



W 27TH ST

PROPOSED MULTI-FAMILY
PLUS RETAIL DEVELOPMENT
EST. 2027

W 26TH ST

N DURHAM DR

N SHEPHERD DR

WELLS
FARGO

SITE

DURHAM
HEIGHTS
279 UNITS

W 25TH ST

815 W 25TH ST, HOUSTON, TX 77007

32,637 SF FOR GROUND LEASE

NORTHWEST CORNER OF DURHAM & WEST 25TH ST

A. DAVID SCHWARZ III, SIOR
713.270.3371
david.schwarz@transwestern.com

CARLOS P. BUJOSA
713.272.1289
carlos.bujosa@transwestern.com

WILL DURIE
713.270.3390
will.durie@transwestern.com

FOR
GROUND
LEASE

32,637 SF
OF LAND

DURHAM
&
WEST 25TH ST

CITY OF
HOUSTON

~32,637 SF OF LAND
(per Survey)

32,637 SF FOR GROUND LEASE

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Property Highlights

- 815 West 25th St, Houston, TX 77007
- 32,637 SF (per survey)
- Northwest corner of Durham and West 25th Street
- Frontages: 116' on Durham and 235' on West 25th St
- Building setback: 25' on Durham and 10' on West 25th St
- Quick access to loop 6-10, I-10 and the Houston Central Business District
- Utilities: City of Houston
- Restrictions: No known restrictions
- Flood Plain: Outside the 100 and 500-year flood plain
- HCAD: 1289330010001

Call Broker for Price!

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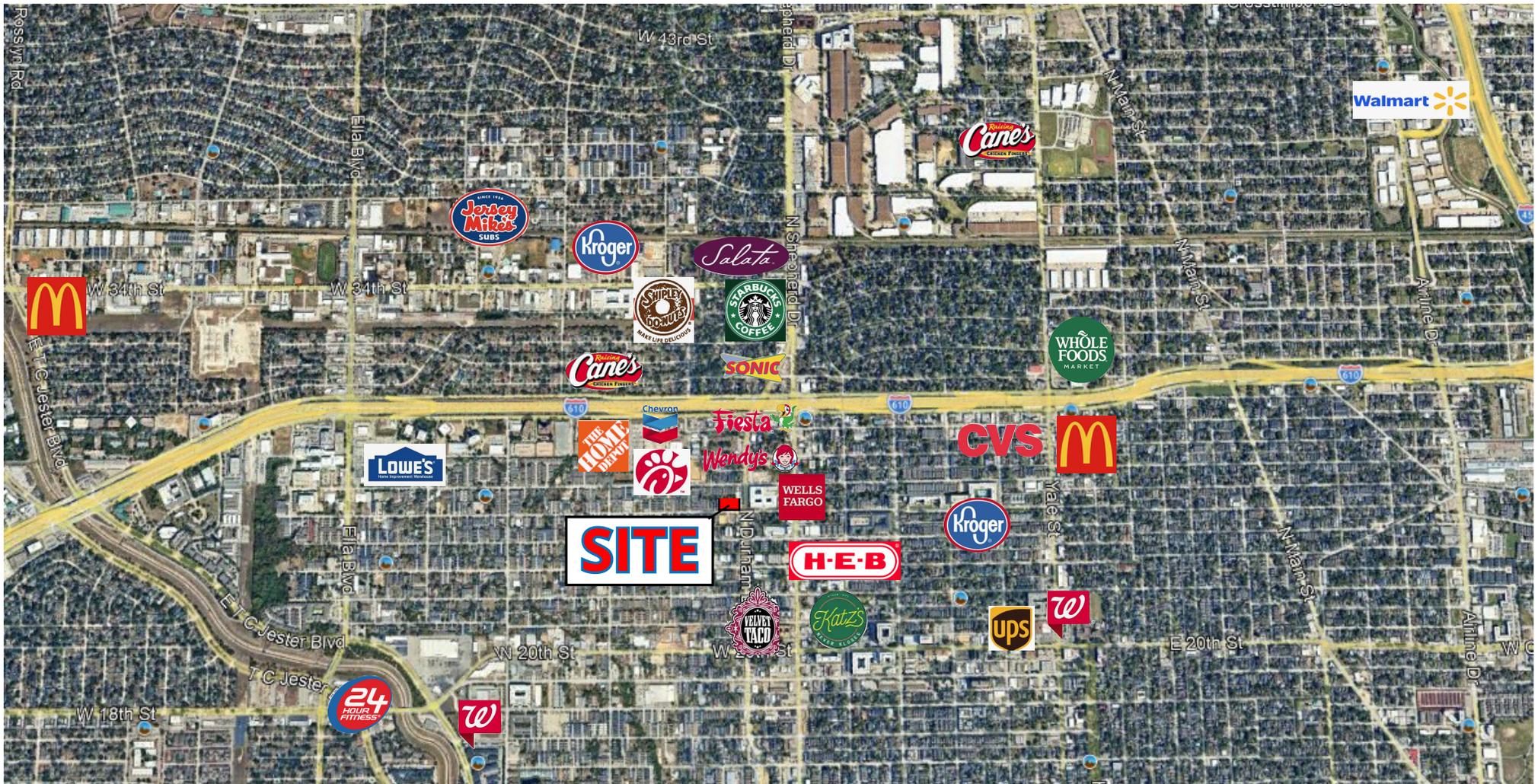
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	MEMORIAL DRIVE	5.4 mi.
	CENTRALL BUSINESS DISTRICT	7.2 mi.
	GALLERIA	7.9 mi.
	IAH AIRPORT	16.2 mi.
	HOBBY AIRPORT	19.8 mi.

