

An aerial photograph of Houston, Texas, showing the downtown skyline with numerous skyscrapers in the background. In the foreground, there are several commercial buildings, including a prominent white building with a flat roof and a red brick building. The area is surrounded by greenery and residential neighborhoods.

High Visibility Hard Corner Position

2020 North Memorial Way
Houston, Texas 77007

Rebecca Hughes

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real

COMMERCIAL

Exclusive Offering Memorandum

Three separate tracts totaling 30,496 SF.
Available for purchase individually, in any combination, or as one entire lot.

Downtown Houston skyline views

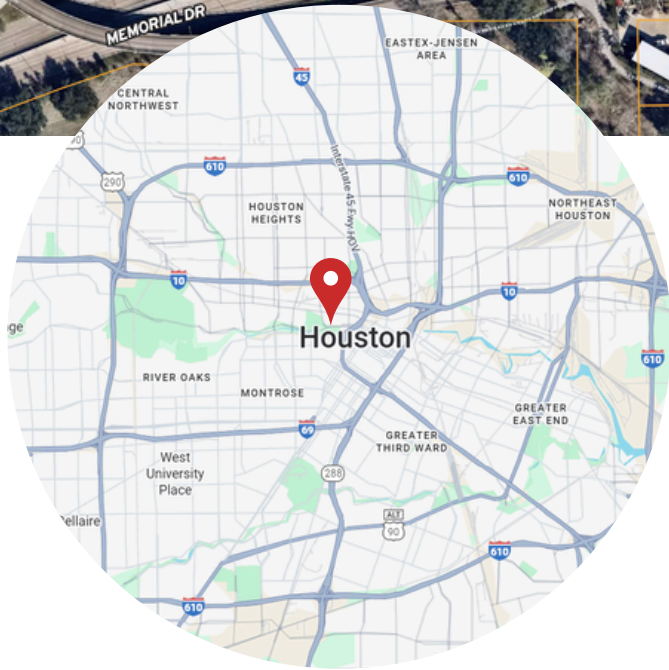
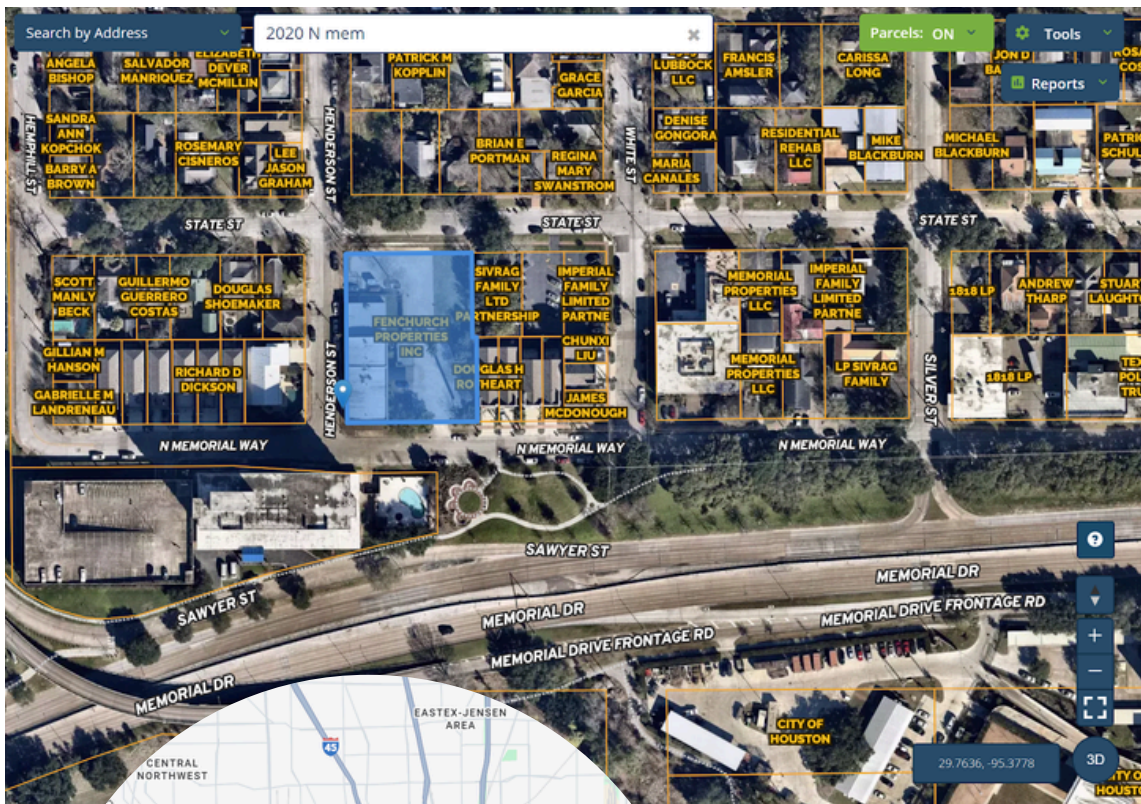
Prime Location directly across from Eleanor Tinsley Park

