

An aerial photograph of Houston, Texas, featuring the downtown skyline in the background. A red semi-transparent overlay covers the upper half of the image. A yellow-outlined polygon highlights a specific block in the foreground, situated between Interstate 45 and the downtown area. The text 'THE KIRBY MANSION' is prominently displayed in white over the red overlay.

# THE KIRBY MANSION

FULL CITY BLOCK  
HOUSTON | TEXAS

**PREMIER INNER LOOP REDEVELOPMENT SITE**

[2000 SMITH ST @ GRAY ST](#) | 62,500 SF

FOR INFORMATION: Justin Patchen | 713-222-1400 | [Justin@BuffaloREP.com](mailto:Justin@BuffaloREP.com) | [www.BuffaloREP.com/KirbyMansion](http://www.BuffaloREP.com/KirbyMansion)







## OVERVIEW

The former Kirby Mansion at 2000 Smith Street in Houston Tx presents a prime redevelopment opportunity. This 62,500-square-foot full city block, bordered by Brazos, Pierce, Smith, and Gray Streets, offers a prime opportunity for complete redevelopment or a reimagining of the existing +/-18,000-square-foot English-style manor, which could be restored into a high-end office, hotel, or retail space. The removal and repurposing of the Pierce Elevated with the North Houston Highway Improvement Project will erase and redefine the boundaries of Downtown Houston, creating a vibrant, pedestrian-friendly redevelopment corridor. Situated outside the flood plain, this site offers significant potential for a transformative project.

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## AREA MAP



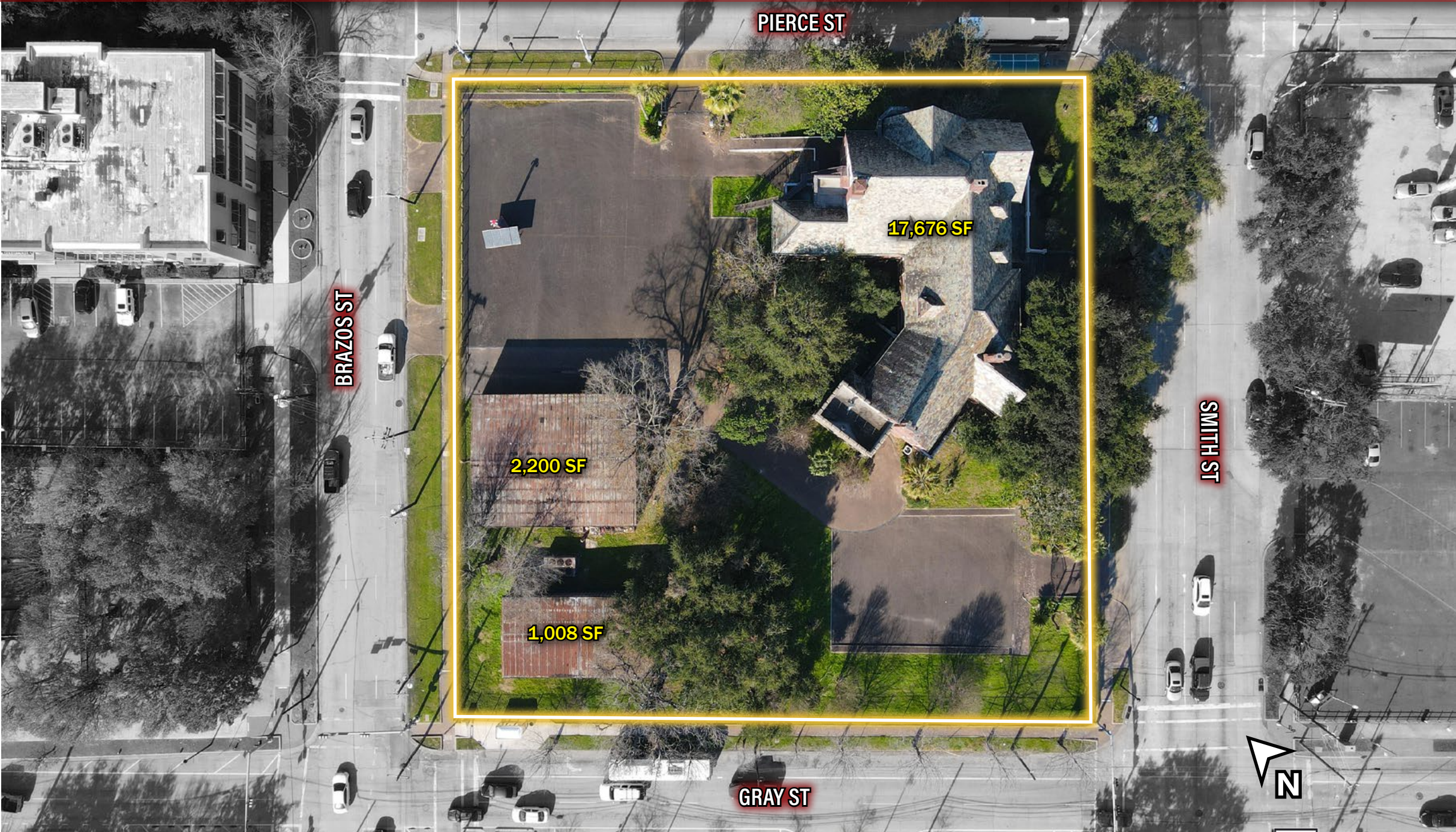
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# KIRBY MANSION BLOCK | 1.43 ACRES | 62,500 SF



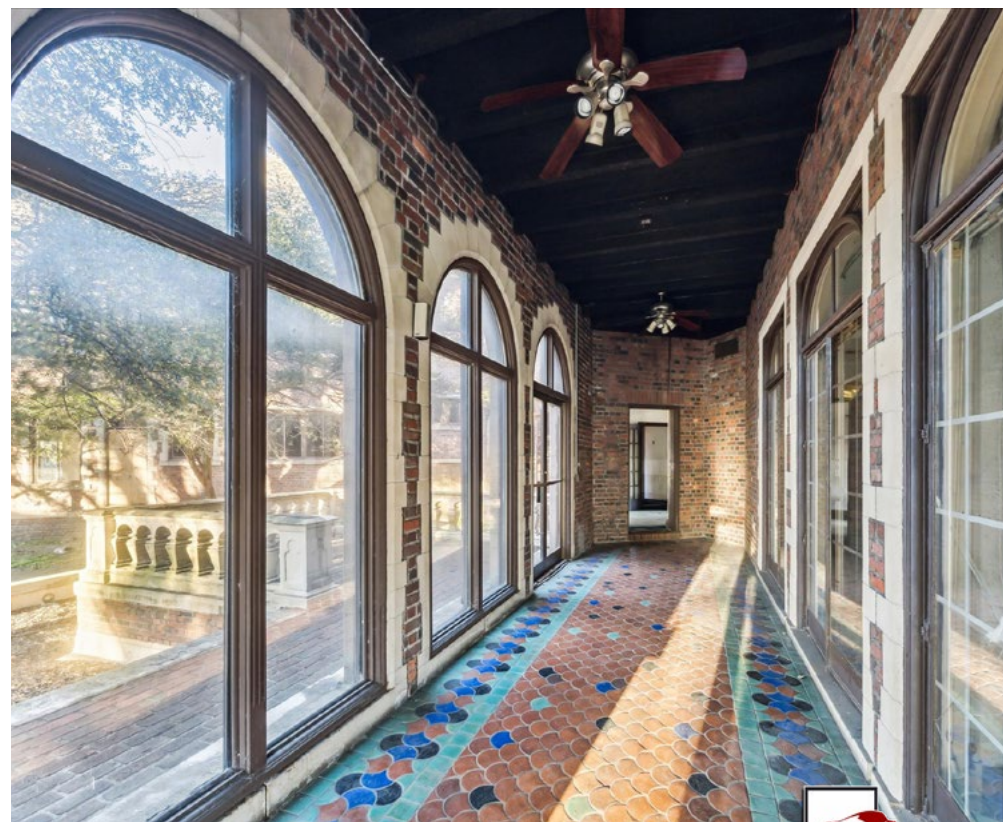
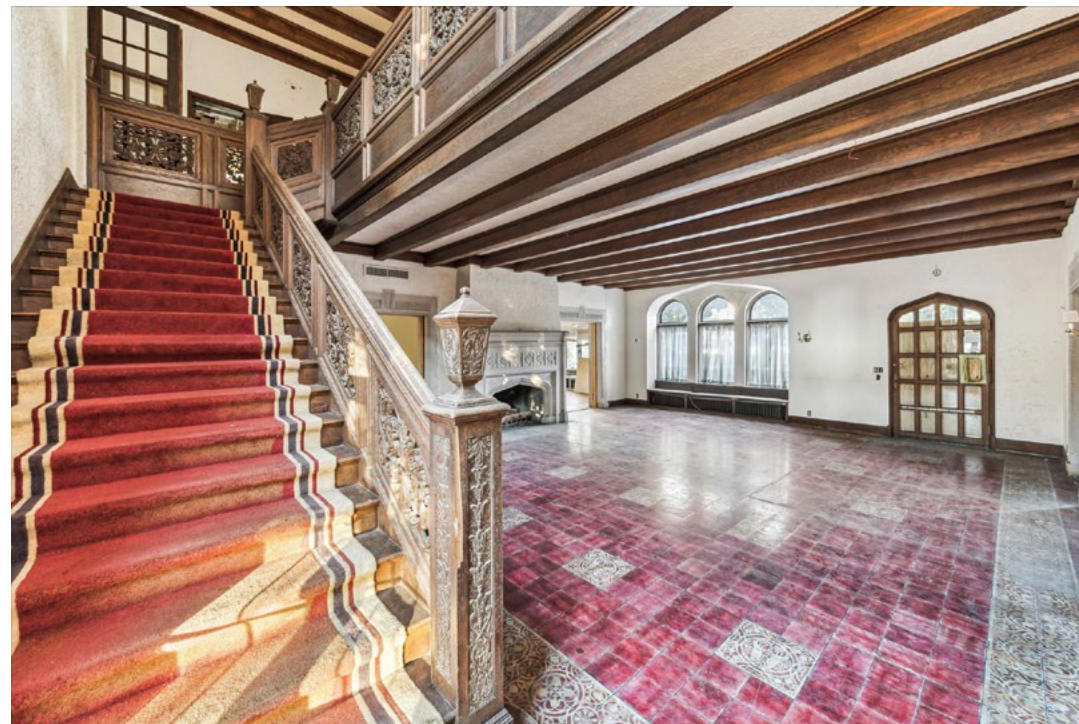
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## PROPERTY PHOTOS