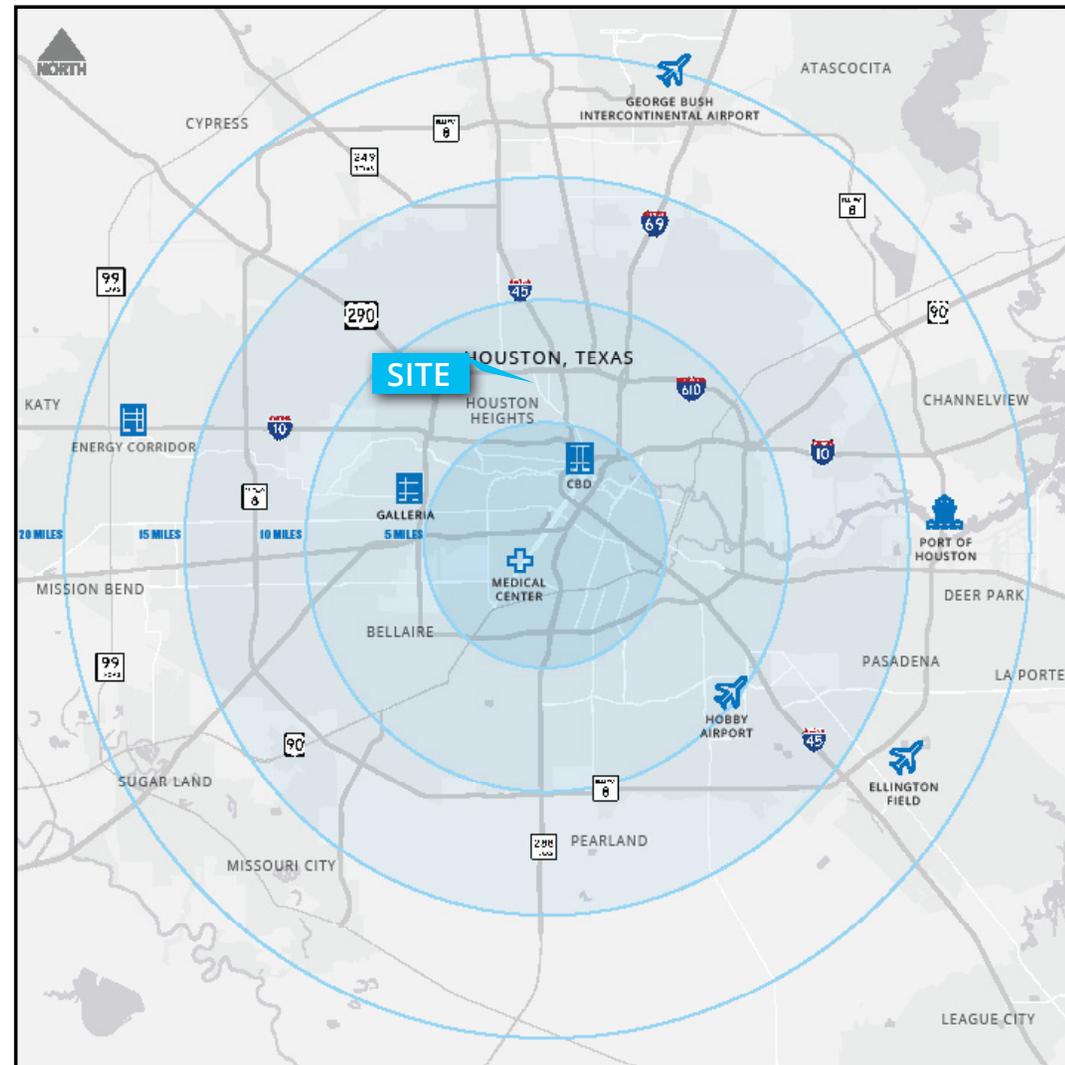
2024 DEMOGRAPHIC SNAPSHOT

	<u>1-Mile</u>	<u>3-Mile</u>
TOTAL POPULATION	21,201	162,833
MEDIAN HOUSEHOLD INCOME	\$153,072	\$99,949