Situated right off Memorial Drive with excellent visibility and access

Ideal for owner-users, investors, or developers seeking high-potential commercial property

Strong redevelopment opportunity in a highly desirable area

Less than 2 miles from Downtown Houston - Easy access to major freeways: I-10 and I-45



02 / 2020 N Memorial Way

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Site Survey

TRACT 1

15,585 SF
Includes the 5,000 SF N Memorial building
12 covered parking spaces

TRACT 2

3,453 SF
Includes the 1,656 SF Henderson building

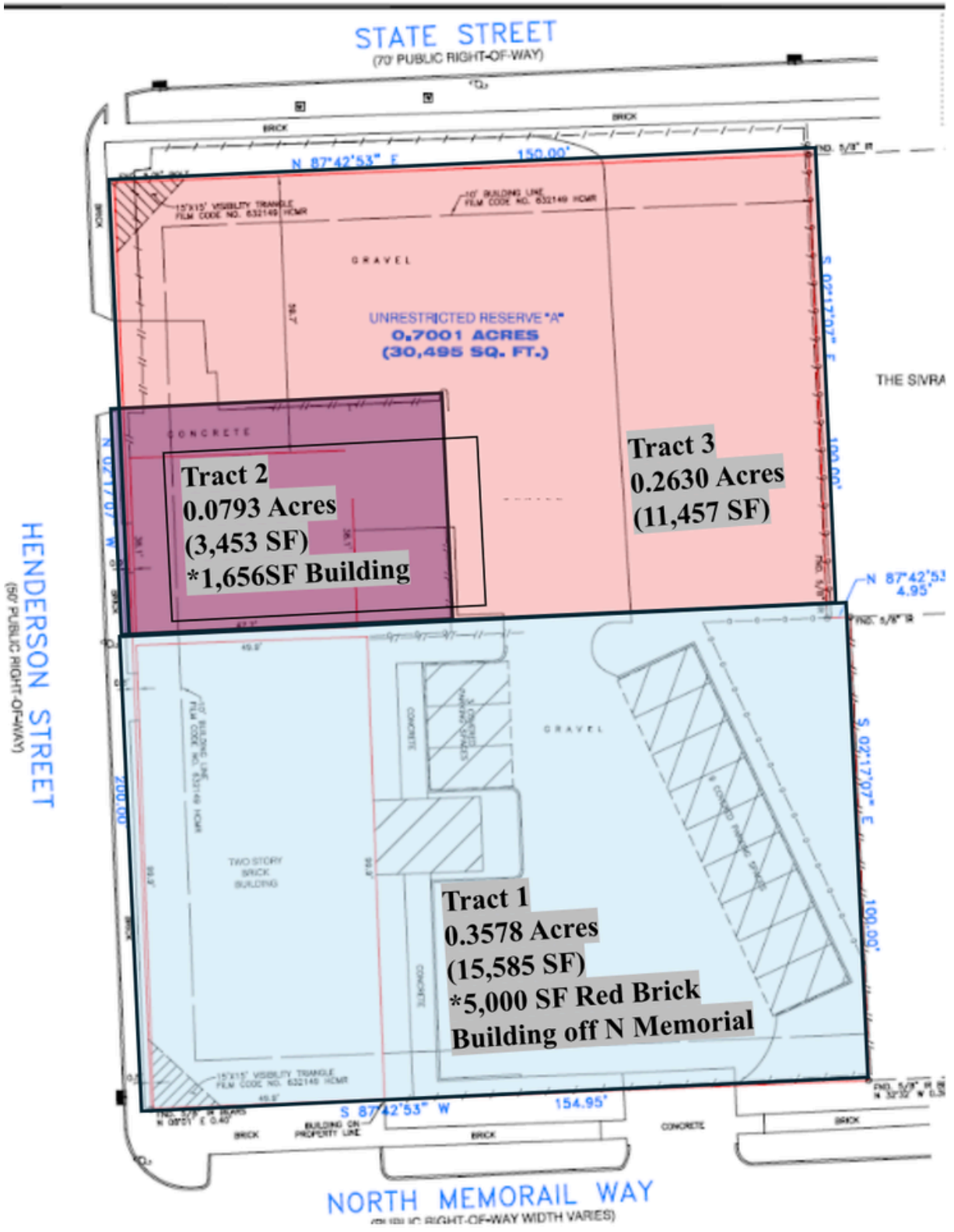
TRACT 3

11,457 SF lot with no improvements.
Can include curb cut
Excellent for development

