



8200 WASHINGTON

SEC OF WASHINGTON AVE & HEMPSTEAD RD

8200 WASHINGTON AVENUE
HOUSTON, TEXAS 77007



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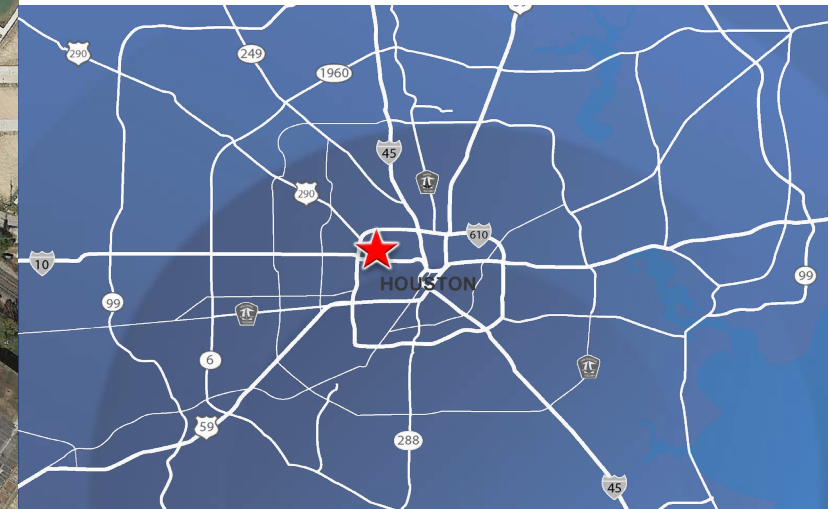
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8200 Washington Avenue is a unique restaurant/retail opportunity located in the heart of the historic Houston Heights neighborhood. The site is strategically located between Timbergrove, Heights, Cottage Grove, and Rice Military. Minutes from Memorial, River Oaks, and Oak Forest/ Garden Oaks. This project fills a gap for a highly dense residential area. The site is also connected to the new city of Houston bike trails- connecting White Oak & Heights bike trails directly to Memorial Park to the south.

- Up to 15,000 SF of restaurant & retail space available
- 3rd highest liquor sales by zip code in Houston MSA
- Conveniently located:
 - 6.8 miles from Midtown
 - 4.2 miles from Allen Pkwy
 - 6 miles from the Galleria
 - 5.4 miles from Houston CBD

