

FOR GROUND LEASE
OR BUILD TO SUIT

SIGNAGE VISIBLE
FROM 610

NWC

POST OAK BOULEVARD &
POST OAK PARK DRIVE
HOUSTON | TX

Pad Site Available
Can Accommodate
2,500 - 3,000 SF
Building with Drive-Thru



Colliers International
1233 W Loop South | Suite 900
Houston, TX 77027
P: +1 713 222 2111

Robert Hantgan
Senior Vice President
+1 713 830 2178
robert.hantgan@colliers.com

Kimberly Lenardson
Vice President
+1 713 830 2186
kimberly.lenardson@colliers.com

FOR GROUND LEASE OR BUILD TO SUIT

NWC of Post Oak Boulevard & Post Oak Park Drive // Houston // TX // 77027

PROPOSED CAFE WITH DRIVE-THRU



PROPERTY SPECIFICATIONS

- Pad site available for ground lease / build-to-suit
- Prominent signage on West Loop South
- Underserved food and beverage market
- Can be delivered build-to-suit for one tenant
- Heavily trafficked intersection, adjacent to Park Towers South
- Inside West Loop South
- Southwest corner of Post Oak Drive and Post Oak Boulevard
- Outdoor patio/seating in a newly landscaped, park-like setting

THE AREA

- More than 26 million visitors each year seek the dynamic, comprehensive, fine shopping environment uniquely offered by The Galleria, Texas' largest shopping domain and fourth largest nationally.
- Spanning 2.4 million square feet of space, housing 400 fine stores and restaurants, two high-rise hotels, and three office towers, The Galleria is Houston's most popular retail and tourist destination, meeting every budget, style, and taste.
- Four of the five Houston hotels listed on Forbes 2014 Travel Guide Star Award Winners are located in Galleria/Uptown.

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.