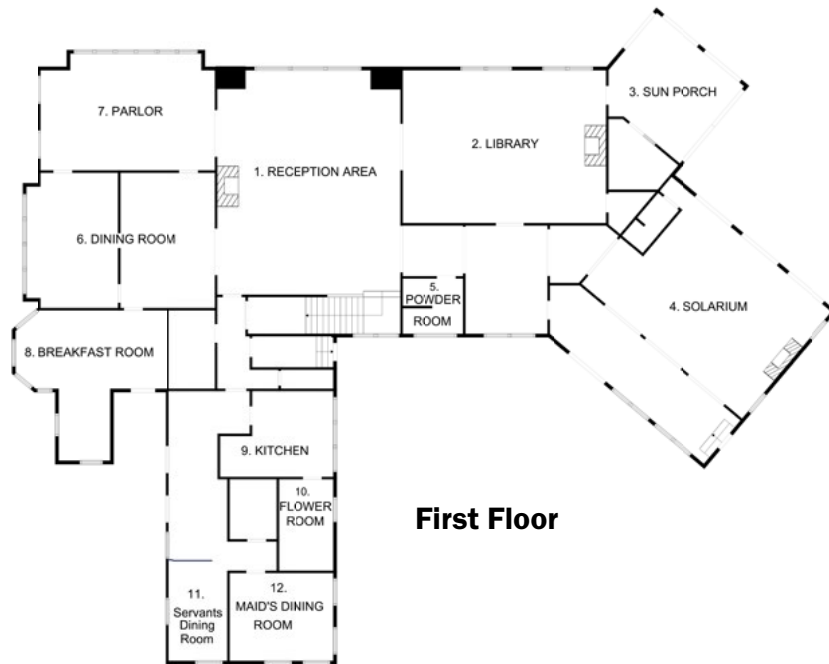
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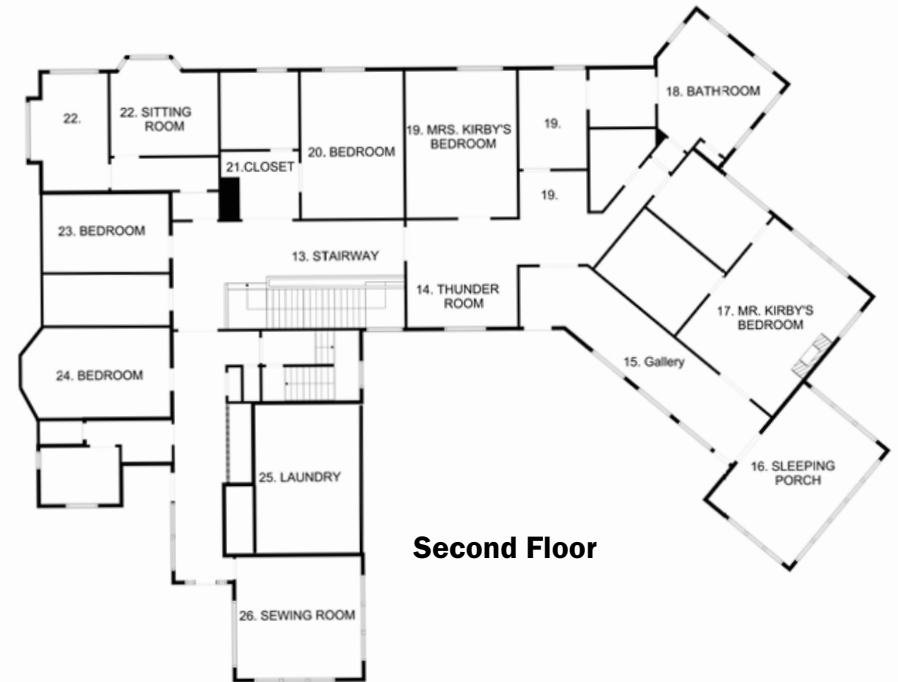




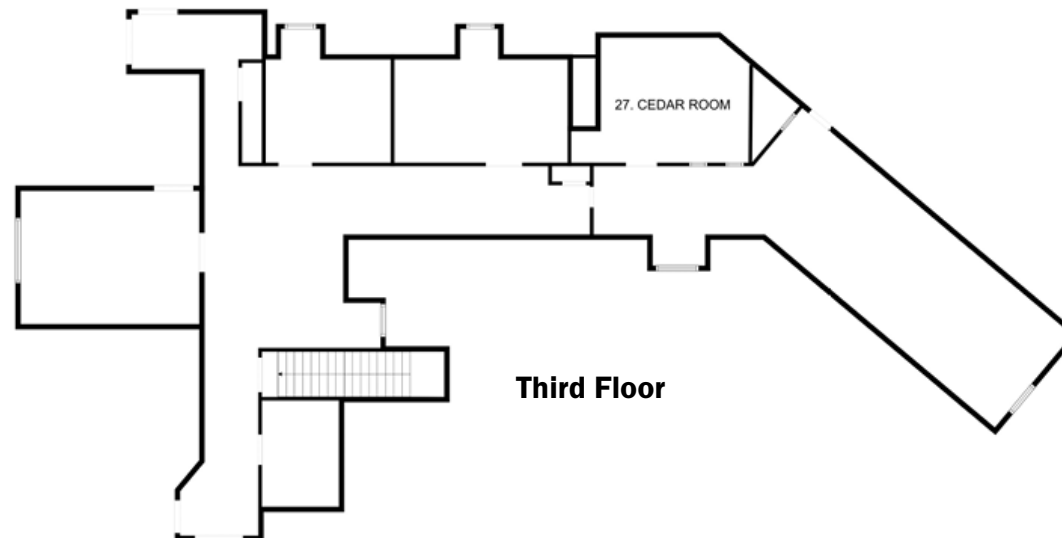
## SITE PLAN



**First Floor**



**Second Floor**



**Third Floor**



## DEMOGRAPHICS

### Estimated Population

1 Mile	27,297
