



TRANSWESTERN

2.1 ACRES 5850 SAN FELIPE at AUGUSTA

Outstanding Infill Redevelopment Opportunity

Bering

San Felipe

Augusta

5850 San Felipe

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2.10 ACRES - 5850 SAN FELIPE

PRIME INFILL DEVELOPMENT SITE NEAR TANGLEWOOD/GALLERIA



CLICK TO PLAY DRONE VIDEO

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PRIME INFILL DEVELOPMENT SITE NEAR TANGLEWOOD/GALLERIA

PROPERTY HIGHLIGHTS

- Northwest Corner of San Felipe and Augusta Drive
- 2.1 Acres
- 119,168 SF Class B Office Building and Garage 3.20/Parking Spaces per 1,000 SF
- Near Tanglewood, Briargrove and Memorial, some of Houston's Most affluent neighborhoods
- Convenient Access to 610 & I-10
- 2 Miles to The Galleria
- Memorial Park, River Oaks, Upper Kirby, The Heights, Washington Corridor, Rice Village and Memorial City are within 5 miles of the property
- CALL BROKER FOR PRICING



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AREA DEMOGRAPHICS AREA DEMOGRAPHICS

GALLERIA	2 MILES
HOBBY AIRPORT	18 MILES
MEDICAL CENTER	10.5 MILES
DOWNTOWN HOUSTON	11 MILES
GEORGE BUSH/IAH AIRPORT	30 MILES



POPULATION

1 Mile	3 Miles	5 Miles
24,243	184,409	219,214



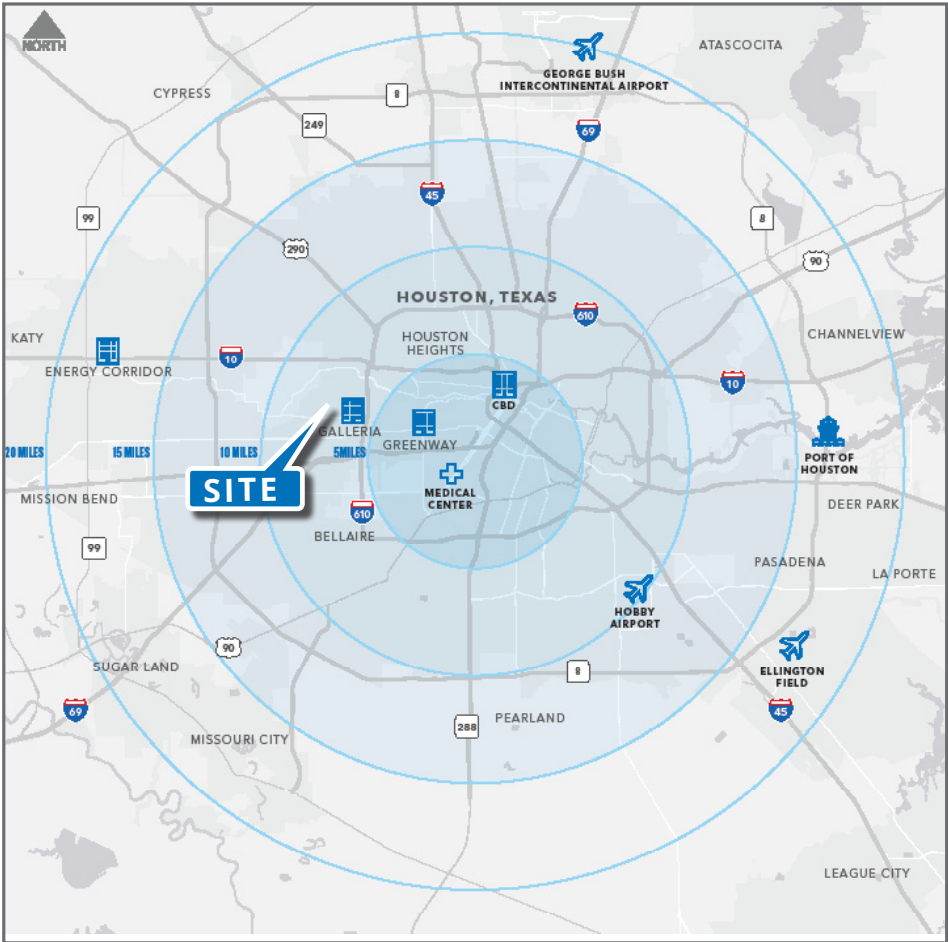
AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$89,817	\$68,126	\$110,770



