

LAND FOR SALE AT THE CENTER OF DOWNTOWN HOUSTON

814 LA BRANCH ST
HOUSTON, TX 77010

BLOCK 97, S.S.B.B



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PROPERTY HIGHLIGHTS

Submarket : Central Business District

Frontage : ±249.69 ft - Austin St
±249.95 ft - Rusk St
±249.69 ft - LaBranch
±249.95 ft - Walker St

Address : 814 La Branch St Houston, Harris County, TX 77010

Lot Size : ±1.43 AC (±62,410 SF)

Utilities : City of Houston

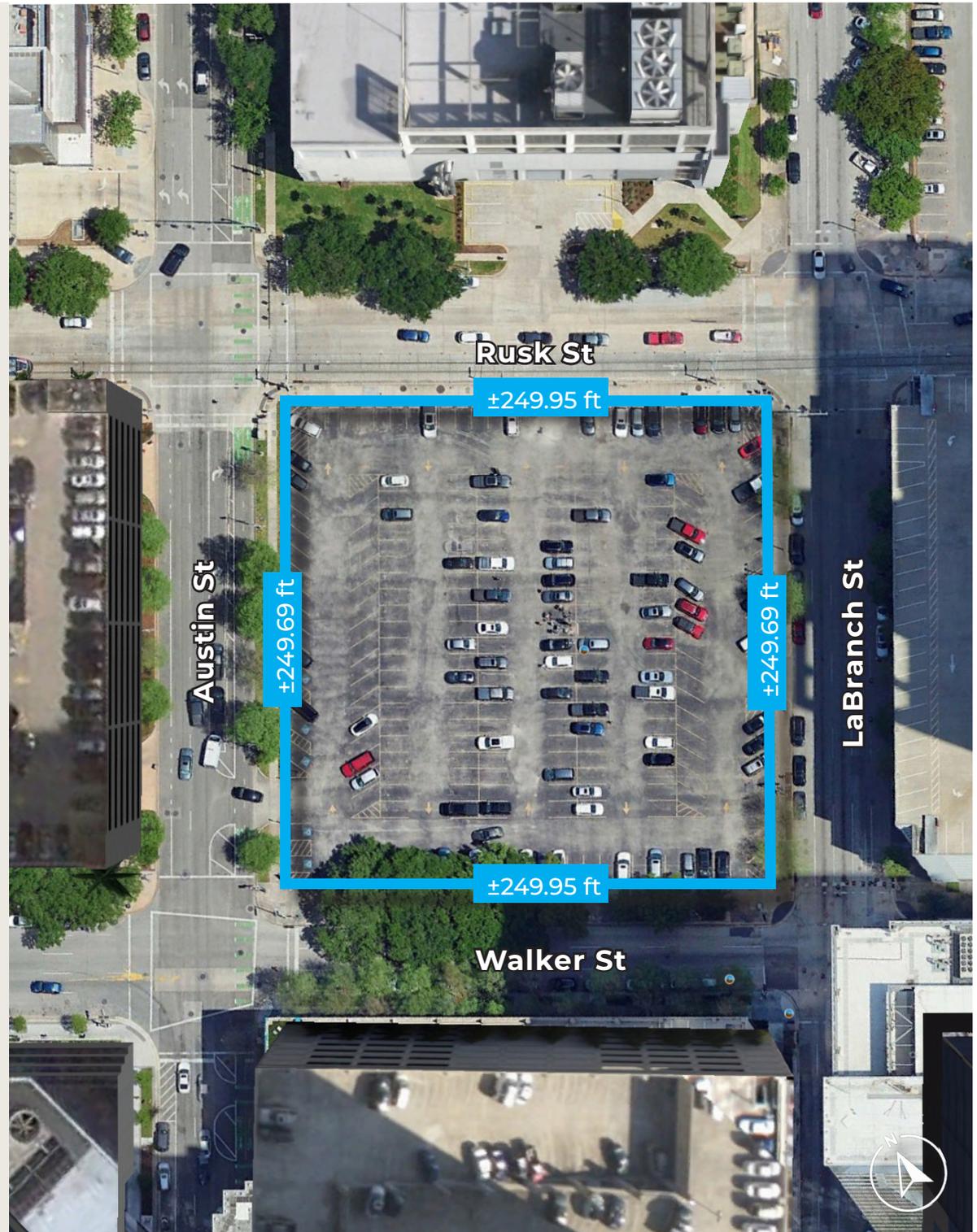
Floodplain : None

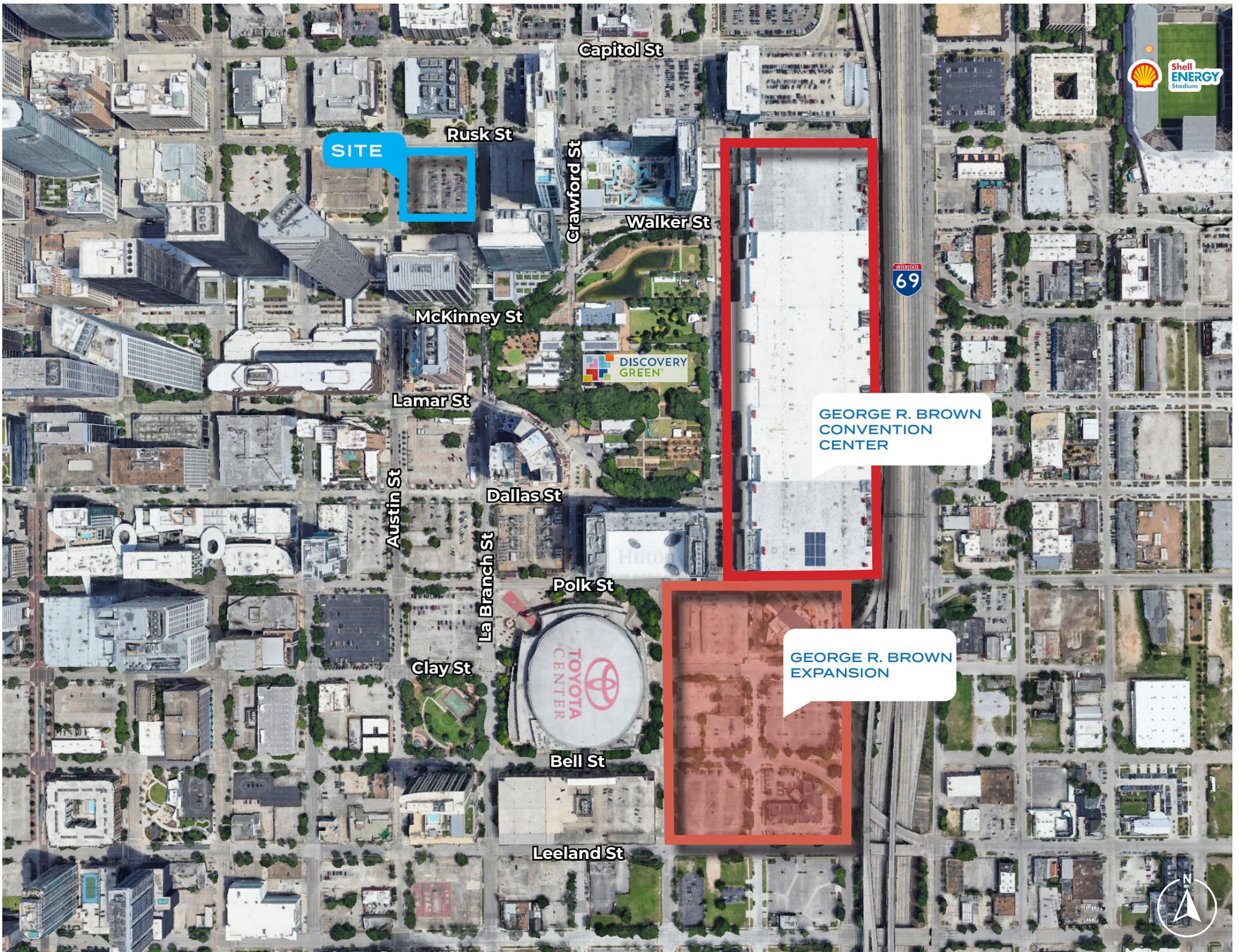
HCAD Value : \$18,850,916

2024 Property Taxes : \$361,813.12 - Under Protest

Trailing 12 Parking Revenue : \$923,730 before property taxes (10/24 - 9/25)

