

## Downtown / Midtown Lofts & Condos





#### Benefits Of Loft & Downtown Condo Living

#### 1. Over 75 restaurants, shops, theaters and entertainment venues within a few blocks.

Downtown residents have easy access to the 2nd largest theater district in the US, Market Square Park, Minute Maid Field, Discovery Green, Toyota Center and so much more.

In addition, over 20 restaurants & bars opened within the last few years, offering a wide variety of food, drink and entertainment options - all within a few blocks.



#### 2. Short & easy commute to Houston's largest employment center.

Downtown has more than 150,000 workers employed by 3,500 businesses. Major employers include Chevron, JPMorgan Chase, and Shell Oil. Living within a few blocks from work can shorten a lengthy commute to a quick, daily stroll.

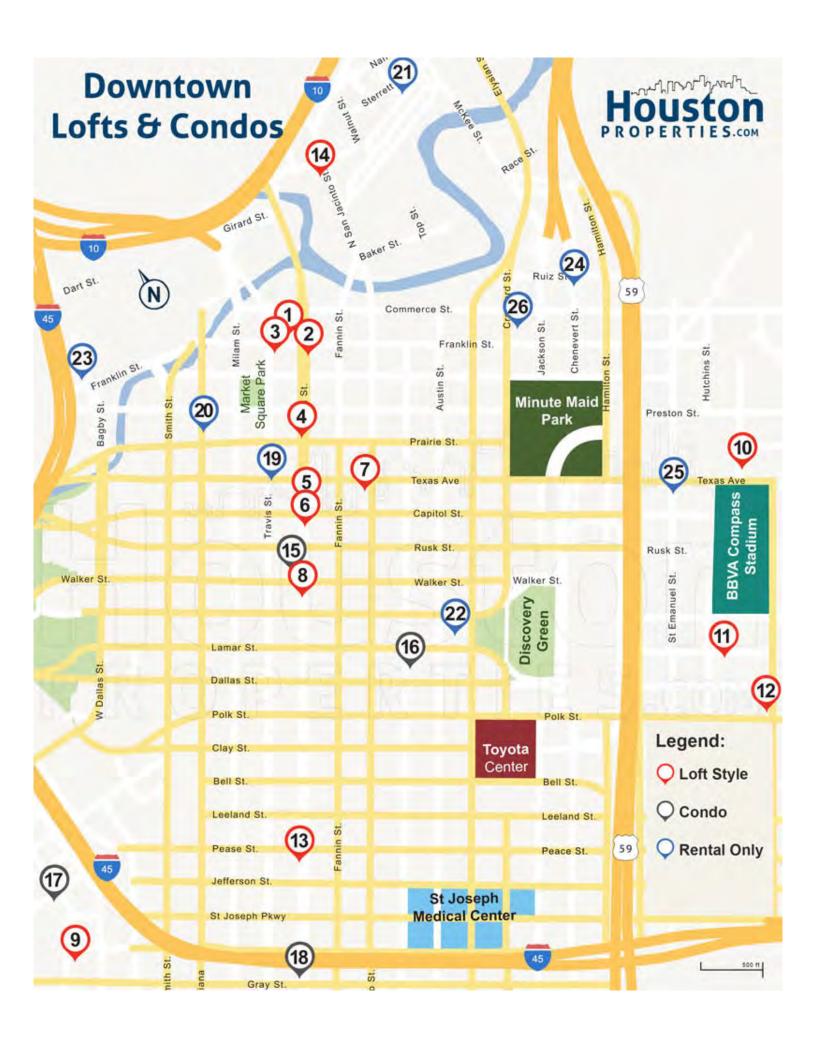
#### 3. No yard work. Easy maintenance. More amenities.

Tired of mowing the lawn, trimming the trees or keeping up the exterior of a house? Loft & condo residents have a much easier and maintenance free lifestyle.

Many loft & condo buildings also have fitness rooms, rooftop decks, pools & more amenities.

#### 4. Easy to "lock and leave" for people on the go.

Do you travel a lot? Worried about leaving your residence while you're out of town? Living in a highrise makes it easy. Many buildings have security, staff and secured access - giving peace of mind for frequent travelers.





## Downtown Lofts & Condo Map Legend

1.	Bay	ou/	Lofts

2. Franklin Lofts

3. Hermann Lofts

4. Byrd's Lofts

5. St Germain Lofts

6. Capitol Lofts

7. Keystone Lofts

8. Kirby Lofts

9. Rise Lofts

10. Stanford Lofts

11. Herrin Lofts

12. East Side Lofts

13. The Beaconsfield

14. San Jacinto Lofts

15. Commerce Towers

16. Four Season Residences

17. The Edge

18. 2016 Main

19. Post Rice Lofts

20. Hogg Palace

21. Dakota Lofts

22. One Park Place

23. Tennison Lofts

24. City View Lofts

25. Lofts at the Ballpark

26. Eller Wagon Works

(915 Franklin)

(201 Main)

(204 Travis)

(919 Prairie)

(705 Main)

(711 Main)

(1120 Texas)

(917 Main)

(2000 Bagby)

(505 Bastrop)

(2205 McKinney)

(2323 Polk)

(1700 Main)

(915 N. San Jacinto)

(914 Main)

