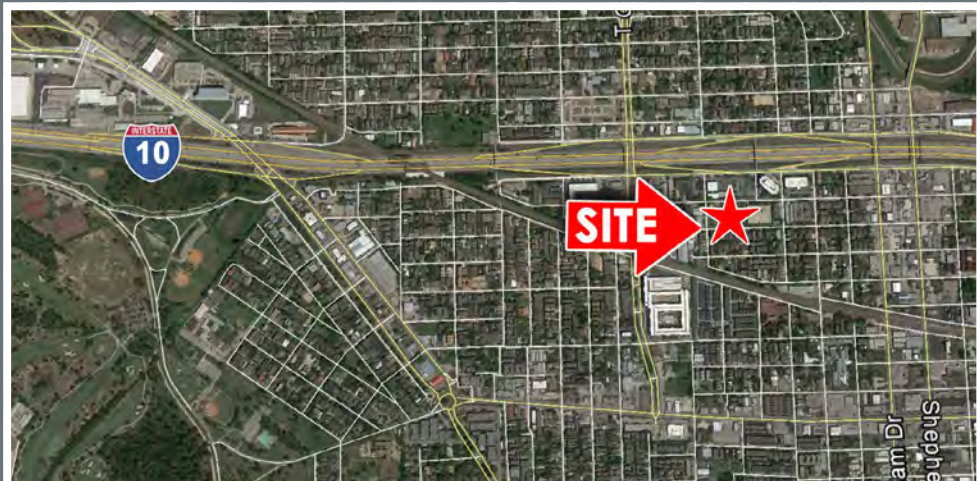


Now Available Detering St. & Nolda St. Off of IH-10 Feeder

3.572 Acres Available in the
Washington Ave/Memorial Park Area



WATERMAN  **STEELE**
REAL ESTATE ADVISORS

3308 W. Main Street, Houston Texas 77098 | 713-575-3700 | watermansteele.com

*The information contained herein was obtained from sources believed reliable; however, Waterman Steele Real Estate Advisors ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property. BROCHURE LAST EDITED 10/08/19

For Information Contact:

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Now Available: Detering St & Nolda St, Houston Texas



Development Opportunity

3.572 Acres with Opportunity for frontage on IH-10

Location

Located inside the Loop along Detering Street & Nolda Street off of IH-10 feeder

Surrounding Area

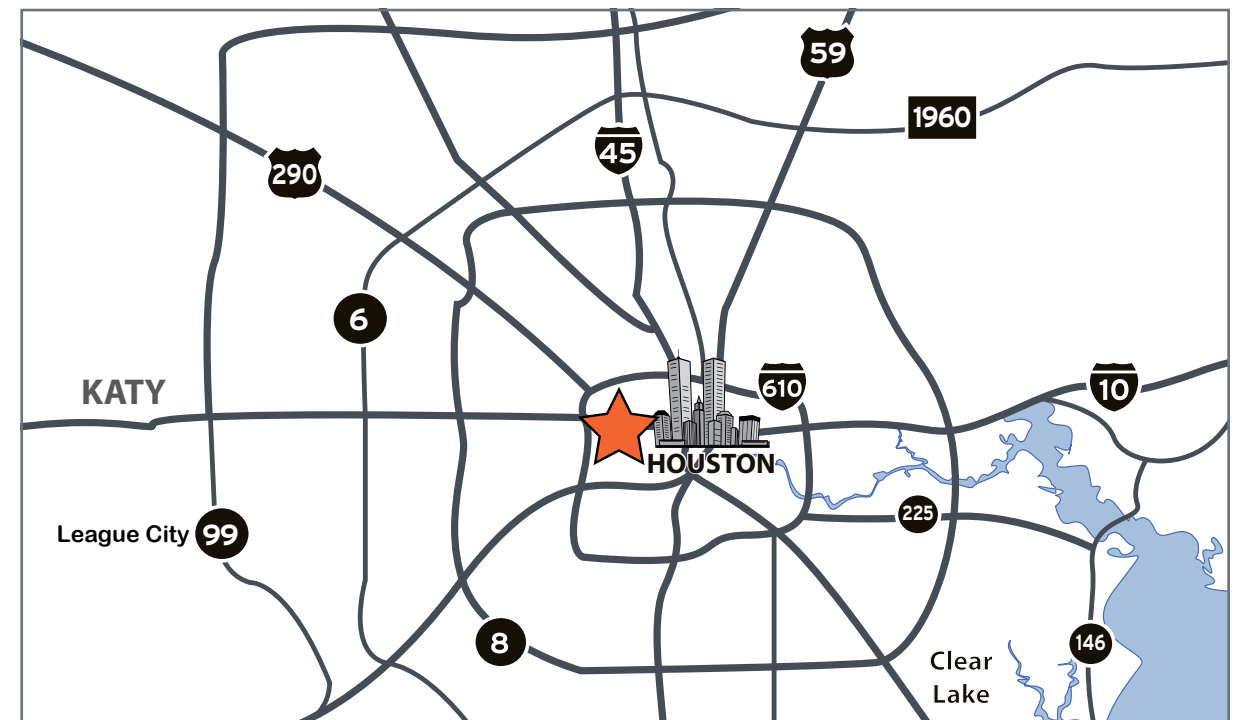
Close proximity to robust Inner Loop neighborhoods including Greater Heights, Rice Military, Washington Avenue, and Timbergrove

Please Call For Pricing

2019 Demos	1 Mile	3 Mile	5 Mile
'19 Est. Total Pop.	23,974	157,017	447,357
'24 Projected Pop.	24,369	162,202	463,949
'19 Avg. HH Income	\$165,661	\$151,370	\$136,347
Est. HHs	12,155	85,383	212,321
Est. Total Businesses	1,415	15,066	47,093
Est. Total Employees	10,980	142,748	669,241

TRAFFIC COUNTS (2016)

IH-10 east of TC Jester Blvd	263,389 cpd
IH-10 west of TC Jester Blvd	213,621 cpd



DOWNTOWN

Yale St

Heights St

Washington Ave

Shepherd Dr

Durham Dr



Inker St

Nolda St

A

2.022 AC

B

1.55 AC

Detering St

Katy Fwy



DOWNTOWN

Yale St **Heights St**

Shepherd Dr

Durham Dr

Washington Ave

INTERSTATE 10

Nolda St

Inker St

A

2.022 AC

B

1.55 AC

Detering St

T C Jester Blvd

Katy Fwy

GALLERIA

MEMORIAL PARK

Westcott St

Washington Ave

Inker St

T C Jester Blvd

INTERSTATE 10

B

1.55 AC

A

2.022 AC

Nolda St

Katy Fwy



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services



Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The

broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer;

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC), if you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, TX 78711 or 512-459-6544.