



Colliers

THE BLOCK
AT MIDTOWN

2020 TRAVIS STREET
HOUSTON, TX 77002



GRB
HOUSTON
GEORGE R. BROWN CONVENTION CENTER


TOYOTA
CENTER



448K VPD

PROPERTY OVERVIEW

- 10K SF RETAIL BUILDING IN THE HEART OF MIDTOWN
- 51 PARKING SPACES
- RENOVATED IN 2022 WITH NEW & MODERN FACADE AND INTERIOR
- ACROSS FROM CENTRAL SQUARE, 15-STORY CLASS A OFFICE BUILDING
- 93 WALKABILITY SCORE

RETAIL AVAILABLE

- 5,794 SF (SUITE #1)
- 4,206 SF (SUITE #2)
- CAN COMBINE SUITES

AREA HIGHLIGHTS (3 MILES)

- 212,740 TOTAL POP.
- \$96,455 MHI
- 117,509 HOMES

NO.	TENANT	SF
1	AVAILABLE	5,794
2	AVAILABLE	4,206

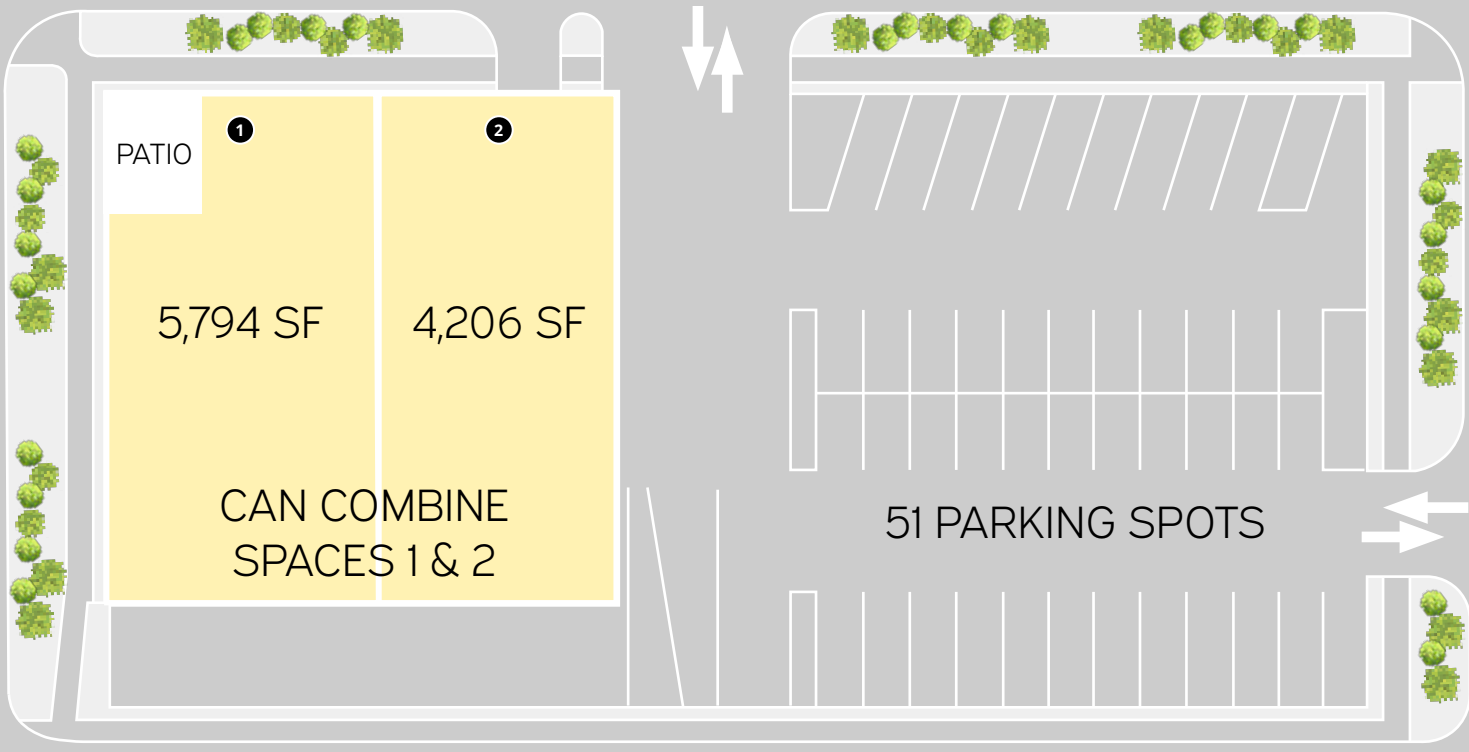


GRAY STREET

13,946 VPD

TRAVIS STREET 12,258 VPD

MILAM STREET 10,632 VPD



PATIO

1

2

5,794 SF

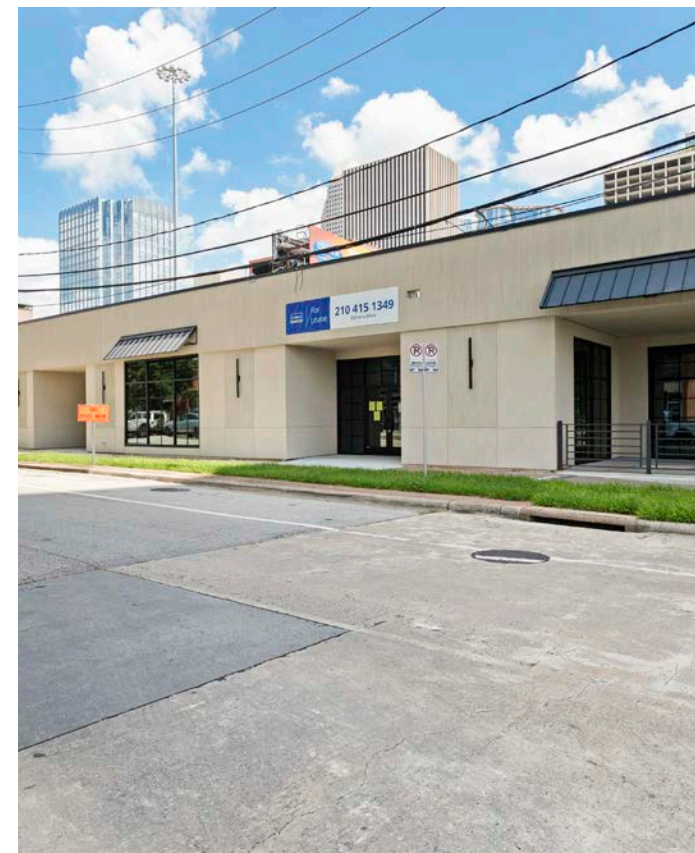
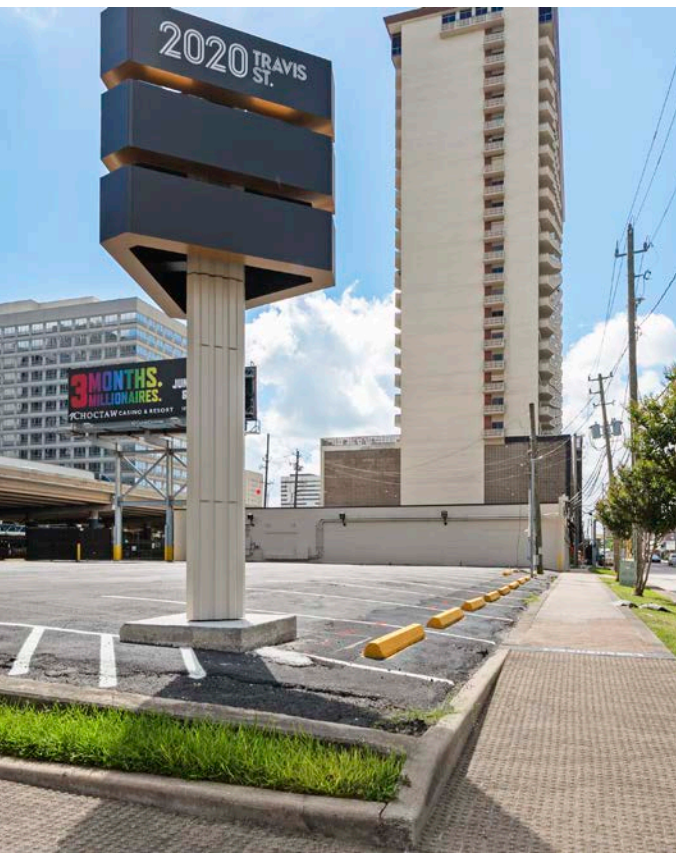
4,206 SF

CAN COMBINE SPACES 1 & 2

51 PARKING SPOTS

448,118 VPD





MIDTOWN HOUSTON



AVIS

TEXACO

Greyhound

McDonald's

METRO

STARBUCKS COFFEE

CHIPOTLE MEXICAN GRILL

Walgreens

H-E-B

Randalls

Louisiana St.

NTB TIRE & SERVICE CENTERS

STARBUCKS COFFEE

T-Mobile

Bank of America

BUFFALO WILD WINGS

448K VPD

45

45

Gray St.

Gray St.

Pierce St.

Milam St.

Louisiana

Main St.

Travis St.

