

FOR SALE ± 7.6991 Acres and ±2.824

7701 WASHINGTON AVE HOUSTON, TX 77007

BROKERAGE TEAM

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PROPERTY HIGHLIGHTS

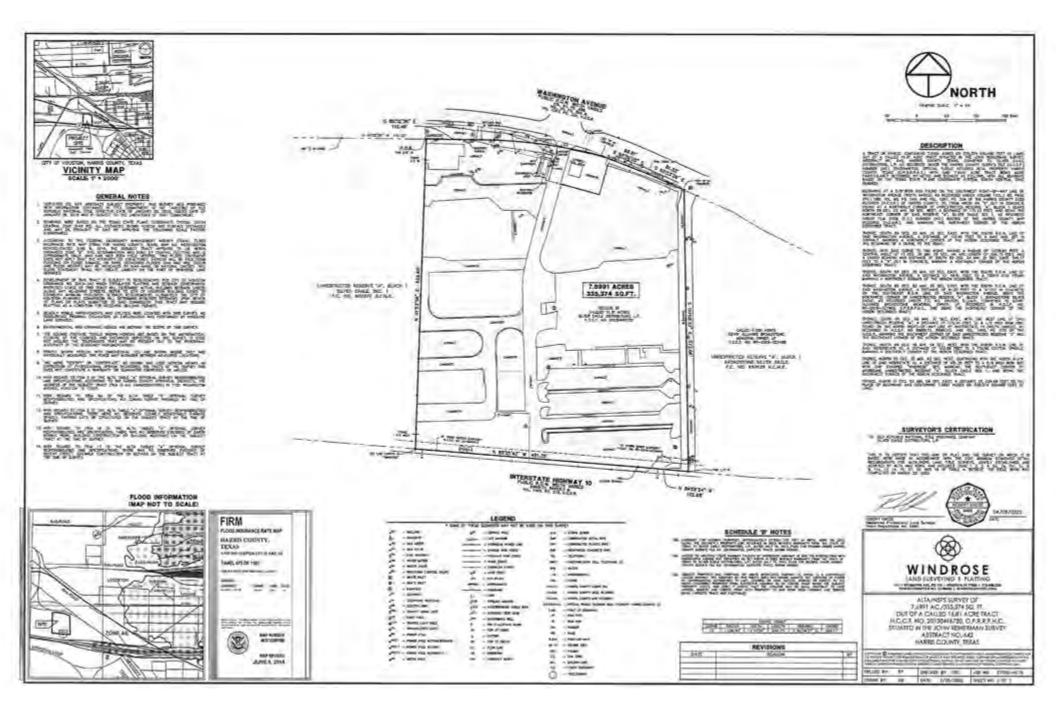


HIGHLIGHTS:

- Tract 1: ±7.6991 acres (±335,374 SF)
- Tract 2: ±2.824 acres (±123,008 SF)
- Premier inner loop land
- Ideal for hotel, retail, medical, or office building
- Located north of Interstate 10 West (IH-10) along Washington Ave
- Directly across from Memorial Park
- Minutes from the 610 Loop and US 290
- Close proximity to many amenities