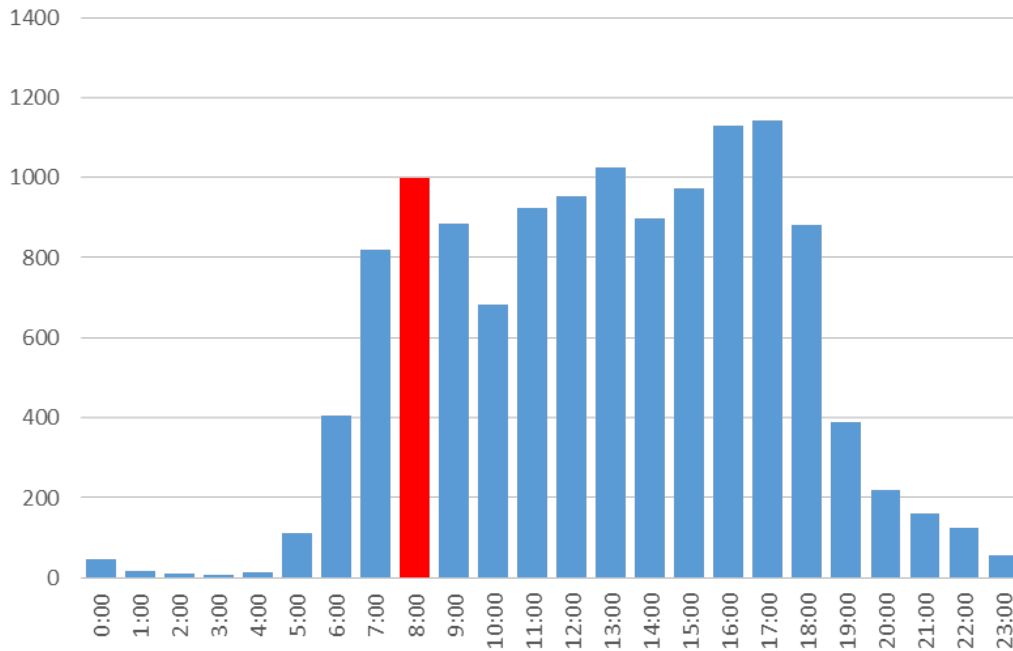
Contact Broker
FOR PRICING

AREA TRAFFIC COUNTS

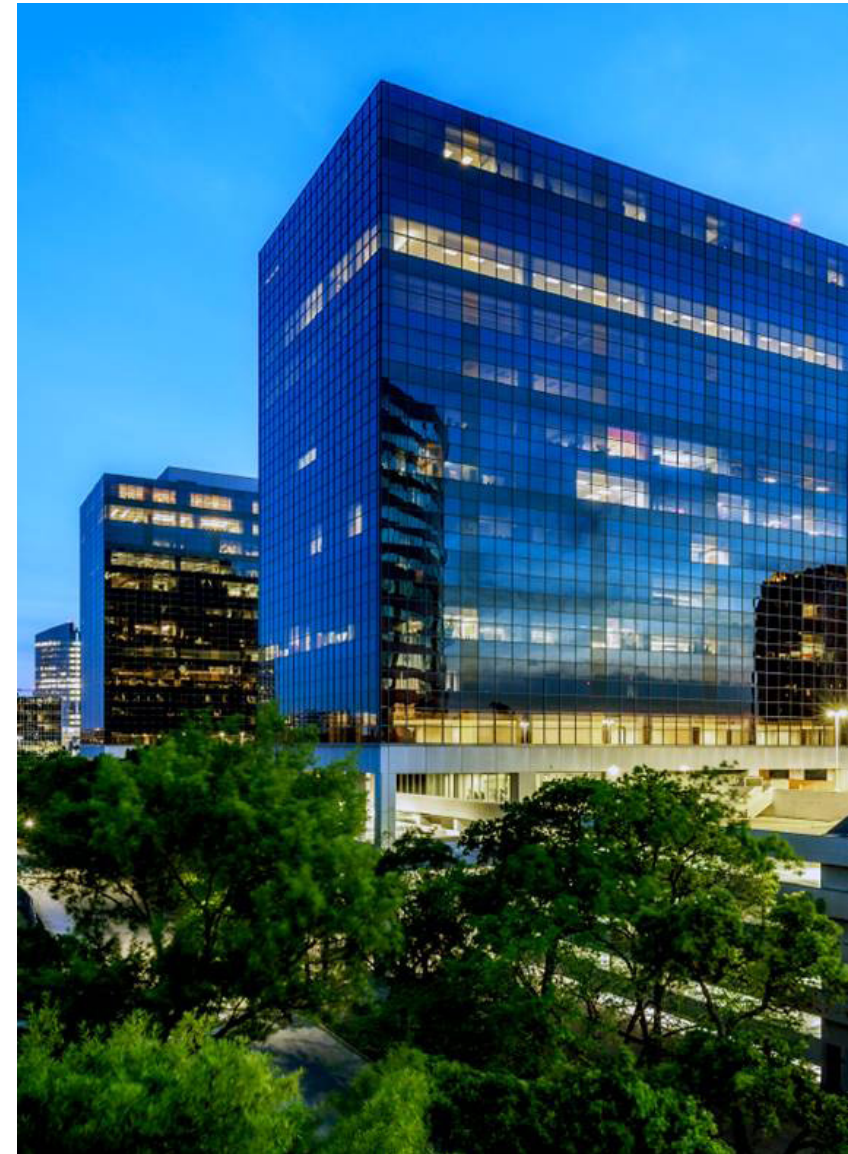
THROUGH TRAFFIC COUNTS

Location	24 Hour Traffic Count	AM Peak Hour	PM Peak Hour
Post Oak Boulevard East of 610 Eastbound & Westbound	12,879	999	1,144
610 Frontage Road North of Post Oak Blvd Northbound Only	22,540	1,120	3,020