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TRACT 1

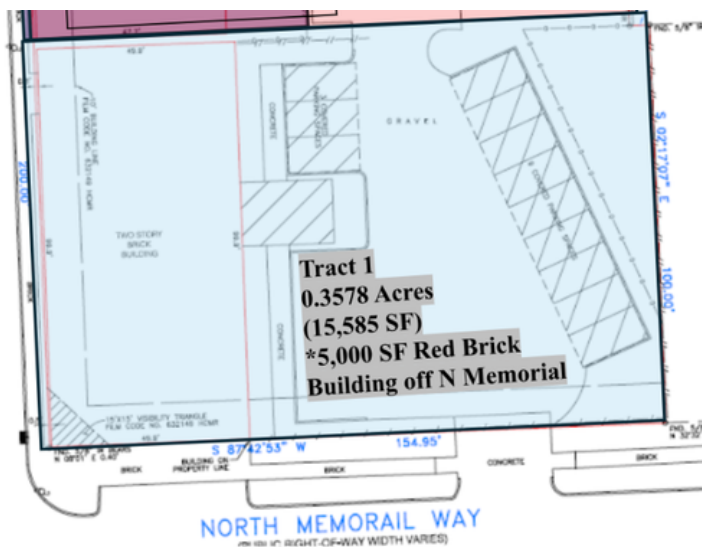
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3 Restrooms | 3 Larger Corner Offices | 2 Meeting Rooms | Central Open
 Workspace | 7 Mid-size Offices | 2 Meeting Rooms | Kitchenette | 2
 Additional large rooms | 1 Small Room | 1 Larger Room

360 VIRTUAL TOUR Year Built: 1935 (Office)



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 4907 sq. ft.
 TOTAL: 4907 sq. ft.



04 / 2020 N Memorial Way

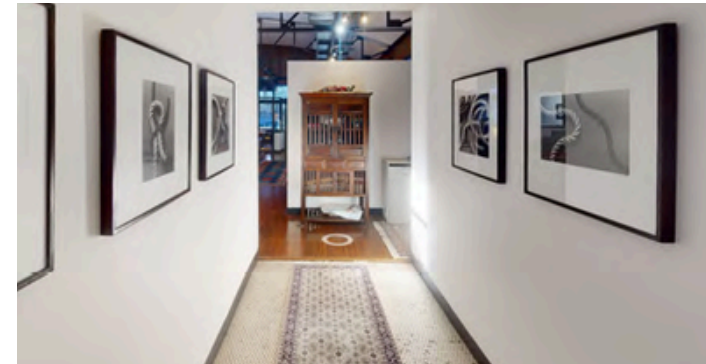
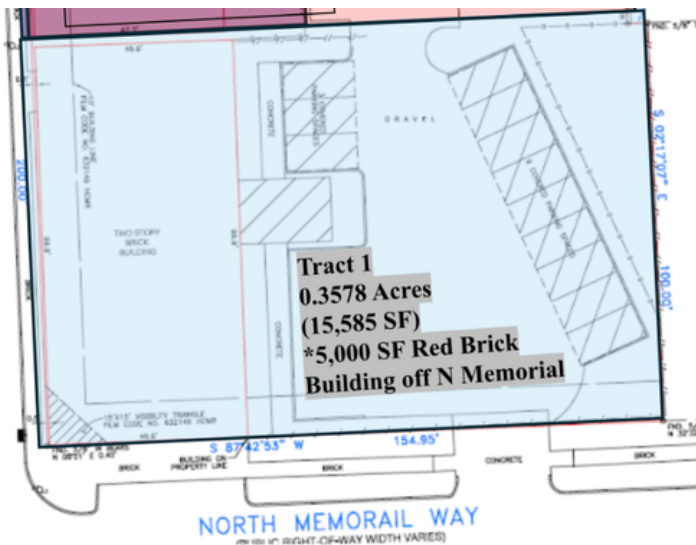
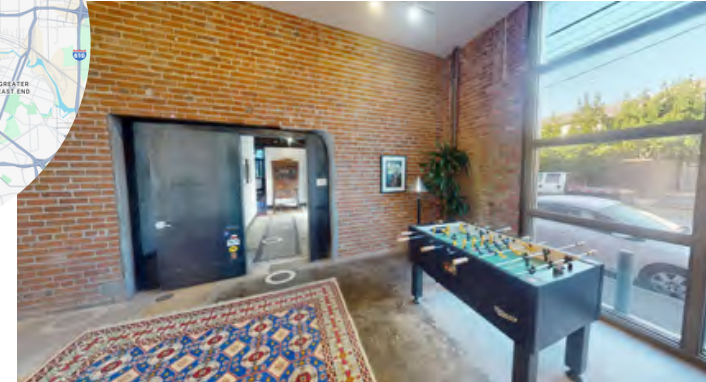
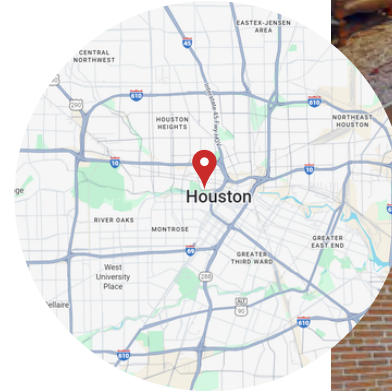
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05 / 2020 N Memorial Way

