

**TRACT 1**  
**±7.6991 AC**

**TRACT 2**  
**±2.824 AC**

**SOLD**

**Washington Ave**



**FOR SALE** ± 7.6991 Acres and ±2.824

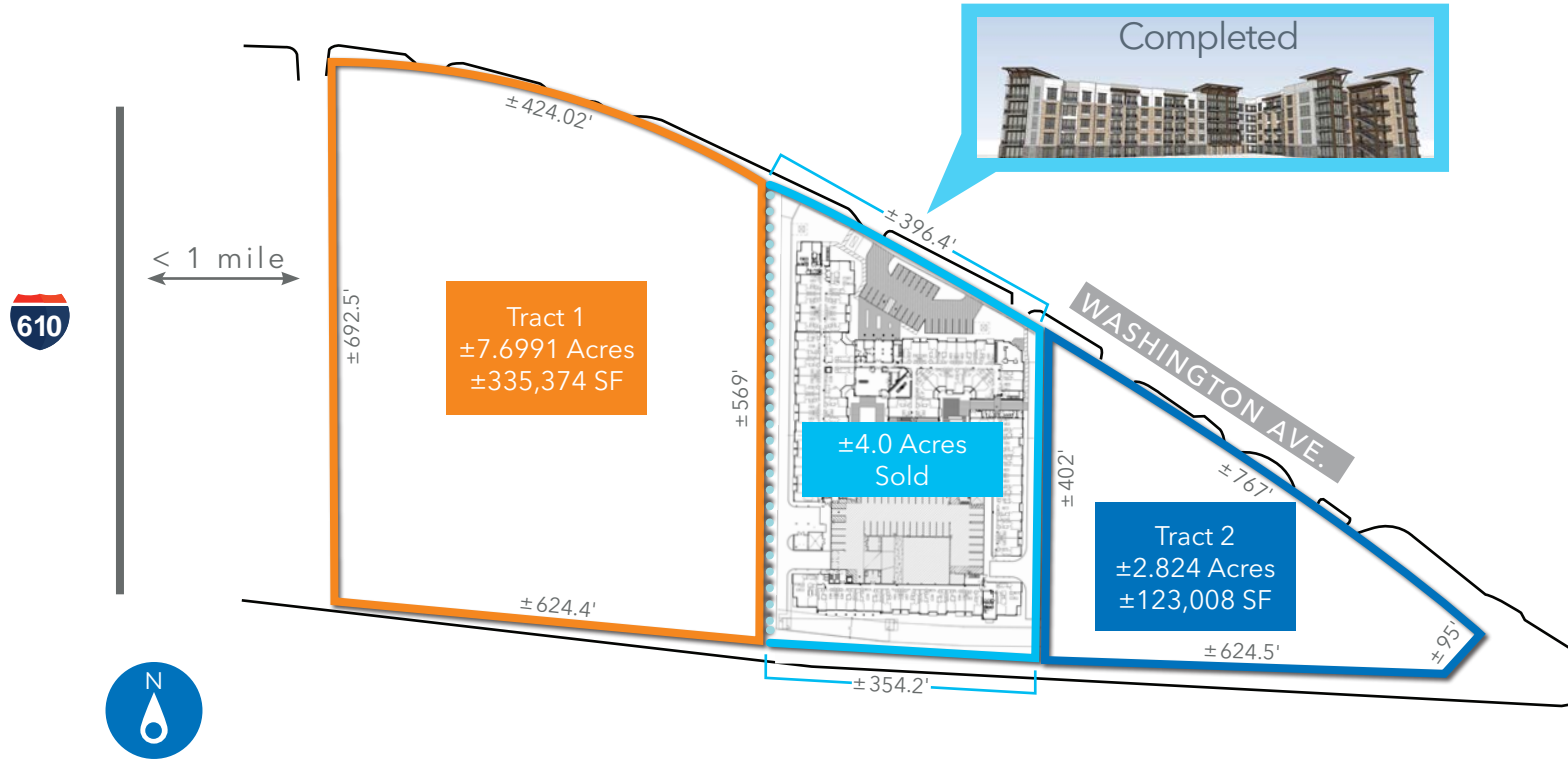
**7701 WASHINGTON AVE**  
**HOUSTON, TX 77007**

