



TRACT 1
±7.6991 AC

SOLD

TRACT 2
±2.85 AC



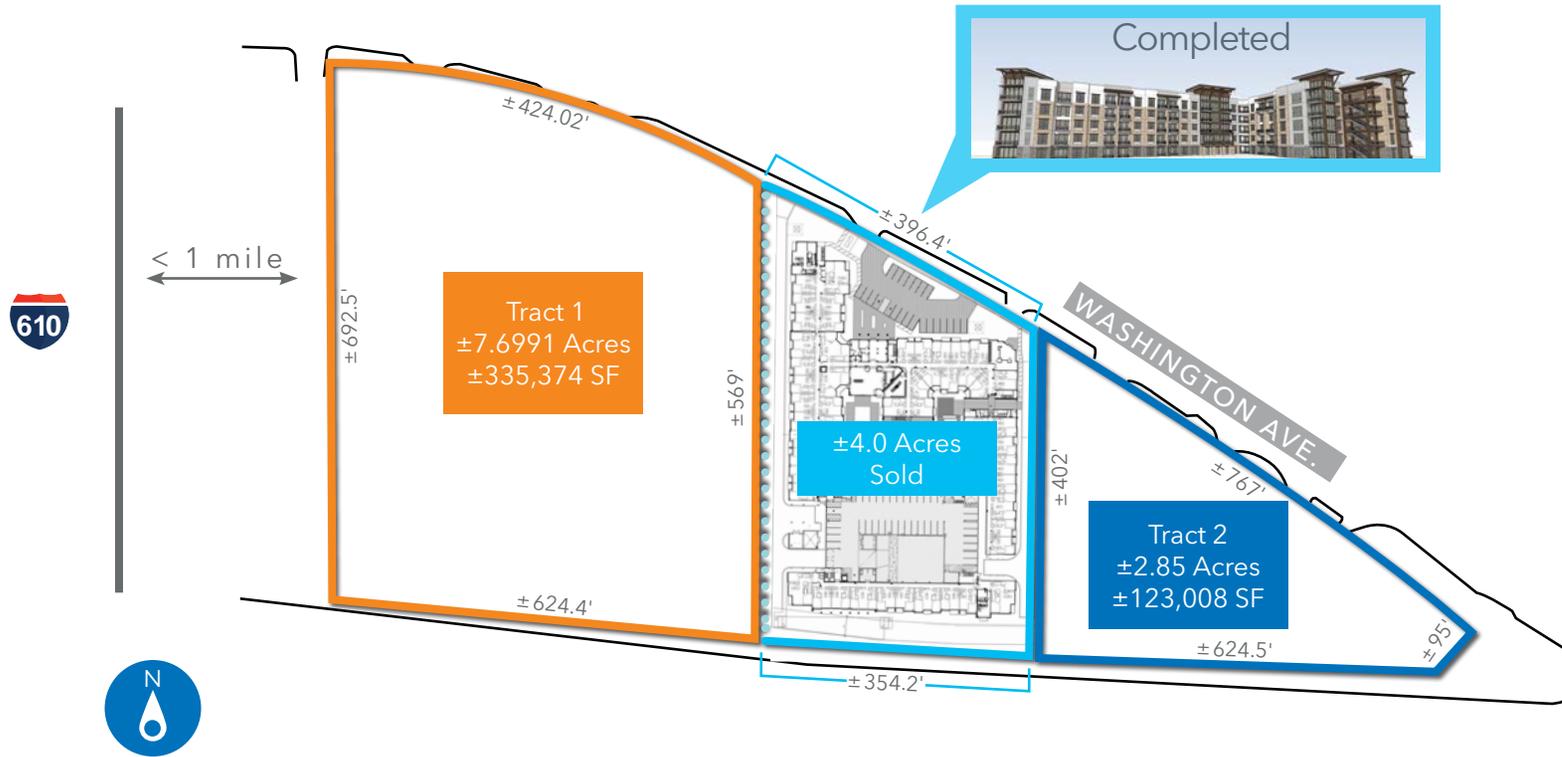
FOR SALE ± 7.6991 Acres and ±2.85
7701 WASHINGTON AVE
HOUSTON, TX 77007