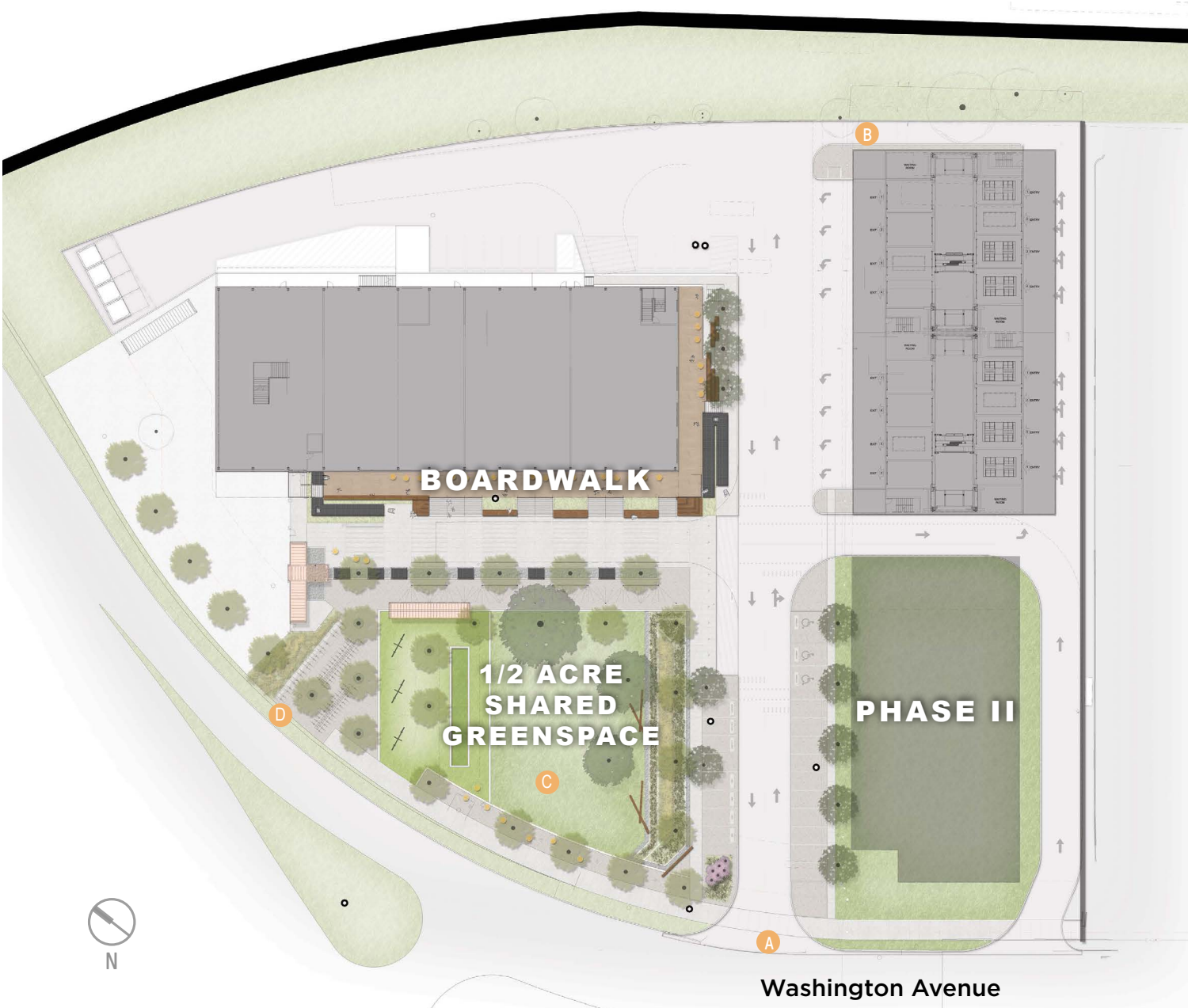


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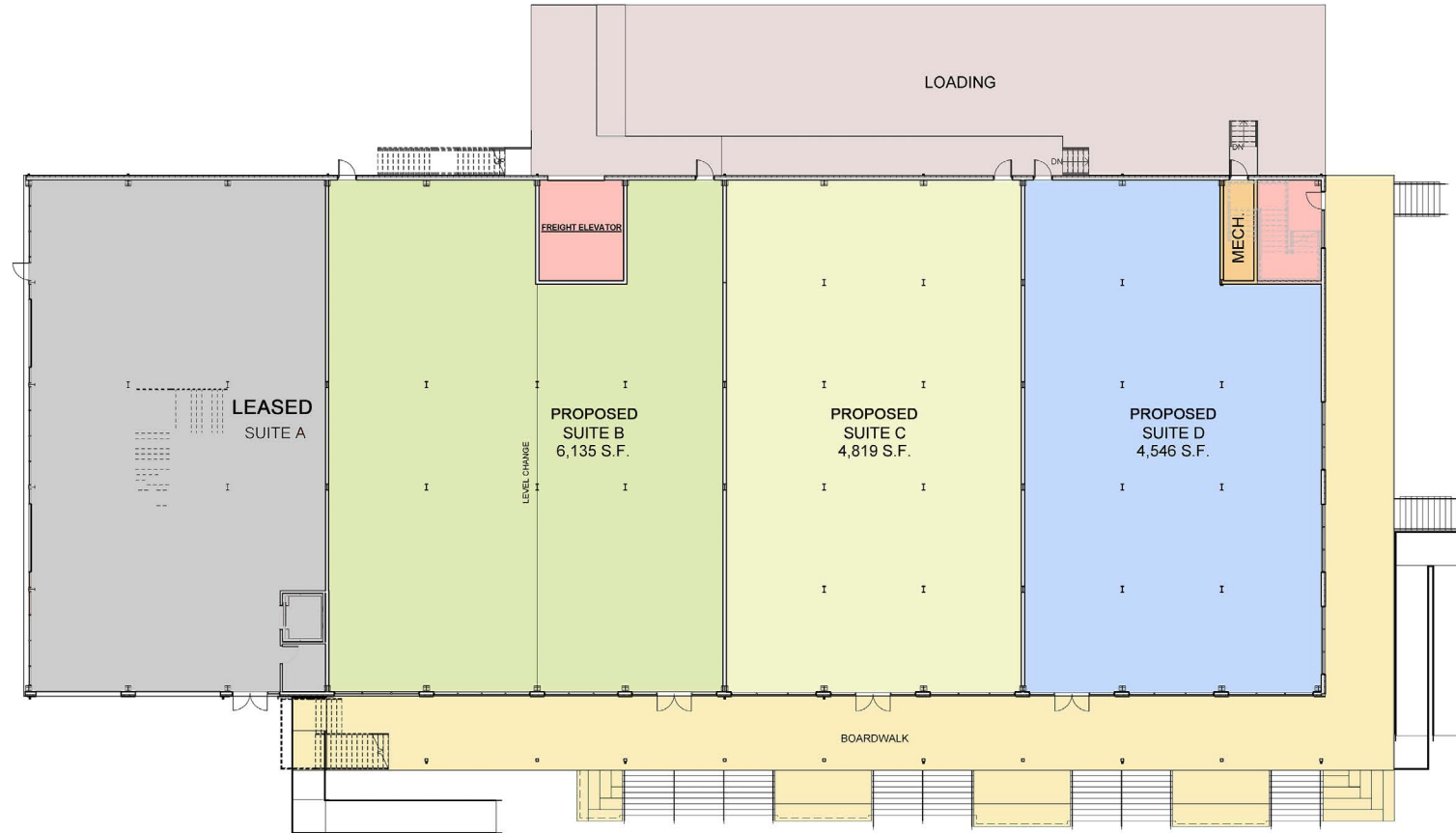
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SITE PLAN

- A** VEHICULAR ENTRY
- B** 600 CAR AUTOMATED GARAGE
- C** LAWN
- D** BIKE HUB



SUITE A - LEASED
PROPOSED SUITE B - 6,135 SF
PROPOSED SUITE C - 4,819 SF
PROPOSED SUITE D - 4,546 SF
(UP TO 15,500 SF CONTIGUOUS)
MECHANICAL
BOARDWALK
LOADING
**TOTAL FIRST FLOOR
AVAILABILITY - 15,500 SF**



