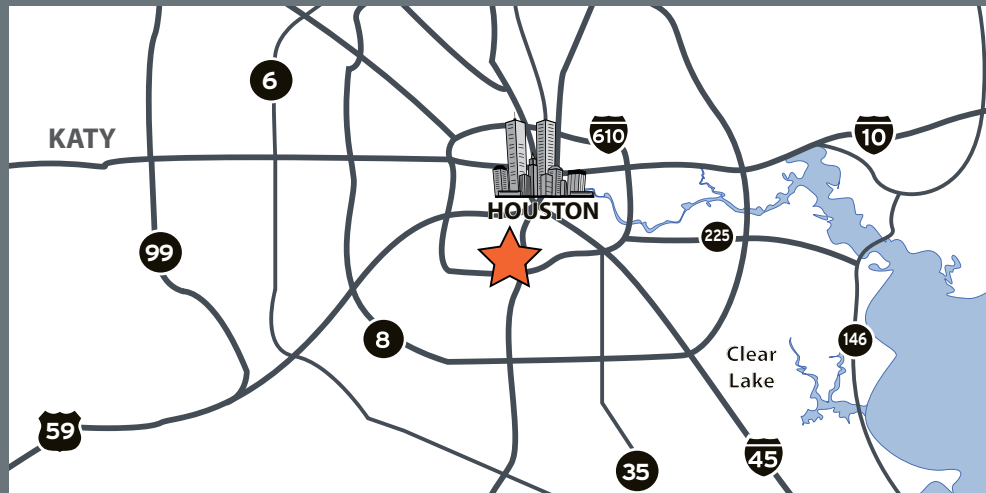


For Sale >>

SWC of Corder St & Cayuga St
Houston, Texas 77054

8.56 Acres of Unimproved
Land Adjacent To The TMC



WATERMAN  **STEELE**
REAL ESTATE ADVISORS

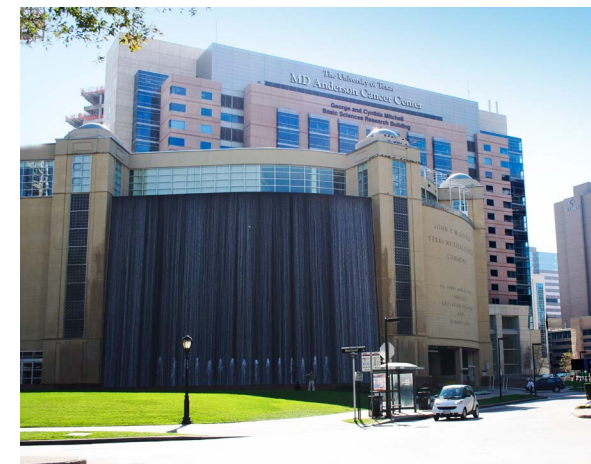
3308 W. Main Street, Houston Texas 77098 | 713-575-3700 | watermansteele.com

*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 8/13/18

For Information Contact:

Lance Gilliam, CRX CSM CLS CDP
713.575.3701 | lgilliam@watermansteele.com

Land For Sale: SWC of Corder St & Cayuga St, Houston Texas 77054



Development Opportunity

8.56 Acres of Unimproved Land Adjacent To The Texas Medical Center

AREA OVERVIEW

Located southwest of the largest medical center in the world, the site is located within 2 miles of 21 world renowned hospitals and 10 academic institutions and home to over 106,000 employees.