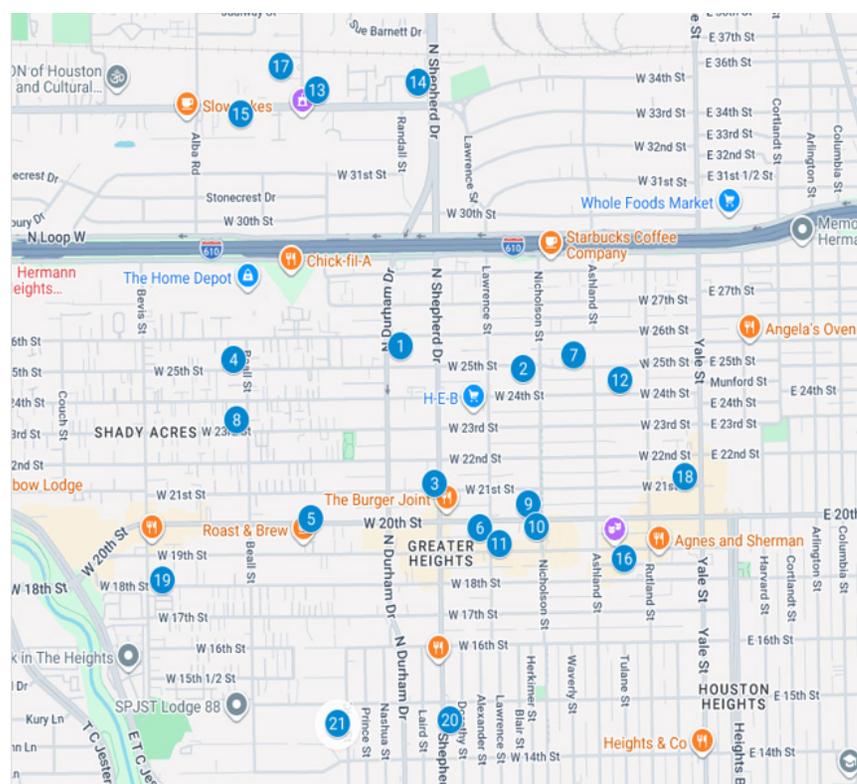
TRAFFIC

N DURHAM DR 20,238 CPD
N SHEPHERD DR 20,323 CPD

Source: CoStar



MULTIFAMILY COMPS



	Name	Address	Zip	Units	YOC	Occupancy	NRSF (sf)	Average Size (sf)	Market Price (\$/mo)	Market Rate (\$/mo)	Eff Price (\$/mo)	Eff Rate (\$/mo)
1	Durham Heights	720 W 26th St	77008	279	2021	91%	253,497	909	\$ 1,989.00	\$ 2.19	\$ 1,989.00	\$ 2.19
2	Holden Heights	525 W 24th St	77008	282	2015	95%	247,552	878	\$ 2,060.00	\$ 2.35	\$ 2,060.00	\$ 2.35
3	Co Op Heights	2101 N Shepherd Dr	77008	186	2024	87%	120,189	646	\$ 1,408.00	\$ 2.18	\$ 1,291.00	\$ 2.00
4	Twin Pines	1109 W 25th	77008	40	1958 / 2016	98%	27,680	692	\$ 1,255.00	\$ 1.81	\$ 1,151.00	\$ 1.66
5	Emeline Heights	925 W 20th St	77008	341	2024	93%	268,674	788	\$ 2,142.00	\$ 2.72	\$ 1,928.00	\$ 2.45
6	Co Op At Waterworks	616 W 20th St	77008	125	2022	98%	83,912	671	\$ 1,428.00	\$ 2.13	\$ 1,309.00	\$ 1.95
7	Domain Heights	401 W 25th St	77008	404	2022	98%	330,197	817	\$ 1,998.00	\$ 2.45	\$ 1,998.00	\$ 2.45
8	Rye Heights	1111 W 23rd St	77008	211	2024	95%	176,763	838	\$ 2,240.00	\$ 2.67	\$ 2,053.00	\$ 2.45
9	10X Heights Waterworks	515 W 20th St	77008	309	2019	99%	246,409	797	\$ 1,952.00	\$ 2.45	\$ 1,869.00	\$ 2.35
10	Ellison Heights	510 W 20th St	77008	152	2021	88%	181,083	1,191	\$ 2,980.00	\$ 2.50	\$ 2,732.00	\$ 2.29
11	Foundry On 19th	555 W 19th St	77008	284	2021	90%	249,758	879	\$ 2,144.00	\$ 2.44	\$ 1,876.00	\$ 2.13
12	Lenox Heights	333 W 24th St	77008	359	2025	94%	330,609	921	\$ 2,415.00	\$ 2.62	\$ 2,173.00	\$ 2.36
13	The Orchard At Garden Oaks	880 W 34th St	77018	118	2011	99%	103,060	873	\$ 1,119.00	\$ 1.28	\$ 1,119.00	\$ 1.28
14	Reserve At Garden Oaks	3405 N Shepherd Dr	77018	166	2012	95%	135,263	815	\$ 1,576.00	\$ 1.93	\$ 1,576.00	\$ 1.93
15	The Rosslyn At Garden Oaks	1011 W 34th St	77018	384	2022	96%	345,985	901	\$ 1,952.00	\$ 2.17	\$ 1,827.00	\$ 2.03
16	Heights Tower	330 W 19th	77008	223	1975 / 2014	99%	84,503	379	\$ 556.00	\$ 1.47	\$ 512.00	\$ 1.35
17	Broadstone Garden Oaks	3409 Brinkman St	77018	255	2024	71%	212,697	834	\$ 1,582.00	\$ 1.90	\$ 1,356.00	\$ 1.63
18	2125 Yale	2125 Yale St	77008	195	2008 / 2023	95%	182,775	937	\$ 2,160.00	\$ 2.31	\$ 2,160.00	\$ 2.31
19	Clearwater At The Heights	1245 W 18th St	77008	201	2022	99%	182,891	910	\$ 5,740.00	\$ 6.31	\$ 5,740.00	\$ 6.31
20	10X 15th Street Flats	1414 N Shepherd Dr	77008	337	2020	98%	263,866	783	\$ 2,133.00	\$ 2.72	\$ 2,133.00	\$ 2.72
21	Dian Street Villas	1433 Dian St	77008	108	2023	99%	75,915	703	\$ 880.00	\$ 1.25	\$ 880.00	\$ 1.25