(1111 Caroline)

(300 St. Joseph)

(2016 Main)

(909 Texas)

(401 Louisiana)

(711 William)

(1400 McKinney)

(110 Bagby)

(15 N. Chenevert)

(609 St. Emanuel)

(101 Crawford)



#### **METRORail Map**



- 1 Downtown
- 2 East Downtown
- 3 Lindale Park
- 4 Midtown
- Medical Center
- **6** Museum District
- Northside Village
- ® Fourth Ward
- Greater Eastwood
- **10** Greater Heights
- 11 Greater Fifth Ward
- **12** Greater Third Ward
- <sup>®</sup> Independence Heights
- 14 Lawndale / Wayside
- (5) MacGregor
- **16** Montrose
- TRice Military
- ® River Oaks Neighbors
- Sawyer Heights
- Second Ward
- Southampton
- 2 Southeast Houston
- 23 South Union
- **4** University Place
- Red Rail
- O Green Rail
- O Purple Rail

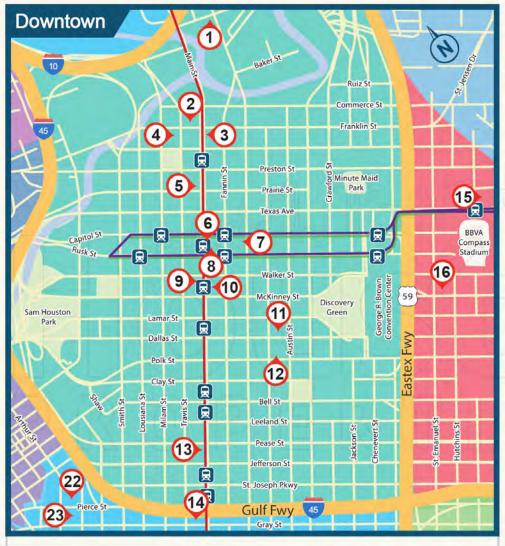


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No representations or warranties (expressed or implied) are made to the accuracy of this information, or with respect to suitability, usability, feasibility, merchantability or condition of any property or area. All ordinances, resolutions, regulations and orders shall govern in the event of any conflict or inconsistency. Data presented for informational purposes only.



#### **Condos Near METRORail**



- San Jacinto Lofts
- ② Bayou Lofts
- 3 Franklin Lofts
- 4 Hermann Lofts
- Byrds Lofts
- St. Germain Lofts
- Keystone Lofts
- Capitol Lofts
- © Commerce Towers
- Kirby Lofts
- Four Seasons Condos
- 1 The Marlowe
- The Beaconsfield
- 14 2016 Main
- Stanford Lofts
- **10** Herrin Lofts
- Oaks on Caroline
- Warwick Towers
- 19 Hermann
- **図 Il Palazzo**
- The Valencia
- The Edge
- Rise Lofts
- 5000 Montrose
- Red Rail
- O Green Rail
- Purple Rail





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**Medical Center** 







#### **Condos Near METRORail**

Building	Address	Neighborhood	Nearest Stop	Blocks	Amenities
San Jacinto Lofts	915 N San Jacinto	Downtown	UH-Downtown	3	
Bayou Lofts	905 Franklin	Downtown	Preston	3	A 💆 🕭
Franklin Lofts	201 Main	Downtown	Preston	1	
Hermann Lofts	204 Travis	Downtown	Preston	2	
Byrds Lofts	919 Prairie	Downtown	Preston	1	Ä.\$
St. Germain Lofts	705 Main	Downtown	Central	1	ŻY 🐧
Capitol Lofts	711 Main	Downtown	Central	1	Ż
Keystone Lofts	1120 Texas	Downtown	Central	3	
Kirby Lofts	917 Main	Downtown	Main St Sq	1	Ż
Commerce Towers	914 Main	Downtown	Main St Sq	1	<b>♥</b> ♣ ★
Four Seasons	1111 Caroline	Downtown	Main St Sq	3	<b>♥</b> ♣ <u>*</u> ♠
The Marlowe	1211 Caroline	Downtown	Main St Sq	4	<b>♥</b> ♣ <u>*</u>
The Beaconsfield	1700 Main	Downtown	Downtown	1	
2016 Main	2016 Main	Downtown	Downtown	1	₩ <b>½</b>
Stanford Lofts	505 Bastrop	EaDo	EaDo-Stad.	1	( <del>}</del>
Herrin Lofts	2205 McKinney	EaDo	EaDo-Stad.	4	<b>⅓</b> .♣
Oaks on Caroline	4802 Caroline	Museum Dist	Wheeler	5	
1400 Hermann	1400 Hermann	Museum Dist	Museum Dist	3	<b>♥</b> ♣ ▲ À
II Palazzo	1401 Calumet	Museum Dist	Museum Dist	3	<u>*</u>
Warwick Towers	1111 Hermann	Museum Dist	Museum Dist	1	<b>♥</b> ♣ <u>*</u> ♣ .
The Valencia	1711 Spanish Tr	Medical Ctr.	Smith Lands	1	<b>₺</b>
Rise Lofts	2000 Bagby	Downtown	Downtown	6	₩
The Edge	300 St. Joseph	Downtown	Downtown	7	₫ <u>¾</u> 🌥 🛝
5000 Montrose	5000 Montrose	Museum Dist	Museum Dist	6	<b>♥</b> ♣ ♠