Demographics

Investing in this area presents a strong opportunity for growth, driven by a rapidly expanding population and increasing demand for light industrial developments.

With its strategic location, high visibility, and accessibility, this area continues to attract businesses and investors looking to capitalize on the region's economic expansion. Now is the perfect time to secure a valuable asset in this thriving market.

Population	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2020 Population	21,801	198,064	432,783
2024 Population	26,219	226,933	485,872
2029 Population Projection	27,624	237,074	505,988
Annual Growth 2020-2024	5.1%	3.6%	3.1%
Annual Growth 2024-2029	1.1%	0.9%	0.8%
Median Age Bachelor's Degree or Higher	34.4	36.7	36.2
U.S. Armed Forces	76	171	234

Income

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Avg Household Income	\$133,528	\$128,049	\$118,680
Median Household Income	\$103,580	\$94,294	\$82,469
< \$25,000	2,046	18,071	39,923
\$25,000 - 50,000	1,501	13,778	33,495
\$50,000 - 75,000	1,811	14,675	29,499
\$75,000 - 100,000	1,848	11,545	22,619
\$100,000 - 125,000	1,882	11,024	18,953
\$125,000 - 150,000	1,018	7,262	14,170
\$150,000 - 200,000	1,609	10,472	17,925
\$200,000+	3,236	24,042	42,766

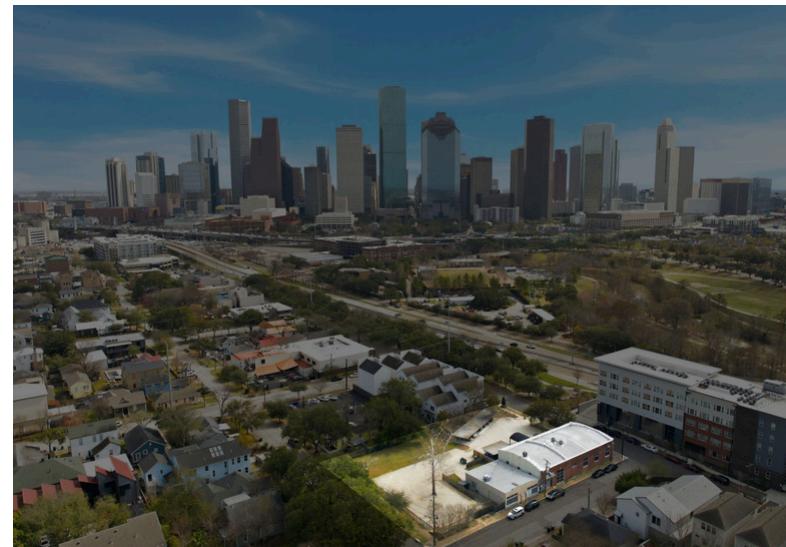
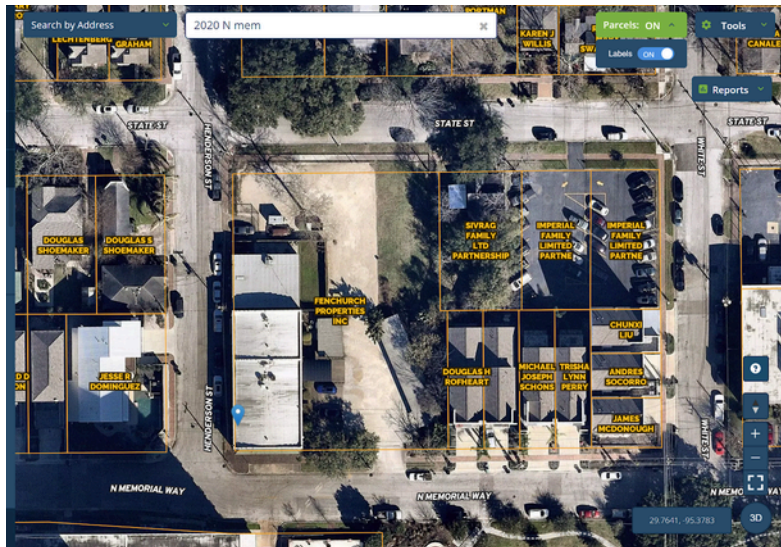
This investment offers strong income growth potential, driven by increasing demand and a thriving local economy.