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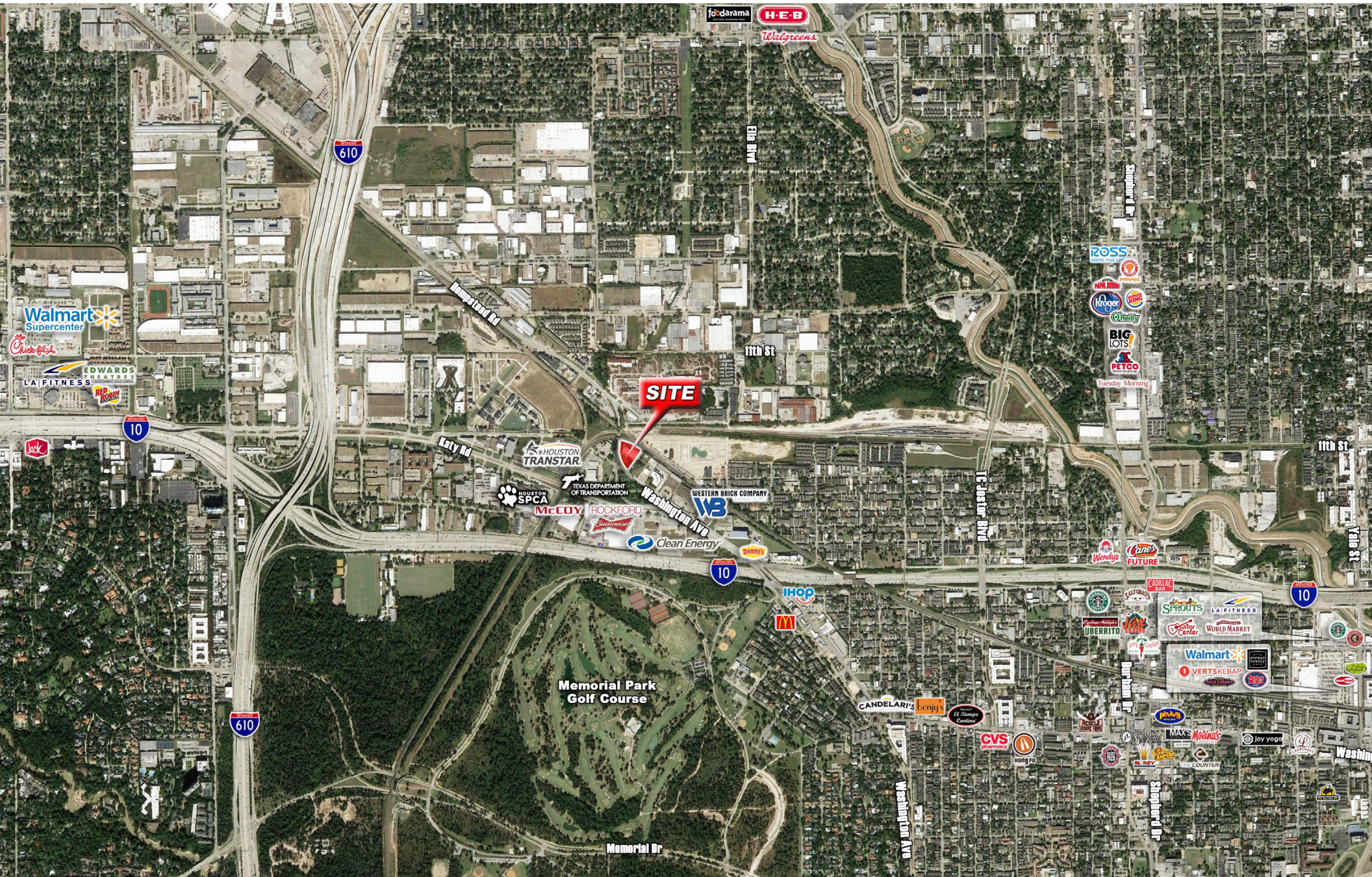


