

1726 AUGUSTA

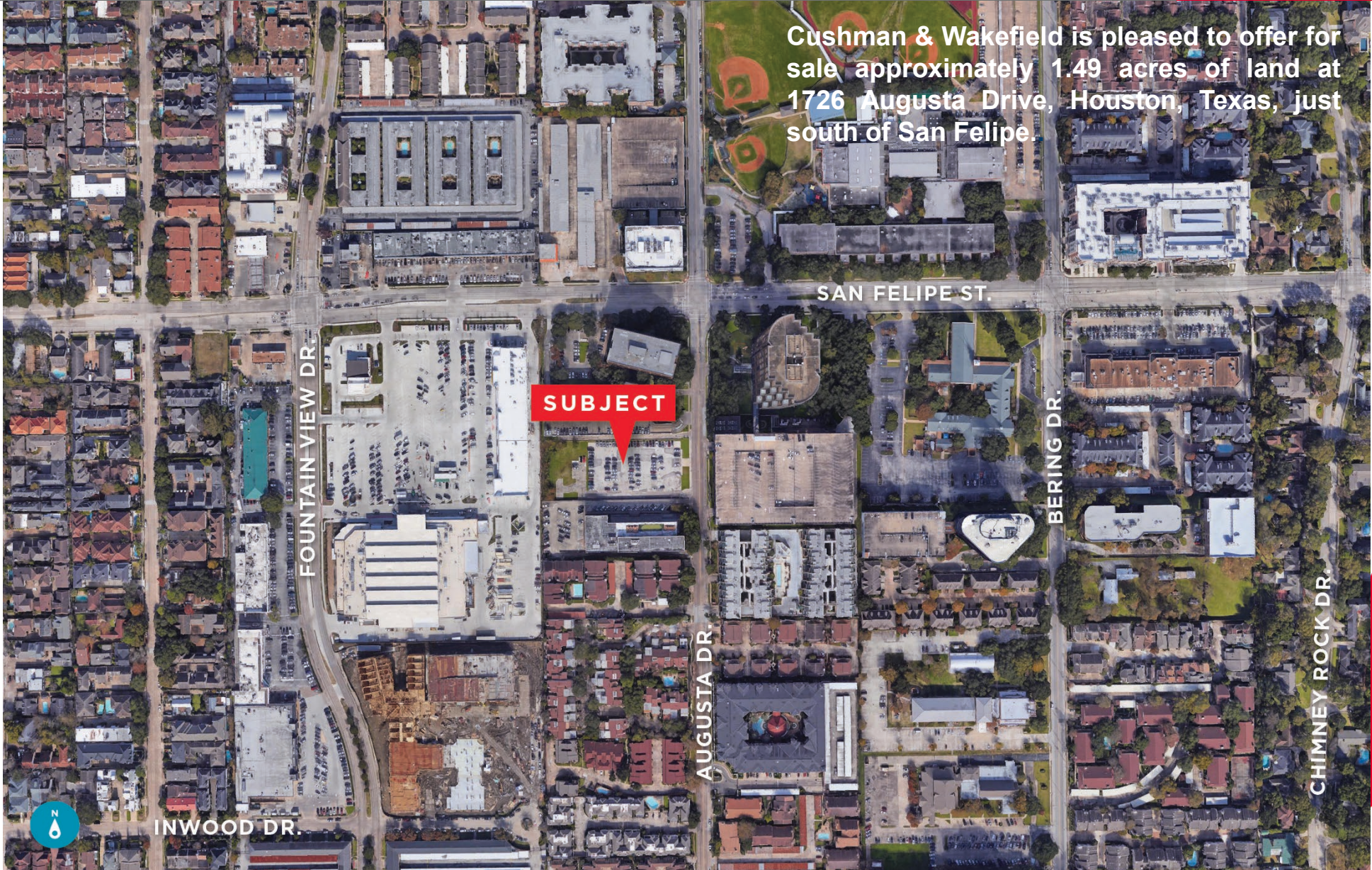
HOUSTON, TEXAS 77057

±1.49 ACRES



INFILL DEVELOPMENT
OPPORTUNITY

Cushman & Wakefield is pleased to offer for sale approximately 1.49 acres of land at 1726 Augusta Drive, Houston, Texas, just south of San Felipe.