**BROKERAGE TEAM**

Jeff G. Peden, SIOR  
Executive Managing Director  
713.231.1640  
jeff.peden@transwestern.com

Scott E. Miller  
Senior Director  
713.231.1637  
scott.miller@transwestern.com

# PROPERTY HIGHLIGHTS



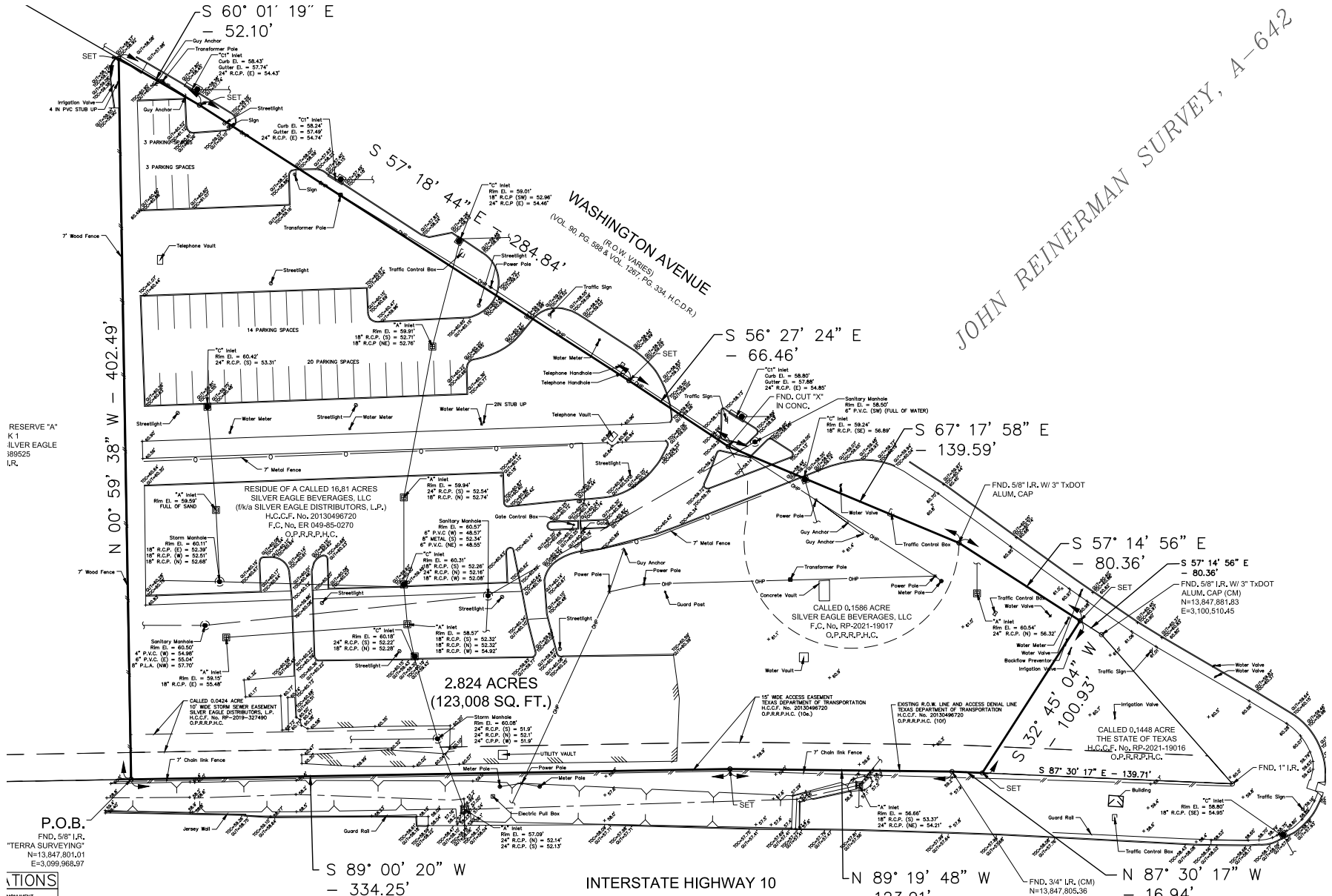
## HIGHLIGHTS:

- Tract 1: ±7.6991 acres (±335,374 SF)
- Tract 2: ±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 TRACT 2

JOHN REINERMAN SURVEY, 4-642



RESERVE "A"  
K 1  
SILVER EAGLE  
389525  
LR

RESIDUE OF A CALLED 16.81 ACRES  
SILVER EAGLE BEVERAGES, LLC  
(f/k/a SILVER EAGLE DISTRIBUTORS, L.P.)  
H.C.C.F. No. 20130498720  
F.C. No. ER 049-85-0270  
D.P.R.R.P.H.C.

2.824 ACRES  
(123,008 SQ. FT.)

CALLED 0.1586 ACRE  
SILVER EAGLE BEVERAGES, LLC  
F.C. No. RP-2021-19017  
O.P.R.R.P.H.C.

CALLED 0.1448 ACRE  
THE STATE OF TEXAS  
H.C.C.F. No. RP-2021-19016  
O.P.R.R.P.H.C.

P.O.B.  
FND, 5/8" I.R.  
"TERRA SURVEYING"  
N=13,847,801.01  
E=3,099,968.97

MONUMENT

UNIT 1  
UNIT 2  
UNIT 3  
UNIT 4  
UNIT 5  
UNIT 6  
UNIT 7  
UNIT 8  
UNIT 9  
UNIT 10  
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UNIT 100

**BASIS OF BEARINGS:**  
TEXAS STATE PLANE COORDINATE  
SYSTEM, SOUTH CENTRAL ZONE No. 4204 NAD 83 (2011) EPOCH  
2010.00. THE COORDINATES SHOWN  
HEREON ARE GRID COORDINATES  
AND MAY BE BROUGHT TO SURFACE  
BY MULTIPLYING BY THE COMBINED  
SCALE FACTOR OF 1.00013.  
ALL DISTANCES ARE HORIZONTAL  
GROUND SURFACE DISTANCES IN  
U.S. SURVEY FEET.

**ALTA TABLE A ITEMS:**  
6g. THERE IS NO ZONING IN THE CITY OF HOUSTON, TEXAS. A ZONING REPORT WAS NOT PROVIDED BY THE CLIENT AT THE TIME OF SURVEY.  
7a, 7b1, 7c. THERE ARE NO BUILDINGS ON THIS SITE.  
9. STRIPING FOR PARKING SPACES ARE NOT VISIBLE IN ALL AREAS. AN ACCURATE PARKING COUNT CAN NOT BE OBTAINED.  
16. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.  
17. THERE WAS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION, OR REPAIRS AT THE TIME OF SURVEY.

INTERSTATE HIGHWAY 10  
(R.O.W. VARIES)  
(VOL. 5682, PG. 11 & VOL. 5741, PG. 545, H.C.D.R.)