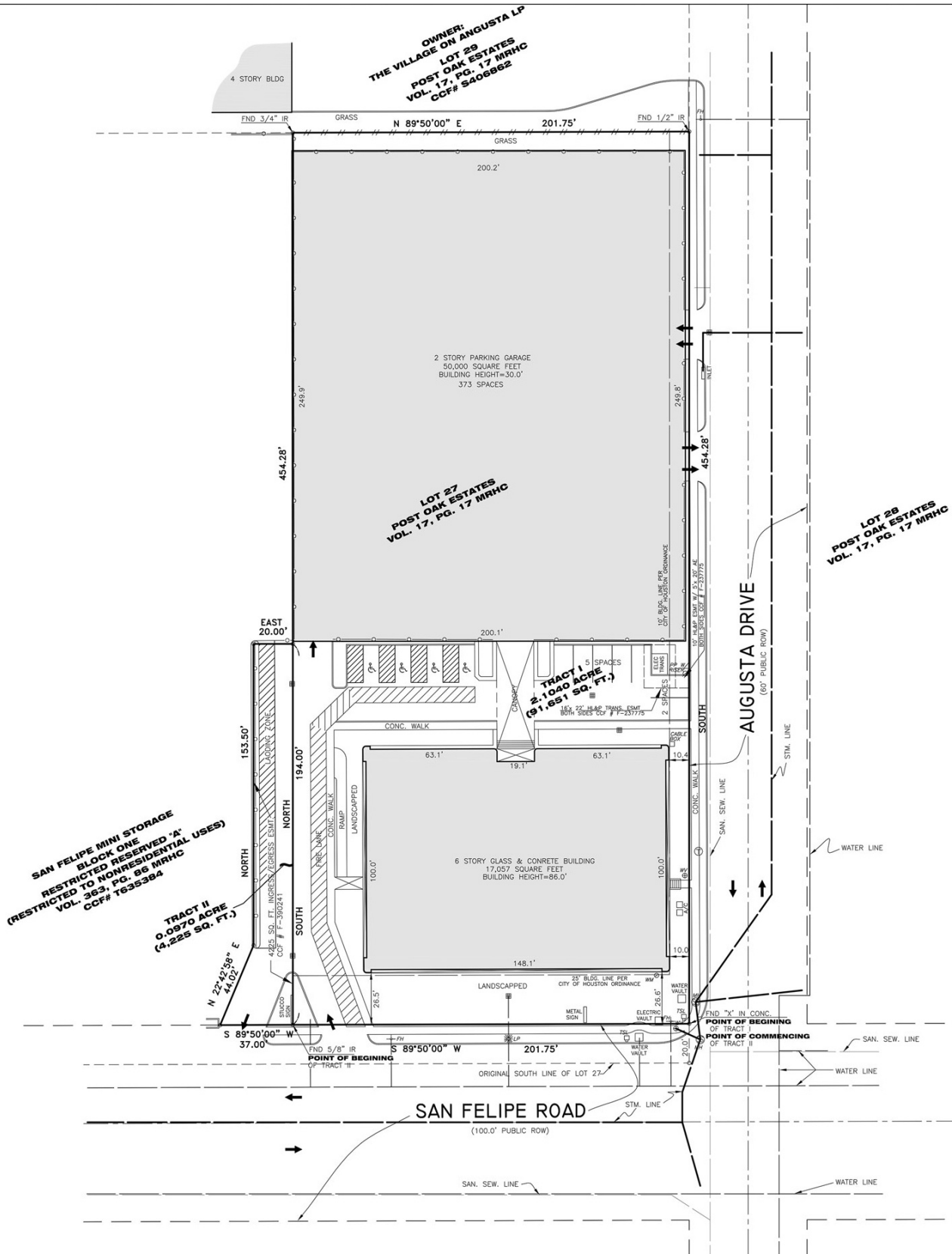
TRAFFIC COUNTS

San Felipe	46,515 CPD
Augusta Dr. W.	33,548 CPD



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SURVEY



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GALLERIA | MAJOR AREAS OF DEVELOPMENT | CLASS A MULTIFAMILY MARKET

Class A Multifamily Market (Boundaries: Memorial/W. Loop/Westheimer/Voss)						
Class "A" Projects	# of Units	Avg Unit Size (sf)	Price \$/mo	Effective Rate /sf/mo	Current Occup.	Year of Completion
1900 Yorktown	262	1,093	2354	2.15	95.00%	2015
2626 Fountain View	281	828	1,524	1.84	97.00%	2015
7 Riverway	175	1,512	3,181	2.1	96.00%	2006
Alister Galleria	200	903	1,463	1.62	97.00%	1991
AMLI Uptown	238	1,015	1,773	1.75	94.00%	2013
Aspire Post Oak	380	1,210	4,614	3.44	-	2021
Astor Tanglewood	238	863	1,579	1.83	95.00%	2014
Augusta, The	312	926	1,408	1.52	95.00%	2004
Camden Post Oak	356	1,200	2,456	2.05	96.00%	2003
Caroline On Voss	307	890	1,469	1.65	93.00%	2009
Deerwood	186	1,124	1,736	1.54	98.00%	1992
Dominion Post Oak	230	1,137	2,468	2.17	96.00%	2005
Forum On San Felipe	359	909	1,532	1.69	91.00%	2008
Gables 6464 San Felipe	163	1,029	1,527	1.48	94.00%	2007
Gables Tanglewood	327	911	1,704	1.87	93.00%	2013
Hanover BLVD Place	278	1,244	3,412	2.74	95.00%	2019
Hanover Post Oak	355	1,060	2,624	2.48	95.00%	2014
Hayworth, The	245	1,431	2,537	1.77	94.00%	2017
High Point Uptown	273	929	1,656	1.78	92.00%	2017
I M T Uptown Post Oak	392	967	1,536	1.59	96.00%	2008
M5250	300	932	1,873	2.01	94.00%	2013
Marquis Tanglewood	162	1,029	1,584	1.54	96.00%	1994
Miramar Townhomes	48	1,807	2,309	1.28	96.00%	1992