Asking Price : Call Broker





SITE

Capitol St

Rusk St

Crawford St

Walker St

McKinney St

DISCOVERY GREEN

Lamar St

GEORGE R. BROWN CONVENTION CENTER

Austin St

Dallas St

INTERSTATE 69

Polk St

La Branch St

GEORGE R. BROWN EXPANSION

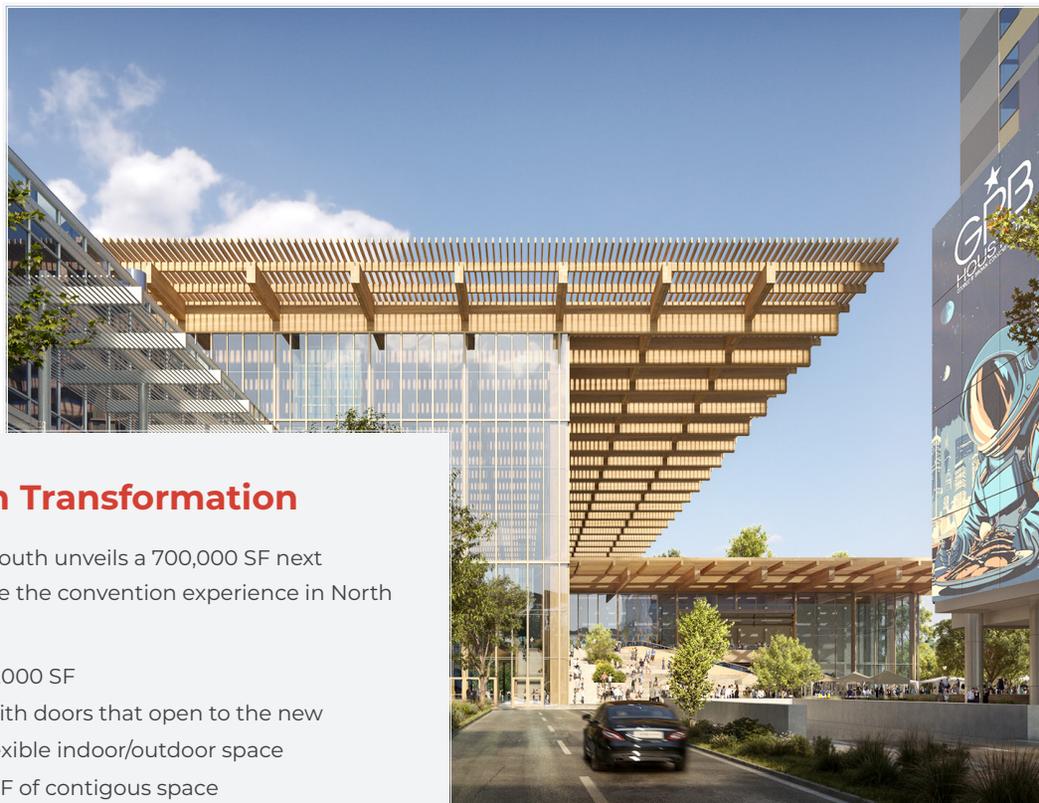
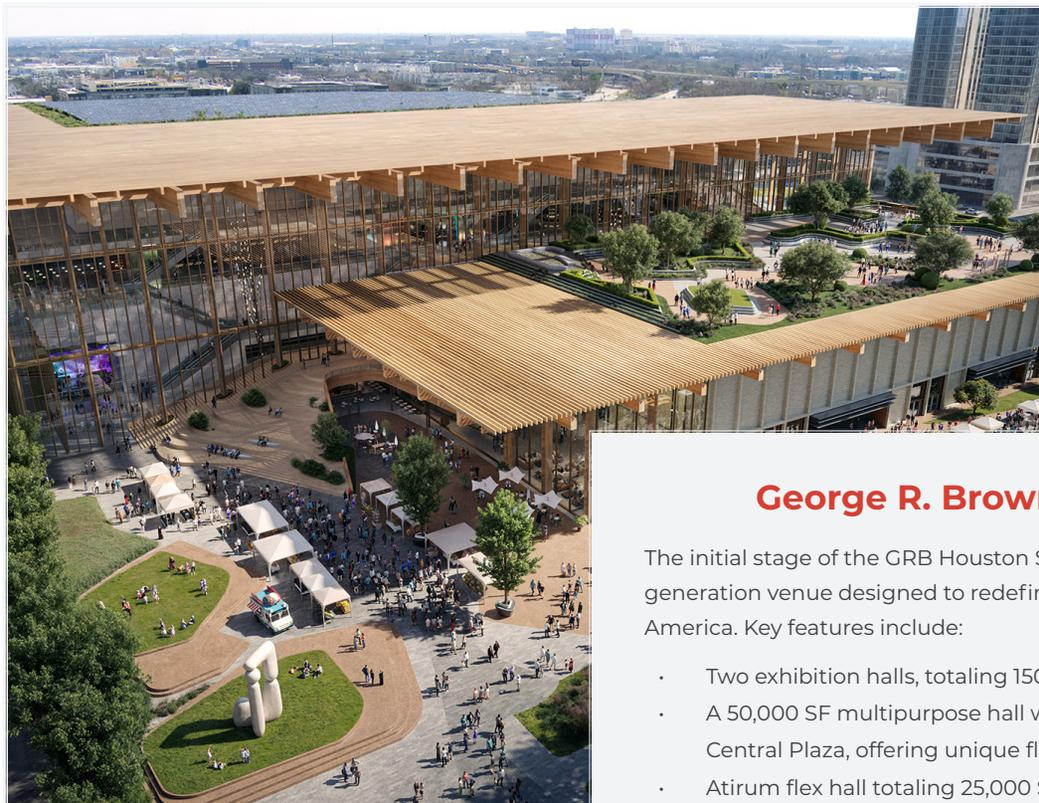
Clay St