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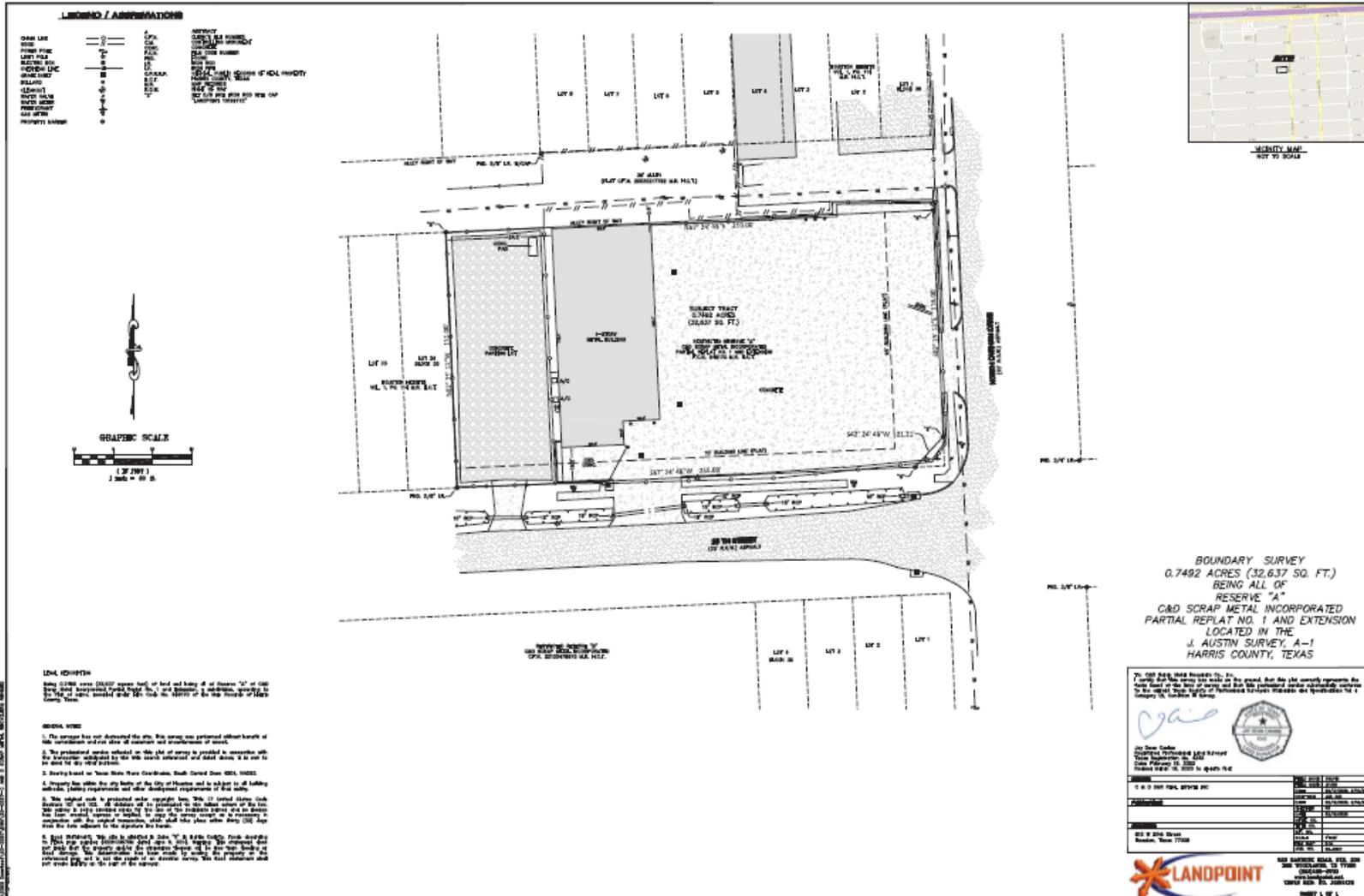
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SURVEY