Traffic on Post Oak Boulevard East of 610



Source: Traffic counts on 10/17/2019 by Kimley-Horn



FOR GROUND LEASE OR BUILD TO SUIT

NWC of Post Oak Boulevard & Post Oak Park Drive // Houston // TX // 77027

AREA DEMOGRAPHICS

1 MILE

3 MILE



Population
(2019)
15,500

Population
(2019)
159,600



Projected Population
(2024)
15,500

Projected Population
(2024)
164,400



Average Household Income
(2019)
\$162,400

Average Household Income
(2019)
\$155,800



Projected Average Household Income
(2024)
\$183,100

Projected Average Household Income
(2024)
\$175,800



Unemployment Rate
(2019)
1.2%

Unemployment Rate
(2019)
1.2%



Businesses
(2019)
4,100

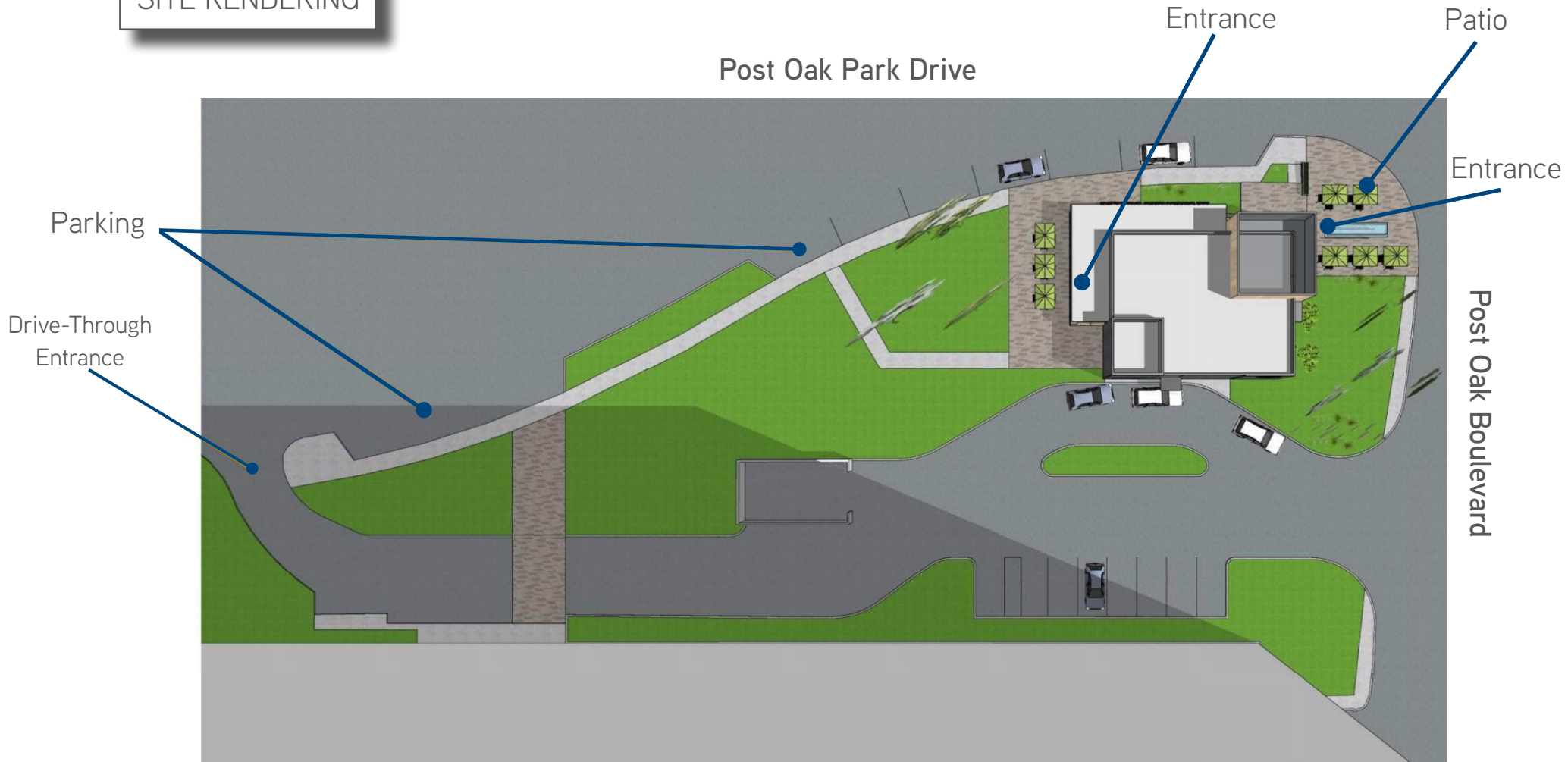
Businesses
(2019)
20,600



FOR GROUND LEASE OR BUILD TO SUIT

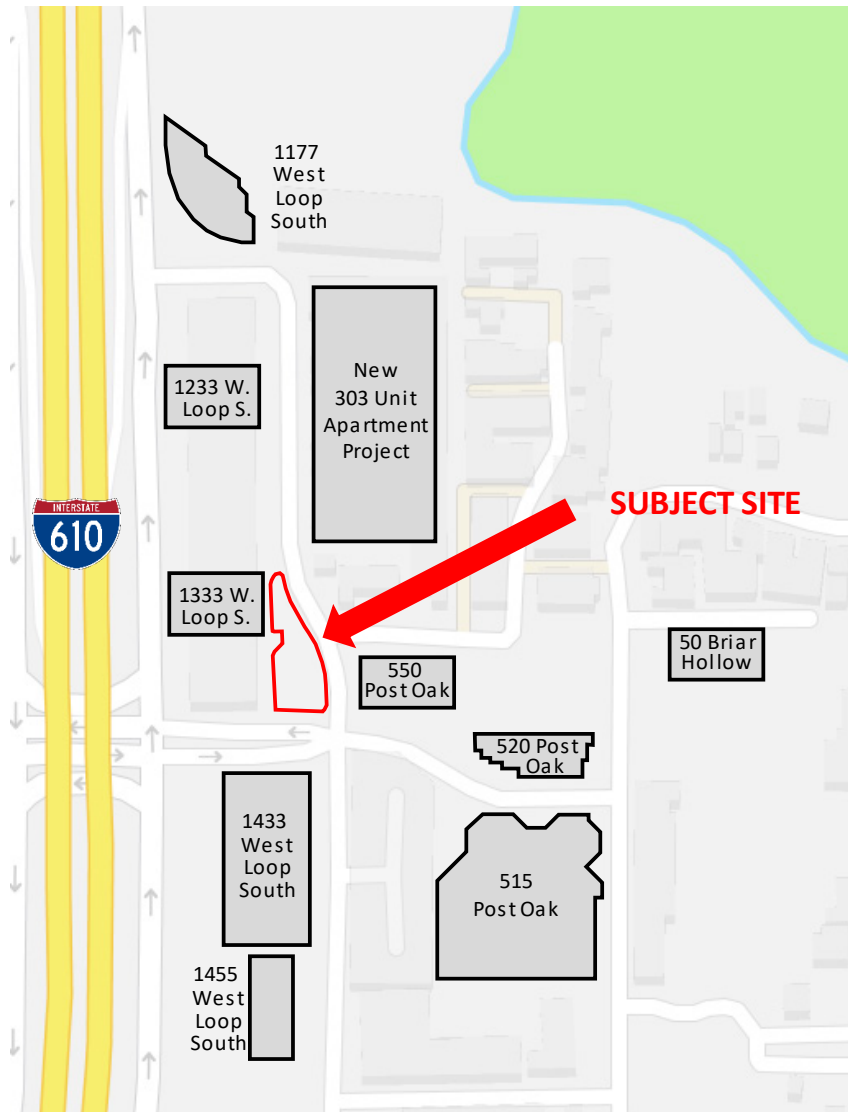
NWC of Post Oak Boulevard & Post Oak Park Drive // Houston // TX // 77027

SITE RENDERING



FOR GROUND LEASE OR BUILD TO SUIT

NWC of Post Oak Boulevard & Post Oak Park Drive // Houston // TX // 77027



EXISTING WALKABLE CUSTOMER BASE

Within 1.5 blocks of:

- Nearly 1.8m sf of Class A & B office space
- Brand new 303 unit multifamily apartment project (Reverie at River Hollow, delivering summer 2020)
- Currently no food and beverage existing on this east side of West Loop South to service this customer base
