

Greater Heights 4.6 acres ± Redevelopment Opportunity



1213-1239 W. 20th St., Houston, TX 77008
plus adjoining W. 21st street residential lots.



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- › Located west of the historic Houston Heights, Shady Acres offers short commutes to downtown, interesting entertainment options, and easy access to key districts.
- › Shady Acres is nestled in the northwest area of the Inner Loop. Loop 610 borders the neighborhood to the north, while TC Jester Boulevard is west of the neighborhood. Other main roads running through the neighborhood include Shepherd Drive, Ella Boulevard, and 20th Street.
- › The site is 5 miles away from downtown Houston (a major employment center with over 3,500 business and more than 150,000 workers). Other key districts like the Medical Center and Galleria are a short commute away.
- › Residents enjoy the White Oak Bayou Hike and Bike Trail, which winds south from 26th to Stude Park (in Woodland Heights). The collection of restaurants, bars, cafes, stores and other commercial establishments along 19th Street is also nearby.

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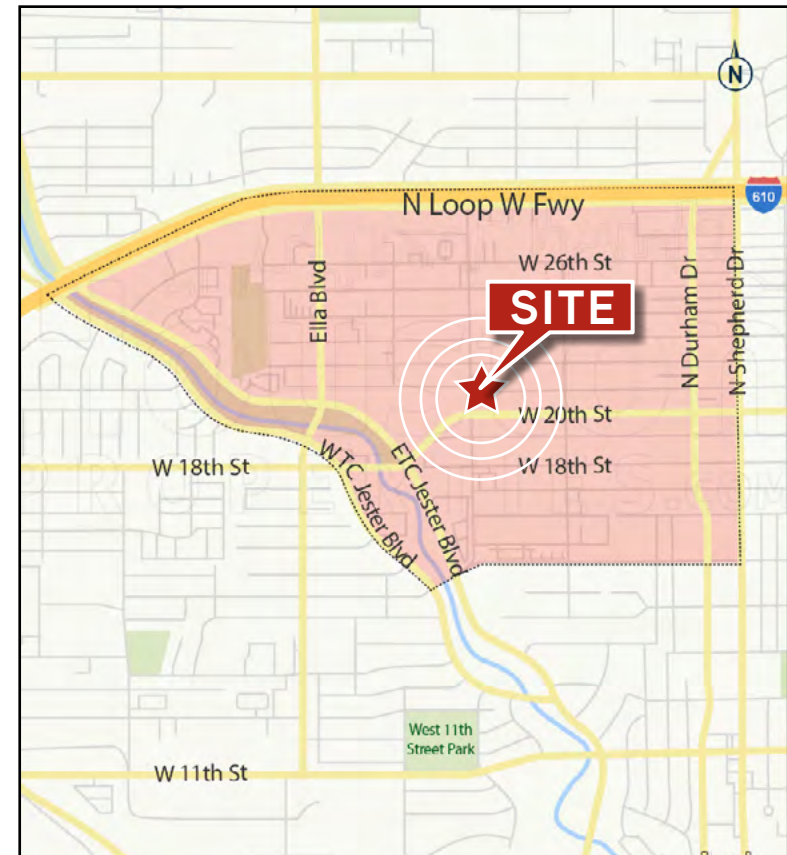


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Land	4.6 ± Acres		
Ownership Entities	9 contiguous properties:		
	Tract A	Collierst Relationship	6,499 SF
	Tract B	Colliers Relationship	3,027 SF
	Tract C	Colliers Relationship	3,698 SF
	Tract D	Outside Broker	6,499 SF
	Tract E	Colliers Listing	12,998 SF
	Tract F	Colliers Listing	74,109 SF
	Tract G	Colliers Listing	54,341 SF
	Tract H	Colliers Listing	15,403 SF
	Tract I	Colliers Listing	24,555 SF
	Total:		201,129 SF
Frontage	694' ± on W 21st Street 276' ± on Bevis Street 728' ± on W 20th Street		
Utilities	All in place, City of Houston		
Flood Harvey	Zone AE - 100 year floodplain Did not flood		
Pricing	Contact Broker		



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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.

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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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