TOYOTA CENTER

Bell St

Leeland St

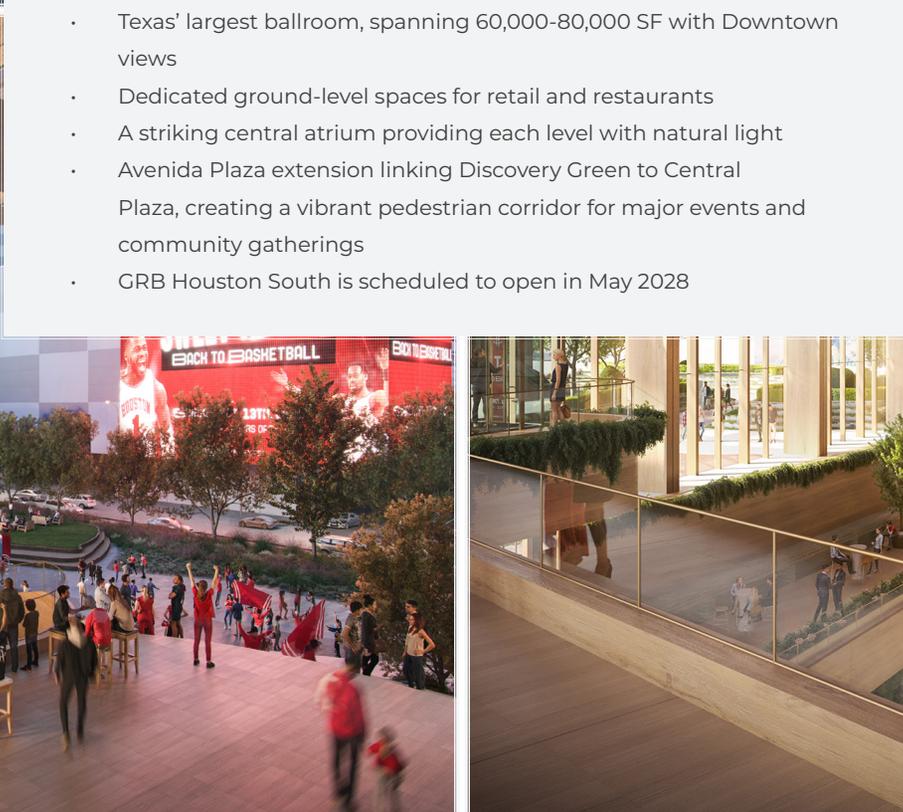




George R. Brown Transformation

The initial stage of the GRB Houston South unveils a 700,000 SF next generation venue designed to redefine the convention experience in North America. Key features include:

- Two exhibition halls, totaling 150,000 SF
- A 50,000 SF multipurpose hall with doors that open to the new Central Plaza, offering unique flexible indoor/outdoor space
- Atirum flex hall totaling 25,000 SF of contiguous space
- Texas' largest ballroom, spanning 60,000-80,000 SF with Downtown views
- Dedicated ground-level spaces for retail and restaurants
- A striking central atrium providing each level with natural light
- Avenida Plaza extension linking Discovery Green to Central Plaza, creating a vibrant pedestrian corridor for major events and community gatherings
- GRB Houston South is scheduled to open in May 2028