Poo





Concierge



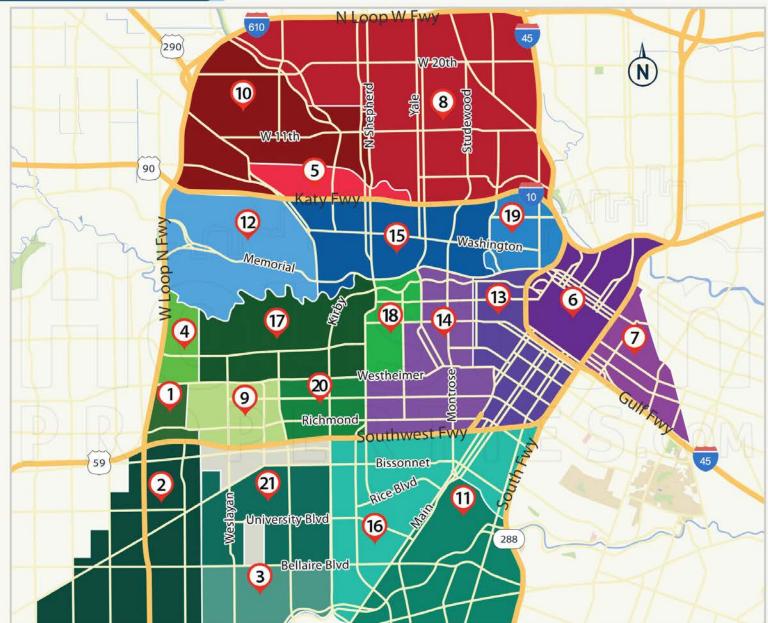
Party / Room



Courtyard



#### **Inner Loop**



- ① Afton Oaks
- ② Bellaire
- 3 Braeswood Place
- 4 Briar Hollow
- ⑤ Cottage Grove
- 6 Downtown
- 7 EaDo
- **®** Greater Heights

- Greenway Plaza
- Lazybrook / Timbergrove
- 11 Medical Center
- Memorial Park
- Midtown
- Montrose
- (5) Rice Military
- **16** Rice / Museum District

- River Oaks
- River Oaks Neighbors
- Sawyer Heights
- Upper Kirby
- West University

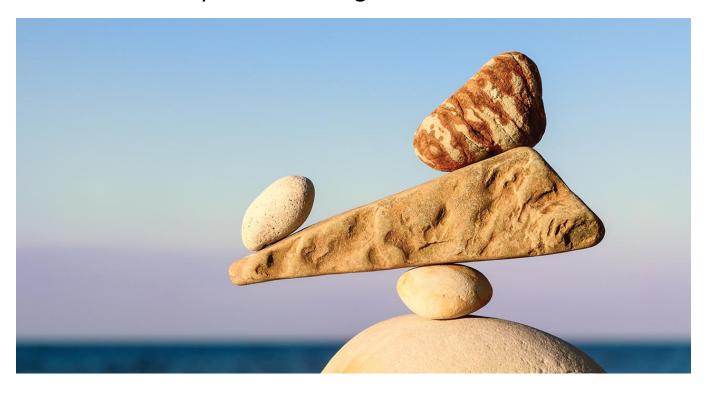


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## The Optimum Home Buying Experience



The Houston Properties Team believes your home is an investment – both in the life you want to live and also to help you create long-term wealth.



Our purpose is to help people create prosperity & wealth through the ownership of real estate.

By finding the right home, our clients experience joy in their lives and abundance with their assets.

We've carefully watched how home buying trends have changed over the past few years.

Numerous problems have emerged that don't appear until years after closing (resale issues, flooding, survey problems, etc.) As a result, to best help our clients, the Houston Properties Team has designed a totally new buying process for today's enlightened buyers.









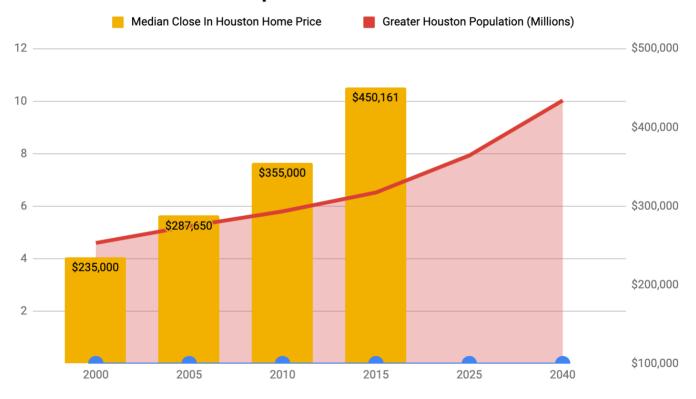
## Houston Real Estate Has Been A Great Investment



"Greater Houston's population will surpass 10 million by the year 2040, up from roughly 7 million today."

- Houston MetroNext Study

#### **Houston: Population Growth & Home Prices**



The #1 predictor of real estate prices is job growth.

Houston has created more jobs than any other major US metro area over last year.







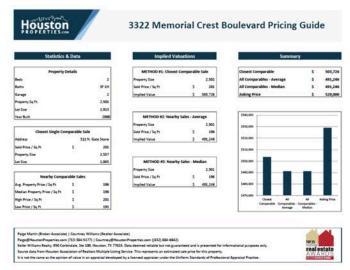


## The Houston Properties Team Helps You Avoid Mistakes



Find homes anywhere. Send them to us. Let us help you identify issues and ones to avoid.

We analyzed over 500,000 Houston home sales since 2000.



We complete comprehensive pricing analyses before any offers.

The biggest problems fell into one of four categories.

Our *Optimum Home Buying Experience* screens for both quality of life and resale/financial loss issues.

#### **Location Examples:**

- Flood zones
- Railroads
- Highways / thoroughfares
- Schools

#### **Interior Examples:**

- Floor plan
- Layout
- Accuracy of stated home size
- Quality and fair value of upgrades

#### **Structural Examples:**

- Builder quality / reputation
- Foundation
- Plumbing / piping
- Roof

#### **Pricing Examples:**

- Land value
- Home value
- Current market trends
- Negotiation terms & strategy









#### Paige Martin Houston Properties Team





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As featured on Fox News in the Morning, Reuters, Wall Street Journal, Houston Chronicle, Fortune, Forbes, Houston Business Journal, and Houston Magazine, Paige Martin, a consistent Top Producing Keller Williams Broker and the lead of the Houston Properties Team, is ranked as one of the top residential Realtors in the world.

#### Paige Martin's recent awards include:

- 2019: One of the Top 25 Residential Realtors in Houston, Houston Business Journal
- 2019: One of America's Best Real Estate Agents, RealTrends.com
- 2018: #5 Individual Agent, Keller Williams, Worldwide
- 2018: #1 Individual Agent, Keller Williams, Texas
- 2018: One of America's Best Real Estate Agents, RealTrends.com
- 2018: One of the Top 25 Residential Realtors in Houston, Houston Business Journal
- 2017: #9 Individual Agent, Keller Williams, Worldwide
- 2017: #1 Individual Agent, Keller Williams, Texas
- 2017: One of America's Best Real Estate Agents, RealTrends.com
- 2017: One of the 100 Most Influential Real Estate Agents in Texas, *Real Estate Executive*
- 2017: One of the Top 25 Residential Realtors in Houston, Houston Business Journal
- In addition to over 324 additional awards.

"We recently closed on our fourth real-estate transaction with Paige Martin as our Realtor®. We love her!"

> Lindsay Bourg, Chief Accounting Officer

Paige was appointed by Houston's Mayor to the

Downtown TIRZ board, and has been recognized for her philanthropic work by numerous organizations including the Houston Police Foundation, Citizens for Animal Protection, Houston Ballet, and Alley Theatre. Paige is a graduate of Baylor University.









## See What Our Clients Have To Say (Over 475 5-Star Reviews)



Our boutique Houston Properties Team has more 5-Star Google Reviews than any real estate organization in Houston (including those 50 times our size).

Google "Houston Properties Team" and/or Paige Martin

See our team's reviews on HAR:

https://www.har.com/paige-martin/agent PaMartin

See who we know in common:

https://LinkedIn.com/in/HoustonTexasRealtor

















#### Open Houses Are A Great Way To See Options



It's great to tour open houses.

CAUTION: Recently, we've seen a lot of open houses cancel at the last minute and/or already be under contract.



#### Email me the open houses you want to attend, I can:

- Confirm the home is still available;
- Confirm the open house is still on;
- Pull the disclosures for you;
- Highlight want you may want to look out for on your tour (both in the area and within the home);
- Give you a sense of how it's priced.

And then if you like it, we can tour it a second time together with a really critical eye.









#### Step By Step Guide To Buying A Home In Houston





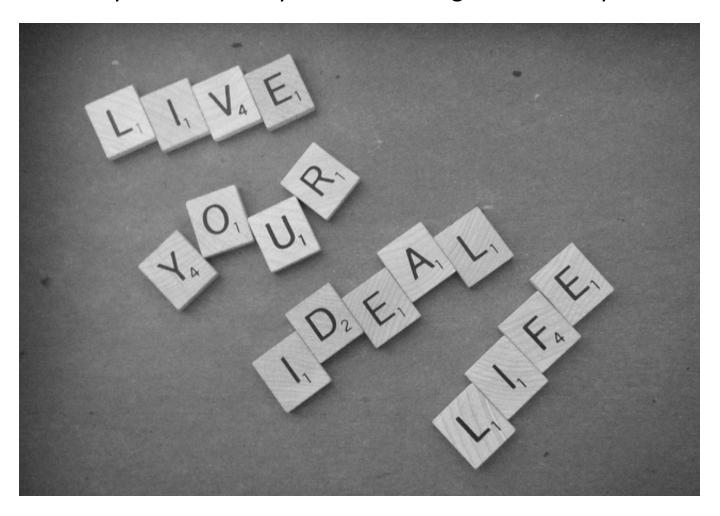
## The Optimum Home Buying Experience: The 58 Questions



Answer 58 questions upfront;

So you can say "yes" to the question afterwards:

"Are you 100% sure you found the right home for you?"