PROPERTY SURVEY TRACT 1

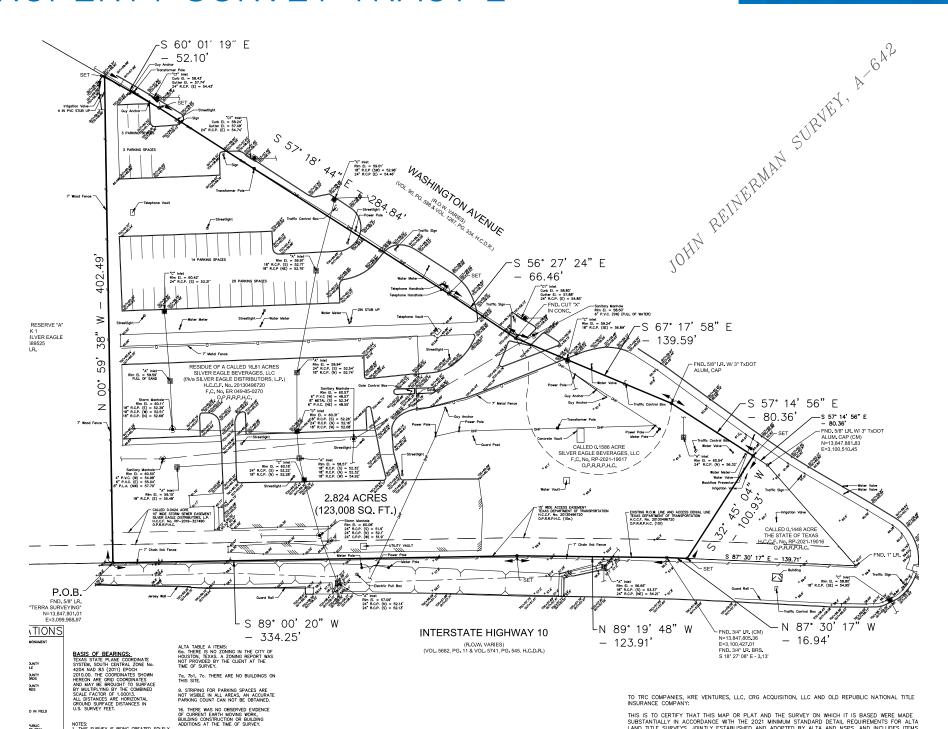


PROPERTY SURVEY TRACT 2

NOTES:

1. THIS SURVEY IS BEING CREATED SOLELY FOR THE PARTIES HEREIN STATED; NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS TRANSACTION.

17. THERE WAS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION, OR REPAIRS AT THE TIME OF SURVEY.

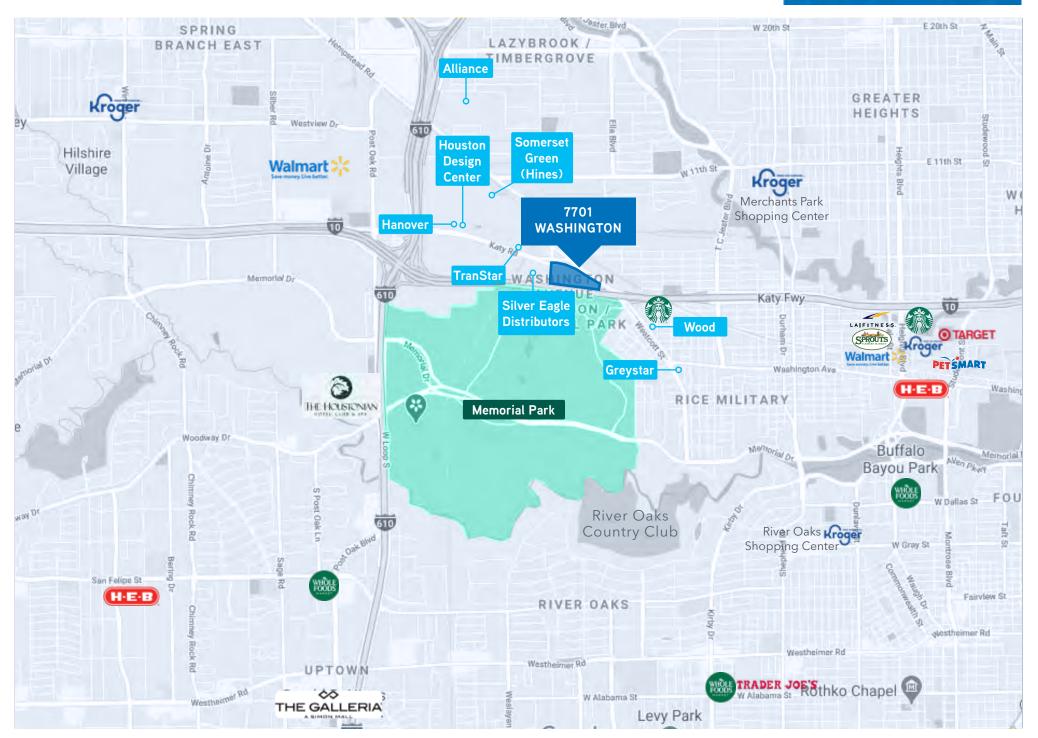


THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE SUBSTANTIALLY IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALL ALAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11b, 13, 14, 16, 17, 18 and 19 OF TABLE A THEREOF. THE FIELD WAS COMPLETED ON MARCH 14, 2022.

DATE: MARCH 22, 2022

AMENITIES AND DEVELOPMENTS





OUTSTANDING LOCATION MEMORIAL PARK

URBAN WILDERNESS

ADVENTURE AWAITS









DIRECT ACCESS TO MEMORIAL PARK

Lush green views of the 1,500 acre park.

10 YEAR MASTER PLAN







Ecological Restoration and Improvement Project

Reconnecting Memorial Park to its legacy heritage and wilderness.



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Photos and Renderings Courtesy of Memorial Park Conservancy