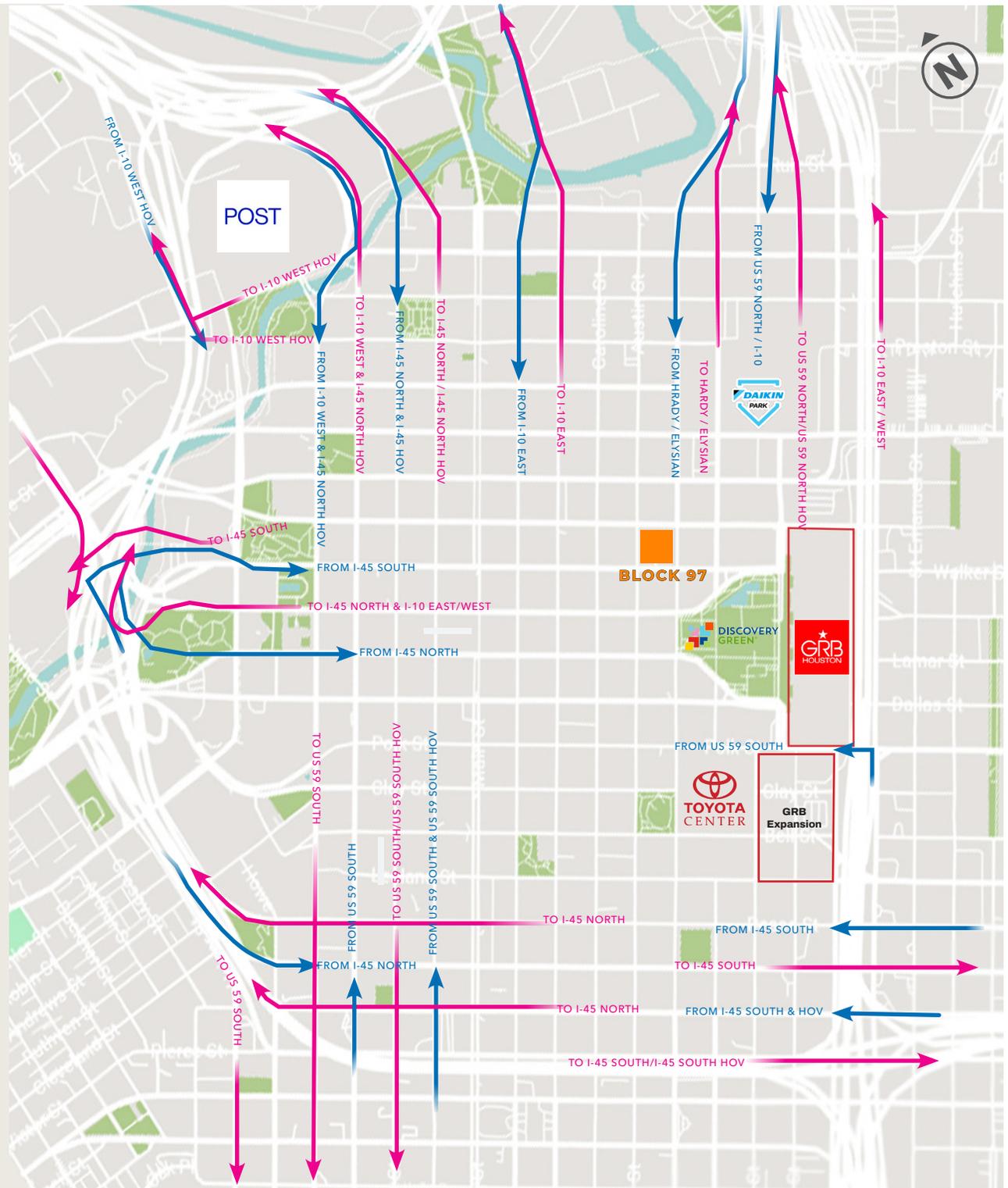


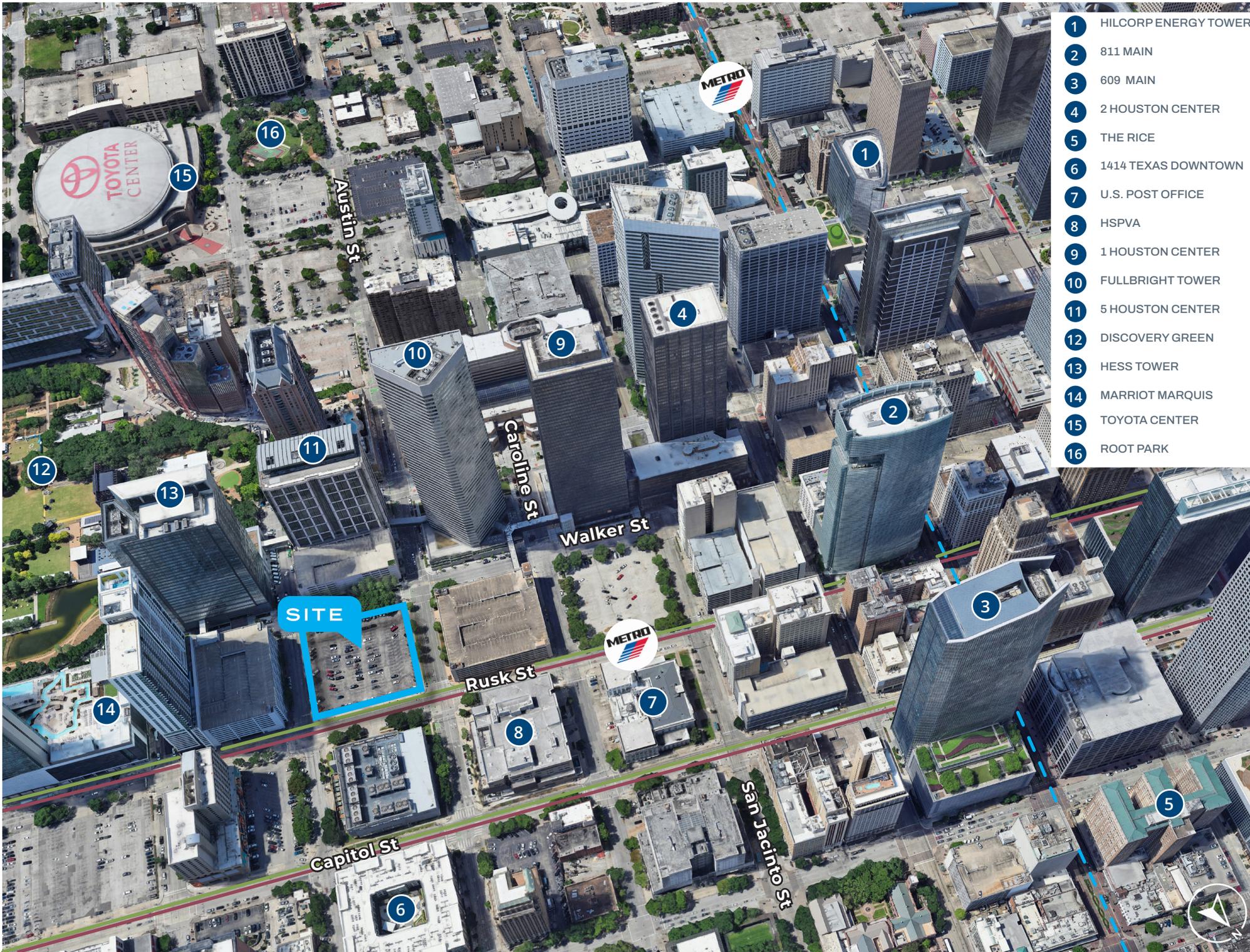
INGRESS & EGRESS FROM MAJOR ROADS

Less than 1 Mile

Hwy 59, Hwy 45, Memorial Pkwy

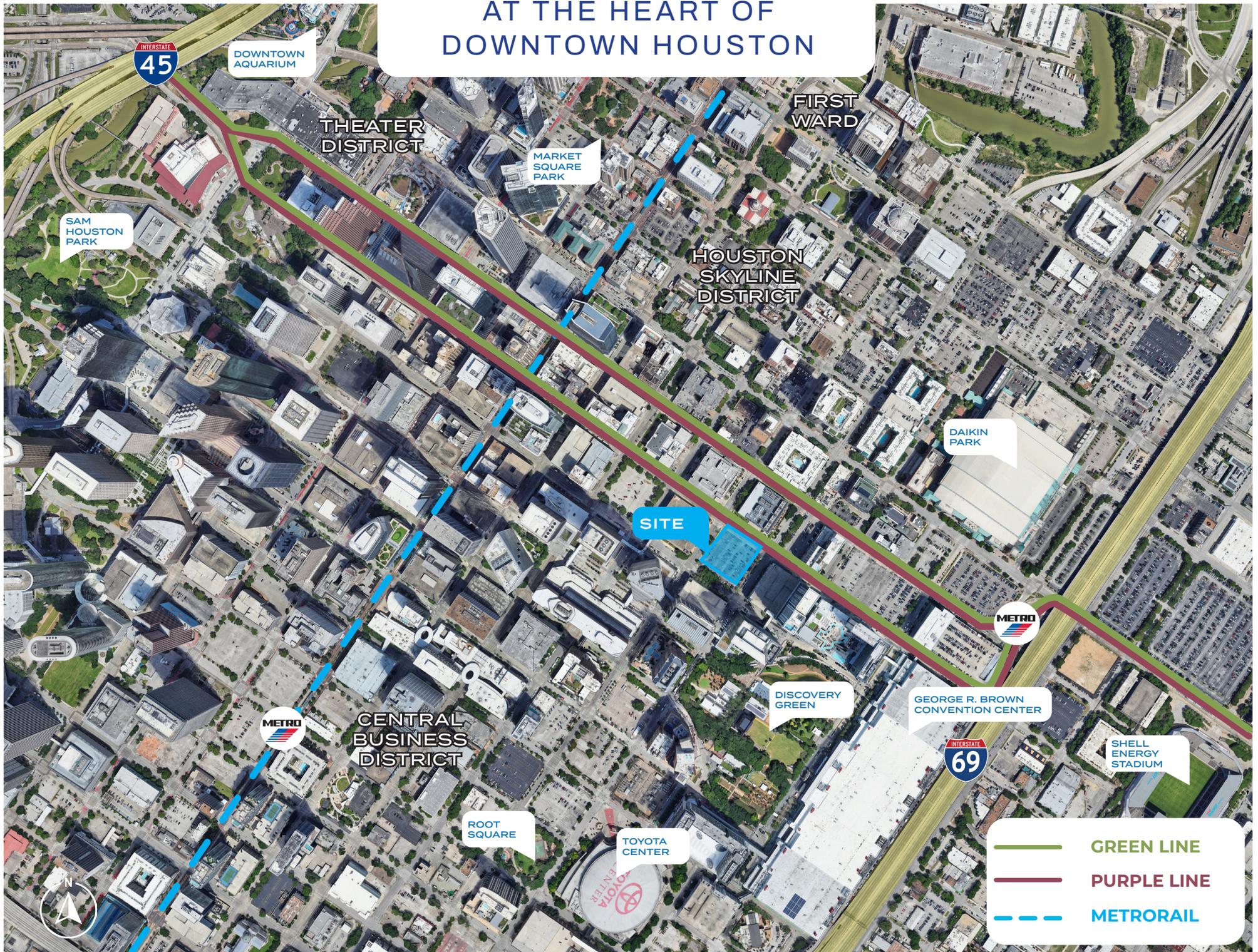
814 La Branch., Block 97, offers convenient access to major highways, making it easy to navigate the city and beyond. Just a short drive away, I-45 and I-10 connect you to key destinations, whether you're heading downtown, to the suburbs, or traveling out of state. The well-planned road network ensures a smooth commute, enhancing both convenience and connectivity for residents and visitors alike.