Montecito	299	1,040	1,556	1.5	90.00%	1997
Montierra	346	1,104	1,715	1.55	94.00%	2003
Phoenician	264	1,189	1,687	1.42	92.00%	1993
Post Oak At Woodway	216	1,270	2,180	1.72	91.00%	1997
Tate Tanglewood	431	850	1,432	1.68	87.00%	2015
Tuscany	185	847	1,422	1.68	99.00%	1995
Tuscany Court	178	826	1405	1.7	98.00%	2002
Tuscany Gate	102	769	1338	1.74	96.00%	1996
Tuscany Lane	102	698	1183	1.69	99.00%	1999
Tuscany Oaks	102	722	1210	1.68	99.00%	1998
Tuscany Park	58	738	1307	1.77	98.00%	1999
Tuscany Row	32	1724	2510	1.46	94.00%	2000
Tuscany Villas	42	1724	2400	1.39	88.00%	1999
Tuscany Walk	161	903	1592	1.76	79.00%	2017
Woodway Square	507	963	1435	1.49	96.00%	1992
Averages/Totals	9,092	1,061	\$1,913	\$1.79	94.27%	2005

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GALLERIA | MAJOR AREAS OF DEVELOPMENT | SENIOR LIVING FACILITIES & MAJOR GROCERY STORES

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Senior Living Market(Boundaries: Memorial/W. Loop/Westheimer/Voss)			
Name	Type	Number of Units	Built
The Village of Tanglewood	Independent	188	2006
The Vosswood Nursing Center	Skilled Nursing, Rehabilitation	166	1987
The Tradition- Woodway	Independent, Assisted Living, Memory Care	314	2018
Anthology of Tanglewood	Independent, Active Adult 55+, Assited, Memory Care	240	2016
The Farrington at Tanglewood	Assisted Living, Memory Care	140	1998
Belmont Village Hunters Creek	Assisted Living, Memory Care	149	2013
The Hallmark	Independent, Assited Living, Memory Care, Skilled Nursing	188	1972
Averages/Totals		1,385	2001
<i>*Proposed</i>			
The Hallmark- Uptown Oaks	Independent	133	2022

