

± 12,000 sq.ft.
2620 W. Dallas St.
Houston, TX 77019

LAND FOR GROUND LEASE OR BUILD-TO-SUIT

2620 W. Dallas St.
Houston, Texas 77019



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2620 W. Dallas St. – Land for Ground Lease or Build-to-Suit

The property is located on W. Dallas St. west of Montrose Blvd. and east of Waugh Dr. at one of the entrances to American General Center. The approximately 35 acre mixed-use development consists of a five-building campus totaling 2.2 million sq.ft. of Class “A” office space, a Whole Foods Market, and 2900 West Dallas - Finger Companies’ 431 unit luxury apartment project.

Centered in the Montrose, Midtown, Downtown, Heights, Washington corridor, and River Oaks neighborhoods the property is in one of the most affluent and densely populated areas of Houston. Many of Houston’s top rated restaurants and nightlife entertainment options call the area home.

The property is less than a quarter mile south of Allen Parkway (currently undergoing \$11 million in roadway improvements), Memorial Drive and the newly renovated Buffalo Bayou Park. The 160 acre park underwent a \$58 million renovation including updated hike and bike trails, Lost Lake Visitor Center, Johnny Steele Dog Park, Houston Police Officers’ Memorial and Joe Jamail Skatepark. The park has received national acclaim and was ranked the #4 best urban trail in the country by USA Today 10 Best.

The area along the park is quickly becoming one of the premier live-work-play environments in Houston and since 2013 2,139 apartment units have been delivered to the Neartown-Montrose submarket.



Renovated hike and bike trails.



Johnny Steele Dog Park.

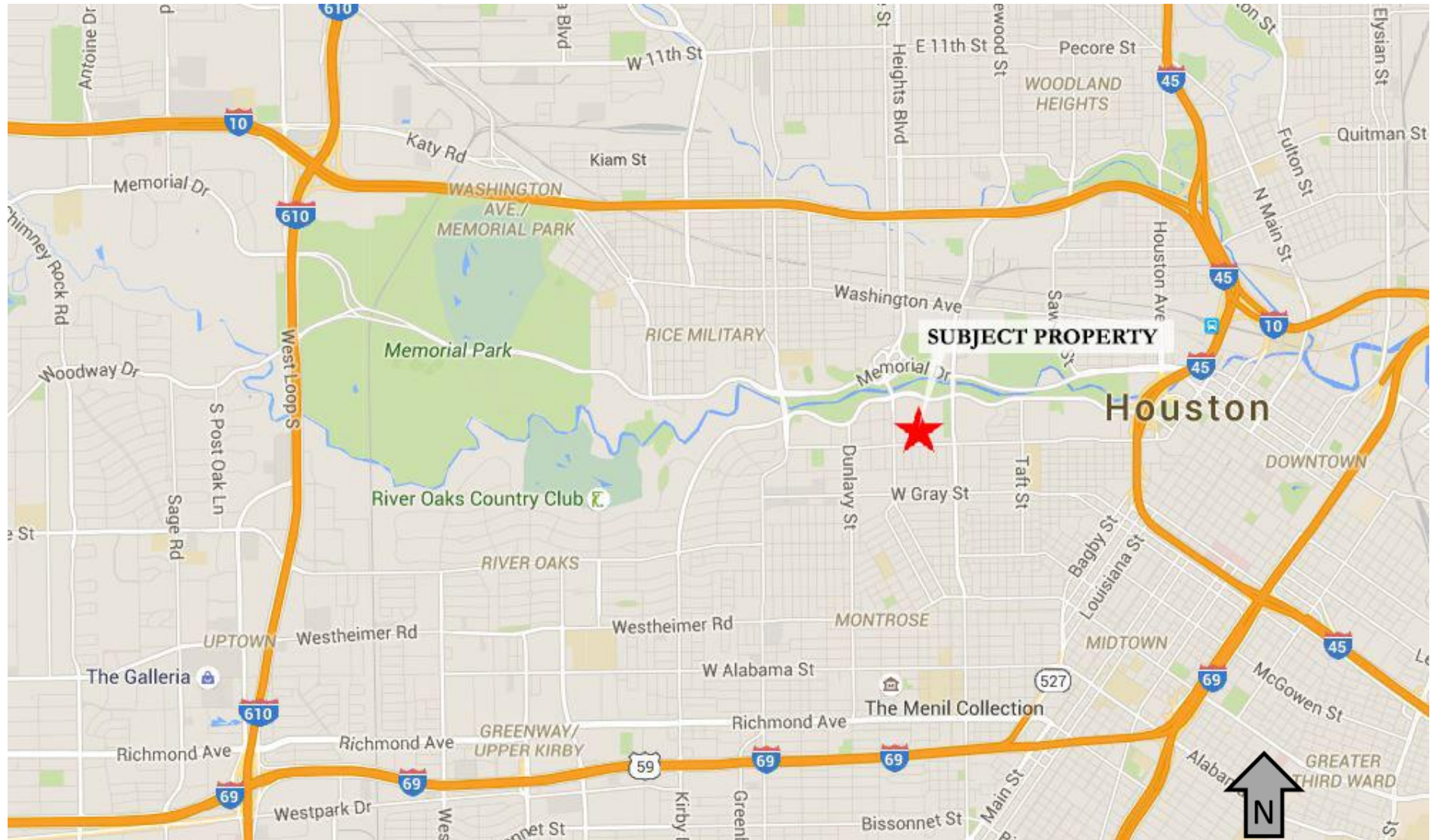
2620 W. Dallas St. – Land for Ground Lease or Build-to-Suit

PROPERTY HIGHLIGHTS

Attribute	Description
Land Area	<ul style="list-style-type: none"> ± 12,000 sq.ft. (60' x 120')
Location	<ul style="list-style-type: none"> Located on W. Dallas St. between Waugh Dr. to the west and Montrose Blvd. to the east Located at one of the entrances to American General Center Located approximately 1.25 miles west of downtown
Accessibility	<ul style="list-style-type: none"> W. Dallas St. and W. Lamar St. access
Visibility	<ul style="list-style-type: none"> Visible from W. Dallas St. Visible from the interior of American General Center and W. Lamar St.
Frontage	<ul style="list-style-type: none"> Approximately 60 feet on W. Dallas St. Approximately 60 feet on W. Lamar Ave.
Utilities	<ul style="list-style-type: none"> Available from City of Houston
Restrictions	<ul style="list-style-type: none"> No zoning or deed restrictions
Floodplain	<ul style="list-style-type: none"> Property is located outside the floodplain according to FEMA Flood Map #48201C0670M (06/9/2014)
Traffic Counts	<ul style="list-style-type: none"> W. Dallas St. & Montrose Blvd. – 21,341 CPD W. Dallas St. & Waugh Dr. – 22,891 CPD
Demographics*	<ul style="list-style-type: none"> 1 mile Population: 28,305 Avg. HH Income: \$98,569 3 mile Population: 180,511 Avg. HH Income: \$90,283

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MAP



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AERIAL



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PROPERTY BOUNDARY



INFORMATION ABOUT BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or

or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K