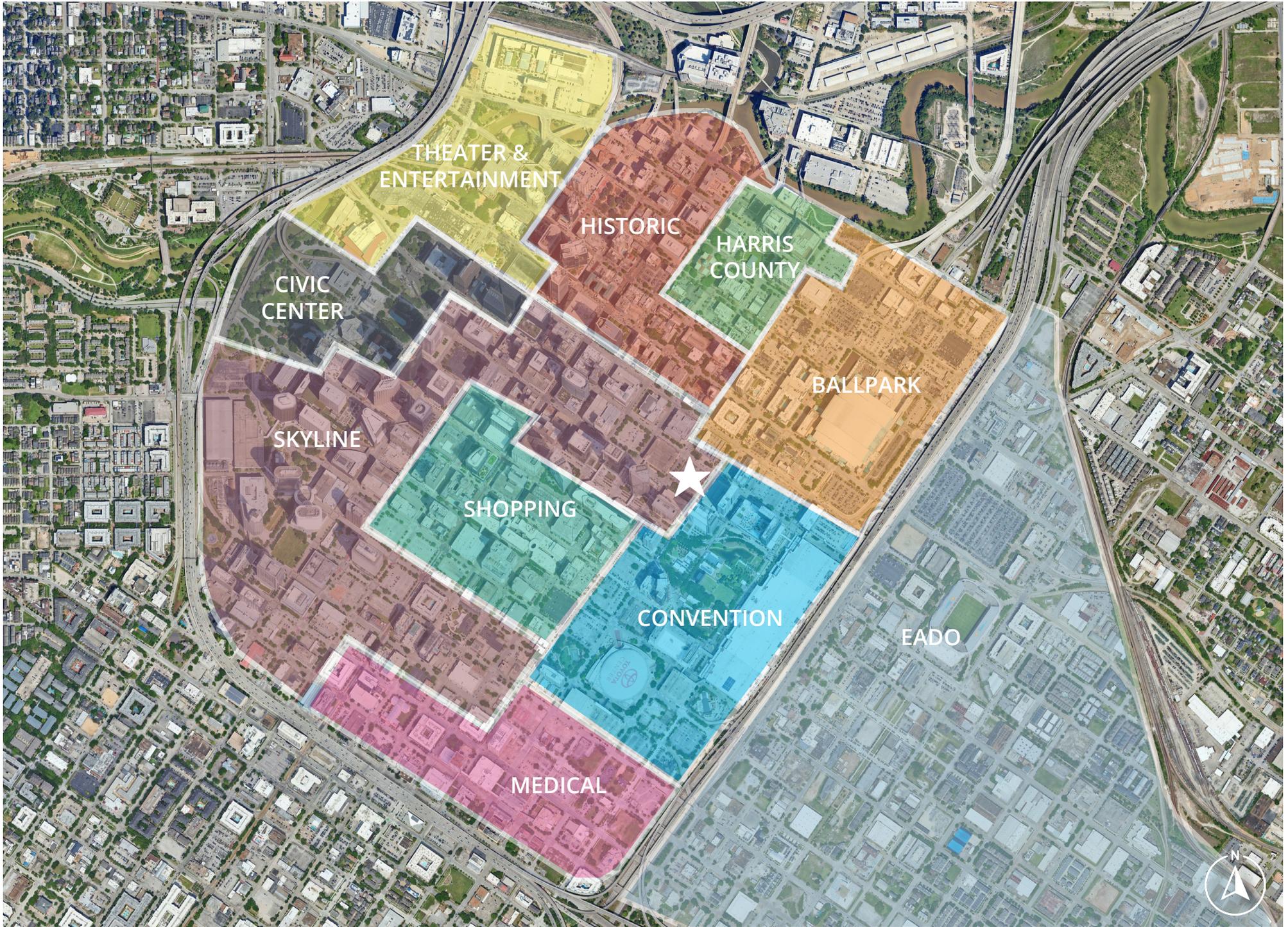
- 1 HILCORP ENERGY TOWER
- 2 811 MAIN
- 3 609 MAIN
- 4 2 HOUSTON CENTER
- 5 THE RICE
- 6 1414 TEXAS DOWNTOWN
- 7 U.S. POST OFFICE
- 8 HSPVA
- 9 1 HOUSTON CENTER
- 10 FULLBRIGHT TOWER
- 11 5 HOUSTON CENTER
- 12 DISCOVERY GREEN
- 13 HESS TOWER
- 14 MARRIOT MARQUIS
- 15 TOYOTA CENTER
- 16 ROOT PARK

AT THE HEART OF DOWNTOWN HOUSTON



-  GREEN LINE
-  PURPLE LINE
-  METRORAIL

DOWNTOWN DISTRICTS





THE PLACE FOR DECISION MAKERS

Second to none with a dynamic entertainment and business district, downtown has the largest concentration of employment in the region.