The right home helps families bring stability and joy to their life. This is the part of the discussion where your Houston Properties Team Realtor® brings out our proprietary questionnaire to help you ensure you're finding the best home for you.









## VIP Buyer Loyalty Agreement (We're Free To You)



#### Our VIP Buyer Loyalty Agreement states that as your buyer specialists, we will:

- Help you secure the best financing program for your situation.
- Give you candid, diligent and honest assessments of any home's positive and negatives features. (We'll tell you the good, bad and the ugly.)
- Arrange a private showing of any property you want to see, including any new construction, bank-owned, and FSBO properties.
- Provide you neighborhood trends, market analytics, and a home value assessment for any property we're considering making an offer upon.
- Discuss the strategy for making an offer, as well as financing terms, interest rates, cost-toclose, possession date, inspections, termite/pest/environmental reports, and any questions you might have.
- Prepare an offer with terms, provisions, special stipulations, amendments, exhibits, and addendums weighted in your best interest.
- Present the offer on your behalf and negotiate in your favor to help you secure the property at the best possible price and terms.
- Recommend extremely competent affiliates that can help both with your home purchase, including legal advice, home inspections, appraisals, and warranties, as well as
  - homeowner, hazard, and title insurance and any vendors your need during your home ownership.
- Always be available to answer any questions you might have.



#### In return, you will:

- Give us your candid feedback.
- Be loyal to us.
- (There is no cost to you.)











#### PAIGE MARTIN'S AWARDS



One of Houston's Top 25 Residential Realtors



One of America's Best Real Estate Agents



#1 Individual Agent, Keller Williams Memorial



**Five Star Realtor Award** 



One of Houston's Top 50 Realtors



HoustonTexasRealtor



Paige.M.Martin



HoustonPaige

## HOUSTON LOFTS & DOWNTOWN CONDOS



#### **Bayou Lofts**

Located in the northern part of Downtown Houston's Historic District, Bayou Lofts is a ninestory mid-rise building and was one of the area's first loft conversion projects.

Address: 915 Franklin, Houston

Texas, 77002

Built In/Converted In: 1910/1997

Number of Units: 108 Neighborhood: Downtown Nearby: Market Square Park, University Of Houston-Downtown,

Buffalo Bayou, Hotel Icon

#### Amenities:

- 24-hour doorman / porter
- Party room
- On-site building management
- Rooftop terrace
- Pool
- Gym
- Secured parking





#### Highlights:

- Unique loft-type architecture
- Fantastic METRORail access
- Just a few blocks away from 450+ Yelp-rated businesses
- Steps from Franklin & Hermann
   Lofts in the historic district
- Excellent access to Theatre
   District & Central Business District

View all Bayou Lofts for sale at <a href="http://HoustonProperties.com/Houston-Lofts/Downtown/Bayou-Lofts">http://HoustonProperties.com/Houston-Lofts/Downtown/Bayou-Lofts</a>



#### **Byrd's Lofts**

Nestled at the corner of Main and Prairie (right across the METRORail's Preston Station), Byrd's Lofts is one of Houston's historic buildings. Previously home to Byrd's Department Store, the Joseph Finger-designed 4-story landmark was converted to house lofts in 2005.

Address: 919 Prairie St. Houston

Texas 77002

Year Built / Converted: 1934 /

2005

**Number of Units: 5** 

Neighborhood: Downtown Nearby: METRORail Red Line, Local Foods (street level), Market Square Park, Theatre District, UH

Downtown

#### Amenities:

- Rooftop terrace
- Deck
- Grill room
- Bar
- Trash pick-up
- Garage parking

#### **Highlights:**

- Great Downtown location, easy access to METRORail, bars, stores, and entertainment centers nearby
- Ground-level retail houses Local Foods
- Minutes away from key locations, including the Toyota Center, Market Square Park,
   Theatre District, and Minute Maid Park

View all Byrd's Lofts for sale

http://HoustonProperties.com/Houston-Lofts/Downtown/Byrds-Lofts





#### **Capitol Lofts**

Converted in the late 1990s, Capitol Lofts is a 10-story residential high-rise originally built in 1908 as the M.E. Foster Building. The building, with its recognizable glass and granite exteriors, sits along Houston's METRORail Red Line.

Address: 711 Main St. Houston Texas 77002

Year Built / Converted: 1908 / 1998

Neighborhood: Downtown

Nearby: METRORail Red Line, The Springbok

(street level), GreenStreet, Theatre District,

Discovery Green, Toyota Center

#### Amenities:

- Rooftop terrace
- Fitness room
- · Basement parking
- Controlled access
- Balconies



#### **Highlights:**

- METRORail station in front of building, providing easy access to key districts like
   Med Center and Museum District
- Near several restaurants, bars, and other entertainment hubs
- Features Modernist architecture, several unit types available (one- and two-story units, and penthouses)

View all Capitol Lofts for sale <a href="http://HoustonProperties.com/Houston-Lofts/Downtown/Capitol-Lofts">http://HoustonProperties.com/Houston-Lofts/Downtown/Capitol-Lofts</a>



#### **Commerce Towers**

One of Houston's most iconic high-rises, Commerce Towers is a Jesse H. Jones-designed 25-story building. Originally built in the late 1920s, the building is located at the heart of downtown.