PROPERTY INFORMATION

PROPERTY DETAILS

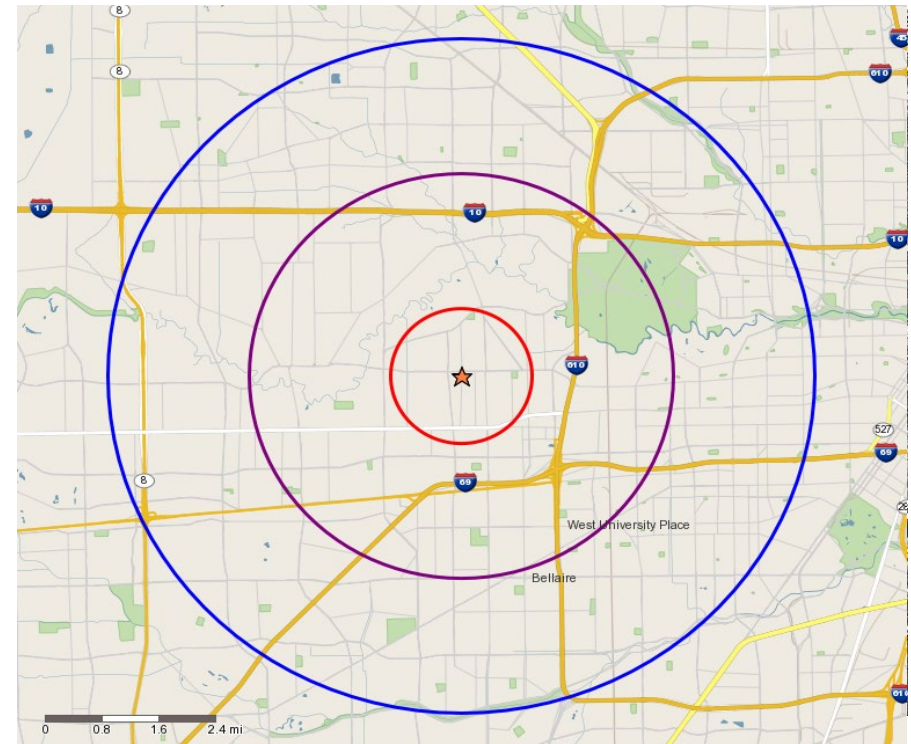
ADDRESS	1726 Augusta Drive, Houston, TX 77057
SIZE	± 1.49 acres
SCHOOLS	Briargrove Elementary, Tanglewood Middle School, T.H. Rogers and multiple area private schools
PARCEL ID #	0690910000023 & 0690910000026
LEGAL	Tracts 23A, 23B & 23C out of Post Oak Estates, known as 1724 and 1726 Augusta Drive
RESTRICTIONS	None

