

DOWNTOWN



1700 EMANCIPATION | HOUSTON, TX 77003

EXCELLENT LOCATION IN **EADO**



East Downtown (affectionately known as EaDo) is one of Houston's most interesting neighborhoods. EaDo borders downtown Houston and is one of Houston's Most Walkable Neighborhoods, benefiting from dozens of new (highly rated) restaurants, bars, breweries and gyms. In addition, since EaDo is located on Houston's MetroRail, EaDo offers easy access to the Medical Center. EaDo is immediately adjacent to Downtown Houston. The district is also a few minutes from the Texas Medical Center, Houston Ship Channel, and Greenway Plaza.

TRAFFIC COUNTS

Pease St at Emancipation	16,847 VPD
Emancipation at Leeland Ave.	50,418 VPD
Gulf Freeway at I-45 NW	213,633 VPD
I-45 at Emancipation NW	19,768 VPD

LAND AREA: 0.79 ACRES

SALE PRICE: CALL FOR DETAILS

**MINUTES AWAY FROM THE CENTRAL BUSINESS DISTRICT AND DOWNTOWN
ACCESSIBLE FROM MAJOR FREEWAYS**

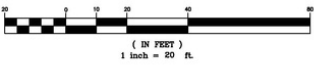
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5959 RICHMOND AVE., SUITE 440
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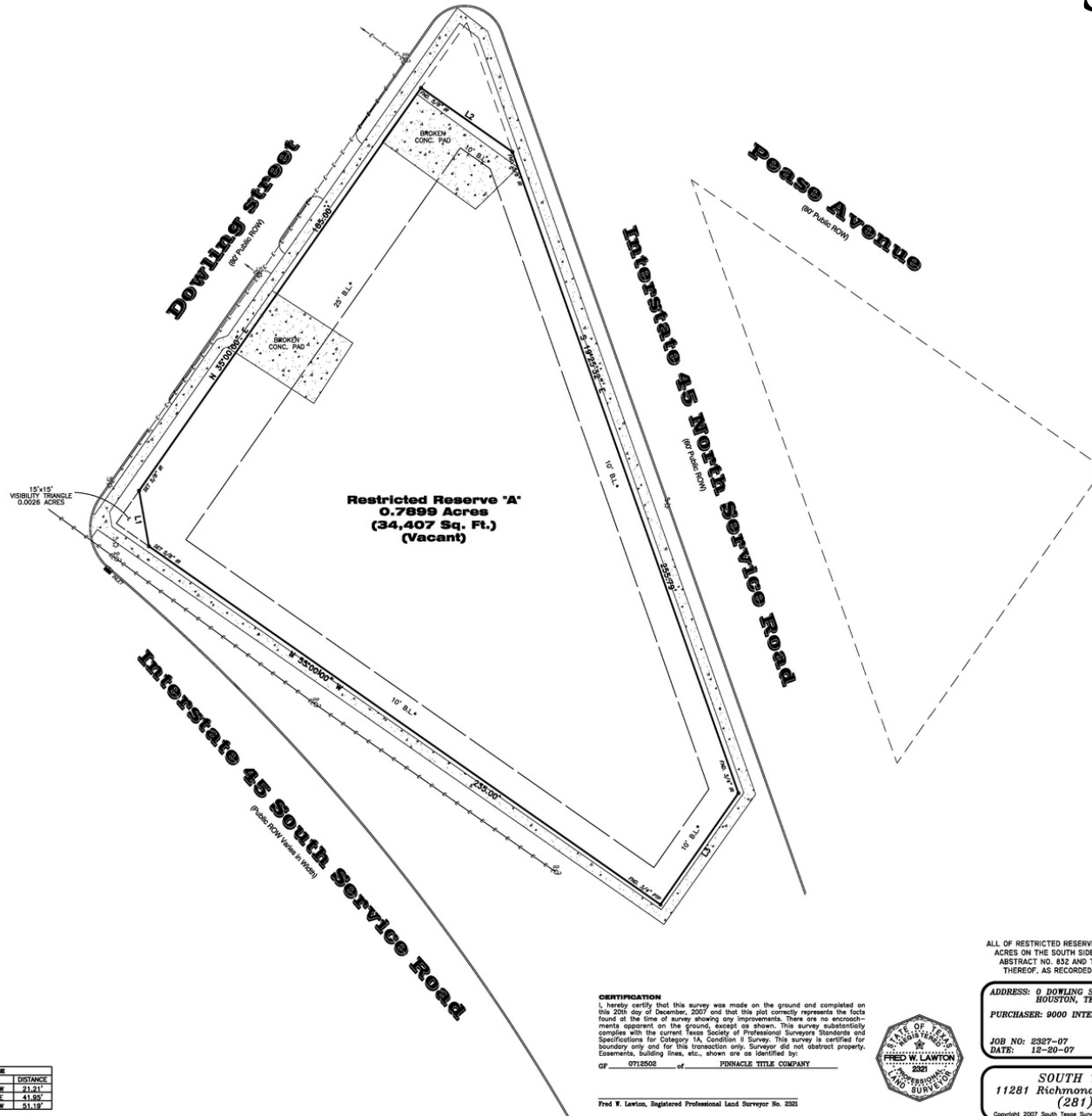
SURVEY

GRAPHIC SCALE



- LEGEND:**
- AC = ACRES
 - A/C = AIR CONDITION
 - AE = AREAL EASEMENT
 - BL = BUILDING LINE
 - BLDG = BUILDING
 - BCB = CATCH BASIN
 - BC = CONCRETE
 - BCABLE = CABLE BOX
 - TELLE = TELEPHONE
 - ESMT = EASEMENT
 - FS = FIRE SIGNAL
 - FD = FIRE HYDRANT
 - FO = FOUND
 - GM = GAS METER
 - H&P = HOUSTON LIGHTING & POWER
 - IP = IRON PIPE
 - IR = IRON ROD
 - OLP = LIGHT POLE
 - HCF = HARRIS COUNTY CLERK'S FILE
 - HCDR = HARRIS COUNTY DEED RECORDS
 - HCMR = HARRIS COUNTY MAP RECORDS
 - MH = MANHOLE
 - PGB = POINT OF BEGINNING
 - POC = POINT OF COMMENCING
 - POPP = POWER POLE
 - PS = PARKING SPACES
 - ROW = RIGHT OF WAY
 - SQ. FT. = SQUARE FEET
 - TEL = TELEPHONE
 - UE = UTILITY EASEMENT
 - WM = WATER METER
 - WV = WATER VALVE
 - WIF = BROUGHT IRON FENCE
 - CLF = CHAIN LINK FENCE
 - C = CONCRETE
 - CC = COVERED CONCRETE
 - OEEL = OVERHEAD ELECTRIC LINES
 - WF = WOOD FENCE
 - NP = NO PARKING
 - GW = GUY WIRE
 - (R) = RECORDED DATA
 - (M) = MEASURED DATA
 - = FILM CODE NO. 489045 HCMR

15'x15'
VISIBILITY TRIANGLE
0.0028 ACRES



Restricted Reserve 'A'
0.7899 Acres
(34,407 Sq. Ft.)
(Vacant)

Dowling Street
(80' Public ROW)

Interstate 45 North Service Road
(80' Public ROW)

Pease Avenue
(80' Public ROW)

Interstate 45 South Service Road
(Public ROW 60' to 80' Wide)

- NOTES:**
1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
 2. SURVEYOR DID NOT ABSTRACT PROPERTY, SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY NO. 0712502 OF PINNACLE TITLE COMPANY.
 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 6. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
 7. SUBJECT TO CITY OF HOUSTON ORD. NO. 85-1878 DESCRIBED IN HCCF NO. N25386.
 8. SUBJECT TO AGREEMENT TO RESTRICT PROPERTY AS RECORDED IN HCCF NO. Y194266.

FLOOD NOTE:

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IT IS IN ZONE "A" ACCORDING TO F.I.R.M. MAP NO. 489045 0805, DATED 8-18-07. BY DRAWING PLATING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

LINE	DIRECTION	DISTANCE
L1	N. 100°00'00" W.	21.21'
L2	S. 33°00'00" E.	41.80'
L3	S. 33°00'00" W.	51.19'

CERTIFICATION

I, hereby certify that this survey was made on the ground and completed on this 20th day of December, 2007 and that this plot correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GP 0712502 of PINNACLE TITLE COMPANY



Fred W. Lawton, Registered Professional Land Surveyor No. 2321

SURVEY OF

ALL OF RESTRICTED RESERVE 'A', IN BLOCK ONE OF FAST TRACK FOOD MART, BEING A SUBDIVISION OF 0.7899 ACRES ON THE SOUTH SIDE OF BUFFALO BAYOU IN HARRIS COUNTY, TEXAS OUT OF THE J. WELLS SURVEY, ABSTRACT NO. 832 AND THE J. HOLMAN SURVEY, ABSTRACT NO. 323, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN FILM CODE NO. 489045 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS: 0 DOWLING STREET HOUSTON, TEXAS 77003		REVISIONS:	
PURCHASER: 9000 INTERESTS, LTD.		NO.	DATE
JOB NO: 2327-07			
DATE: 12-20-07			
SCALE: 1" = 20'			

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
(281) 556-6918 FAX (281) 556-9331

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,865	190,454	480,429
Average Age	41.0	37.6	37.3
Average Age (Male)	42.6	38.2	37.2
Average Age (Female)	38.4	36.9	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,519	79,711	196,795
# of Persons per HH	1.8	2.0	2.3
Average HH Income	\$108,970	\$99,393	\$99,683
Average House Value	\$332,402	\$328,346	\$310,768

* Demographic data derived from 2020 ACS - US Census



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice.

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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.

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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

Greenberg & Company	382141	-	713-778-0900
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Greenberg	236747	david@greenbergcompany.com	713-778-0900
Designated Broker of Firm	License No.	Email	Phone

	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate			

	License No.	Email	Phone
Sales Agent/Associate's Name			

Buyer/Tenant/Seller/Landlord Initials	Date