

PROPOSED TARGET – HEIGHTS

MIXED USE DEVELOPMENT

26TH at N SHEPHERD & DURHAM - HOUSTON, TX 77098



CHAD MOSS
CELL: 713.823.6641 OFF: 832.804.8526
CHADMOSS@PROPERTYCOMMERCE.COM

PROPERTY COMMERCE
8811 GAYLORD DR, STE 200
HOUSTON, TX 77024



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AVAILABLE RETAIL LEASE SPACE

14,498 SF – 1ST FLOOR – 100' deep (appx)

5,229 SF – 1ST FLOOR – 60' deep (appx)

8,162 SF – 2ND FLOOR – 100' deep (appx)

AVAILABLE PAD SITES – FRONTING N SHEPHERD

22,925 SF – 2521 N SHEPHERD

19,650 SF – 2620 N SHEPHERD

411 Apartments in PROPOSED TARGET – HEIGHTS

NEARBY TENANTS

HEB, KROGER'S, WHOLE FOODS, HOME DEPOT, LOWE'S, CHICK-FIL-A, WHATABURGER, STARBUCKS, TORCHY'S TACOS, VELVET TACO, SNOOZE, LA LUCHA, GATLIN'S BBQ, TACO CABANA, CVS, WALGREENS

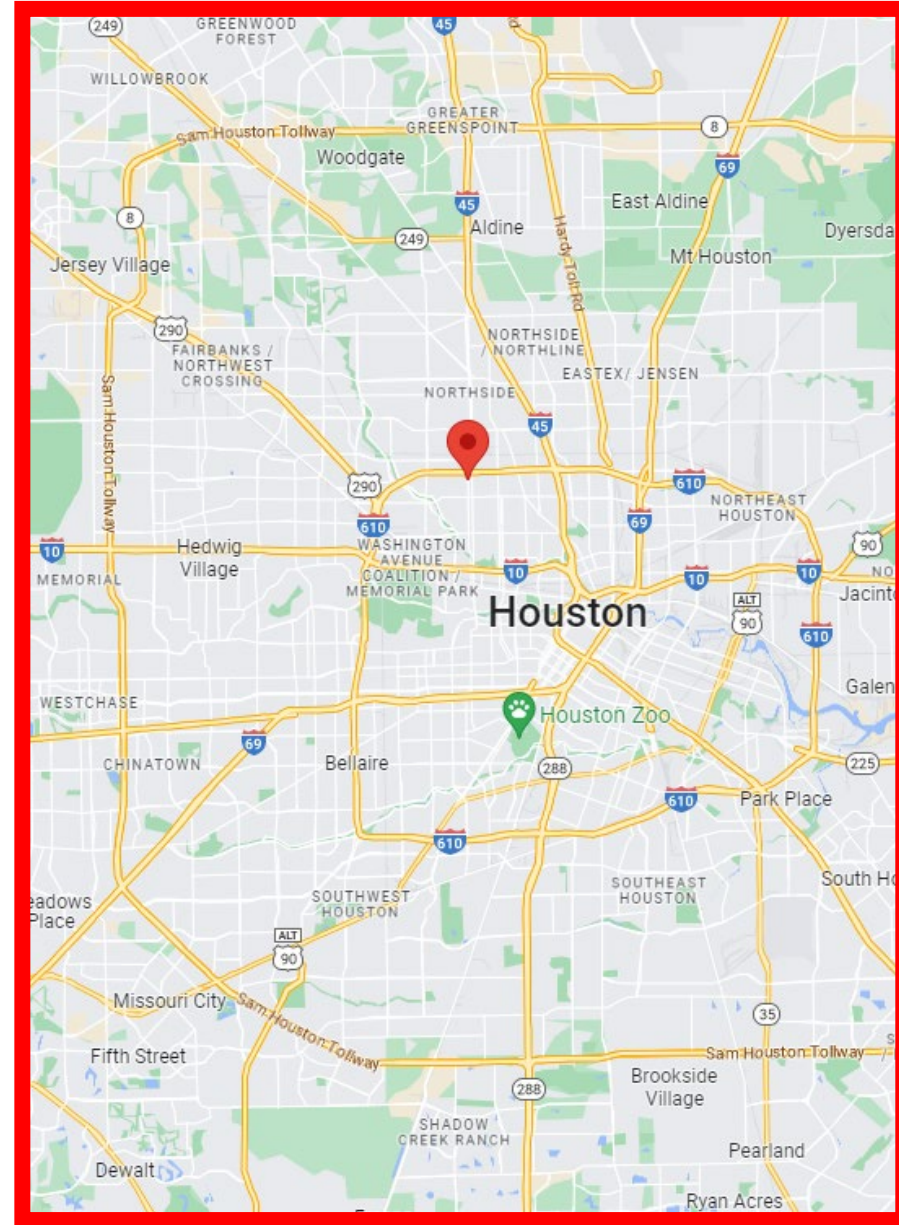
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	23,239	156,862	436,660
DAYTIME POPULATION	23,015	185,547	655,605
HOUSEHOLDS	9,595	70,112	177,357
AVG HH INCOME	\$179,190	\$152,623	\$131,796

TRAFFIC COUNTS (TXDOT 2021 - VPD)

N SHEPHERD 17,338

DURHAM 17,493

LOOP 610 202,553



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- APARTMENTS**
- 1. (Future) Heights 26th
 - 2. Durham Heights
 - 3. Domain Heights
 - 4. Holden Heights
 - 5. (Future) Lennox Heights
 - 6. Heights Waterworks
 - 7. 2125 Yale
 - 8. Lakeside Place
 - 9. Ellison Heights
 - 10. Foundry on 19th
 - 11. 15th Street Flats



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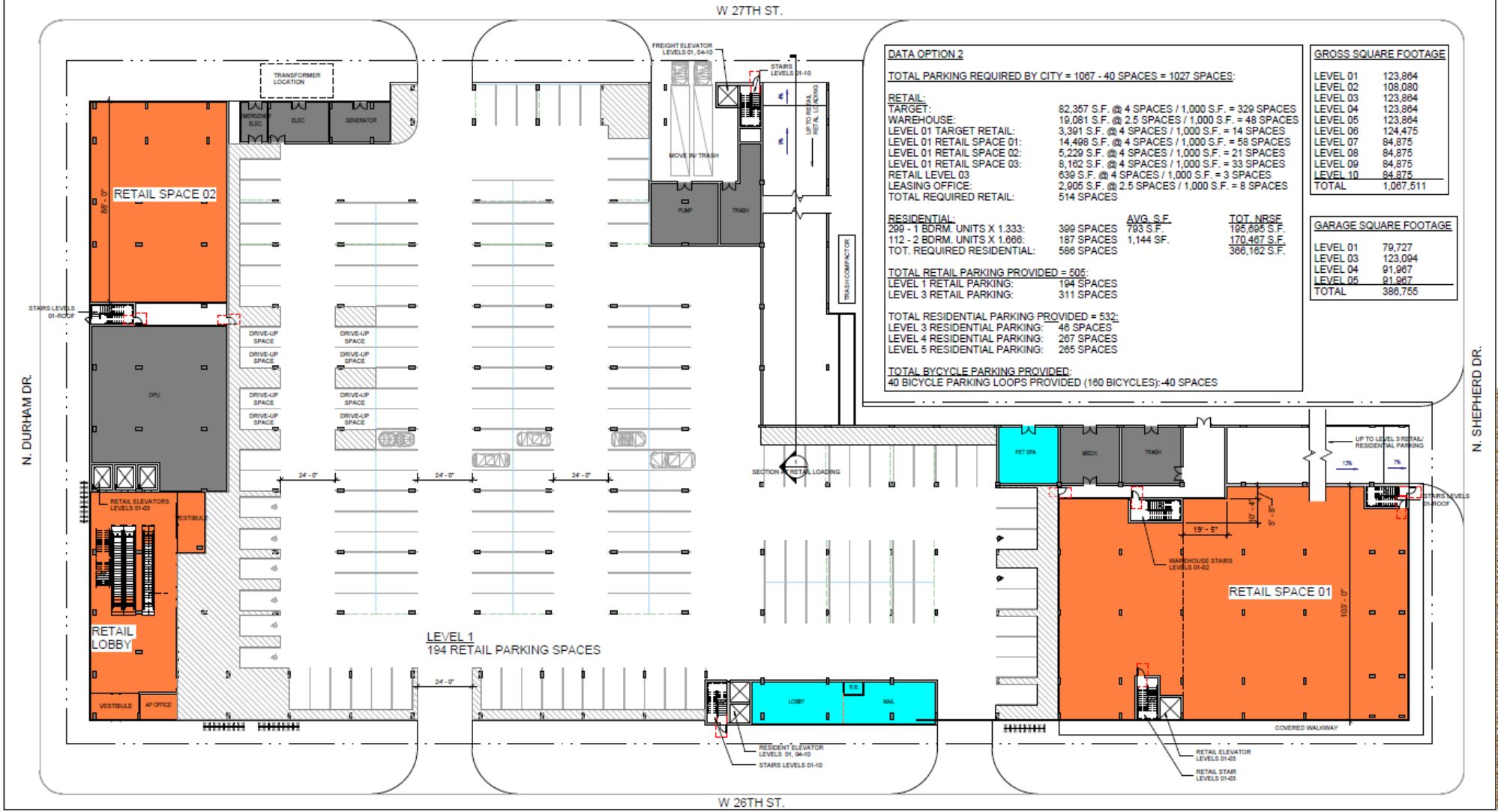
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LEVEL 01 - SITE PLAN

SCALE: 1" = 20'-0"



DATA OPTION 2

TOTAL PARKING REQUIRED BY CITY = 1067 - 40 SPACES = 1027 SPACES:

RETAIL:
 TARGET: 82,357 S.F. @ 4 SPACES / 1,000 S.F. = 329 SPACES
 WAREHOUSE: 19,081 S.F. @ 2.5 SPACES / 1,000 S.F. = 48 SPACES
 LEVEL 01 TARGET RETAIL: 3,391 S.F. @ 4 SPACES / 1,000 S.F. = 14 SPACES
 LEVEL 01 RETAIL SPACE 01: 14,498 S.F. @ 4 SPACES / 1,000 S.F. = 58 SPACES
 LEVEL 01 RETAIL SPACE 02: 5,229 S.F. @ 4 SPACES / 1,000 S.F. = 21 SPACES
 LEVEL 01 RETAIL SPACE 03: 8,162 S.F. @ 4 SPACES / 1,000 S.F. = 33 SPACES
 RETAIL LEVEL 03: 639 S.F. @ 4 SPACES / 1,000 S.F. = 3 SPACES
 LEASING OFFICE: 2,805 S.F. @ 2.5 SPACES / 1,000 S.F. = 8 SPACES
TOTAL REQUIRED RETAIL: 514 SPACES

RESIDENTIAL:
 299 - 1 BDRM. UNITS X 1.333: 399 SPACES 793 S.F.
 112 - 2 BDRM. UNITS X 1.666: 187 SPACES 1,144 S.F.
TOT. REQUIRED RESIDENTIAL: 586 SPACES

TOTAL RETAIL PARKING PROVIDED = 505:
 LEVEL 1 RETAIL PARKING: 194 SPACES
 LEVEL 3 RETAIL PARKING: 311 SPACES

TOTAL RESIDENTIAL PARKING PROVIDED = 532:
 LEVEL 3 RESIDENTIAL PARKING: 46 SPACES
 LEVEL 4 RESIDENTIAL PARKING: 267 SPACES
 LEVEL 5 RESIDENTIAL PARKING: 265 SPACES

TOTAL BYCYCLE PARKING PROVIDED:
 40 BICYCLE PARKING LOOPS PROVIDED (160 BICYCLES): 40 SPACES

GROSS SQUARE FOOTAGE

LEVEL 01	123,864
LEVEL 02	108,080
LEVEL 03	123,864
LEVEL 04	123,864
LEVEL 05	123,864
LEVEL 06	124,475
LEVEL 07	84,875
LEVEL 08	84,875
LEVEL 09	84,875
LEVEL 10	84,875
TOTAL	1,067,511

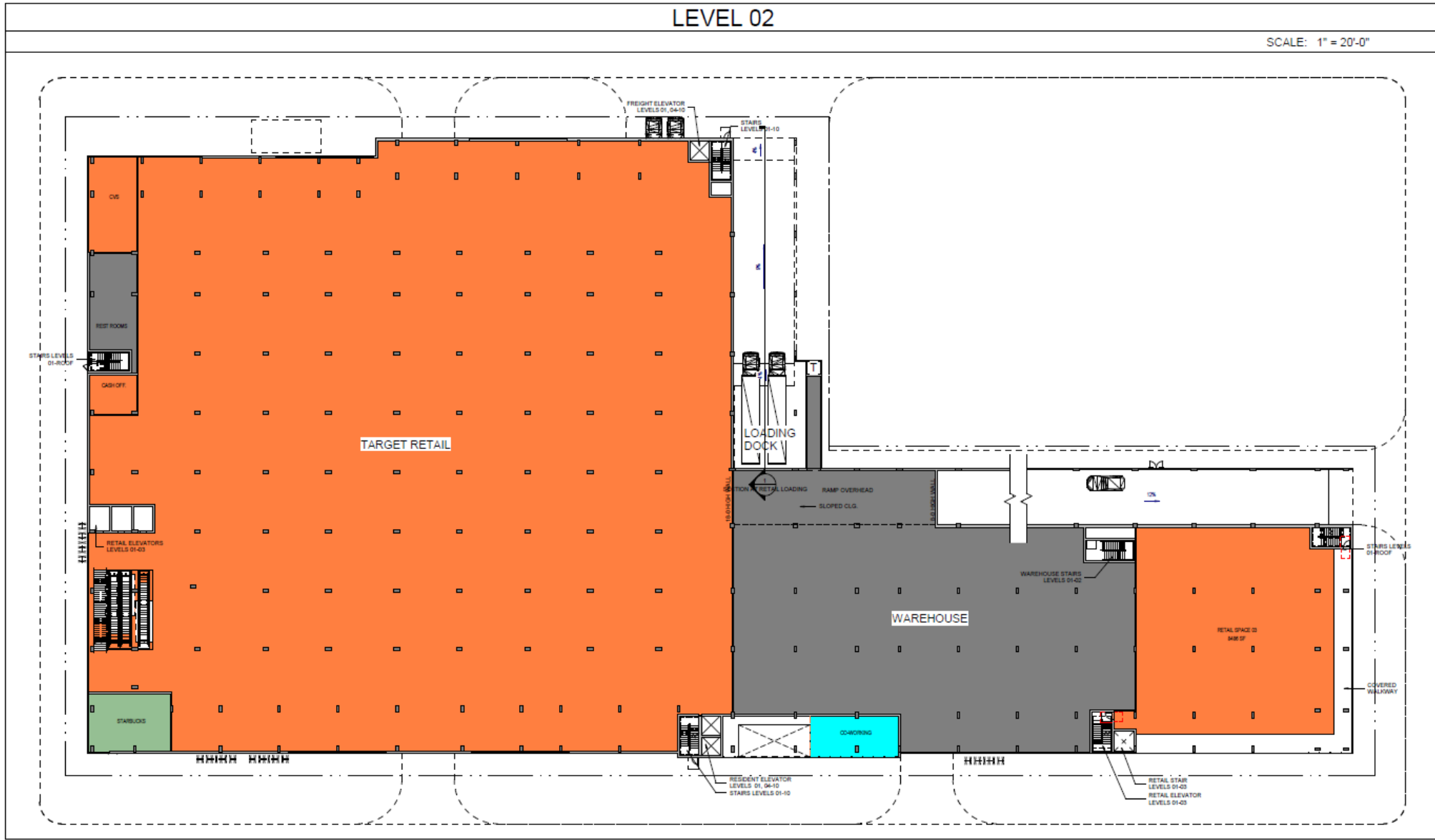
GARAGE SQUARE FOOTAGE

LEVEL 01	79,727
LEVEL 03	123,094
LEVEL 04	91,807
LEVEL 05	91,807
TOTAL	386,755



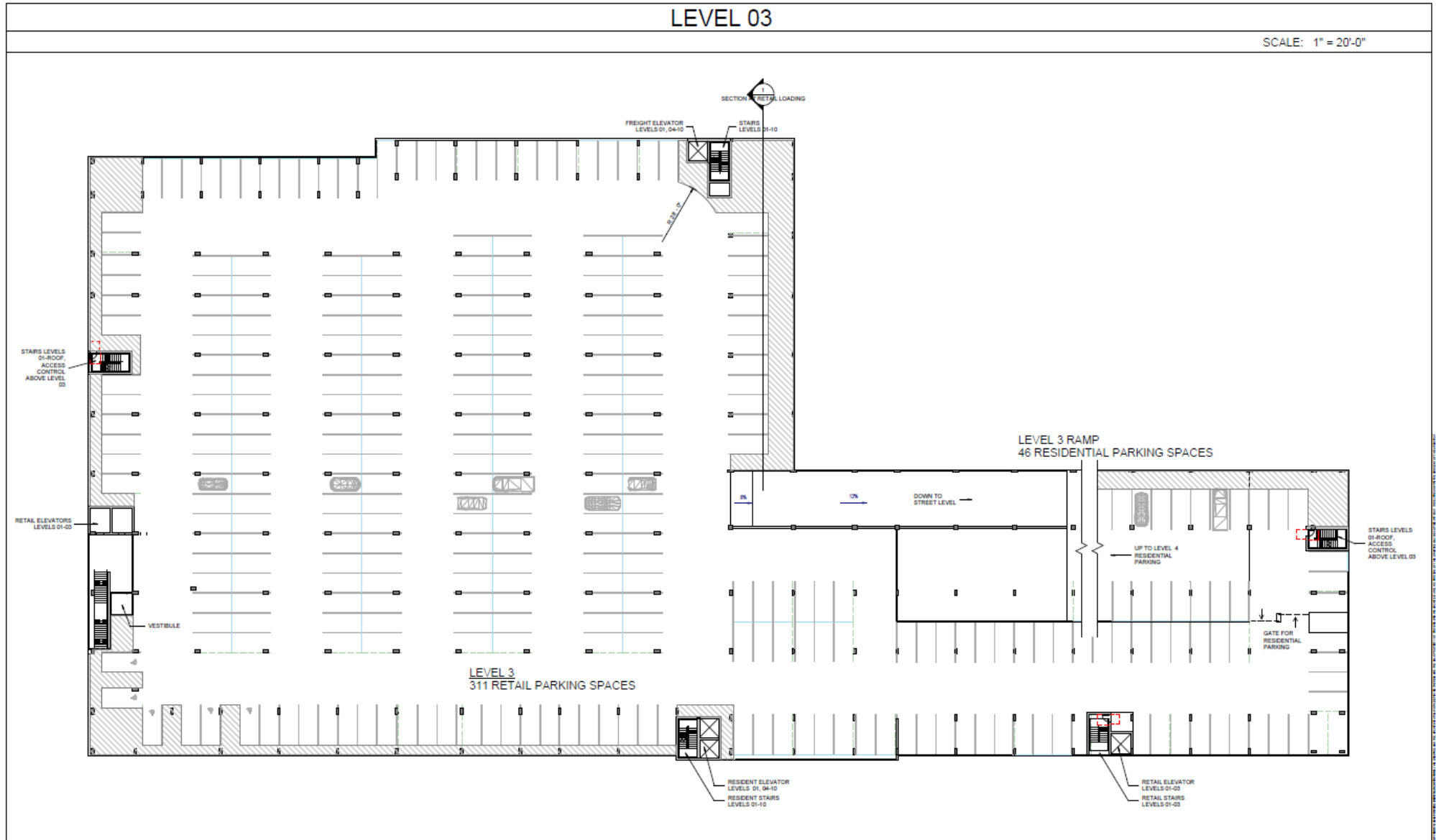
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Information About Brokerage Services

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
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials	Date