATION
RED LINE

FANNIN ST.

KNIGHT RD.



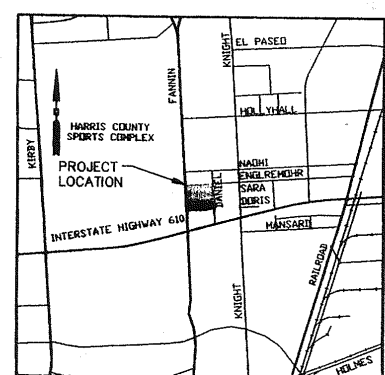
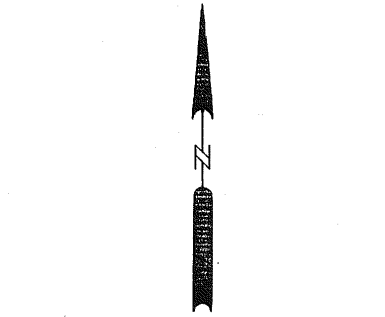


KNIGHT RD.



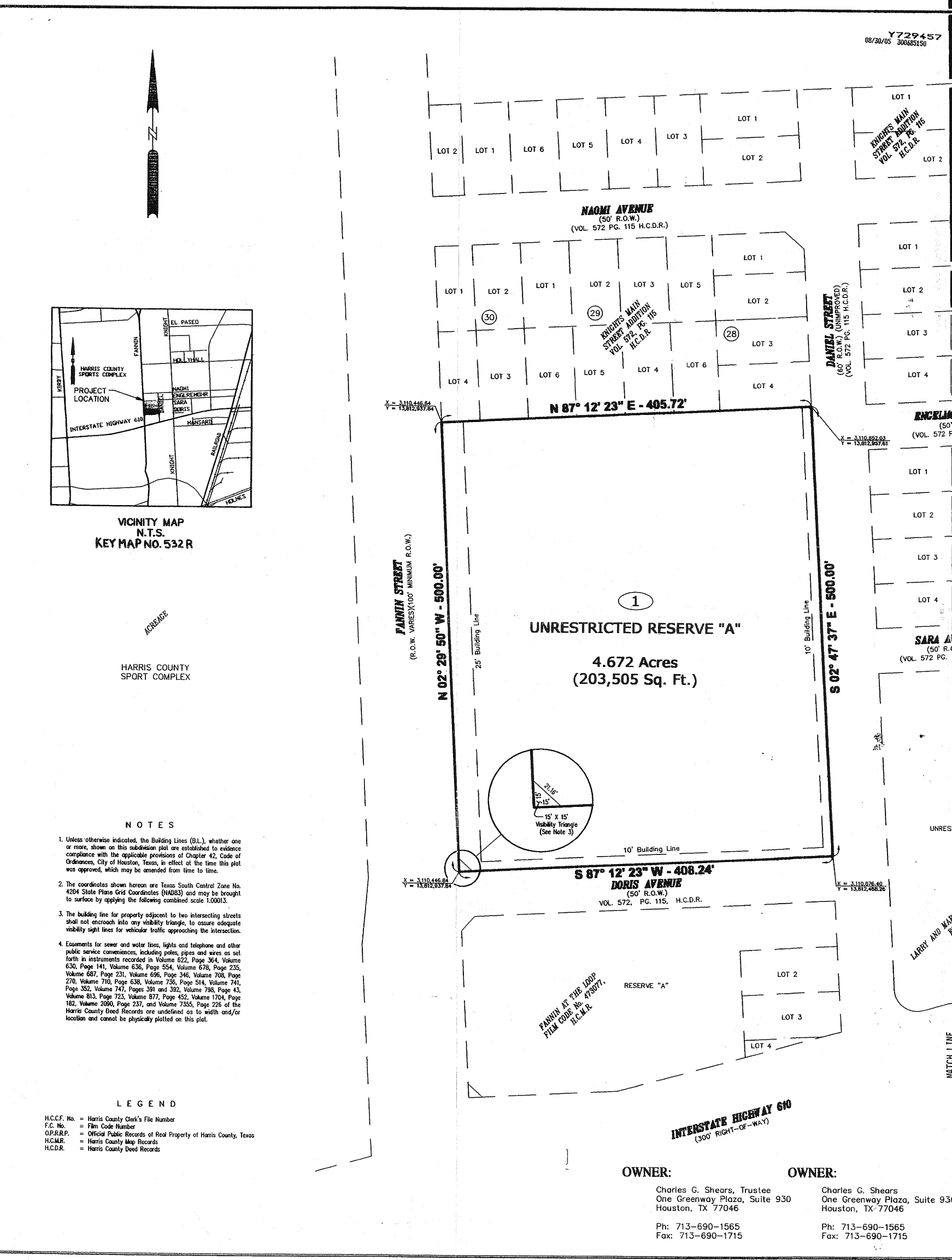
FANNIN ST.





VICINITY MAP
N.T.S.
KEY MAP NO. 532 R

HARRIS COUNTY SPORTS COMPLEX



STATE OF TEXAS
COUNTY OF HARRIS

We, Treeline Partners, Ltd., acting by and through Charles G. Shears, its general partner, Charles G. Shears, Trustee, and Charles G. Shears, individually, owners of the 4.672 acre tract described in the above and foregoing map of TREELINE PARTNERS, LTD., do hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, ponds, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten foot (10' 0") perimeter ground easements or seven feet six inches (7' 6") for fourteen foot (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen foot (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten foot (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen foot (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen foot (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or any empty drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of streets, alleys, roads, ditches, drains, ditches, or other natural drainage courses for the purpose of easements for drainage purposes, giving the City of Houston, Harris County, Texas, or its duly authorized agency, the right to enter upon said easement at any time for the purpose of maintaining and improving drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage clear of fences, buildings, planting and other obstructions that are not permitted to obstruct or impede the flow of water and that such obstructing property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners hereby certify that this report does not attempt to amend, or remove any covenants or restrictions, we further certify that no portion of the preceding plat was limited by deed restriction to residential use for more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, Treeline Partners, Ltd., has caused these presents to be signed by Charles G. Shears, its general partner, thereto authorized, this 22 day of April, 2005.

Treeline Partners, Ltd.
Charles G. Shears, General Partner
Charles G. Shears, Trustee
Charles G. Shears

WITNESS my hand in the City of Houston, Texas, this 22 day of April, 2005.

WITNESS my hand in the City of Houston, Texas, this 22 day of April, 2005.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Charles G. Shears, general partner of Treeline Partners, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22 day of April, 2005.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Charles G. Shears, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22 day of April, 2005.

STATE OF TEXAS
COUNTY OF HARRIS

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STATE OF TEXAS
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GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22 day of April, 2005.

I, Walter P. Sess, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes or rods having an outside diameter of not less than three quarters (3/4) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the nearest survey corner and NAD83 state plane projections.

Walter P. Sess
Registered Professional Land Surveyor
Texas Registration No. 4410

This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and subdivision of TREELINE PARTNERS, LTD. in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this 22 day of April, 2005.

By: Carol A. Lewis, Ph.D. or Mark A. Kikenny
Chair
By: Maureen Caprick
Secretary
MAUREN GAFFRICK
Secretary

I, Beverly B. Kaufman, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on April 20, 2005, at 9:48 o'clock A.M. and duly recorded on April 22, 2005, of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF RACE OR COLOR, OR PLACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