BROKERAGE TEAM

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PROPERTY HIGHLIGHTS

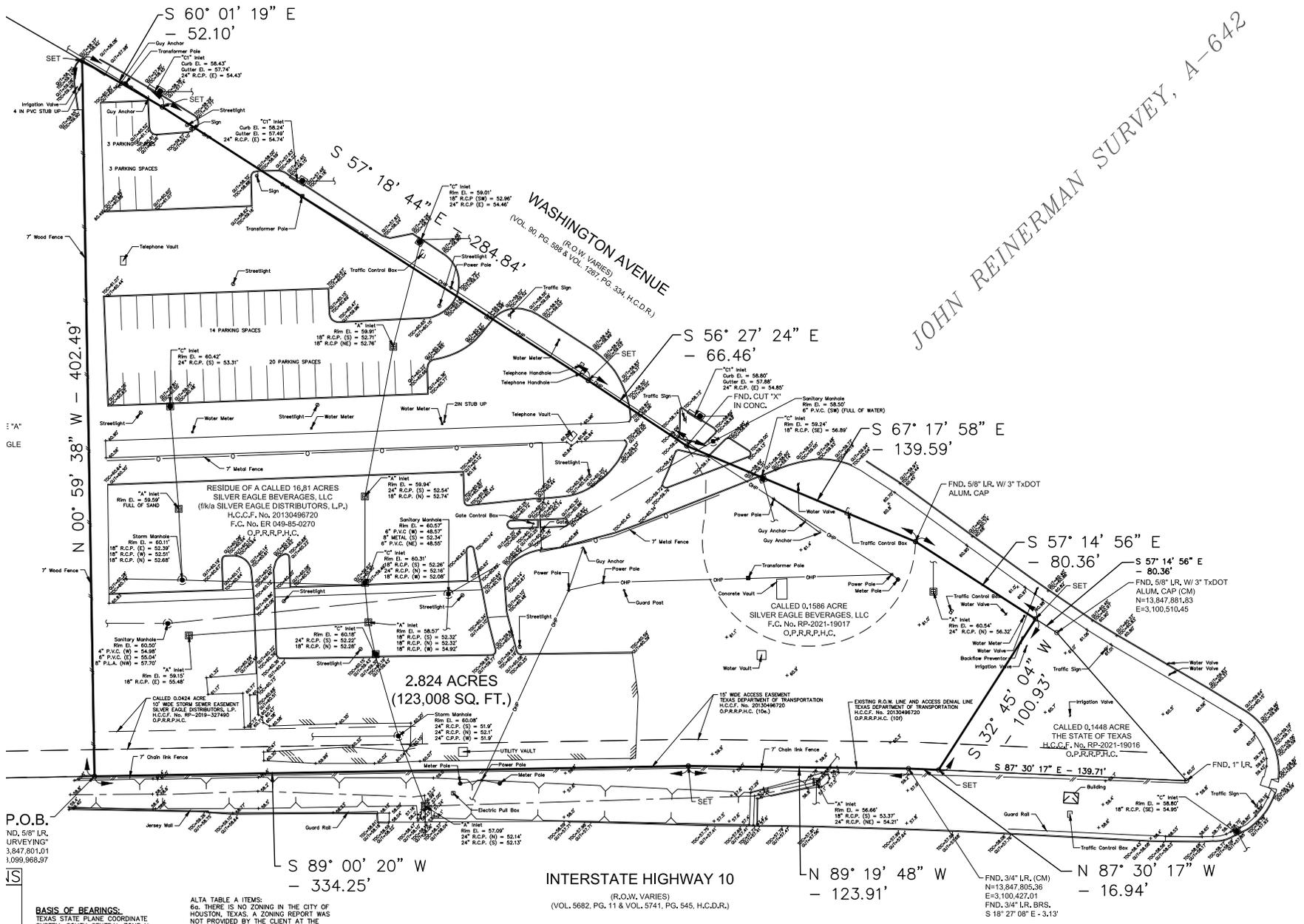


HIGHLIGHTS:

- Tract 1: ±7.6991 acres (±335,374 SF)
- Tract 2: ±2.85 acres (±123,008 SF)
- Premier inner loop land
- Ideal for hotel, retail, medical, or office building
- Located north of Interstate 10 West (IH-10) along Washington Ave
- Directly across from Memorial Park
- Minutes from the 610 Loop and US 290
- Close proximity to many amenities



PROPERTY SURVEY TRACT 2



P.O.B.
ND, 5/8" I.R.
SURVEYING*
3,847,801.01
1,099,986.27

BASIS OF BEARINGS.
TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204 NAD 83 (2011) EPOCH 2010.00. THE COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00013. ALL DISTANCES ARE HORIZONTAL GROUND SURFACE DISTANCES IN U.S. SURVEY FEET.