10

Fortune 500 HQ's

166,000

Total Employment

\$4B

Construction Projects

100%

Transit Score

100%

Bike Score

100%

Walk Score

WALKABLE EATERIES



DOWNTOWN HOUSTON

66,838

RESIDENTS CURRENTLY
LIVING DOWNTOWN

1,779

NEW RESIDENTIAL UNITS
UNDER CONSTRUCTION

220,000

PEOPLE VISIT
DOWNTOWN ON A DAILY
BASIS

11 Million

PEOPLE ATTEND
ENTERTAINMENT
ATTRACTIONS ANNUALLY

8

SCHOOLS & UNIVERSITIES

1.2 Million

PEOPLE STAY IN IN
DOWNTOWN HOTELS
ANNUALLY

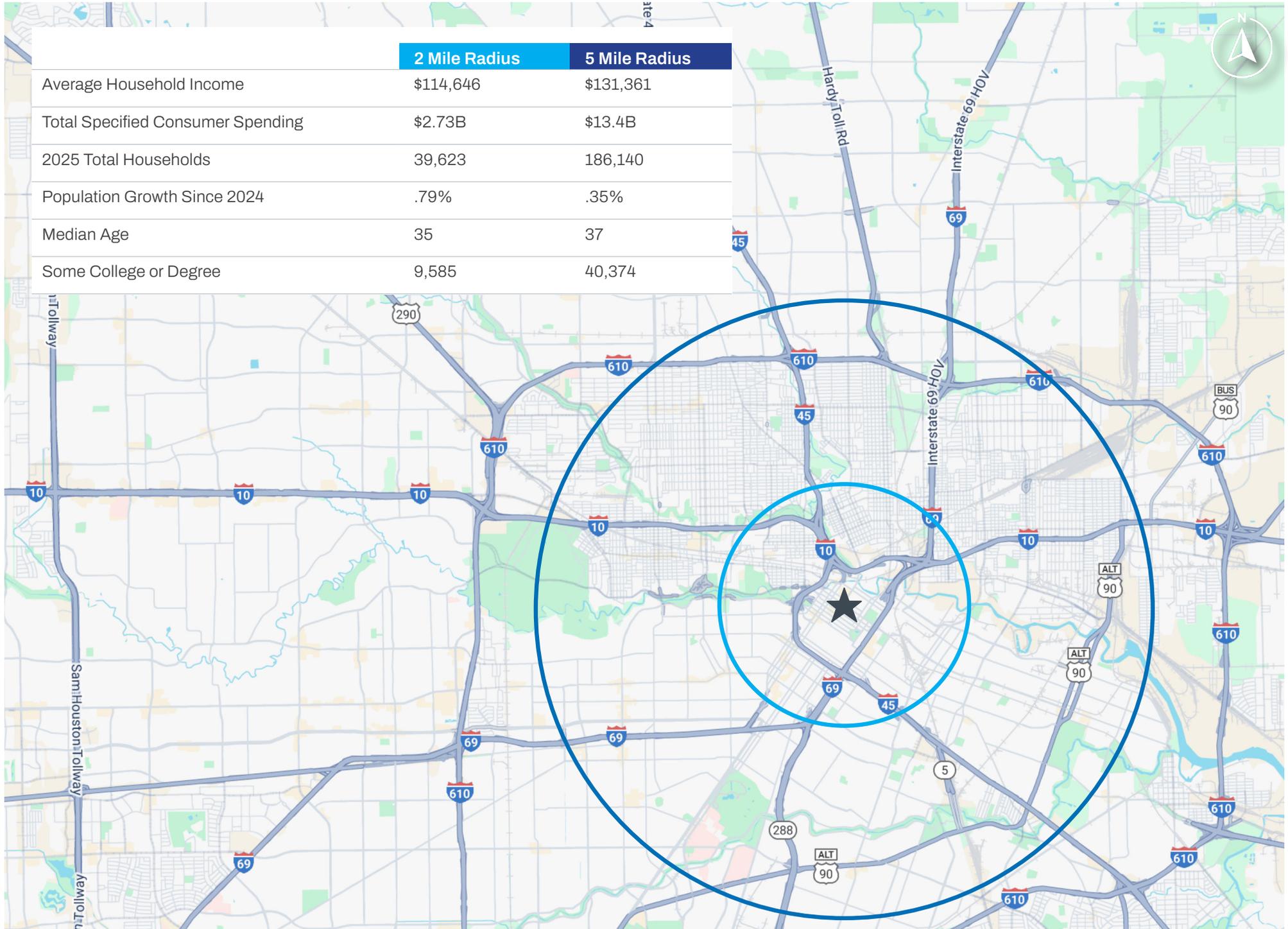
7,803

HOTEL ROOMS

25

HOTELS

DEMOGRAPHICS



LAND FOR SALE

814 LA BRANCH HOUSTON TX, 77010

FOR ADDITIONAL INFORMATION
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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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/Tenant/Seller/Landlord Initials	Date
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