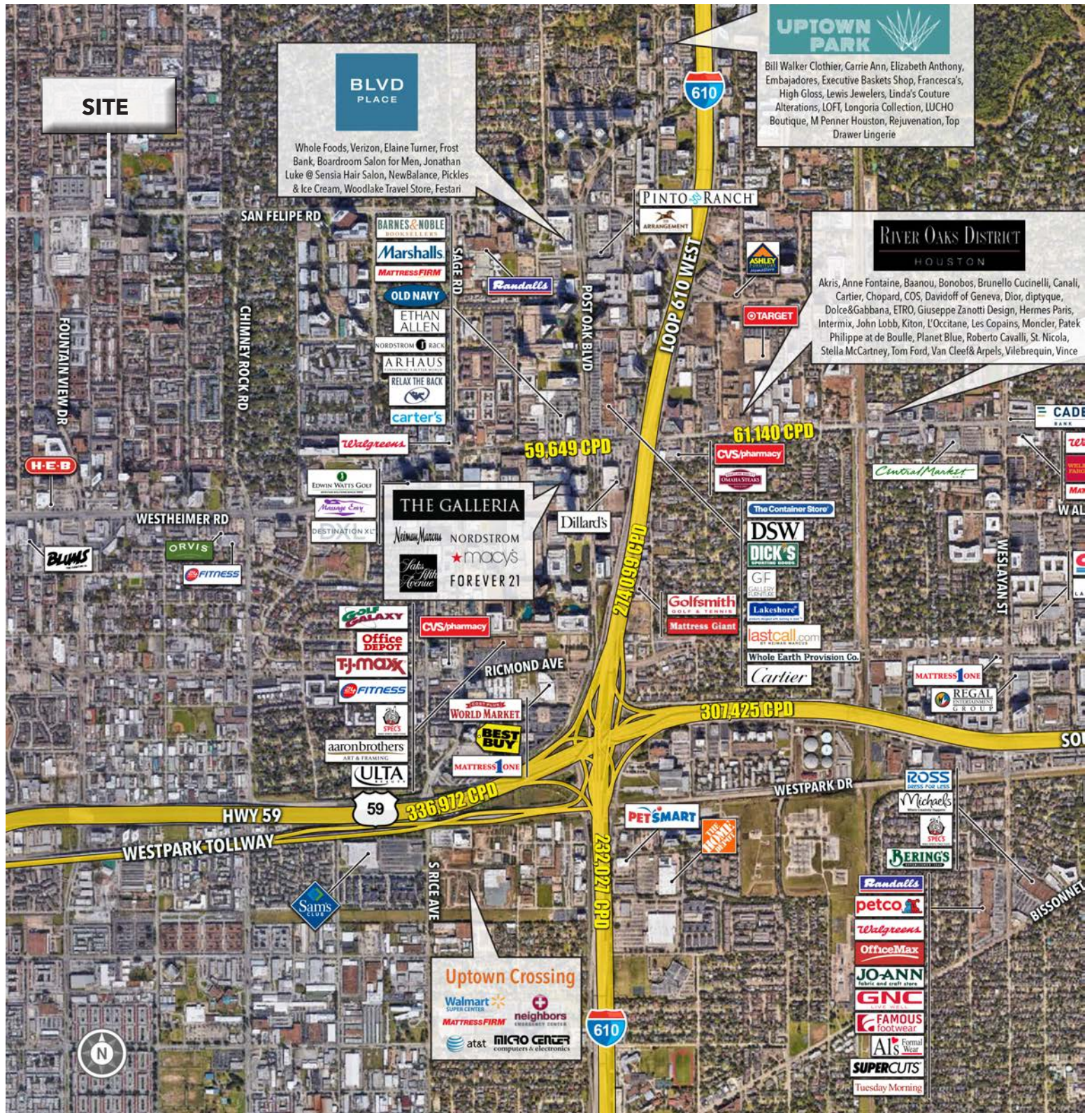
Major Grocery Stores		
Store Name	Distance	Time
H.E.B. - San Felipe	0.3 mi	6 mins
Whole Foods Market - Post Oak	1.4 mi	7 mins
Whole Foods Market - Voss	1.3 mi	5 mins
Kroger- Voss	1.2 mi	5 mins
Trader Joes- Voss	1.2 mi	5 mins
Rice Epicurean Markets- Fountain View	0.6 mi	6 mins