Address: 914 Main St, Houston Texas

77002

Year Built / Converted: 1928 / 1995

Number of Units: 122 Neighborhood: Downtown

**Nearby:** METRORail Red Line, The Springbok (street level), GreenStreet, Theatre District, Discovery Green,

**Toyota Center** 

#### Amenities:

- Concierge service
- Valet service
- Porter service
- Fitness center
- Party room
- Sports room
- Conference room
- Swimming pool
- Walking and jogging track
- Rooftop garden

#### **Highlights:**

- · Direct light rail and tunnel access
- Over 50 floor plans available, with sound insulated walls, 11- to 18-foot ceilings, and hardwood floors
- White glove service
- Near dining, retail, and entertainment options

View all Commerce Towers condos for sale http://HoustonProperties.com/Houston-Condos/Downtown/Commerce-Towers





#### **Four Seasons Residences**

Covering floors 21 through 25 of a world-class luxury hotel, Four Seasons Residences offers full service hotel amenities and easy access to Houston's best sports venues, business centers, and dining, retail, and entertainment hubs.

Address: 1111 Caroline St,

Houston Texas 77010

Year Built: 1982 Number of Units: 64

Neighborhood: Downtown Nearby: George R. Brown

Convention Center, Minute Maid Park, Toyota Center, Green

Street. Quattro

#### Amenities:

- Concierge service
- Valet service
- Controlled access at garage and private entrance
- · Business center
- Swimming pool
- Sauna and spa
- Fitness center
- Fire pit

#### Highlights:

- Full service hotel amenities
- Great location near exciting dining, retail, and entertainment options
- Several points of interest nearby, blocks away from Market Square and Theatre
   District
- One-, two-, and three-bedroom luxury condos available

View all Four Seasons Residences condos for sale http://HoustonProperties.com/Houston-Condos/Downtown/Four-Seasons





#### **Franklin Lofts**

One of Houston's historic buildings, Franklin Lofts is an 8-story converted residential mid-rise. Originally the First National Bank Building, it now houses luxury lofts while keeping its neoclassical aesthetics.

Address: 201 Main St, Houston

Texas 77002

Year Built / Converted: 1904 /

2002

Number of Units: 62 Neighborhood: Downtown Nearby: METRORail Red Line, UH Downtown, Allen's Landing Park, Market Square Park

#### **Amenities:**

- Secure covered parking
- Rooftop deck
- Bike storage space
- Porter
- Security cameras



#### **Highlights:**

- · Near several restaurants, bars, and parks
- Short walk away from Market Square Park and light rail station
- Key districts highly accessible via I-45, I-10, METRORail, and Main Street
- Reserved and guest parking in adjoining 7-story facility

View all Franklin Lofts for sale http://HoustonProperties.com/Houston-Lofts/Downtown/Franklin-Lofts



#### **Hermann Lofts**

Built in 1917, Hermann Lofts is one of downtown's historic buildings. The 8-story converted loft building features distinct yellow brick exteriors with a cast iron canopy adorning the sidewalk. The building's main draws include its vibrant downtown location and high accessibility.

Address: 204 Travis St, Houston

Texas 77002

Year Built / Converted: 1917 /

1997

Number of Units: 32 Neighborhood: Downtown Nearby: Market Square Park, Buffalo Bayou, Theatre District, and 20+ dining and nightlife hubs

#### Amenities:

- Rooftop terrace
- Storage space
- · Secure parking
- Porter

#### Highlights:

- Downtown historic district location, a short walk away from Market Square Park
- Plenty of restaurants, bars, and cafes nearby
- Unit features include 10- and 11-foot ceilings, open floor plans, and hardwood floors
- Named for well-known Houston philanthropist George Henry Hermann



http://HoustonProperties.com/Houston-Lofts/Downtown/Hermann-Lofts





#### **Herrin Lofts**

Previously the old Herrin Moving and Storage Building, Herrin Lofts is now a 5-story residential mid-rise.

Address: 2205 McKinney St,

Houston Texas 77003

Year Built / Converted: 1929 / 2007

**Number of Units: 52** 

**Neighborhood:** East Downtown **Nearby:** BBVA Compass Stadium, Discovery Green, Columbia Tap Rail

Trail, Toyota Center



- Rooftop terrace
- Central 2-level courtyard
- Fitness center
- Storage space
- Secure parking



#### **Highlights:**

- Minutes away from downtown's 2,000+ companies and business centers
- BBVA Compass Stadium within a block from the building, also near Convention Center
- Units feature private balconies, 10- and 12-foot ceilings, sound insulation, and New York loft-style aesthetics (exposed brick, hardwood and stained concrete floors)
- · Brick and stucco exteriors

View all Herrin Lofts for sale <a href="http://HoustonProperties.com/Houston-Lofts/Downtown/Herrin-Lofts">http://HoustonProperties.com/Houston-Lofts/Downtown/Herrin-Lofts</a>



#### **Keystone Lofts**

Keystone Lofts is a 10-story residential building located two blocks away from the METRORail. Originally housing offices, the Joseph Finger-designed converted midrise is prized for its spacious units and exciting downtown location.