BEVERLY B. KAUFMAN
Clerk of the County Court
Harris County, Texas

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Charles G. Shears, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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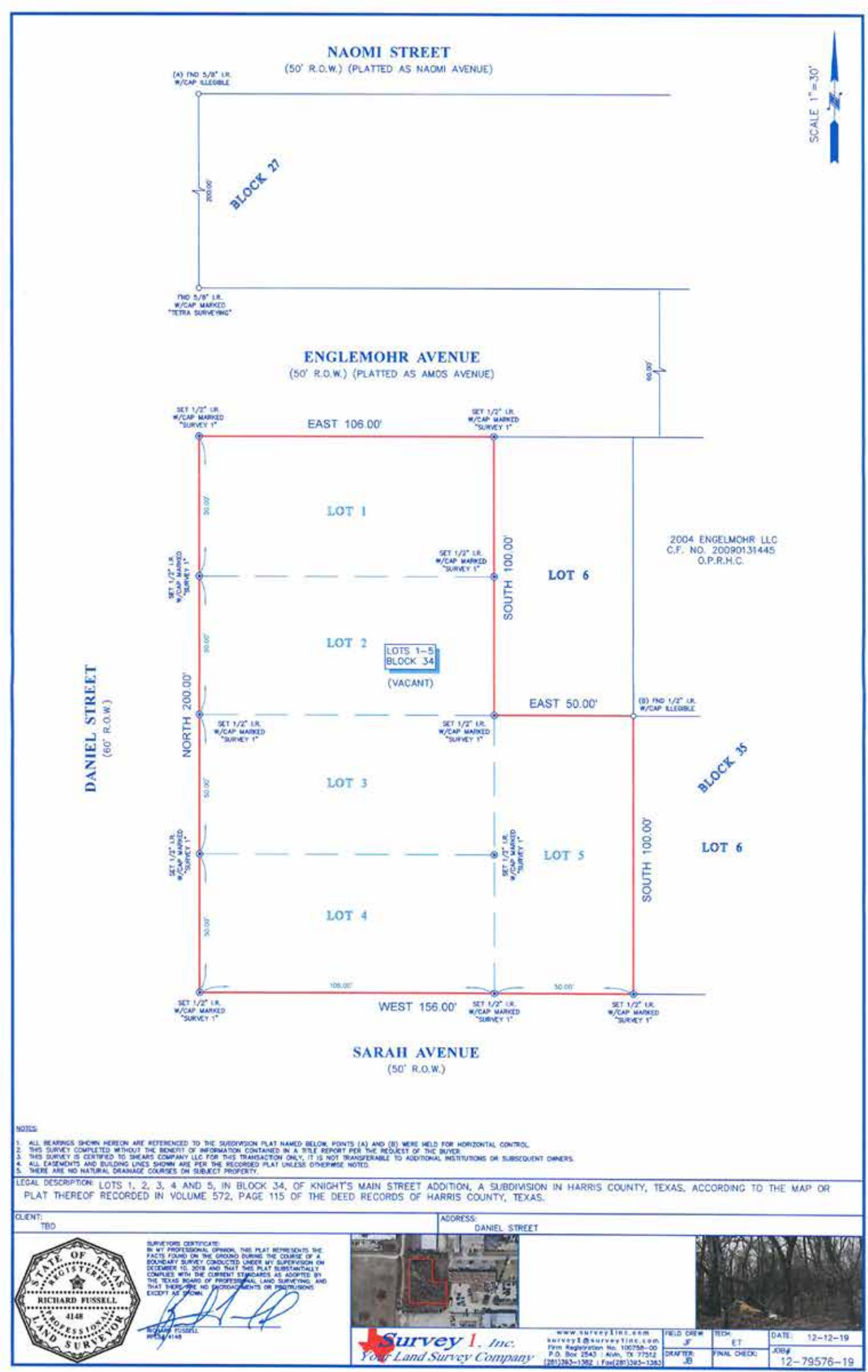
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22 day of April, 2005.

REASON FOR REPLAT: TO CREATE AN UNRESTRICTED RESERVE

1 BLOCK 0 LOTS 1 RESERVE

SCALE: 1" = 60'

DATE: APRIL, 2005 JOB No.: RJ824



NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- THIS SURVEY COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT FOR THE PRODUCT OF THE BUYER.
- THIS SURVEY IS CERTIFIED TO BE ACCURATE AND COMPLETE FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTRUMENTS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE FROM THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL OBSTACLES OR SUBJECT PROPERTIES.

LEGAL DESCRIPTION: LOTS 1, 2, 3, 4 AND 5, IN BLOCK 34, OF KNIGHTS' MAIN STREET ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 572, PAGE 115 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

CLIENT: TED ADDRESS: DANIEL STREET

REASON FOR REPLAT: TO CREATE AN UNRESTRICTED RESERVE

1 BLOCK 0 LOTS 1 RESERVE

SCALE: 1" = 60'

DATE: APRIL, 2005 JOB No.: RJ824

RECORDER'S MEMORANDUM:
At the time of recording, this instrument was found to be inaccurate by the deed photographer. The deed photographer's copy, disclosed paper, etc. All blockouts, corrections and changes were present at the time this instrument was filed and recorded.

www.survey1.com
Survey 1, Inc.
Your Land Survey Company

FIELD CREW: JF, ET, JWB
DRAWN BY: JWB
FINAL CHECK: JWB
DATE: 12-12-19
JOB#: 12-79576-19



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