TAX RATES

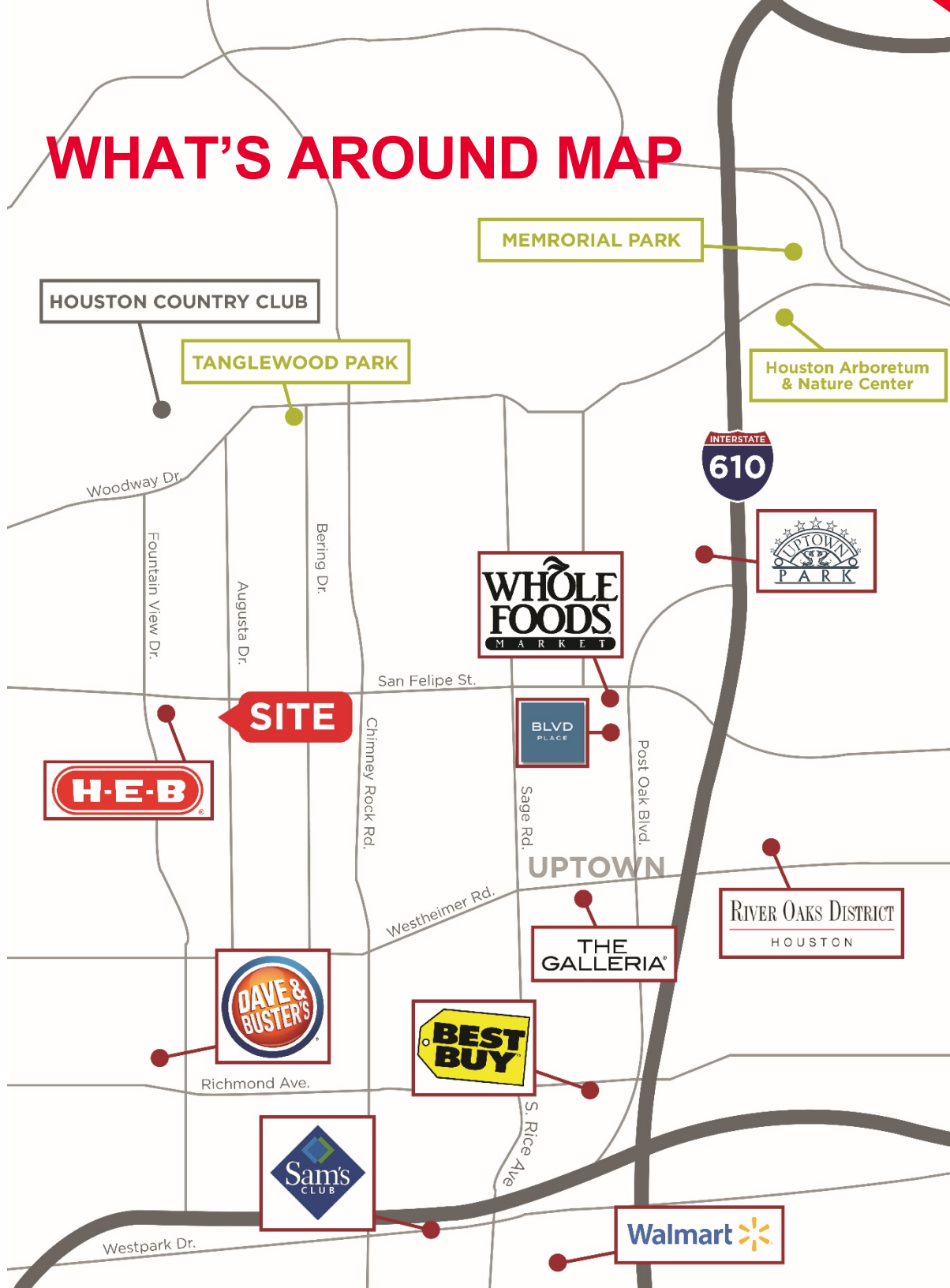
	2018 RATE	2019 RATE
001 HOUSTON ISD	1.206700	1.136700
040 HARRIS COUNTY	0.418580	0.407130
041 HARRIS CO FLOOD CONTROL	0.028770	0.027920
042 PORT OF HOUSTON AUTHY	0.011550	0.010740
043 HARRIS CO HOSPITAL DISTR.	0.171080	0.165910
044 HARRIS CO EDUC DEPT	0.005190	0.005000
048 HOU COMMUNITY COLLEGE	0.100263	0.100263
061 CITY OF HOUSTON	0.588310	0.567920
TOTALS (PER \$100 VALUE)	2.530443	2.421583

DEMOGRAPHICS

2019	1 MILE	3 MILES	5 MILES
AVERAGE HH INCOME	\$124,281	\$119,683	\$123,289
NUMBER OF EMPLOYEES	39,825	254,799	515,125
ESTABLISHMENTS	3,227		
TOTAL POPULATION	28,269	181,530	502,394
2024 Projected	1 MILE	3 MILES	5 MILES
AVERAGE HH INCOME	\$138,952	\$133,138	\$137,357
TOTAL POPULATION	29,987	192,149	529,564