*Data Source: Apartment Data Services

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GALLERIA | UPTOWN TRADE AREA MAP



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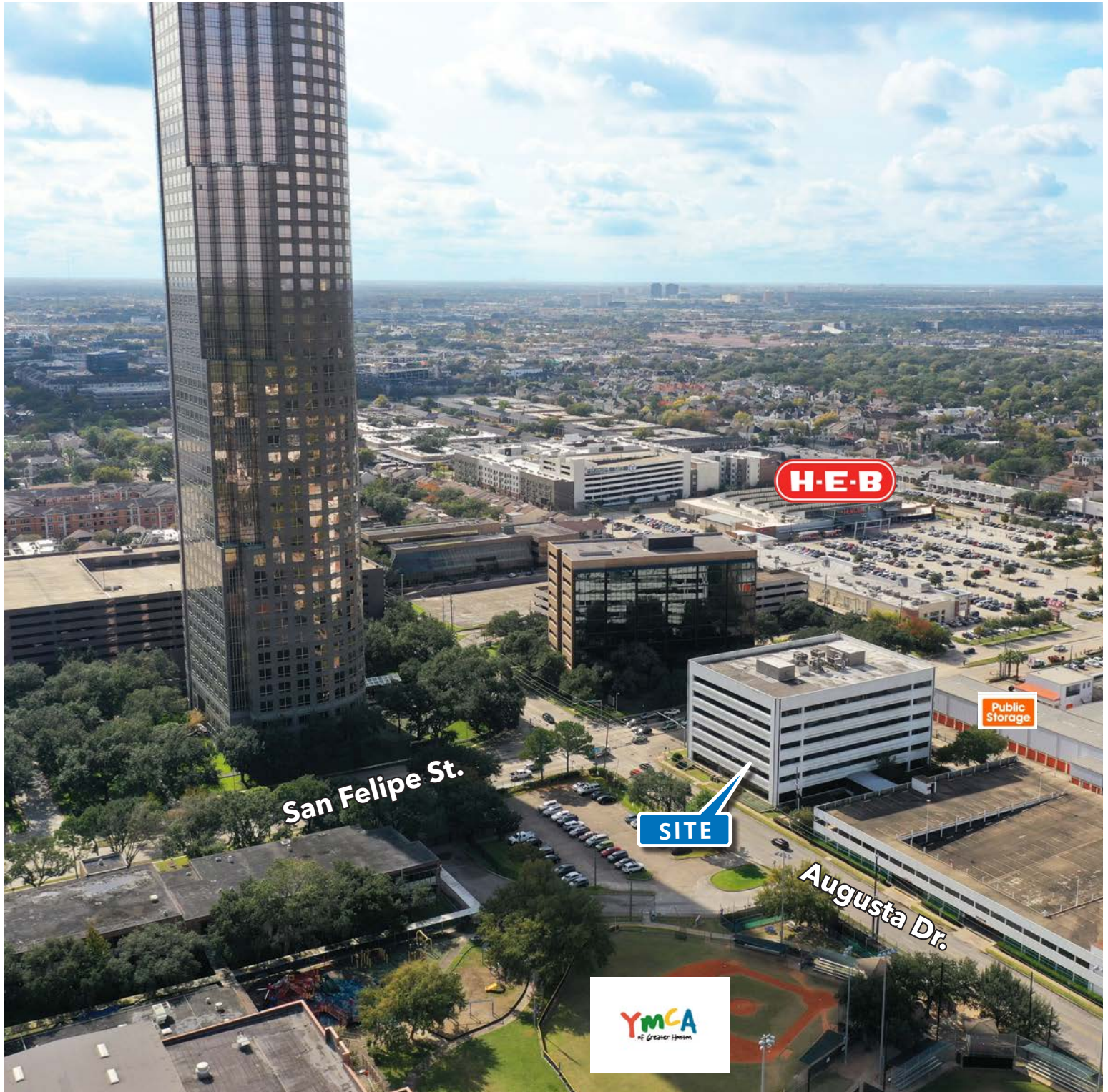
GALLERIA | UPTOWN AREA MAP



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PRIME INFILL DEVELOPMENT SITE NEAR TANGLEWOOD/GALLERIA

GALLERIA | UPTOWN TRADE AREA MAP - EAST



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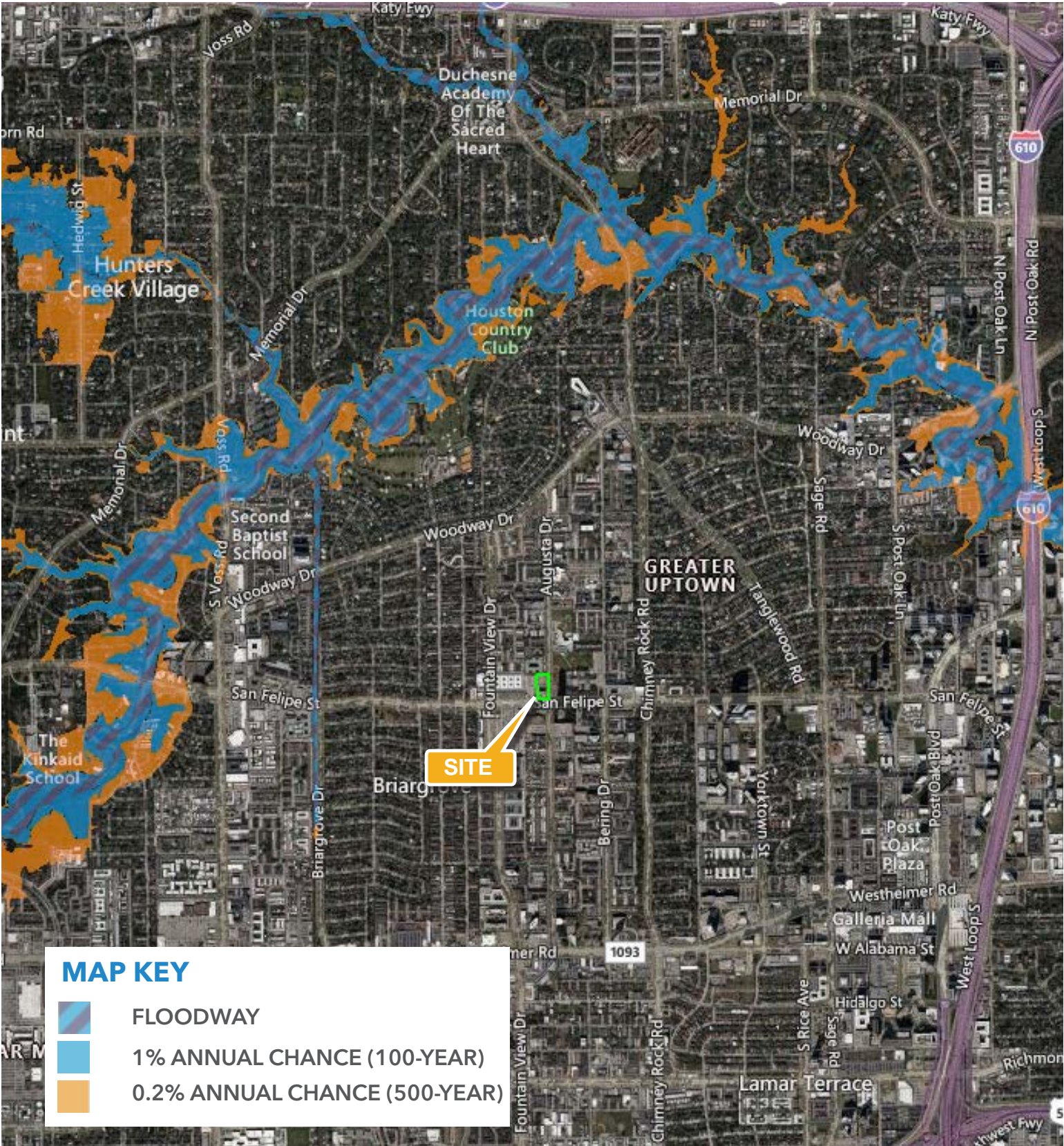
NEAR BY SENIOR LIVING COMMUNITIES



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FEMA 100 & 500 YR FLOOD MAP





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

11-2-2015

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 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.

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Buyer/Tenant/Seller/Landlord Initials

Date



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