3 Miles	200,692
5 Miles	482,669

### Avg. HH Income

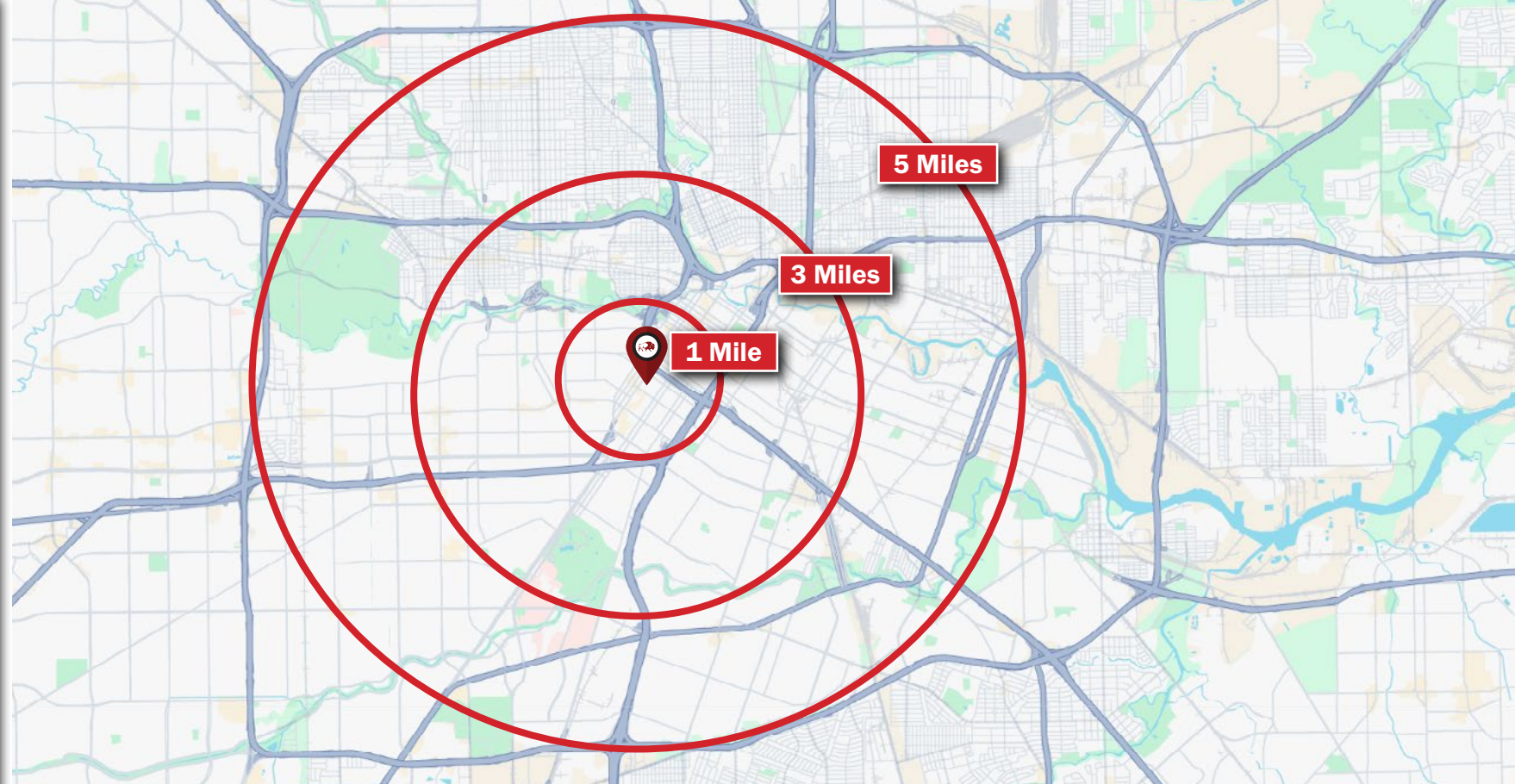
1 Mile	\$101,603
3 Miles	\$115,496
5 Miles	\$109,034

### No. of Households

1 Mile	16,046
3 Miles	91,766
5 Miles	209,970

### Median Age

1 Mile	35.7
3 Miles	34.9
5 Miles	35.5

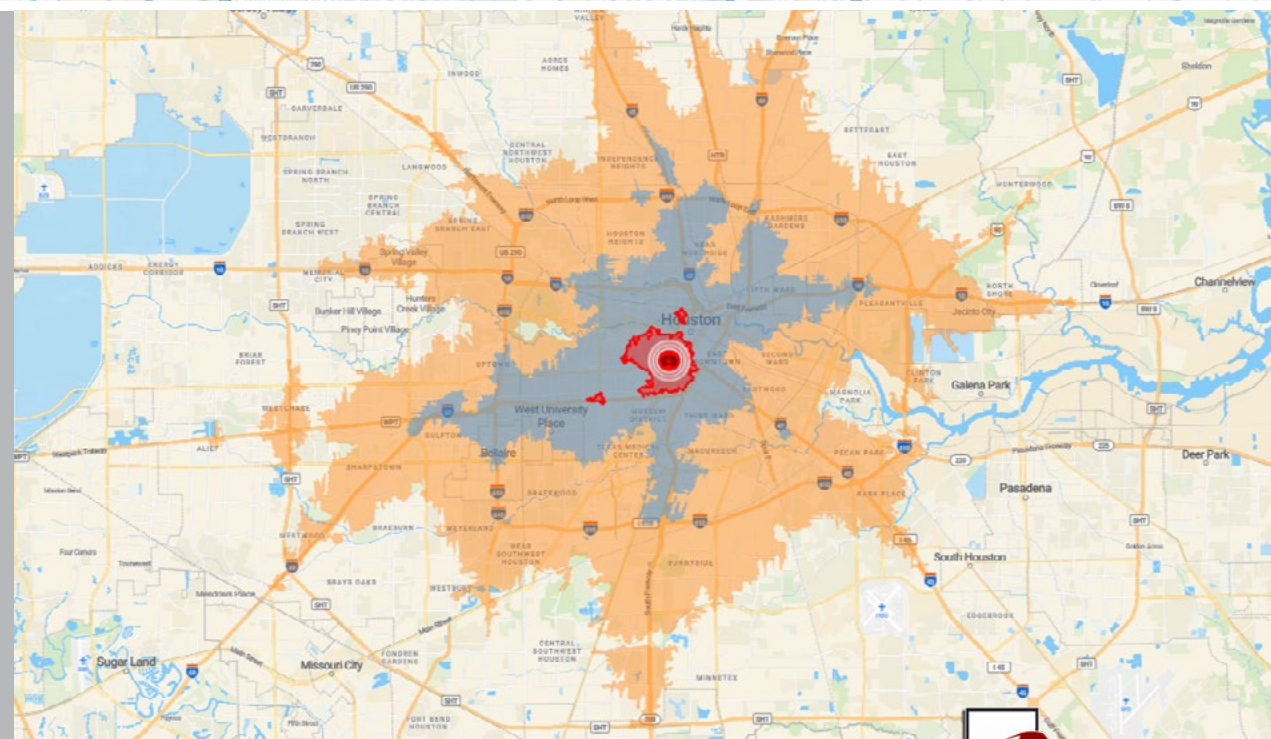


### Drive Times

- 5 Minutes
- 10 Minutes
- 15 Minutes

### Traffic Count (cpd)

Smith St	22,986
Brazos St	11,575







## 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.*

11-03-2025



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Buffalo Real Estate Partners, Inc.	9006586	Justin@buffalorep.com	713-222-1400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Justin Patchen	599417	Justin@buffalorep.com	713-222-1400
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Justin Patchen	599417	Justin@buffalorep.com	713-222-1400
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Justin Patchen	599417	Justin@buffalorep.com	713-222-1400
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

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

IABS 1-2

