

PREMIER REDEVELOPMENT OPPORTUNITY

2817 West Dallas Street, Houston, TX 77019

CBD

2817 W Dallas
±2.57 Acres

Eberhard St

W Dallas St

La Rue St

CALL BROKER
FOR PRICING

Transwestern is pleased to offer ±2.57 acres of infill land on West Dallas Street ideal for redevelopment in Houston, TX

JEFF G. PEDEN, SIOR
713 231 1640
jeff.peden@transwestern.com

SCOTT E. MILLER
713 231 1637
scott.miller@transwestern.com

1900 West Loop S, Suite 1300
Houston, TX 77056
Main 713 270 7700
transwestern.com

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TRANSWESTERN REAL ESTATE SERVICES

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PREMIER REDEVELOPMENT OPPORTUNITY

2817 West Dallas Street, Houston, TX 77019

Texas Medical
Center

Greenway
Plaza

Waugh Dr

W Clay St

CVS/pharmacy

WHOLE
FOODS
MARKET

2817 W Dallas
±2.57 Acres

W Dallas St

Alley way



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NOTABLE AREA AMENITIES

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BUFFALO BAYOU PARK

Buffalo Bayou has been a focal point in Houston's history since the Allen brothers founded the city in 1836. Today, the bayou is once again the centerpiece of its development. Since issuing the 20-year master plan, Buffalo Bayou and Beyond in 2002, Buffalo Bayou Partnership (BBP) has been committed to creating a regional amenity that offers opportunities for recreation, entertainment and livability.

The recently completed Buffalo Bayou Park offers 160 acres of beautiful scenery and skyline views, artwork, a nature play area, the "go-to" dog park in the city and gathering places for visitors to enjoy outdoor activities as well as artistic performances. Stretching from Shepherd Drive to Sabine Street between Allen Parkway and Memorial Drive, it is one of the country's great urban parks.



Photos by Jonnu Singleton Courtesy of Buffalo Bayou Partnership

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HISTORIC LOCATION

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NINO'S, VINCENT'S & GRAPPINO'S DI NINO

For over 43 years, the Mandola family has owned and operated Nino's, Vincent's and Grappino di Nino, at this location which have become landmarks for the City of Houston. Located on West Dallas Street between Waugh Drive and Montrose Boulevard, the property features these Tuscan inspired restaurants that are now prime for redevelopment. This unique opportunity to develop on approximately 2.57 acres of land in the inner loop is close to many of Houston's most popular destinations which include Buffalo Bayou Park, River Oaks Shopping Center and Memorial Park to name a few.



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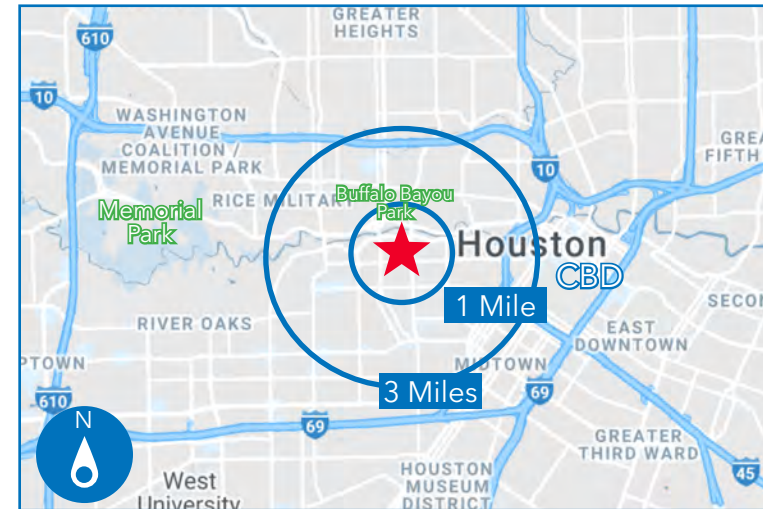
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AREA DEMOGRAPHICS

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AREA DEMOGRAPHICS

2020 Demographics

	1 Mile	3 Miles
Population	32,033	209,321
AVG. HH Income	\$144,122	\$133,691
Median Age	34.9	36.6
# of Employees	25,328	310,993

DISTANCE TO MAJOR DESTINATIONS

Approximately 1 mile to River Oaks Shopping Center
Approximately 3 miles to Memorial Park
Approximately 3 miles to Downtown
Approximately 4.5 miles to Texas Medical Center
Approximately 5.5 miles to The Galleria

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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.

11-2-2015



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.

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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date