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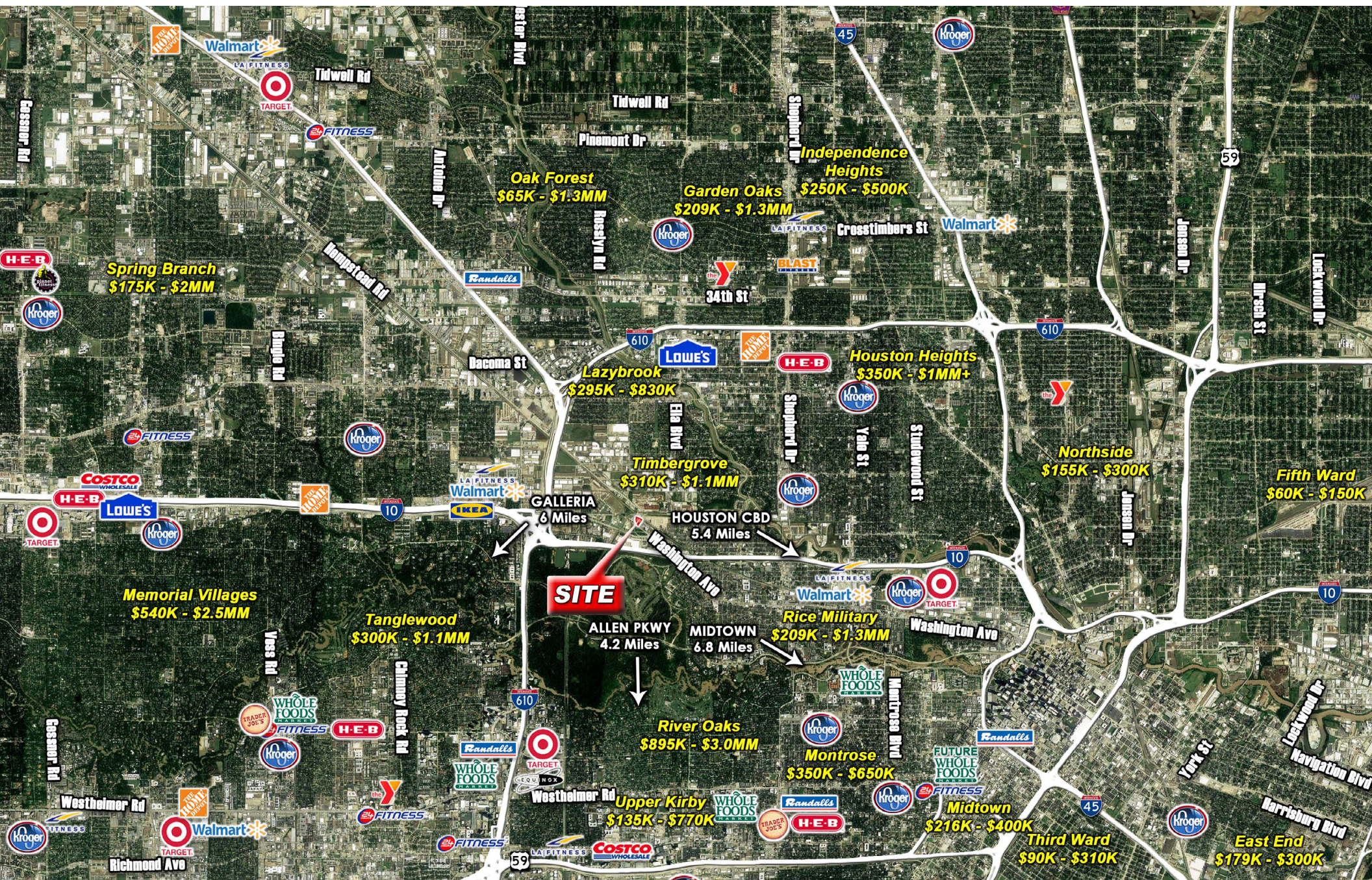
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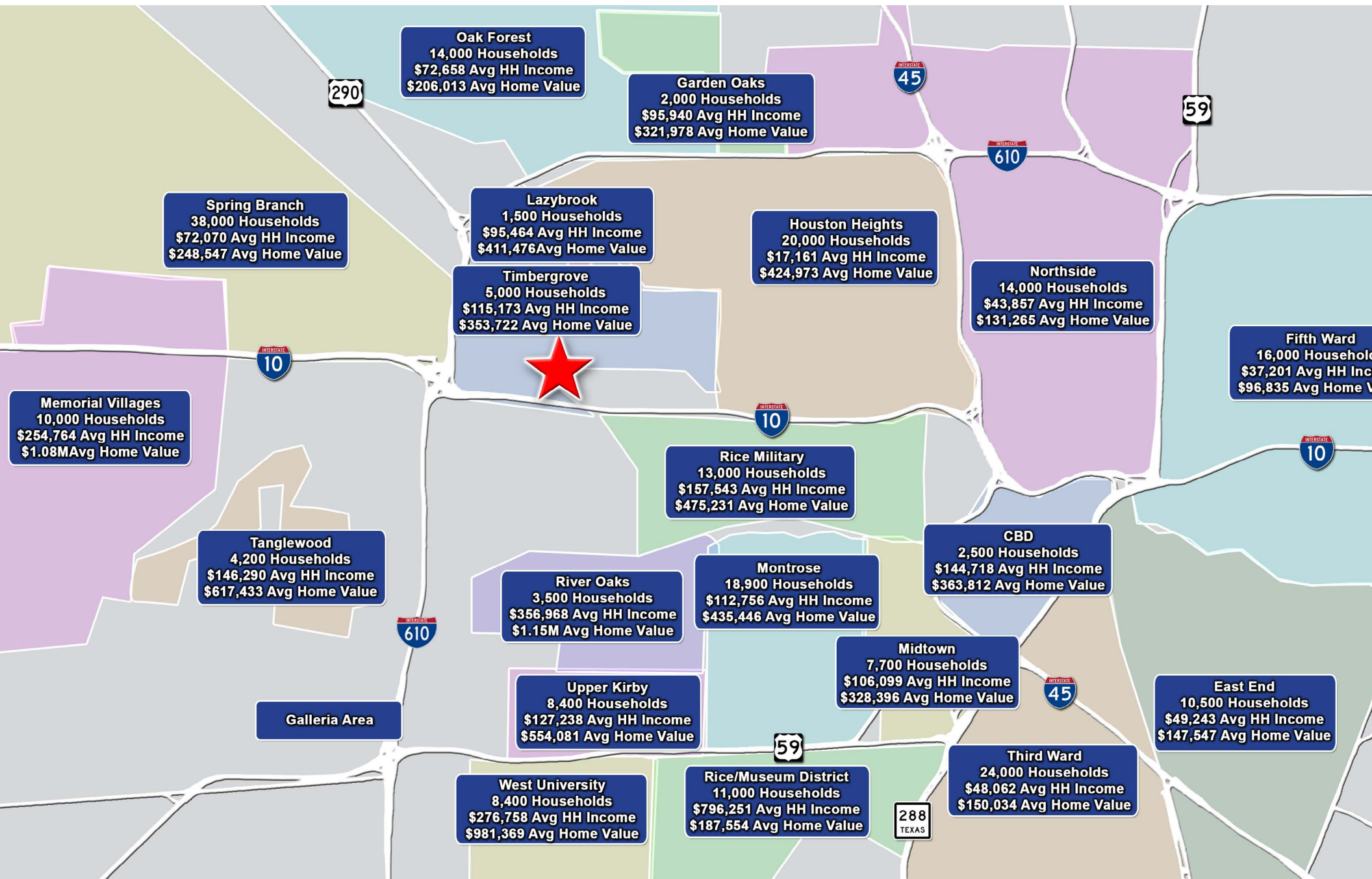
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Total Population

