

THE SOUTHMORE

AT THE CORNER OF SOUTHMORE AND SAN JACINTO

Hines



WPW
REALTY ADVISORS

WPW Realty Advisors
1330 Post Oak Blvd., Suite 2525
Houston, TX 77056
Ph. 713-627-2711

The information contained herein has been obtained from thought to be reliable sources; however, Owner & Broker make no guarantees, representations or warranties, expressed or implied, as to the accuracy of the information and should be verified by buyer/tenant. Property submitted is subject to errors, omissions, changes of price, prior sale/lease, or withdrawal without notice.

SOUTHMORE AT THE CORNER OF SOUTHMORE AND SAN JACINTO
Approximately 3,000 SF of Retail/Restaurant Space Available For Lease

The Southmore is located at the corner of Southmore and San Jacinto Street which is in the heart of the Houston Museum District. This district consists of an association of 20 museums, cultural centers, galleries and Community organizations.

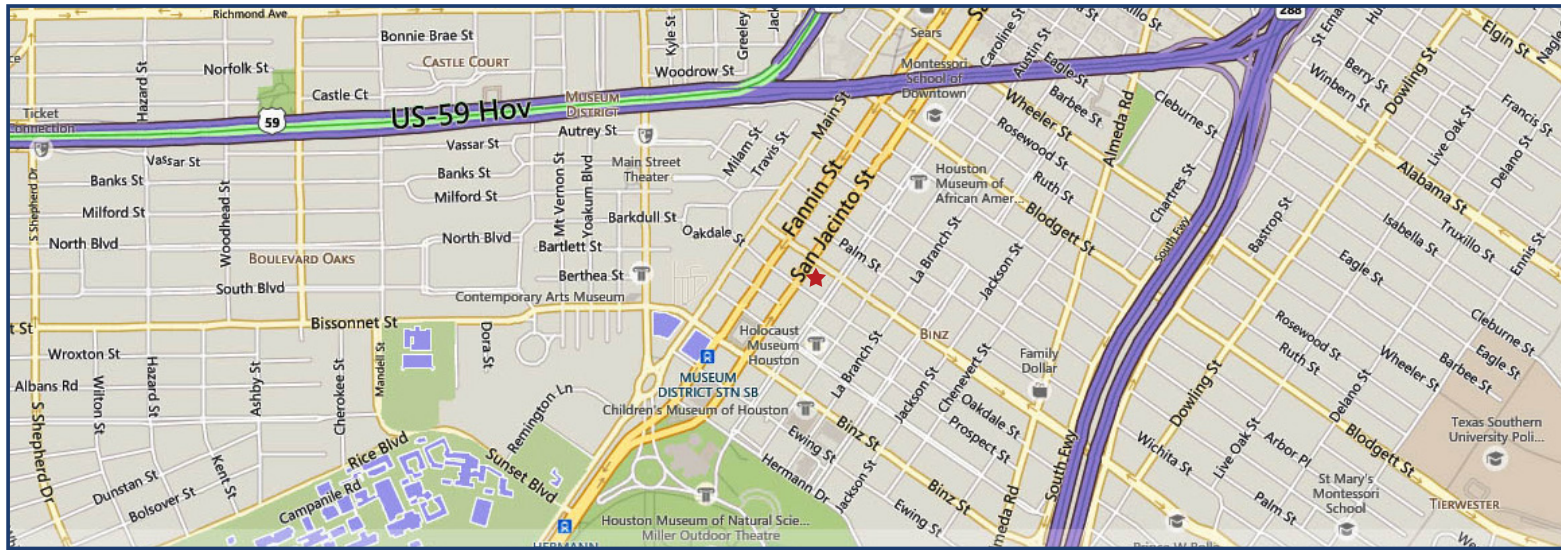
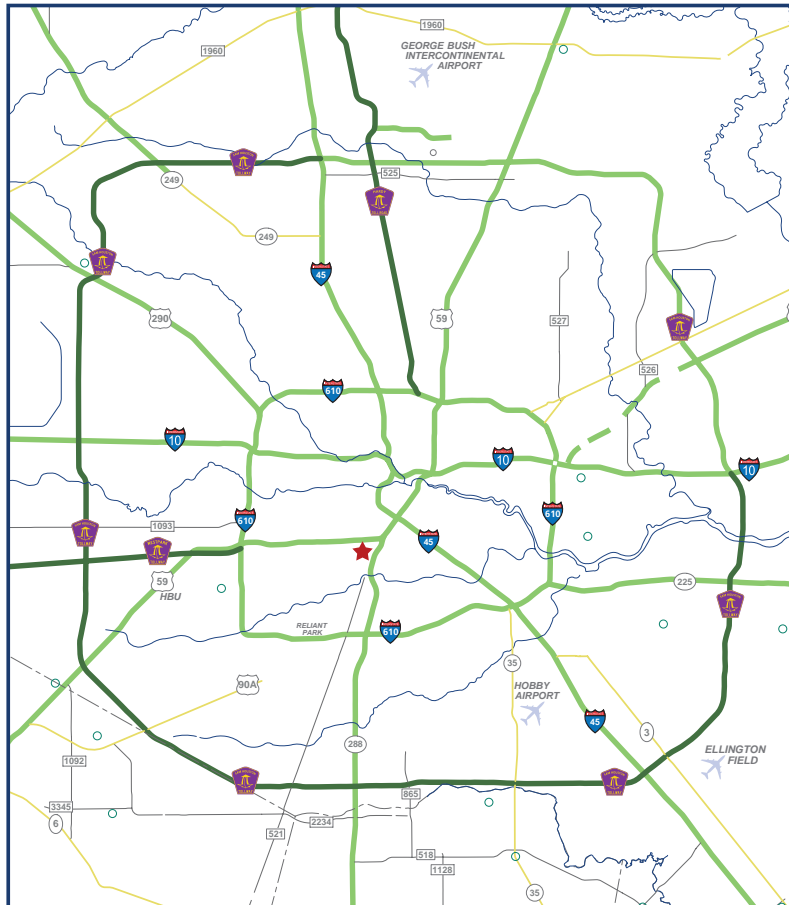
DEMOGRAPHICS:

Radius	Est. '19 Population	Avg. HH Income
0.5 Mile	6,119	\$108,674
1 Mile	21,264	\$95,371
3 Mile	178,658	\$108,829
5 Mile	440,310	\$103,353

Traffic Counts

San Jacinto north of Southmore : 19,570 cpd
San Jacinto south of Southmore : 17,220 cpd
Southmore east of San Jacinto : 13,310 cpd
Caroline north of Southmore : 3,340 cpd

2011 24 -Hour Traffic Counts



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HIGHLIGHTS:

- 24 story tower, comprised of 233 residential units which will house approximately 400 residents.
- Adjacent to the 3,000 SF retail space, there is an approximately 10,000 SF semi-private park available to accommodate additional outdoor seating and entertainment.
- Convenient access to the rail service along San Jacinto.
- Combined on-site attendance of the Museum District exceeds 6.6 million per year, more than the three major sports teams combined.
- The Texas Medical Center employs in excess of 106,000 people , in addition to more than 7.2 million visits per year.
- Rice University: +/- 6,600 Students; +/- 720 Faculty.

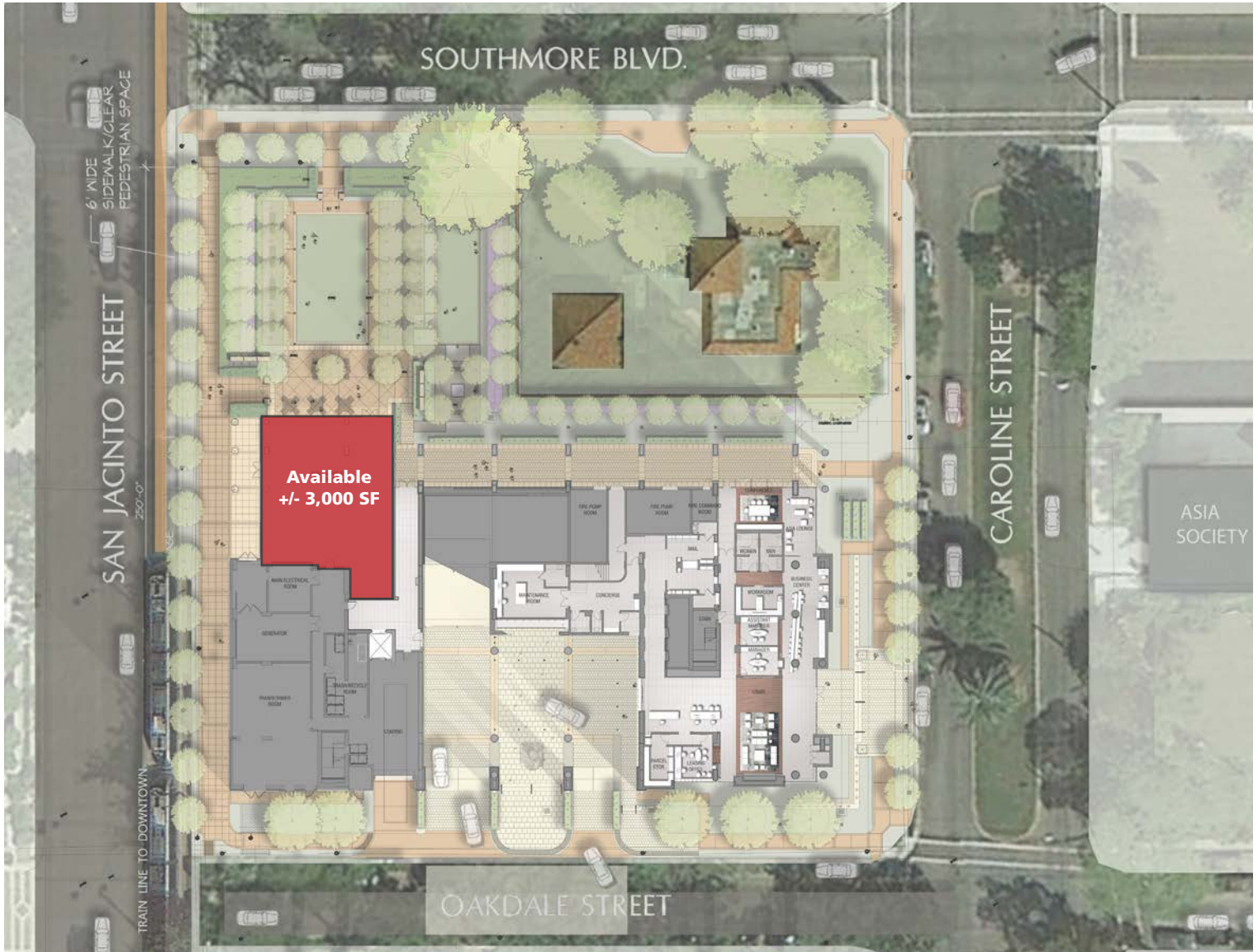
References: www.houstonmuseumdistrict.org , www.TexasMedicalCenter.org