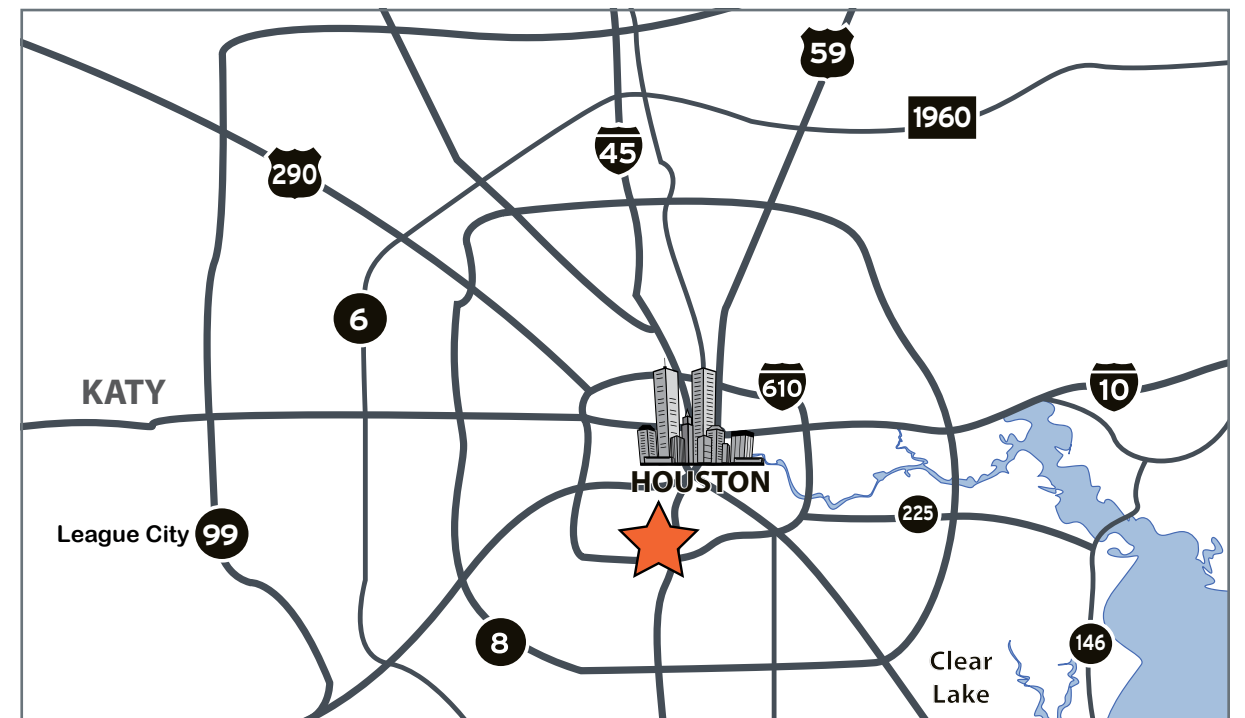
KEY FACTS ABOUT THE TMC:

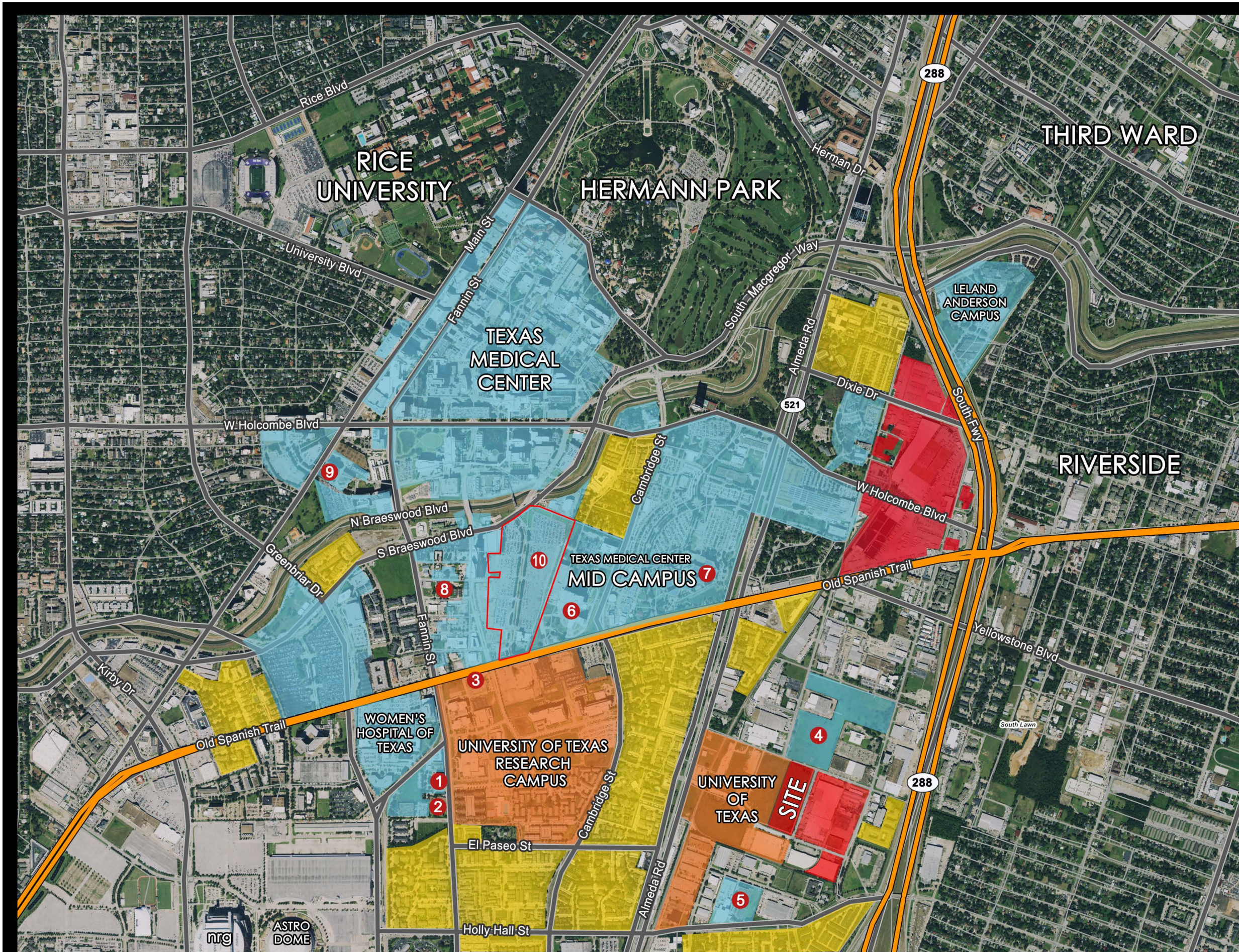
- 7.5 million visitors per year
- 8th largest business district in the country
- Over 7,000 patient beds
- Currently employs 106,000 people
- \$15 billion of direct economic impact
- 5.5 million patients visit every year

2017 Demos	1 Mile	3 Mile	5 Mile
'17 Est. Total Pop.	19,152	143,277	396,847
'22 Projected Pop.	21,175	160,448	442,228
'17 Avg. HH Income	\$58,051	\$90,202	\$107,437
Est. Households	10,028	64,640	176,212
'17-'22 Annual Growth	1,082	7,847	19,889
Est. Total Businesses	1,553	12,090	30,205
Est. Total Employees	45,885	261,846	570,206

TRAFFIC COUNTS

Corder St east of Cayuga St	1,305 cpd
Pawnee St west of Cayuga St	1,529 cpd
Ardmore St south of Corder St	1,934 cpd
288 south of Corder St	185,938 cpd





SWC Corder St
& Cayuga St

Houston, Texas

1. UNIVERSITY GENERAL HOSPITAL
2. INTRACARE MEDICAL CTR - SOUTH
3. WALKER ED CHANCELLOR UNIVERSITY OF TEXAS SYS
4. MEDISTAR MEDICAL OFFICE (PLANNED)
5. HARRIS HEALTH SYSTEM
6. BAYLOR COLLEGE OF MEDICAL CTR.
7. MICHAEL E. DEBAKEY VA MEDICAL CTR.
8. MD ANDERSON MID-CAMPUS
9. SHRINERS HOSPITAL FOR CHILDREN
10. TMC 3 (PLANNED)