- Estimated daytime population: 6,000

OFFICE BUILDINGS WITHIN 1.5 BLOCKS

Building	Stories	Square Feet
1177 West Loop South	18-story	342,000
1233 West Loop South	18-story	250,000
1333 West Loop South	18-story	250,000
1433 West Loop South	6-story	138,000
1455 West Loop South	9-story	185,000
515 Post Oak Blvd	12-story	275,000
520 Post Oak Blvd	8-story	155,000
550 Post Oak Blvd	5-story	55,000
50 Briar Hollow Lane	7-story	136,700
TOTAL OFFICE SF:		1,786,700

FOR GROUND LEASE OR BUILD TO SUIT

NWC of Post Oak Boulevard & Post Oak Park Drive // Houston // TX // 77027



FOR GROUND LEASE OR BUILD TO SUIT

NWC of Post Oak Boulevard & Post Oak Park Drive // Houston // TX // 77027





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.

Colliers International
Houston, Inc.

29114

houston.info@colliers.com

(713) 222-2111

Licensed Broker/Broker Firm Name
or Primary Assumed Business Name

License No.

Email

Phone

Gary Mabray

138207

gary.mabray@colliers.com

(713) 830-2104

Designated Broker of Firm

License No.

Email

Phone

Patrick Duffy

604308

patrick.duffy@colliers.com

(713) 830-2112

Licensed Supervisor of Sales
Agent/Associate

License No.

Email

Phone

Kimberly Lenardson

626439

kim.lenardson@colliers.com

(713) 830-2186

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date