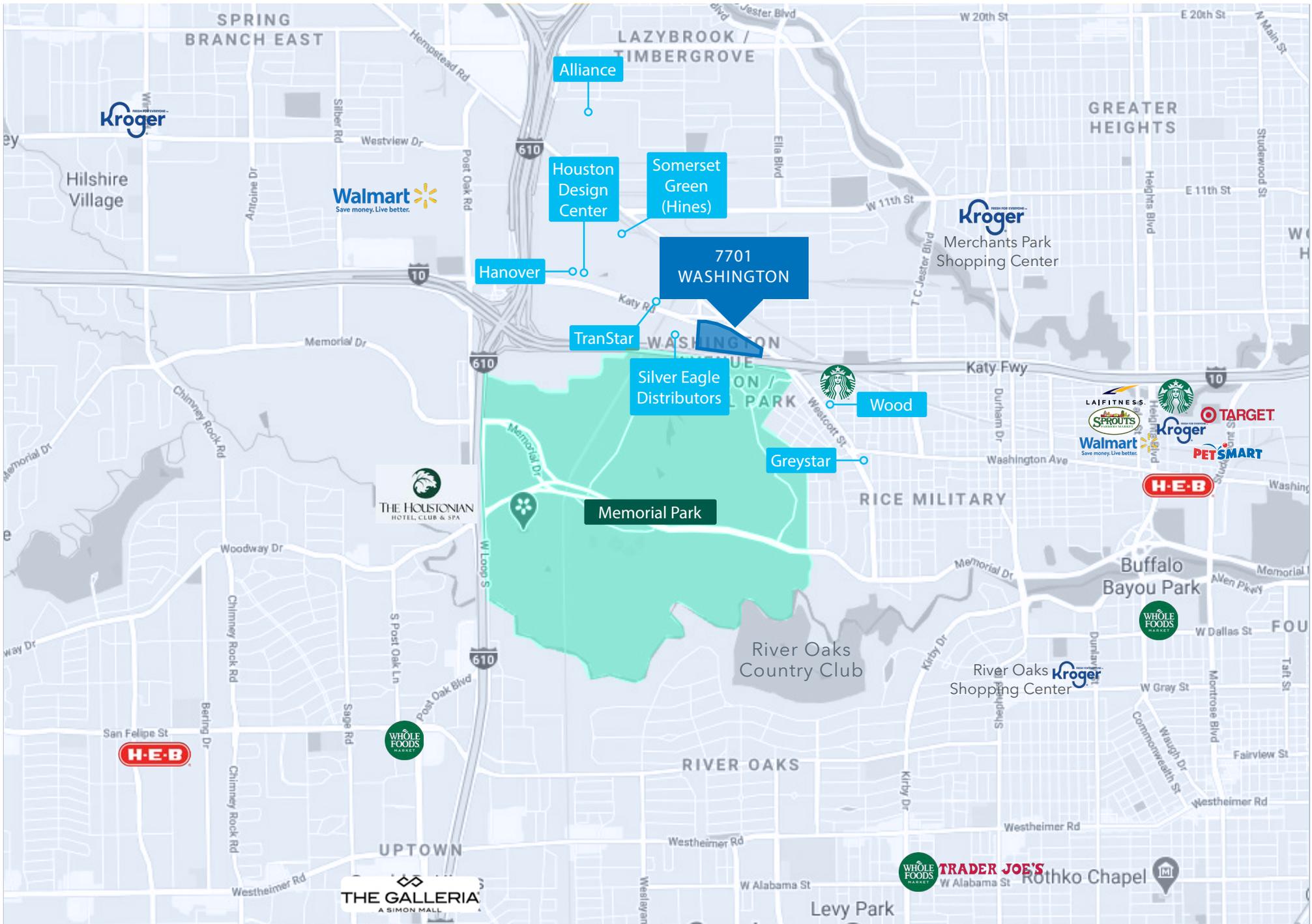
ALTA TABLE A ITEMS:
6a. THERE IS NO ZONING IN THE CITY OF HOUSTON, TEXAS. A ZONING REPORT WAS NOT PROVIDED BY THE CLIENT AT THE TIME OF SURVEY.
7a, 7b1, 7c. THERE ARE NO BUILDINGS ON THIS SITE.
9. STRIPING FOR PARKING SPACES ARE NOT VISIBLE IN ALL AREAS, AN ACCURATE PARKING COUNT CAN NOT BE OBTAINED.
16. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.

INTERSTATE HIGHWAY 10
(R.O.W., VARIES)
(VOL. 5682, PG. 11 & VOL. 5741, PG. 545, H.C.D.R.)

TO TRC COMPANIES, KRE VENTURES, LLC, CRG ACQUISITION, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE SUBSTANTIALLY IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS PLAT TITLE SURVEYS, UNLESS OTHERWISE ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND IMPLIES ITEMS 1 - 9

AMENITIES AND DEVELOPMENTS



OUTSTANDING LOCATION MEMORIAL PARK

URBAN WILDERNESS

ADVENTURE AWAITS

250
acre golf course

30+
miles of trails

5+
recreational +
sports areas

\$205M
redevelopment

DIRECT ACCESS TO MEMORIAL PARK

Lush green views of the 1,500 acre park.

10 YEAR MASTER PLAN

connectivity and
resiliency
projects

cultural and
recreational
amenities

ecological
restoration

Ecological Restoration and Improvement Project

Reconnecting Memorial Park to its legacy heritage and wilderness.



Photos and Renderings Courtesy of Memorial Park Conservancy

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