With steady revenue streams and opportunities for expansion, the property is positioned to generate consistent returns while benefiting from market appreciation.

Secure a high-performing asset with long-term financial upside.

TRAFFIC

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Sawyer St	Memorial Dr SE	2,957 VPD	2025	0.10 mi
Sawyer St	State St S	3,524 VPD	2025	0.14 mi
Memorial Dr	Sawyer St NE	23,258 VPD	2018	0.17 mi
Memorial Drive	Silver St W	20,805 VPD	2025	0.17 mi
Memorial Dr	Silver St W	20,794 VPD	2023	0.17 mi
Sabine St	Walker-Sabine S	2,557 VPD	2024	0.29 mi
Allen Pkwy	Valentine Way NW	41,403 VPD	2025	0.30 mi
Sabine Street	Walker-Sabine S	2,552 VPD	2025	0.31 mi
Washington Ave	Taylor St E	14,653 VPD	2025	0.32 mi
Gillette St	Hopson St S	754 VPD	2025	0.33 mi

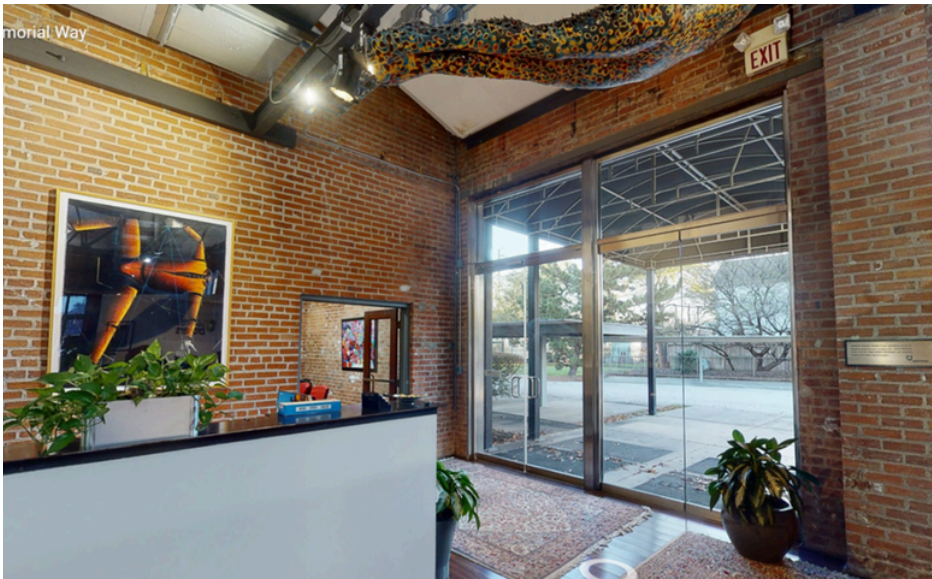


07 / 2020 N Memorial Way

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08 / 2020 N Memorial Way



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.

11-03-2025



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 Houston, Texas 77007

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Get in Touch

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Rebecca Hughes	0743453	rhughes@houstontxcre.com	(832) 885-0690
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date