Address: 1120 Texas Ave, Houston Texas 77002

Year Built / Converted: 1920 / 1998

**Number of Units: 34** 

Neighborhood: Downtown

**Nearby:** GreenStreet, Theatre District, Market Square, Minute Maid Park, Discovery Green

#### Amenities:

- Garage parking
- Spacious units
- Secure parking



#### **Highlights:**

- Easy commutes to downtown's 2,000+ businesses
- Plenty of sports venues, dining and nightlife options nearby
- Living spaces range from 1,300 to more than 4,000 square feet
- Building features art deco architecture with units offering 10-foot ceilings, Jacuzzis, granite countertops
- Blocks away from METRORail station

View all Keystone Lofts for sale http://HoustonProperties.com/Houston-Lofts/Downtown/Keystone-Lofts



#### **Kirby Lofts**

Kirby Lofts is an 11-story loft building within Houston's vibrant downtown area. The district is home to more than 2,000 companies and 100,000+ employees. Kirby is one of the area's historic buildings, originally built in 1920.

Address: 917 Main St, Houston

Texas 77002

Year Built / Converted: 1920 /

2005

Number of Units: 65 Neighborhood: Downtown Nearby: GreenStreet, Theatre District, Market Square, Minute Maid Park, Discovery Green

#### Amenities:

- Controlled access
- Fitness center
- Secured parking



#### Highlights:

- Direct tunnel access
- Building in front of METRORail station
- Easy access to sports venues (Minute Maid Park and Toyota Center), Discovery Green, GreenStreet, and Theatre District
- Units feature hardwood floors, granite countertops, stainless steel appliances

View all Kirby Lofts for sale http://HoustonProperties.com/Houston-Lofts/Downtown/Kirby-Lofts



#### **Rise Lofts**

Located just outside downtown Houston, Rise Lofts is a 15-story luxury residential high-rise. It is one of Midtown's first high-rise developments and features studio, one- and two-bedroom lofts, and penthouse units.

Address: 2000 Bagby St, Houston

Texas 77002
Year Built: 2004
Number of Units: 143
Neighborhood: Midtown

Nearby: I-45, Bagby Park, Theatre

District, several bars and

restaurants nearby

#### Amenities:

- Furnished courtyards
- Sundeck
- Outdoor kitchen and grilling facility
- Swimming pool
- · Spa and hot tub
- Garage



#### **Highlights:**

- Two amenity areas: 5<sup>th</sup> floor garden courtyard, and rooftop sundeck and pool area
- Blocks away from METRORail station and Main Street
- Great access to restaurants, bars, and parks
- Midtown location provides easy commutes to downtown and Medical Center

View all Rise Lofts for sale http://HoustonProperties.com/Houston-Lofts/Midtown/Rise-Lofts



#### San Jacinto Lofts

Nestled within downtown Houston's hip warehouse district, San Jacinto Lofts is a converted twostory building with unassuming brick exteriors. Previously a warehouse, the building is made up of 16 loft units with 14-foot concrete ceilings, exposed brick walls, and private patios.

Address: 915 N San Jacinto St,

Houston Texas 77002

Year Built: 1914 Number of Units: 16

Neighborhood: Downtown Nearby: UH Downtown,

Championship Park, White Oak

Bayou Greenway Trail

#### Amenities:

- Secure parking
- Private patios
- Rooftop deck



#### Highlights:

- Located near University of Houston Downtown, numerous art galleries and art warehouses
- Easy access to White Oak Bayou Greenway Trail, a multi-purpose trail that stretches west to the Heights area
- Couple of blocks away from main roads and freeways, and METRORail station

View all San Jacinto Lofts for sale http://HoustonProperties.com/Houston-Lofts/Downtown/San-Jacinto



#### **Stanford Lofts**

Located just north of EaDo's BBVA Compass Stadium, Stanford Lofts is a 6-story residential midrise minutes away from downtown Houston. The building is a short walk away from the METRORail and a number of exciting new restaurants and bars.

Address: 505 Bastrop St, Houston

Texas 77003
Year Built: 2002
Number of Units: 40

**Neighborhood:** East Downtown **Nearby:** BBVA Compass Stadium, Minute Maid Park, Toyota Center,

**Convention Center** 



- Controlled access
- Swimming pool
- Oversized elevators
- Parking



#### **Highlights:**

- METRORail EaDo/Stadium Station connects to downtown, University of Houston, and Second Ward
- Multiple sports venues a few blocks away (BBVA, Minute Maid Park, Toyota Center)
- Units offer private balconies, large windows, privacy walls, open floor plans, and high ceilings

View all Stanford Lofts for sale

http://HoustonProperties.com/Houston-Lofts/Downtown/Stanford-Lofts



#### St. Germain Lofts

St. Germain Lofts is an 8-story luxury residential mid-rise within Houston's bustling downtown area. A Randall Davis project, the building is popular for its central location and high accessibility.