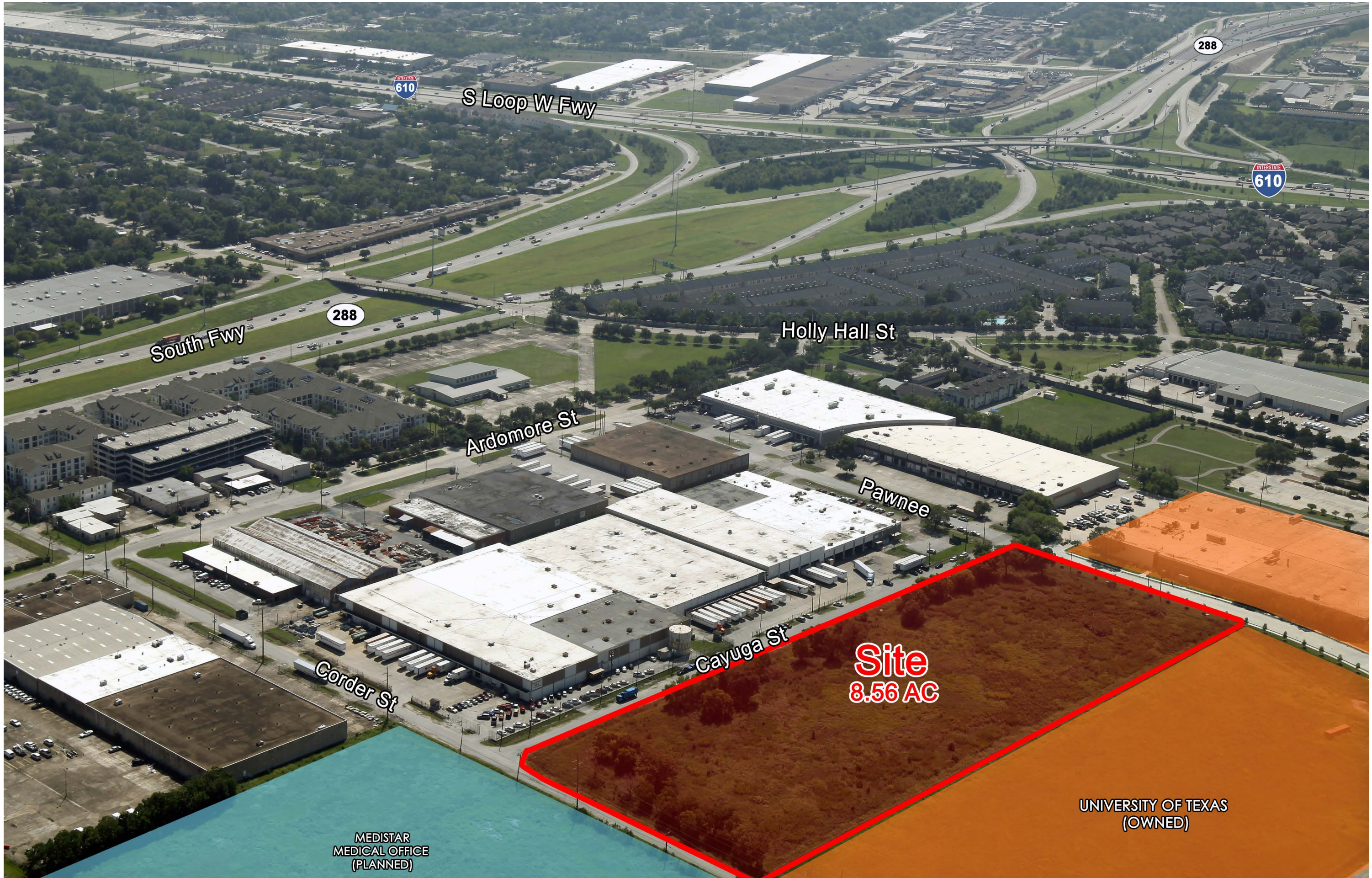
- MULTI-FAMILY
- HEALTH CARE
- 2 ML
- UNIVERSITY OF TEXAS

October 2015

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www.watermansteele.com

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610

S Loop W Fwy

288

610

288

South Fwy

Holly Hall St

Ardmore St

Pawnee

Corder St

Cayuga St

Site
8.56 AC

UNIVERSITY OF TEXAS
(OWNED)

MEDISTAR
MEDICAL OFFICE
(PLANNED)



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.