INNER LOOP HOUSTON

MONTROSE
AVG. RENT: \$2,341
AVG. HOME VALUE - \$781,307
HOUSEHOLDS: 15,396

FOURTH WARD
AVG. RENT: \$1,383
AVG. HOME VALUE - \$335,000
HOUSEHOLDS: 11,510

MIDTOWN
AVG. RENT: \$2,490
AVG. HOME VALUE - \$432,111
HOUSEHOLDS: 4,075

DOWNTOWN
AVG. RENT: \$2,735
AVG. HOME VALUE - \$402,009
HOUSEHOLDS: 6,102

448K VPD

Louisiana St.



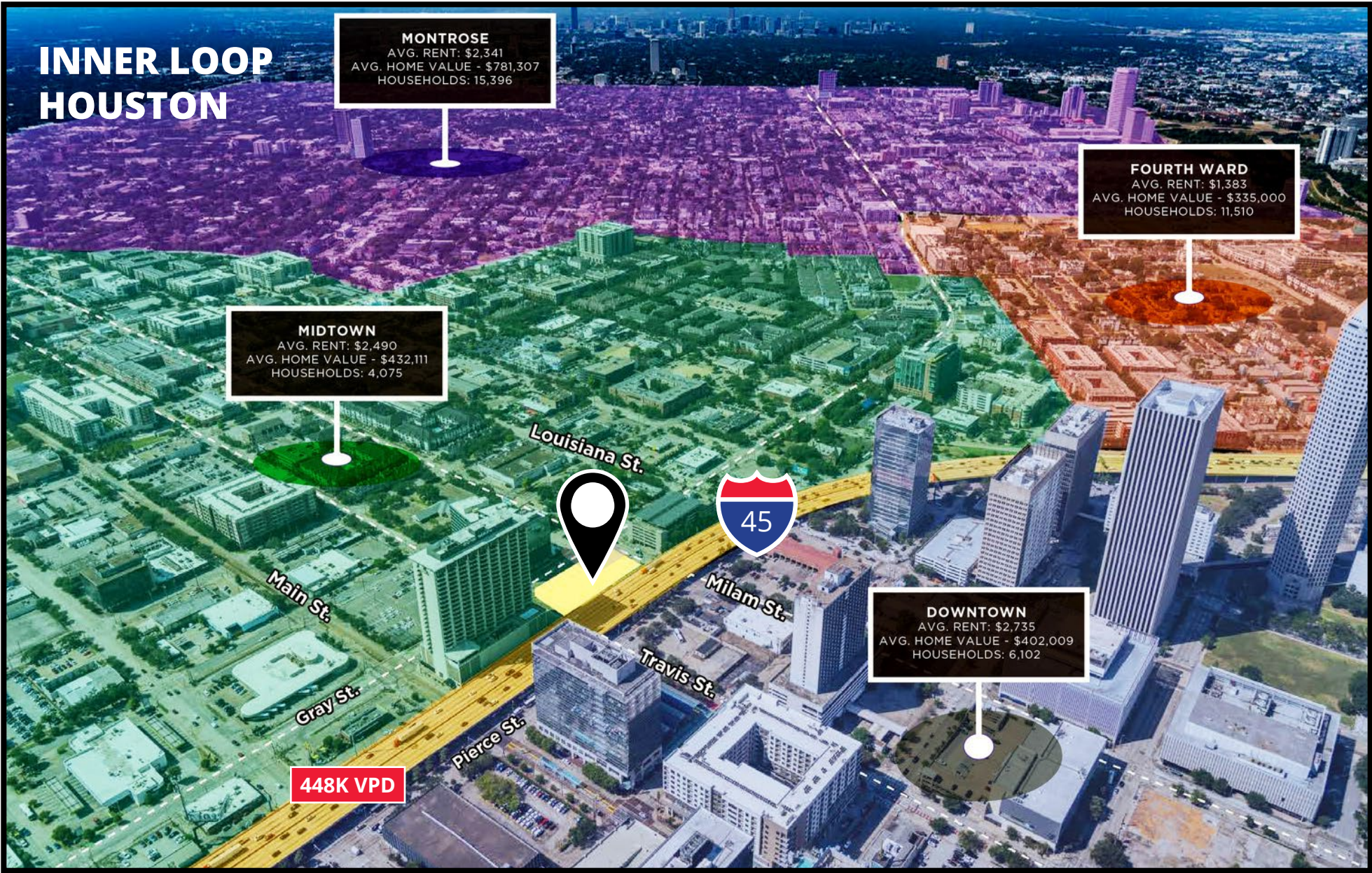
Milam St.

Travis St.

Main St.

Gray St.

Pierce St.



THE BLOCK AT MIDTOWN

Colliers

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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. **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:
 - 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.

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Date