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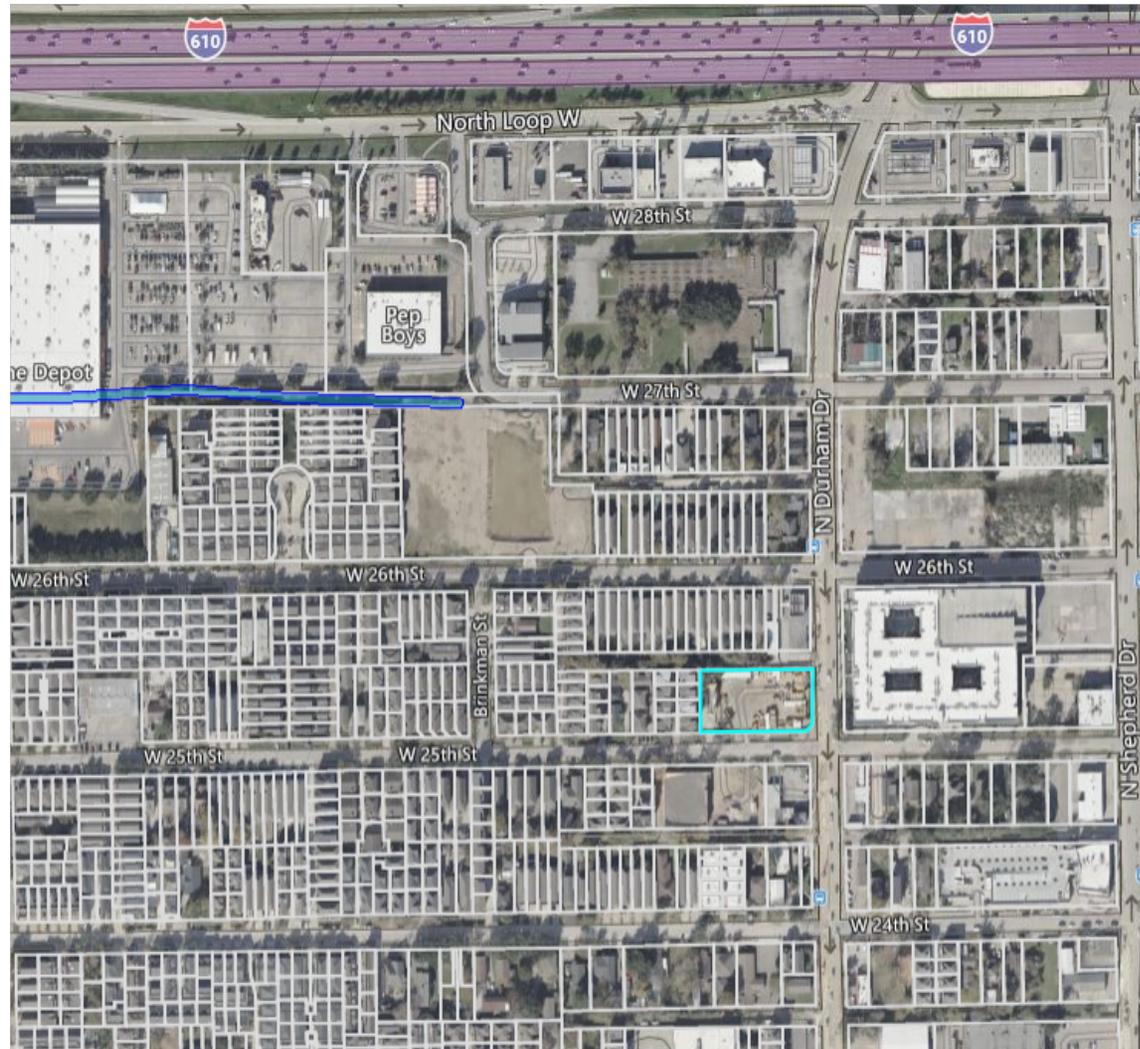
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HOUSTON

FLOOD PLAIN MAP

815 W 25TH ST, HOUSTON, TX 77007



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 re-garding the Property.

Sale, lease and other transactions can have local, state and federal tax consequences for the seller/lessor and 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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