

CUSHMAN & WAKEFIELD

MONTROSE LAND

4503 Montrose Houston, TX 77006

±35,717 SF

PROPERTY HIGHLIGHTS

Cushman & Wakefield is proud to offer for sale this inner-loop site.

Centrally located, close to robust areas of the city such as CBD, Midtown, the Museum District and the Texas Medical Center.



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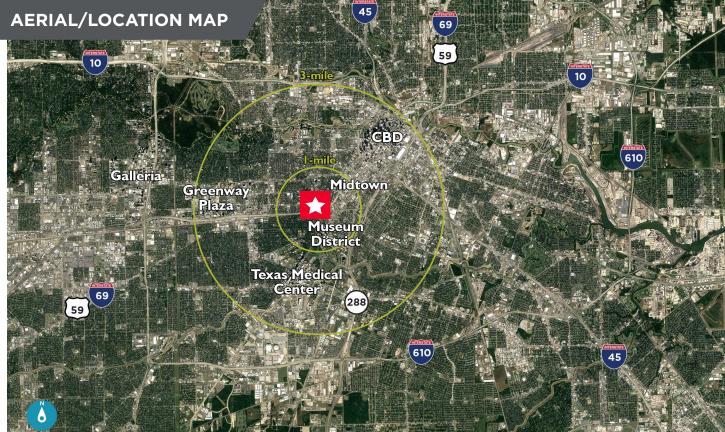
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NEARBY ACTIVITY

- Future plans are in place for the former Chelsea Market site to be redeveloped as the 16-story Broadstone Tower.
- The luxury 20-story high-rise, The Carter, is a recent development east of the Chelsea Market site.
- The Ion, located less than a mile away in the recently announced innovation district, will begin redevelopment of the former Sears store in May 2019.

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2018 Demographics

	1 Mile	3 Mile
Population	26,269	187,611
AVG. HH Income	\$126,006	\$131,131
Median Age	35.9	35.0
# of Employees	17,833	367,980

2023 Projected Demographics

	1 Mile	3 Mile
Population	28,137	198,708
AVG. HH Income	\$144,852	\$147,610
Median Age	37.3	36.3

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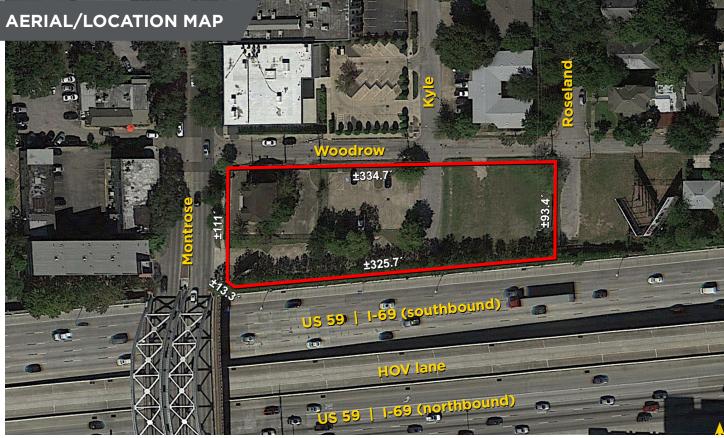
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THE SITE IS LESS THAN TWO MILES OUTSIDE OF THE CBD, & OFFERS OUTSTANDING EXPOSURE TO THE SOUTHWEST FREEWAY (US 59/I 69)

TRAFFIC COUNTS

Montrose @ Woodrow = 28,176 2016 Counts - Source: TxDOT

US 59/I 69 - Mainlanes @ Montrose = **258,500** 2017 Counts - Source: TxDOT

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WHAT'S IN & AROUND MONTROSE?



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Information About Brokerage Services

EOUAL HOUNC

David L. Cook

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.

Cushman & Wakefield of Texas, Inc.	0234174	marjorie.moody@cushwake.com	า 713-87	713-877-1700	
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email		Phone	
Scott Wegmann	276916	scott.wegmann@cushwake.com	713-87	7-8261	
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/Te	nant/Seller/Landlord	Initials Date			
Regulated by the Texas Real Estate Comr	nission	Informatio	n available at www	v.trec.texas.gov IABS 1-0	
Cushman & Wakefield Of Texas, 1330 Post Oak Blvd Ste 2700 Hou	ston, TX 77056	Phone: (713)963-2888	Fax:713-877-1965	New TREC Form -	

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