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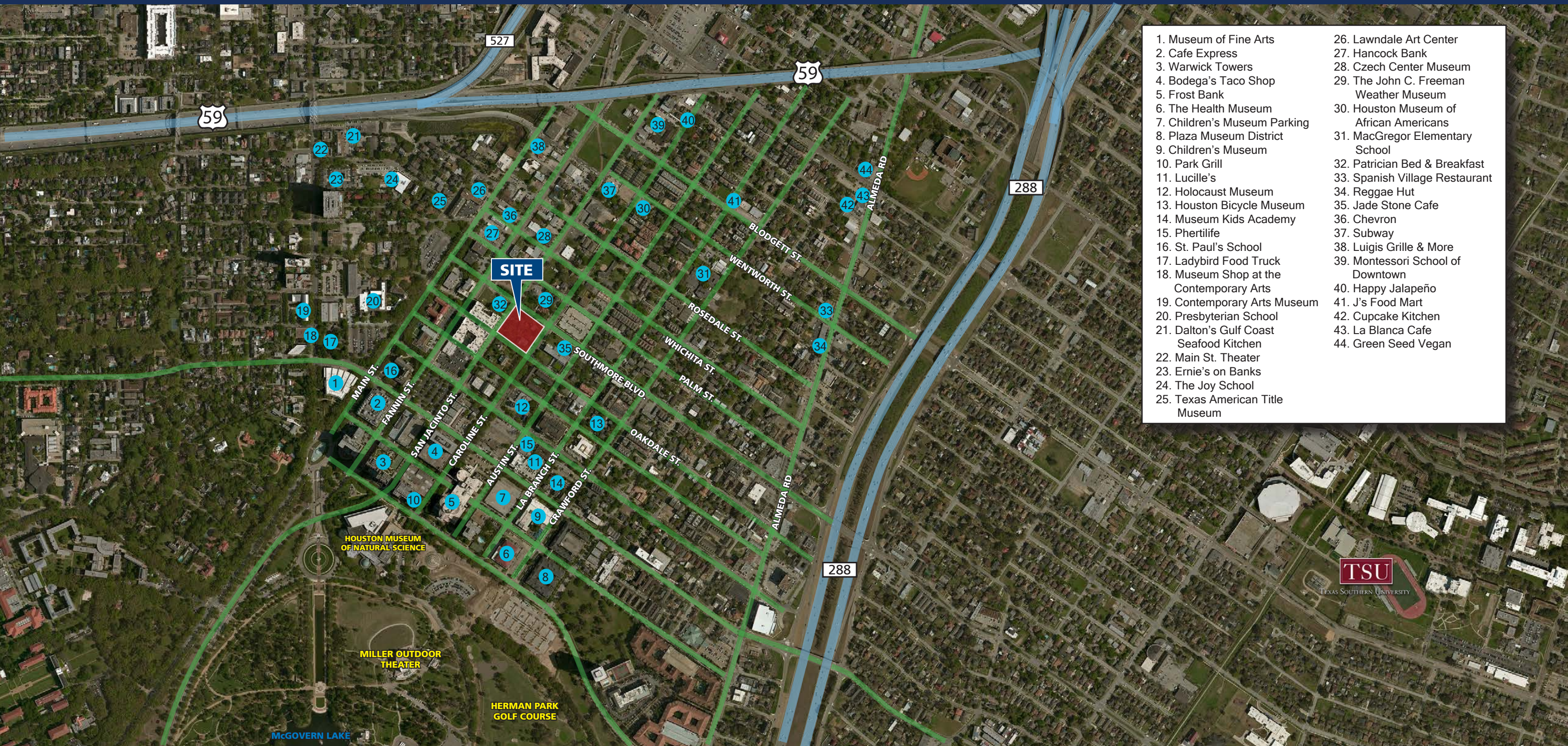
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Approximately 3,000 SF of Retail Restaurant Space Available For Lease



1. Museum of Fine Arts
2. Cafe Express
3. Warwick Towers
4. Bodega's Taco Shop
5. Frost Bank
6. The Health Museum
7. Children's Museum Parking
8. Plaza Museum District
9. Children's Museum
10. Park Grill
11. Lucille's
12. Holocaust Museum
13. Houston Bicycle Museum
14. Museum Kids Academy
15. Phertilife
16. St. Paul's School
17. Ladybird Food Truck
18. Museum Shop at the Contemporary Arts
19. Contemporary Arts Museum
20. Presbyterian School
21. Dalton's Gulf Coast Seafood Kitchen
22. Main St. Theater
23. Ernie's on Banks
24. The Joy School
25. Texas American Title Museum
26. Lawndale Art Center
27. Hancock Bank
28. Czech Center Museum
29. The John C. Freeman Weather Museum
30. Houston Museum of African Americans
31. MacGregor Elementary School
32. Patrician Bed & Breakfast
33. Spanish Village Restaurant
34. Reggae Hut
35. Jade Stone Cafe
36. Chevron
37. Subway
38. Luigis Grille & More
39. Montessori School of Downtown
40. Happy Jalapeño
41. J's Food Mart
42. Cupcake Kitchen
43. La Blanca Cafe
44. Green Seed Vegan

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Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K

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