N 89° 19' 48" W  
- 123.91'

N 87° 30' 17" W  
- 16.94'

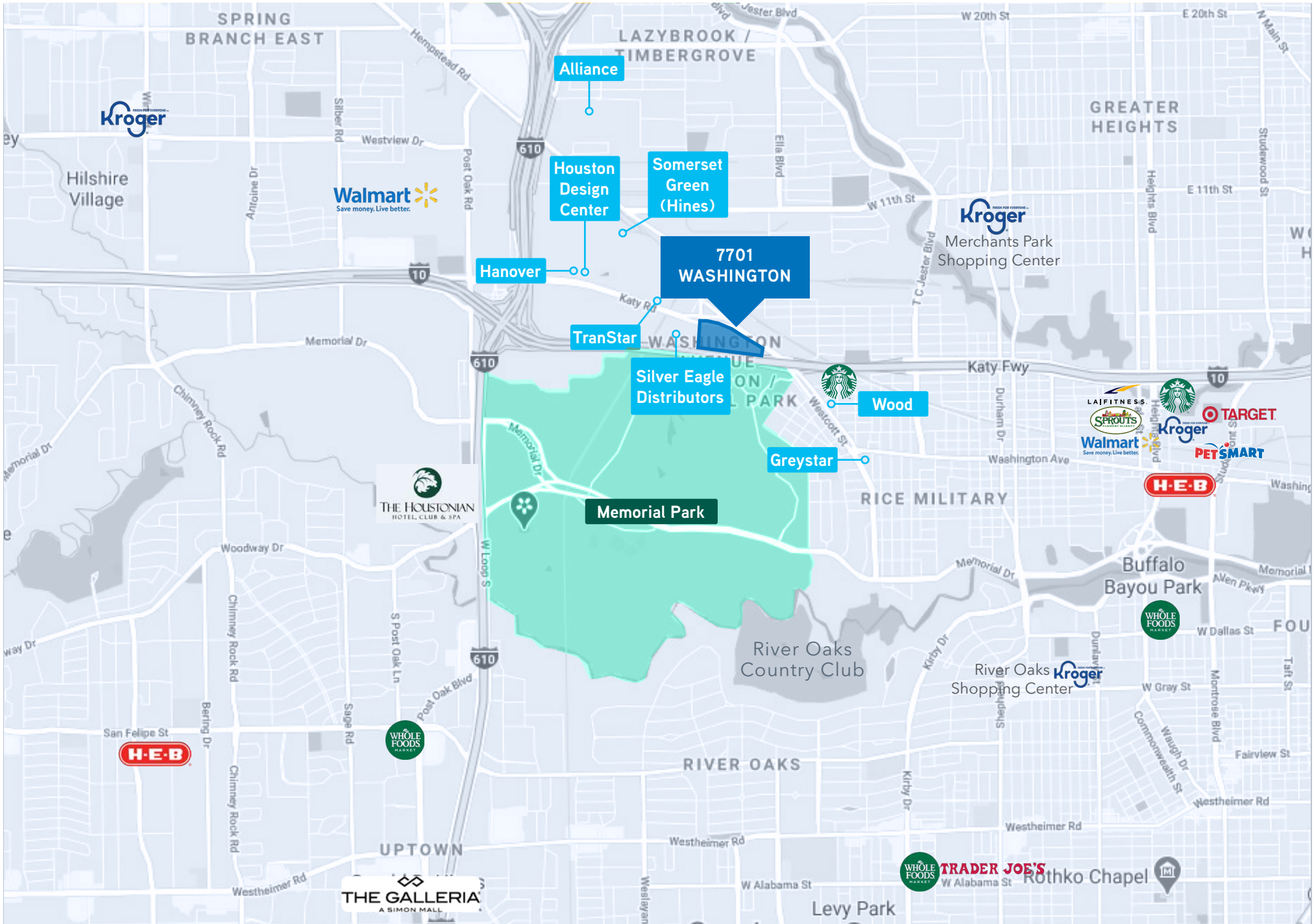
TO TRC COMPANIES, KRE VENTURES, LLC, CRG ACQUISITION, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE SUBSTANTIALLY IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11b, 13, 14, 16, 17, 18 and 19 OF TABLE A THEREOF. THE FIELD WAS COMPLETED ON MARCH 14, 2022.

DATE: MARCH 22, 2022

**DDEI IMINADY**

# 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

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