Address: 705 Main St, Houston Texas

77002

Year Built / Converted: 1911 / 2000

**Number of Units:** 143 **Neighborhood:** Downtown

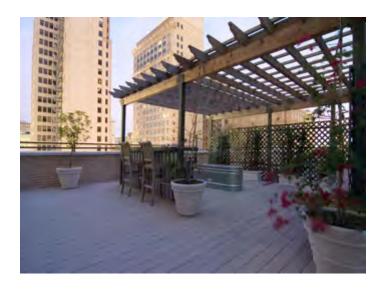
Nearby: Flying Saucer Draught Emporium

(street level), Springbok, METRORail

**Central Station** 

#### **Amenities:**

- Billiard parlor
- Fitness center
- Theater room
- · Guest suite
- Rooftop deck
- Service elevator





#### **Highlights:**

- Easy access to downtown tunnel system and METRORail
- Blocks away from Theatre District,
   Market Square, GreenStreet, and
   Minute Maid Park
- Units feature antique hardwood floors, high ceilings, and whirlpool tubs

View all St. Germain Lofts for sale <a href="http://HoustonProperties.com/Houston-Lofts/Downtown/St-Germain-Lofts">http://HoustonProperties.com/Houston-Lofts/Downtown/St-Germain-Lofts</a>



#### The Beaconsfield

Listed in the National Register of Historic Places, The Beaconfield was one of the poshest apartment buildings in downtown during its heyday. Renovated in the late 1970s, it has continued to be a coveted address thanks to its great location and old world charm.

Address: 1700 Main St. Houston

Texas 77002

Year Built: 1909 / 1977 Number of Units: 18

Neighborhood: Downtown

**Nearby:** Tellepsen Family YMCA, Theater District, GreenStreet, METRORail, St. Joseph's Hospital

#### **Amenities:**

- Controlled access
- Parking
- Storage room



#### **Highlights:**

- Old World aesthetics with units offering 11- to 12-foot beamed ceilings, fireplaces, and hardwood floors
- Short walk to METRORail, easy access to key districts like Med Center and Museum District
- Large living spaces (1,600 to 2,000+ square feet), with floor plans ranging from 2- to
   3-bedroom units

View all The Beaconsfield Lofts for sale http://HoustonProperties.com/Houston-Lofts/Downtown/Beaconsfield



#### The Edge

The Edge is a 6-story residential condominium located just within Midtown, a stone's throw away from downtown Houston.

Address: 300 St. Joseph Pkwy, Houston Texas

77002

Year Built: 2008 Number of Units: 93 Neighborhood: Midtown

**Nearby:** Bagby Park, I-45, Theater District, and 20+

restaurants, bars and cafes

#### Amenities:

- Fitness center
- Party room
- Theater room
- Conference room
- Swimming pool
- Sauna





#### **Highlights:**

- Few blocks away from METRORail
- 1-, 2- and 3-bedroom units available with assigned parking
- Easy access to freeways and main roads (I-45, Main Street, Gray Street)
- Minutes away from downtown

View all The Edge condos for sale

http://HoustonProperties.com/Houston-Condos/Downtown/The-Edge



#### The Marlowe

The Marlowe is Randall Davis' newest downtown residential condo building and offers 20 floors of modern construction within the south east part of Houston's Central Business District.

Address: 1211 Caroline Street, Houston,

Texas 77002 Year Built: 2017

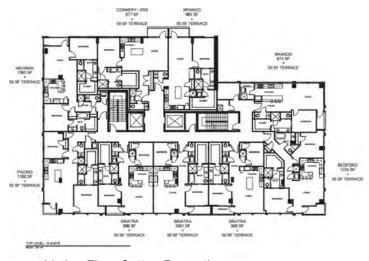
Number of Units: 100 Neighborhood: Downtown

**Nearby:** Discovery Green, George R. Brown Convention Center, Toyota Center,

**BBVA Compass Stadium** 

#### **Amenities:**

- 24-hour concierge service
- Valet parking
- Pool and hot tub
- Massage and sauna rooms
- Fitness center
- Private garages
- Pied-a-terre for guests



Listing Firm: Cotton Properties



#### **Highlights:**

- · Randall Davis building
- Luxury amenities
- Near Downtown's entertainment centers: Discovery Green, Toyota Center, Green Street and Minute Maid Park
- High price per square foot compared to other Downtown condos.

View all The Marlowe condos for sale at HoustonProperties.com/Houston-Condos/Downtown/The-Marlowe



#### **2016 Main**

Located along Houston's METRORail Red Line and minutes away from downtown, 2016 Main is a 26-story residential condo building. It is also one of Houston's first residential high-rises.

Address: 2016 Main St. Houston Texas

77002

Year Built: 1965

**Number of Units: 108** 

Neighborhood: Downtown / Midtown

Nearby: METRORail Red Line, Bagby Park,

I-45, Discovery Green,

#### Amenities:

- Swimming pool
- Party and conference room
- Full service convenience store
- · Fitness center
- Package Room
- Guest rooms
- Controlled access at all entrances
- Secure parking
- Utilities including electricity

# 2016 MAIN

#### **Highlights:**

- Highly accessible, near stores, restaurants, bars, light rail, and main roads
- Near downtown Houston (2,000+ businesses and 100,000+ employees)
- Major entertainment centers nearby (Toyota Center, Minute Maid Park, Theatre District)
- Pet-friendly
- Some of the largest HOA fees of any nearby building.

View all 2016 Main Condos for sale http://HoustonProperties.com/Houston-Condos/Downtown/2016-Main

## Are You Ready To Put Us To Work For You?





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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.

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.

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 buver) 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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