

6215 WASHINGTON AVE



1,000 SF AVAILABLE

VALORIE WAGGONER

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SOUTH
CAPITAL

Property Highlights



- ✓ Freestanding building with approximately 1,000 SF and drive thru opportunity
- ✓ Located in the heart of Washington Avenue / Wescott Corridor
- ✓ Convenient proximity to I-10 Corridor and 610 Loop
- ✓ Steps from recent master planned Memorial Park including major capital improvements and long-term conservation.
- ✓ Immediately adjacent to Starbucks
- ✓ Available 2022

Strong Market Demand: The low supply of new product and the property's location in the area translates to strong demand for users.

Redevelopment Facilities: The proposed redevelopment will bring this original construction to modern standards

Prime Location

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Creative Development Site in the Washington Corridor

- Located in the heart of the popular Washington Corridor / Camp Logan Area
- Proximity to Starbucks, popular eateries, lively bars, and the active Buffalo Bayou trail and Heights bike and hike trail.



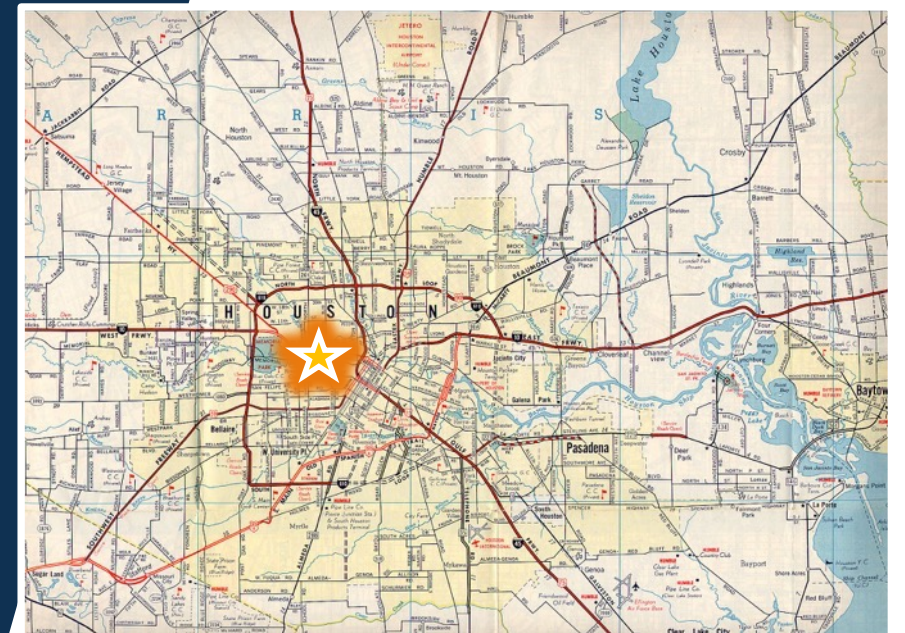
Close to Houston's best Entertainment and Retail

- Close to the Galleria/ Uptown which is home to over 2,000 companies and 26M SF of commercial space. Occupying 500 acres, this is the 15th largest business district in the US.
- Buffalo Bayou Park, Rice Village, EADO and Upper Kirby are within 5 miles of the property.
- Adjacent to Memorial Park which has 30 miles of trails scattered for running, walking and hiking.



Convenient Access to I-10 and 610 Loop Via Washington Avenue

- Interstate 10 less than 1 mile north of the site
- Interstate 610 Loop is less than 2 miles west of the site.



6215 WASHINGTON AVE

Area Overview



Area Details

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Memorial Park Conservatory

- The 2011 drought catalyzed what was to become “The Master Plan” and was unanimously approved by Houston City Council in 2015.
- Includes capital improvements, conservation and operations plan for Memorial Park
- Approximately 1,500 acres which is DOUBLE the size of Central Park
- The Kinder Foundation donated \$70 million to Memorial Park Conservatory to accelerate the Master Plan. It is the largest single parks donation grant in Houston history.

1,464.24 acres

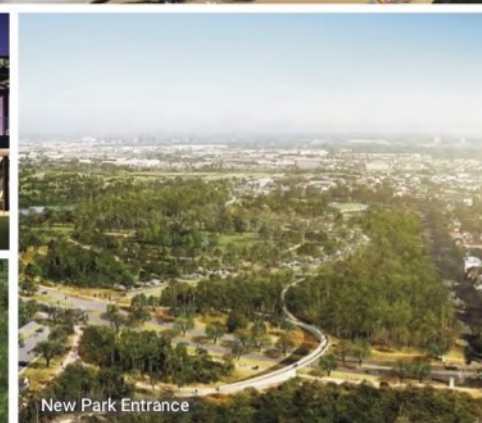
Purchased in 1924 from the Hogg Family

Located at IH-10W and IH-610S and bound by Buffalo Bayou

Approx. 4 million Houstonians from 170+ zip codes visit annually

Site of Camp Logan one of 32 WWI training camps

79 species of animals
plus 60 species of birds
267 species of trees/
shrubs/ vines



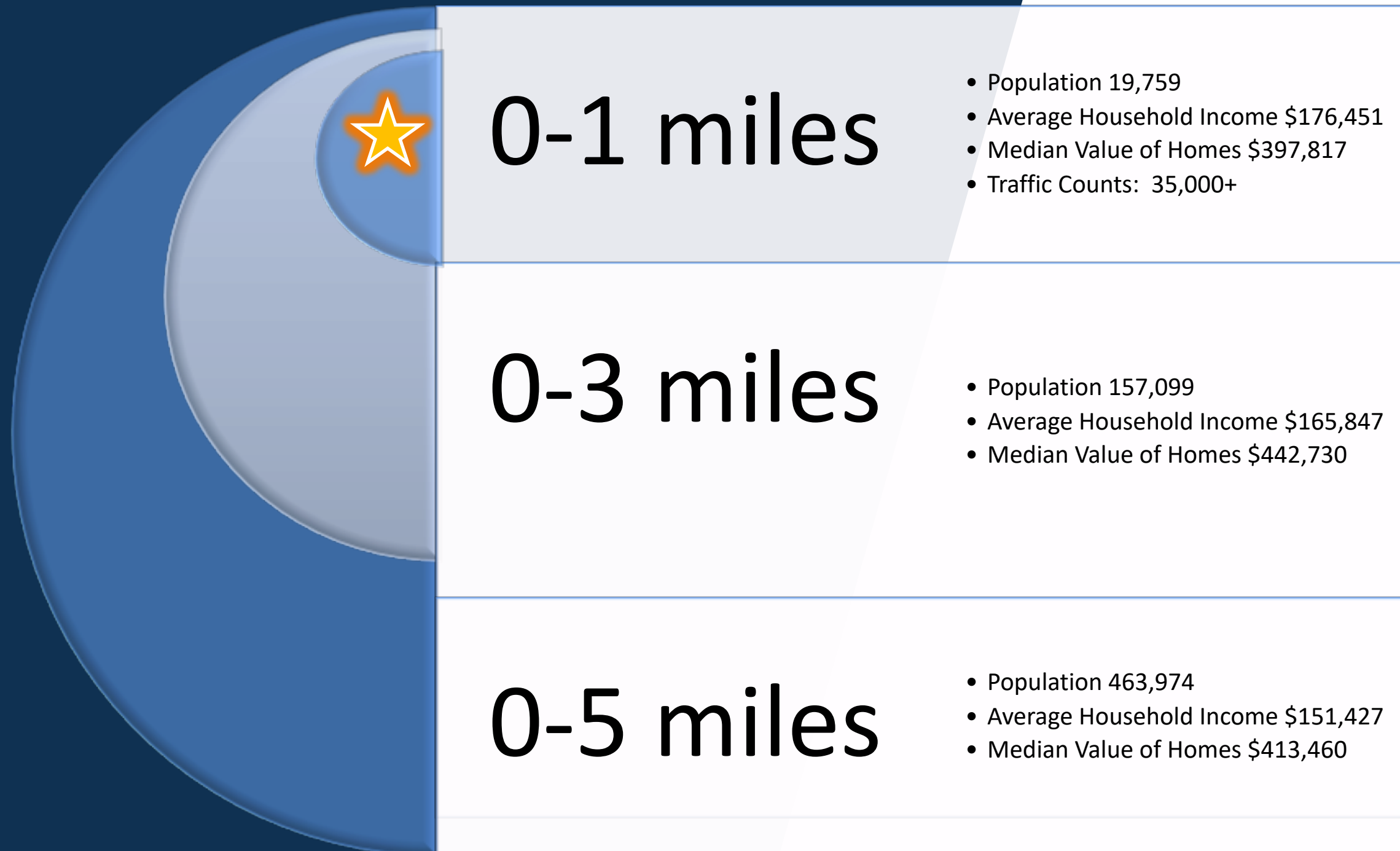
Location Details



Area Demographics



Area Population and Growth: The steady supply of new home development and renovation as well as the property's location in the area translates to strong demand for users.





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Contact

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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

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; and
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 duties and 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.

35 South Capital, LLC

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PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT