

For Sale or Lease

70,585 SF Building
on 3.11 Acres

1212 Milby St.
Houston, TX 77023

Jon Lindenberger, CCIM, SIOR

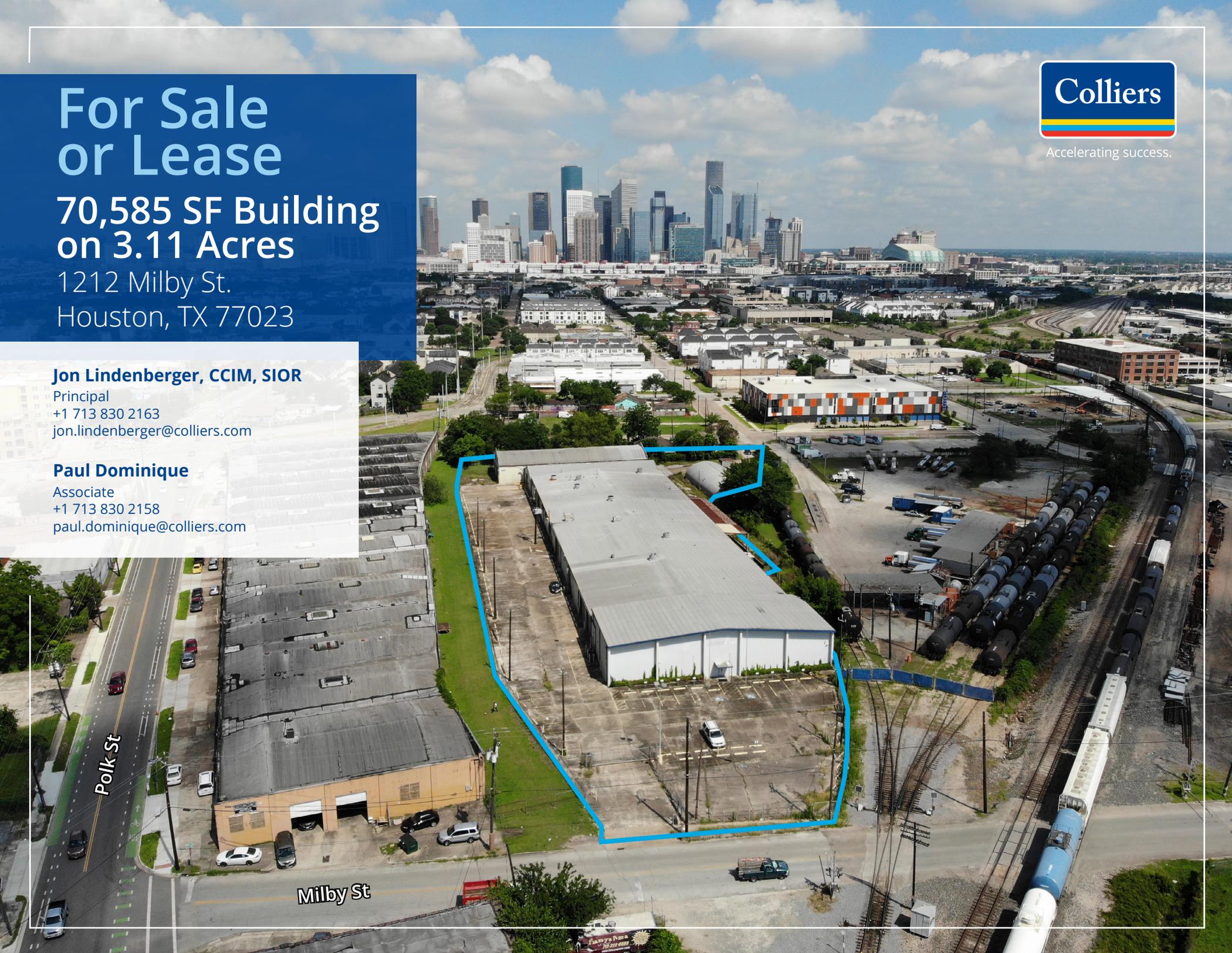
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Accelerating success.