WHAT'S AROUND MAP



RETAIL

- HEB
- BLVD Place
- Galleria Mall
- Uptown Park
- River Oaks District



DINING

- | | |
|-----------------|---------------------|
| Zoe's Kitchen | Barnaby's |
| La Madeleine | MOD Pizza |
| Cyclone Anaya's | Dish Society |
| Starbucks | Original Carrabba's |



1726 AUGUSTA DRIVE TO...

- West Loop = 1.6 miles
- Interstate 10 = 2.5 miles
- Beltway 8 = 4.6 miles
- CBD = 7.0 miles

MARKET OVERVIEW

UPTOWN HOUSTON MARKET OVERVIEW

OVERVIEW

The subject site, located adjacent to the Tanglewood neighborhood, is one of the city's most sought after neighborhoods. It is near to the dynamic Galleria/Uptown District in Houston – the most international, ethnically diverse city in Texas. The Uptown District, successfully



developed for commercial, retail and residential, provides opportunities for employees, shoppers, tourists and residents. The area is a prestigious

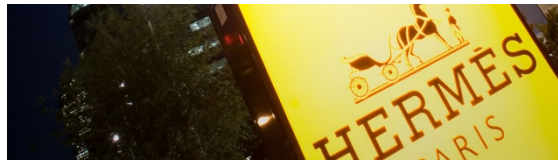
setting for leading corporations, retailers, and fine hotels where the lifestyle – live, work and shop – is an environment that is more than nine to five. Over 200,000 people converge here daily in the prestigious office buildings, staying in luxurious hotels, dining in first-class restaurants and shopping in high-end boutiques and the world-famous Galleria.



OFFICE

Uptown is the 15th largest business district in the United States. With over 25.2 million square feet of office inventory, it is the third largest office sub-market in Houston. Stonelake Capital broke ground on their 207,202 square foot (sf), 15-story development and McNair Interests is expected to break ground later this year on their mixed-use development on the corner of Post Oak Boulevard at Richmond. The area is headquarters to some of the most prominent energy, financial, real estate and professional services companies in the world. Approximately 2,000 companies are located in Uptown, such as Aon, Apache, BBVA Compass Bank, Bechtel, BHP Billiton, Goldman Global Group, Inc., Hines, Landry's, Schlumberger and Williams.

Photo (unless otherwise stated) and Information Source: © Uptown Houston 2009 - 2019



RETAIL

With more than six million square feet of retail space and 1,000 stores, Uptown has distinguished itself as the city's elite destination for fashion and is considered the shopping mecca of the Southwest. The Galleria, a European-styled center, is the fourth largest retail complex in the United States and hosts more than 30 million visitors annually. In addition, Uptown has the largest number of couture retailers in the city including Versace, Yves Saint Laurent, Giorgio Armani as well as mainstream brands like Banana Republic, Brooks Brothers and Macy's.

HOSPITALITY & DINING

Visitors from all over the world can enjoy the area's high-quality, full service hotels. The area offers approximately 7,800 luxurious rooms in superior hotels such as J.W. Marriott, Omni, Hilton, The Houstonian and Landry's Five Star-The Post Oak. Visitors and residents alike are able to experience the area's sophisticated international cuisine in restaurants to include, among others, Pappas Bros. Steakhouse, Arcodo, Piatto, McCormick & Schmick, Morton's Season 52, Masraff's Olive & Fig, and The Capital Grill.



RESIDENTIAL

The area is experiencing booming residential growth as seen with Hanover's BLVD Place and Dinerstein's 40-story multi-family development, as well as the Pelican located on the northeast corner of Chimney Rock and San Felipe and the 17-story retirement condominium adjacent to the Second Baptist Church. The area already features some of the most luxurious residential developments in Houston, to name a few, Four Leaf Towers, Montebello, The Cosmopolitan, The Mark, Villa d'Este and Waterwall

Place. Information Source: © Uptown Houston 2009 - 2019

OUR TEAM



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Information About Brokerage Services

11-2-2015

EQUAL HOUSING
OPPORTUNITY

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 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.

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.

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:

- 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 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.

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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov