FOR SALE

±3.73 TOTAL ACRES

WILL SUBDIVIDE

PRIME LOWER MONTROSE DEVELOPMENT OPPORTUNITY

Execute Confidentiality Agreement

CUSHMAN & WAKEFIELD CBRE

OFFERING MEMORANDUM | CAPITAL MARKETS LAND SERVICES

EXCLUSIVE ADVISORS

JIM FOREMAN
+1 713 963 2824
jim.foreman@cushwake.com

CHRIS BERGMANN JR.
+1 713 577 3847
chris.bergmann@cbre.com

DANIEL WANG
+1 713 260 0217
daniel.wang4@cushwake.com

CUSHMAN & WAKEFIELD CBRE

PROPERTY DESCRIPTION

THE PROPERTY CONSISTS OF TWO PARCELS TOTALING ±3.73 ACRES ON THE EDGE OF MONTROSE HOUSTON, TX, ONE OF THE CITY'S MOST VIBRANT AND RAPIDLY GROWING URBAN DISTRICTS.

The primary parcel is a ±2.58 acre super block, created through the successful abandonment of Rosalie Street. This rare super block spans the full block between Elgin Street and Anita Street, just south of Louisiana Street, providing exceptional scale and design flexibility for future development. Its location offers premier access and connectivity within Midtown's walkable, mixed use environment, as well as serving as the gateway to Houston's Midtown and Downtown from Montrose.

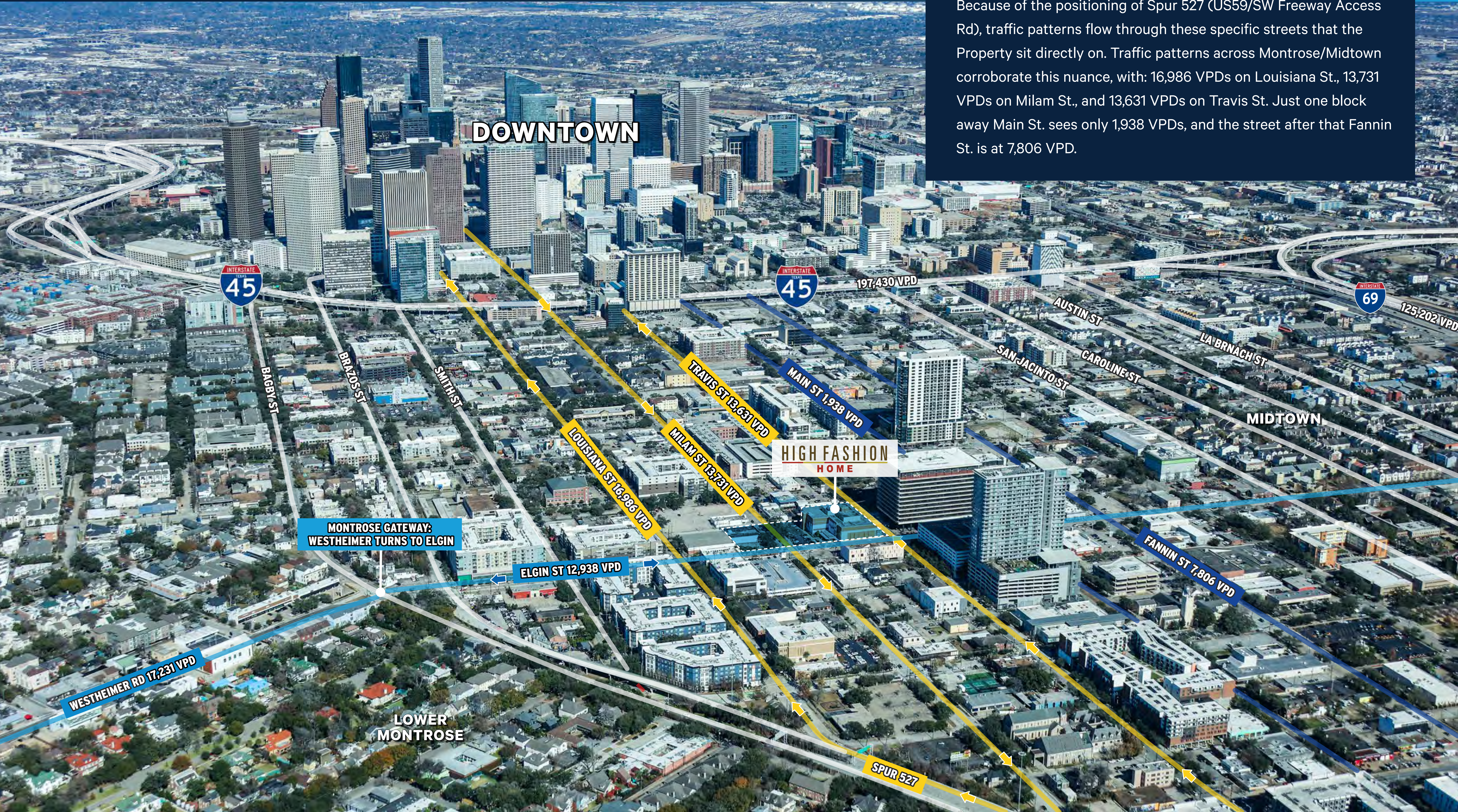
The second parcel, located at 3100 Travis Street, Houston, TX 77006, complements the super block and further enhances the assemblage's strategic positioning adjacent to Montrose. Together, the properties offer a unique opportunity for large scale mixed use, multifamily, or commercial development in one of Houston's most sought after urban submarkets.

PROPERTY DETAILS

Land Size	±3.73 Acres
Super Block: 3101 Louisiana St, 3010 Milam St, 3000 Milam St & Rosalie St	±2.58 acres | 29,763 Bldg Size;
3100 Travis	±1.15 Acres | 125,000 SF Bldg Size
Utilities	City of Houston
Floodplain	Outside of Floodplain
Pipelines	None traversing property
Total Tax Rate	$2.24332 (2025)
School District	Houston ISD (Gregory-Lincoln Ed Center, Lamar High School)

LINKING MONTROSE AND HOUSTON'S CBD

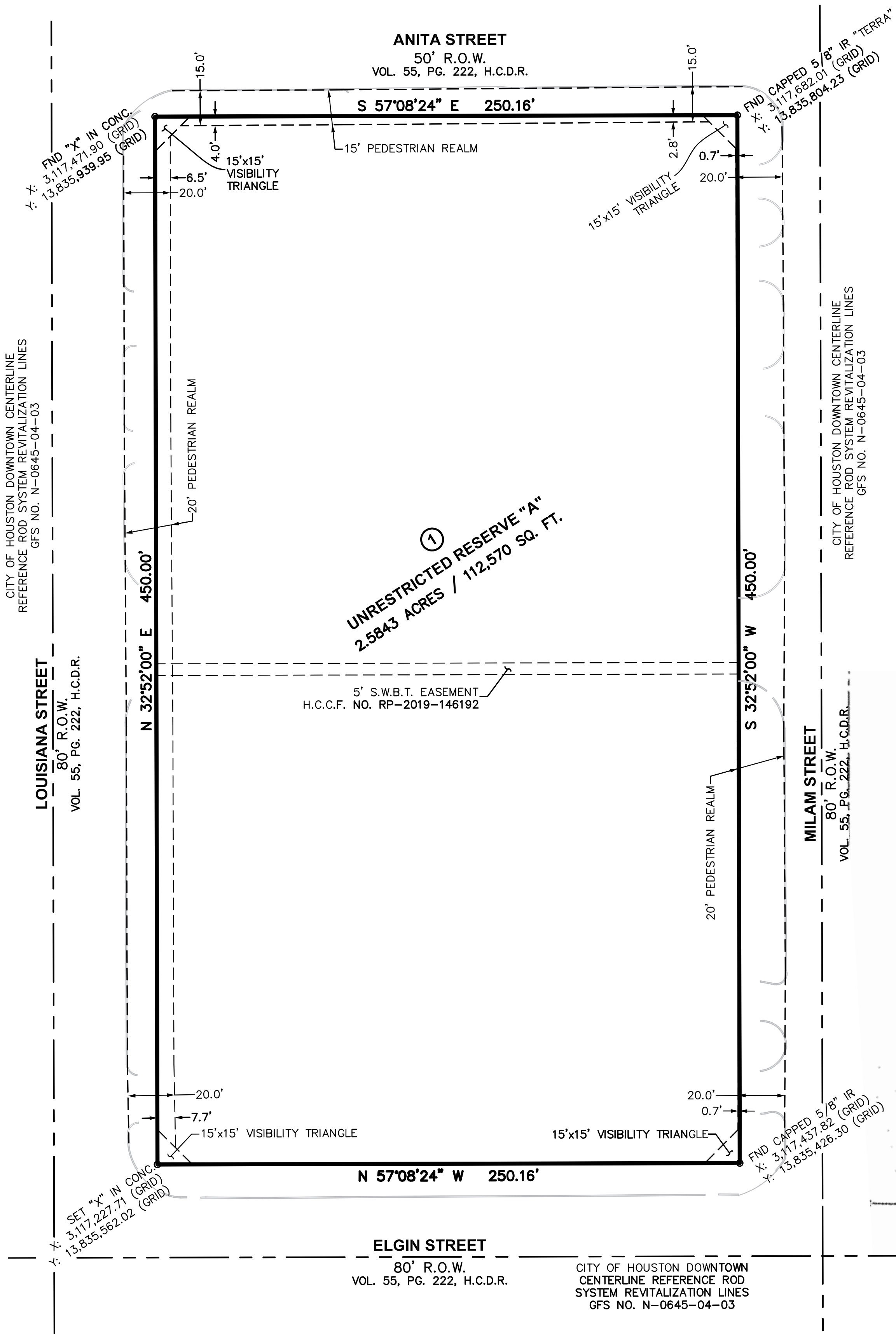
The gravity of Montrose and Midtown is defined by these streets of Westheimer, Elgin, Louisiana, Milam, and Travis that provide direct connectivity from Montrose and US-59 to Downtown Houston. Because of the positioning of Spur 527 (US59/SW Freeway Access Rd), traffic patterns flow through these specific streets that the Property sit directly on. Traffic patterns across Montrose/Midtown corroborate this nuance, with: 16,986 VPDs on Louisiana St., 13,731 VPDs on Milam St., and 13,631 VPDs on Travis St. Just one block away Main St. sees only 1,938 VPDs, and the street after that Fannin St. is at 7,806 VPD.



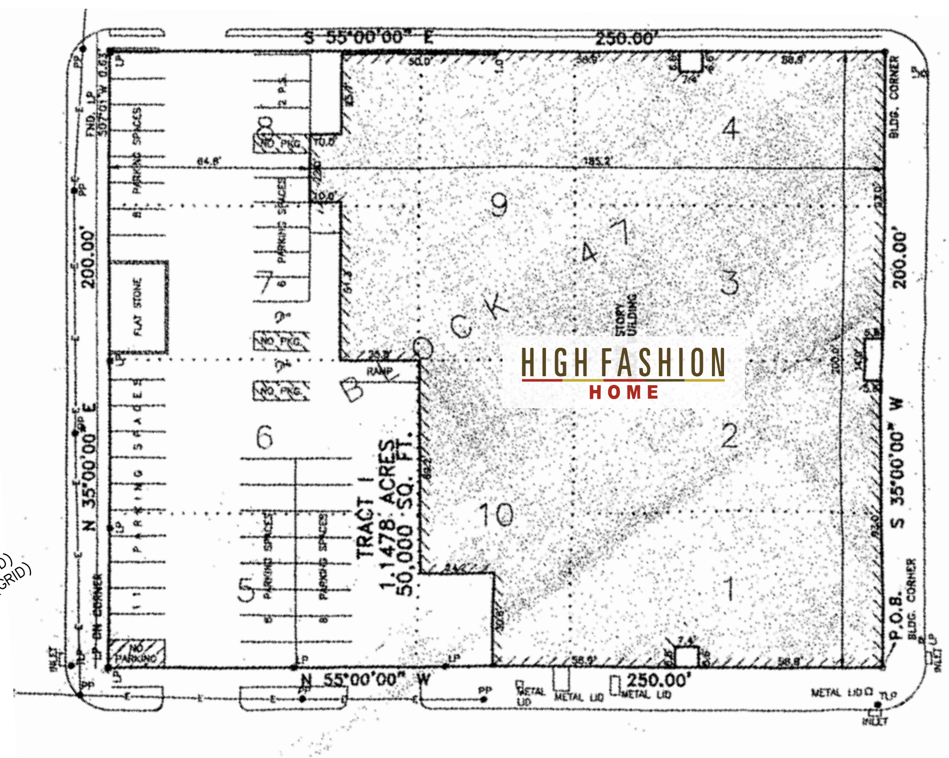
GRID MAP

The UPS Store
DOUGH ZONE
GRB HOUSTON
TOYOTA CENTER
CHASE
Midtown on the Rail
Build 2015 | 215 Units
THE MARLENE
WELLS FARGO
BAGBY ST
BRAZOS ST
Pearl Marketplace
Built 2019 | 264 Units
Pearl @ the Mix
Build 196 | 2016 Units
pho SAIGON
Camden McGowen
Station Apartments
Build 2018 | 315 Units
WESTHEIMER RD 17,231 VPD
SMITH ST
LOUISIANA ST
16,986 VPD
TRAVIS ST
13,631 VPD
MAIN ST
1,938 VPD
The Hopkins
Build 2013 | 154 Units
HIGH FASHION HOME
Drewery Place
Build 2019 | 257 Units
MIDTOWN
Brennan's Houston & The Courtyard Bar
JINYA RAMEN BAR
ELGIN ST 12,938 VPD
FANNIN ST
SAN JACINTO ST
TUAM ST
un Caffè
orangetheory FITNESS
LOWER MONTROSE
MILAM ST
13,731 VPD
The Travis
Build 2020 | 328 Units
CAROLINE ST
ANITA ST
ROSALIE ST
SPUR 527 S
Mid Main Lofts
Build 2017 | 357 Units
RoseMary's Place
Build 2025 | 149 Units
ALABAMA ST
3800 Main
Build 2014 | 319 Units
ION DISTRICT
First Lutheran, Houston
Houston Community College - J.B. Whiteley Building
Houston City College – Central Campus
Houston Community College - LHSB - WW Harmon Building

SURVEY



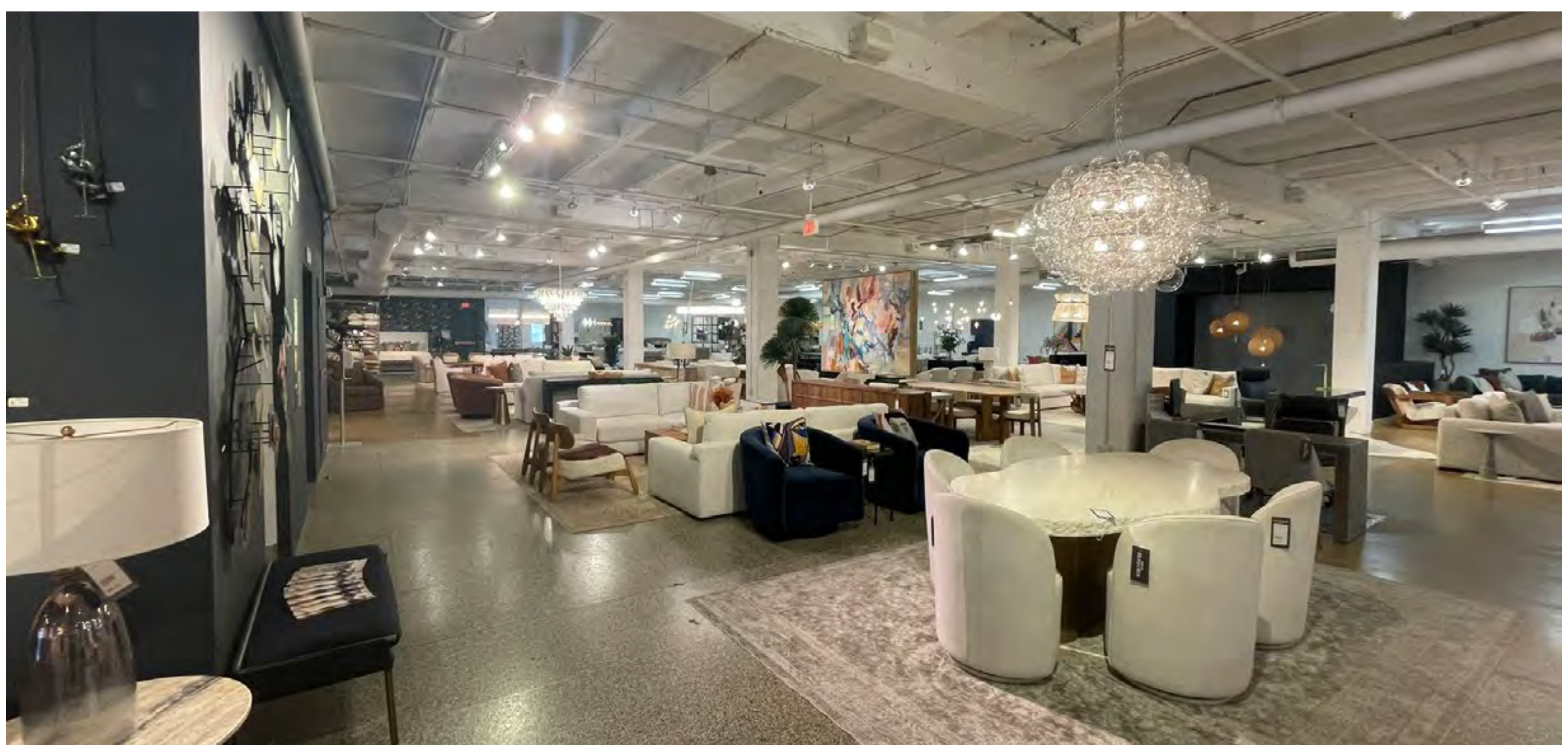
ANITA STREET
50' R.O.W.
VOL. 55, PG. 222, H.C.D.R.
S 57°08'24" E 250.16'
15.0'
15' PEDESTRIAN REALM
15'x15' VISIBILITY TRIANGLE
FND "X" IN CONC.
X: 3,117,471.90 (GRID)
Y: 13,835,939.95 (GRID)
FND CAPPED 5/8" IR "TERRA"
X: 3,117,682.01 (GRID)
Y: 13,835,804.23 (GRID)
CITY OF HOUSTON DOWNTOWN CENTERLINE REFERENCE ROD SYSTEM REVITALIZATION LINES
GFS NO. N-0645-04-03
20' PEDESTRIAN REALM
① UNRESTRICTED RESERVE "A"
2.5843 ACRES / 112,570 SQ. FT.
N 32°52'00" E 450.00'
S 32°52'00" W 450.00'
5' S.W.B.T. EASEMENT
H.C.C.F. NO. RP-2019-146192
LOUISIANA STREET
80' R.O.W.
VOL. 55, PG. 222, H.C.D.R.
MILAM STREET
80' R.O.W.
VOL. 55, PG. 222, H.C.D.R.
N 57°08'24" W 250.16'
SET "X" IN CONC.
X: 3,117,227.71 (GRID)
Y: 13,835,562.02 (GRID)
FND CAPPED 5/8" IR
X: 3,117,437.82 (GRID)
Y: 13,835,426.30 (GRID)
ELGIN STREET
80' R.O.W.
VOL. 55, PG. 222, H.C.D.R.
CITY OF HOUSTON DOWNTOWN CENTERLINE REFERENCE ROD SYSTEM REVITALIZATION LINES
GFS NO. N-0645-04-03



S 55°00'00" E 250.00'
N 35°00'00" E 200.00'
S 35°00'00" W 200.00'
N 55°00'00" W 250.00'
TRACT I
1.1478 ACRES
50,000 SQ. FT.
HIGH FASHION
HOME

HIGH FASHION
HOME

INTERIOR IMAGERY



INTERIOR IMAGERY

EXTERIOR IMAGERY

LOCATION OVERVIEW

Montrose is a highly walkable and diverse urban district located between Downtown Houston and the Museum District, known for its vibrant nightlife, eclectic dining, and strong cultural identity. The neighborhood attracts young professionals and creatives drawn to its mix of parks, including Baldwin Park and Midtown Park, abundant restaurants and entertainment venues, and excellent transit access via METRORail and multiple bus lines. The district hosts popular community events such as Art in the Park and the Midtown Mistletoe Market and continues to experience growth through ongoing redevelopment and a blend of modern residential options.

Houston At A Glance

#4
LARGEST U.S. CITY

At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#42
GREATEST GLOBAL CITY

6.8M
RESIDENTS IN THE CITY OF HOUSTON

4.6M
NEW RESIDENTS IN LAST DECADE

EMPLOYMENT

3,360,800
JOBS IN THE HOUSTON MSA

2ND FASTEST GROWING
MSA IN THE U.S.

ECONOMY

The region created 179,000 jobs in 2022, according to the Texas Workforce Commission, putting total employment at a record high for the region.

26TH largest economy in the world if Houston were an independent nation.

7TH largest metro economy in the U.S., Houston boasts 3.3 million jobs with an annual GDP growth rate of 2.3% since 2001.

ENTERTAINMENT

#1
BEST FAIR/RODEO OF THE YEAR

#5
BEST FOOD CITY IN THE U.S

#7
BEST CITY PARK-HERMANN PARK

CLUTCH CITY

GATEWAY TO THE WORLD

57.8M
PASSENGER VOLUME

4TH LARGEST
MULTI-AIRPORT SYSTEM IN THE U.S.

GLOBAL HUB
FOR AEROSPACE TECHNOLOGY

HEADQUARTERS CAPITAL

#25
FORTUNE 500 COMPANIES

#3 among U.S. metro areas in Fortune 500 headquarters
#5 in the U.S. in Fortune 1000 headquarters
55M SF Class A Space
160,000 Business Establishments

GLOBAL TRADE CITY

73
FOREIGN OWNED FIRMS

1ST
IN FOREIGN WATERBORNE TONNAGE

1ST
IN IMPORT AND EXPORT

1ST
IN GULF COAST CONTAINER PORT

TEXAS MEDICAL CENTER

Largest Medical Complex in the World

Disclosures

Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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