



TRANSWESTERN
REAL ESTATE
SERVICES

2ND MAJOR PRICE REDUCTION!!

HOUSTON CBD

BUFFALO BAYOU

**±48,797 SF
@ N. SAN JACINTO
& I-10**

±48,797 SF OF LAND FOR SALE

**DOWNTOWN HOUSTON
DEVELOPMENT SITE**

1140 ROTHWELL ST., HOUSTON, TX 77002

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FOR SALE

TRANSWESTERN REAL ESTATE SERVICES

DOWNTOWN HOUSTON DEVELOPMENT SITE

1140 ROTHWELL ST. HOUSTON, TEXAS 77002

PROPERTY HIGHLIGHTS

48,797 SF OF LAND



- 1.120 AC or 48,797 SF of land, per survey
- Can expand by 38,517 SF for a total of 87,512 SF of land
- 1140 Rothwell is in the 3rd Phase of the North Houston Highway Improvement Project (NHHIP). A \$7 billion TxDOT project to improve mobility from Beltway 8 in North Houston through Downtown.
- Direct access to 1-10 East & West, US 69 North & South, and 1-45 North & South within 1/4 mile
- Ingress and egress from N. San Jacinto, Walnut St., and Rothwell St. (2 curb cuts on each street)
- 2 blocks from University of Houston Downtown
- 2 blocks from Metro Rail Line with service to Medical Center and U of H Main Campus
- Access to Buffalo Bayou Park Hike & Bike
- www.IH45northandmore.com
- [Click to View North Houston Highway Improvement Project](#)

Price to be determined by market

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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HOUSTON CBD

GALLERIA/UPTOWN DISTRICT



BUFFALO BAYOU

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@SAN JACINTO & I-10

AERIAL VIEW

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2ND AERIAL VIEW

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MEDICAL CENTER	6..4 mi.
GALLERIA	9.9 mi.
GEORGE BUSH/IAH AIRPORT	18.3 mi.
HOBBY AIRPORT	11.3 mi.
PORT OF HOUSTON	9.2 mi.

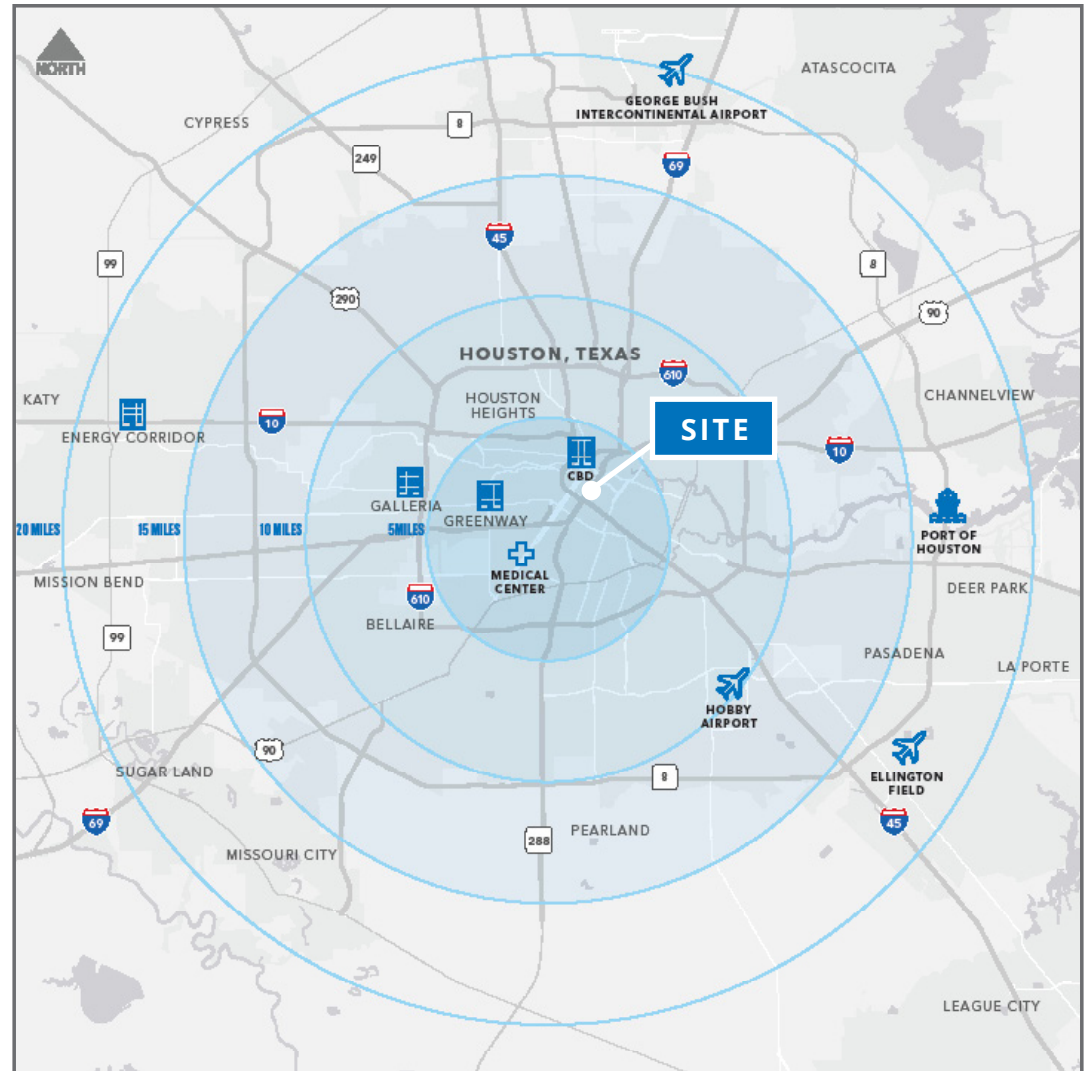
	1-Mile	3-Mile	5-Mile
2020 TOTAL POPULATION	27,651	181,710	430,935
2020 MEDIAN HOUSEHOLD INCOME	\$56,095	\$59,857	\$60,546
2025 TOTAL POPULATION	30,495	202,127	478,173

Source: CoStar



TRAFFIC COUNTS

I-10	144,900 CPD
Rothwell St.	2,759 CPD



FOR SALE

TRANSWESTERN REAL ESTATE SERVICES

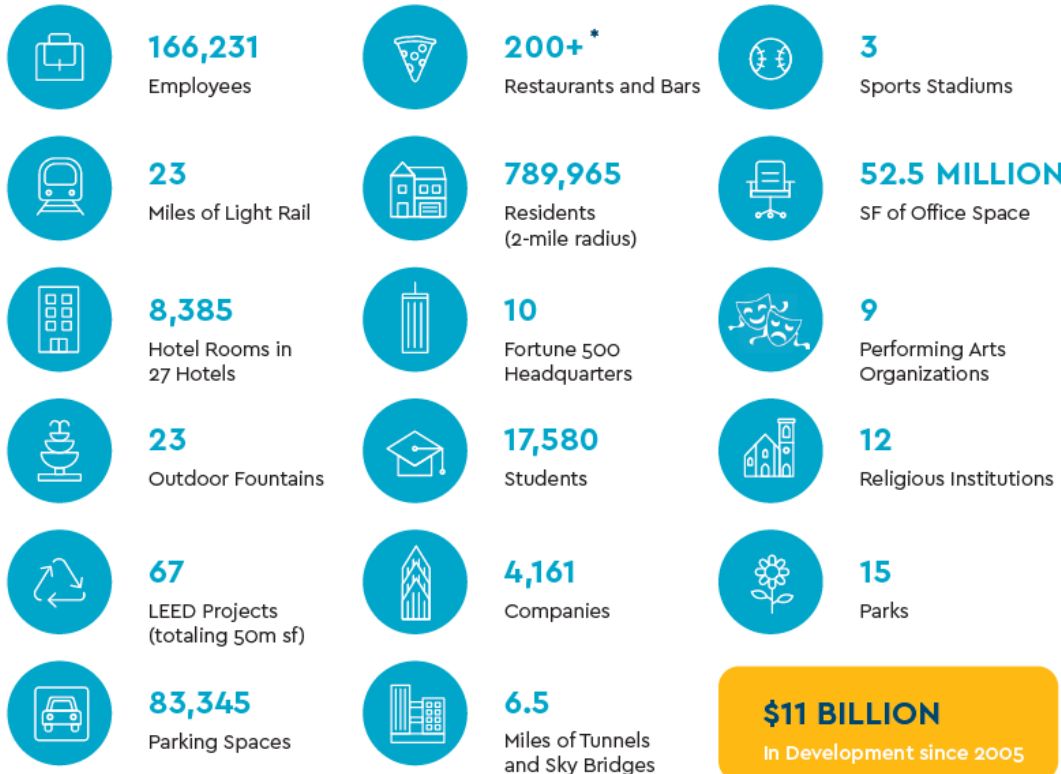
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WHY DOWNTOWN?