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Property Highlights

- Building: 70,585 SF (total)
- Land: 3.11 Acres
- 3 Phase power
- Portion of warehouse climate controlled
- Access from Lamar St. and Milby St.
- City of Houston
- Outside flood plain
- Located in east Downtown Redevelopment District www.eadohouston.com
- Potential for Tax Incentive via TIRZ 15
- Lease Rate: \$0.38 PSF NNN
- Contact Broker for sales price

Est. Tax Rate (2021)

Houston ISD	\$1.133
Harris County	\$0.592
City of Houston	\$0.561
Houston Community College	\$0.100
Port of Houston Authority	\$0.009
TOTAL (\$ per \$100 Value)	\$2.395



5 minutes/1.4 miles
to Central Business
District



6 minutes/1.7 miles to
University of Houston



Quick access
to I-45 and I-59
(I-69)



Demographics (2021)

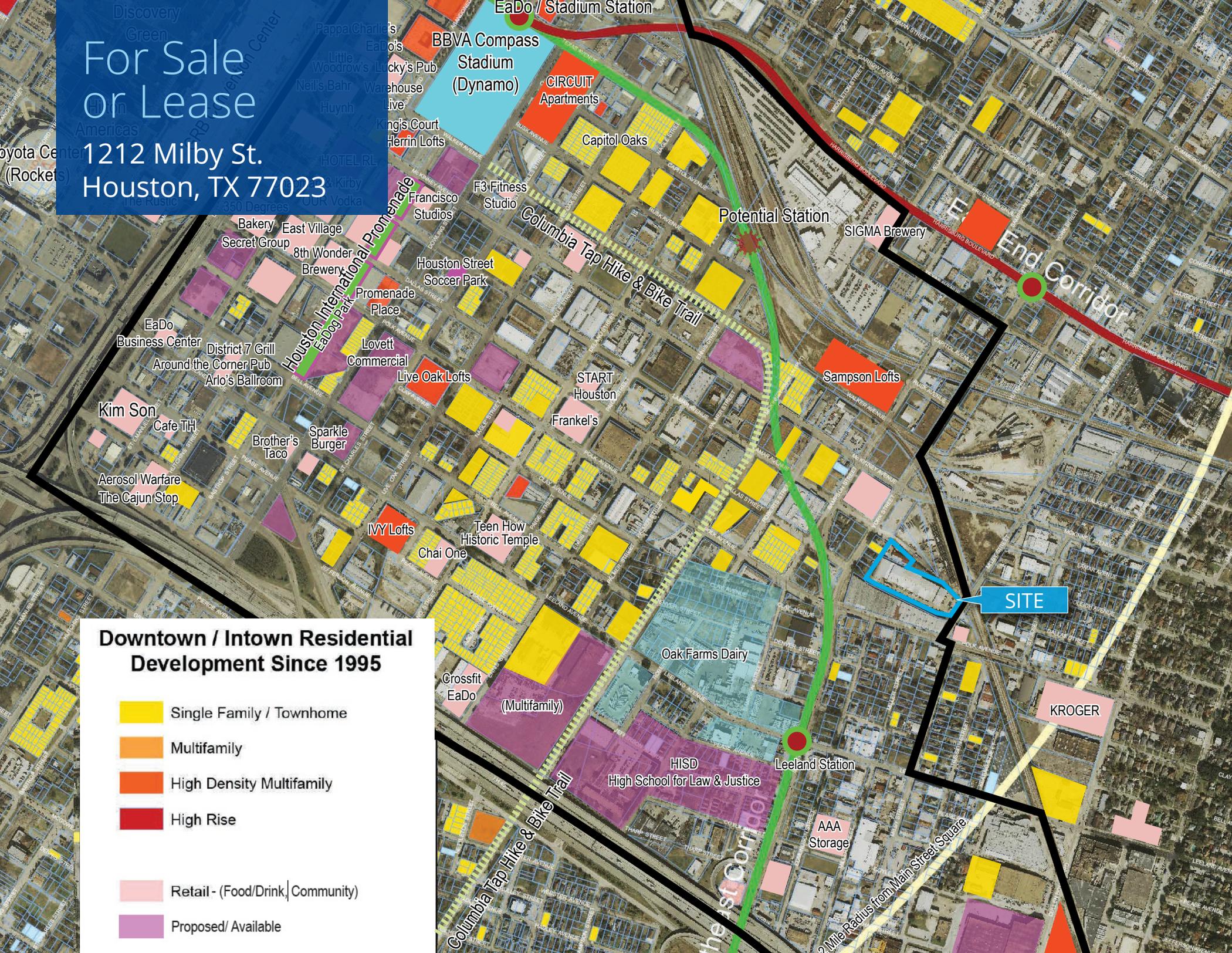
	1 MILE	3 MILES	5 MILES
Est. Population	18,455	165,232	427,167
2026 Projected Population	19,240	169,177	433,841
Avg. HH Income	\$80,064	\$91,290	\$105,004
Total # Businesses	848	13,275	29,214
Total # Employees	8,300	217,355	378,649

Traffic Counts

Intersection	Cars/Day
Milby St.	5,201
Polk St. at Milby St.	7,027
Scott St. at Polk St.	13,193
I-45 Gulf Freeway at Scott St.	126,949

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Downtown / Intown Residential Development Since 1995

- Single Family / Townhome
- Multifamily
- High Density Multifamily
- High Rise

- Retail - (Food/Drink | Community)
- Proposed/ Available

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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 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