	5 minutes	18,411
	10 minutes	156,703
	15 minutes	559,206


Daytime Population

	5 minutes	28,568
	10 minutes	244,077
	15 minutes	932,593


Average Household Income

	5 minutes	\$116,907
	10 minutes	\$110,177
	15 minutes	\$98,155


Median Age

	5 minutes	36.3
	10 minutes	37.2
	15 minutes	35.8


Median Home Value

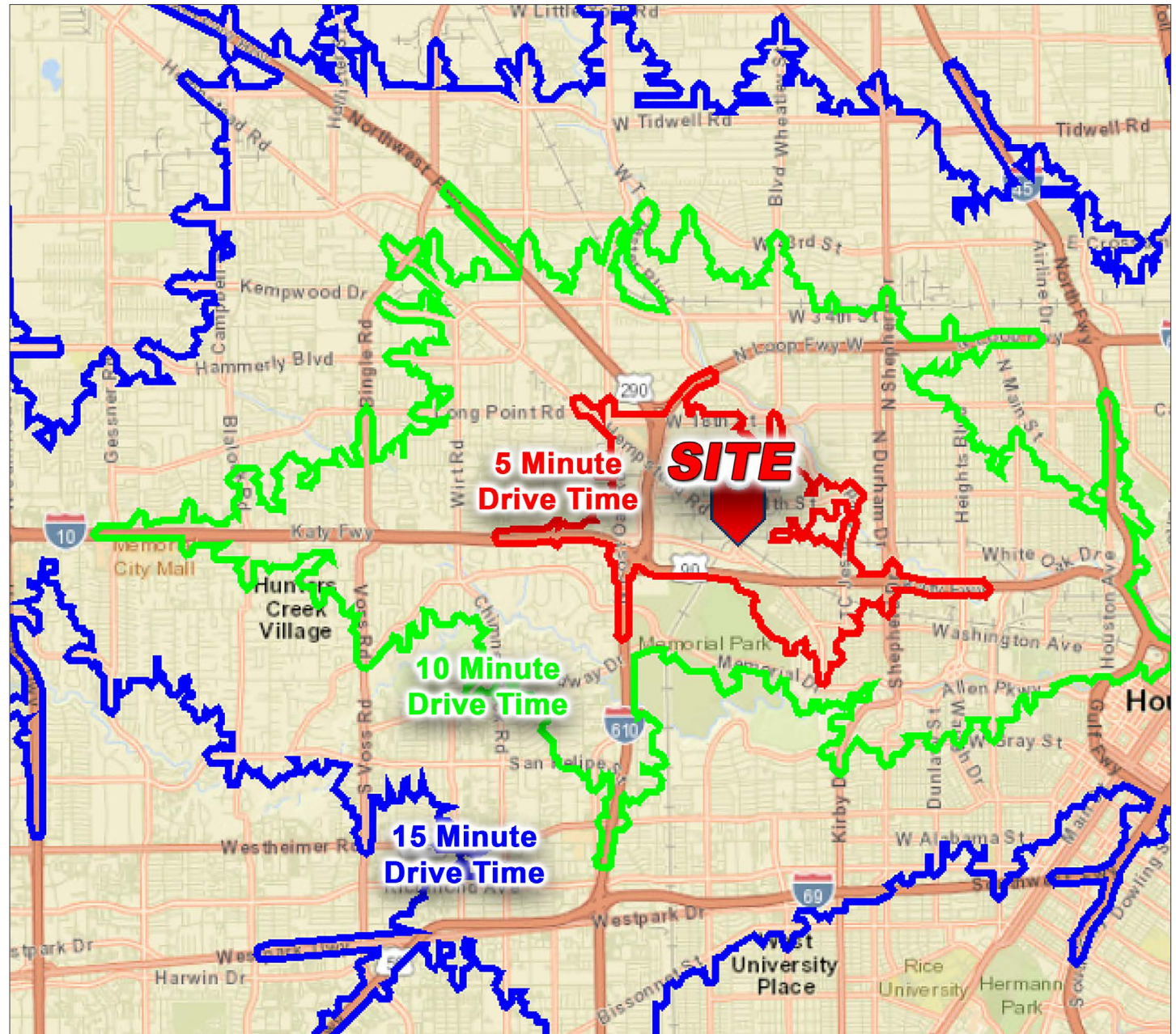
	5 minutes	\$344,175
	10 minutes	\$366,591
	15 minutes	\$316,133

Annual Household Restaurant Spending

	5 minutes	\$5,813.30
	10 minutes	\$5,413.14
	15 minutes	\$4,666.28

Annual Household Apparel & Services Spending

	5 minutes	\$3,768.18
	10 minutes	\$3,530.21
	15 minutes	\$3,034.03





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 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Designated Broker of Firm	License No.	Email	Phone

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