DOWNTOWN by the numbers

March 2021



[Click to Visit
centralhouston.org](http://centralhouston.org)



Hi-Tech Innovation Hub

Downtown offers more than a half-million square feet of coworking, startup accelerator and incubator space, making it Houston's largest concentration in a single submarket. The center of gravity for technology and entrepreneurship in the northern node of the Houston Innovation Corridor is the 17,000 square foot Downtown Launchpad, located at Amegy on Main. Anchored by nationally recognized startup accelerators MassChallenge, gener8tor and globally recognized incubator, Impact Hub, it enables startups and entrepreneurs to move seamlessly through the stages of startup production, all in one space.



Food, Recreation & Livability

Downtown provides its more than 10,000 residents plenty of living options, from high-rise luxury properties to historic lofts. In addition, Downtown workers, visitors and residents have more than 200 restaurants and bars to choose from with recreational options including three professional sports venues, acres of park and green space, jogging trails, dedicated bike lanes and bike rental services and 13,000 Theater District seats drawing more than 10 million visitors annually. Downtown is also Houston's largest hospitality and entertainment district with more than 8,300 rooms throughout 28 properties.



Prime Office Location

With more than 50 million square feet of office space, Downtown is Houston's largest premier office submarket and outsizes the entire metro markets of Charlotte, NC, Portland, OR and Nashville, TN. Downtown employers seeking quality work environments to attract and retain top talent have access to prime buildings and amenities. For example, during the last five years 22 Downtown buildings containing more than 19 million square feet have been renovated and three new state-of-the-art towers have attained Platinum LEED status including Houston-based Hines' Texas Tower, containing 1.1 million square feet, expected to be completed in the year ahead.



Quality Talent & Workforce

Downtown draws from Houston's highly skilled labor market, with a concentration in energy, finance, law and professional services employers. With more than 166,000 full-time employees, more than half of Downtown's workforce holds a bachelor's degree or higher. From the Fortune 500 - 20 Fortune 500 call Downtown home and ten make it their global headquarters - to mid- and small-sized companies, the heart of Houston offers the workforce advantages to make employers thrive.

*Many restaurants and bars are currently closed due to COVID-19 and associated restrictions.

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1140 ROTHWELL ST. HOUSTON, TEXAS 77002

APN: 0301030000001





TRANSWESTERN PROPERTY COMPANY SW GP, L.L.C.

**SALE/LEASE AMERICANS WITH DISABILITIES ACT,
HAZARDOUS MATERIALS AND TAX DISCLOSURE**

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals (including lead based paint), minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

Sale, lease and other transactions can have local, state and federal tax consequences for the seller/lessor and or buyer/tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sales price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Real estate brokers are not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

SELLER

By: _____
Title: _____
Co. Name: _____
Date: _____

PURCHASER

By: _____
Title: _____
Co. Name: _____
Date: _____



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.

2-10-2025



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.

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. **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.

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 ESTABLISH:

- 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.

Transwestern Property Company

<u>SW, GP, LLC d/b/a Transwestern</u>	<u>466196</u>	<u>steve.ash@transwestern.com</u>	<u>713-270-7700</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Stephen C. Ash</u>	<u>392519</u>	<u>steve.ash@transwestern.com</u>	<u>713-270-7700</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Carlos P. Bujosa</u>	<u>279938</u>	<u>carlos.bujosa@transwestern.com</u>	<u>713-272-1289</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>A. David Schwarz III, SIOR</u>	<u>156675</u>	<u>david.schwarz@transwestern.com</u>	<u>713-270-3371</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date