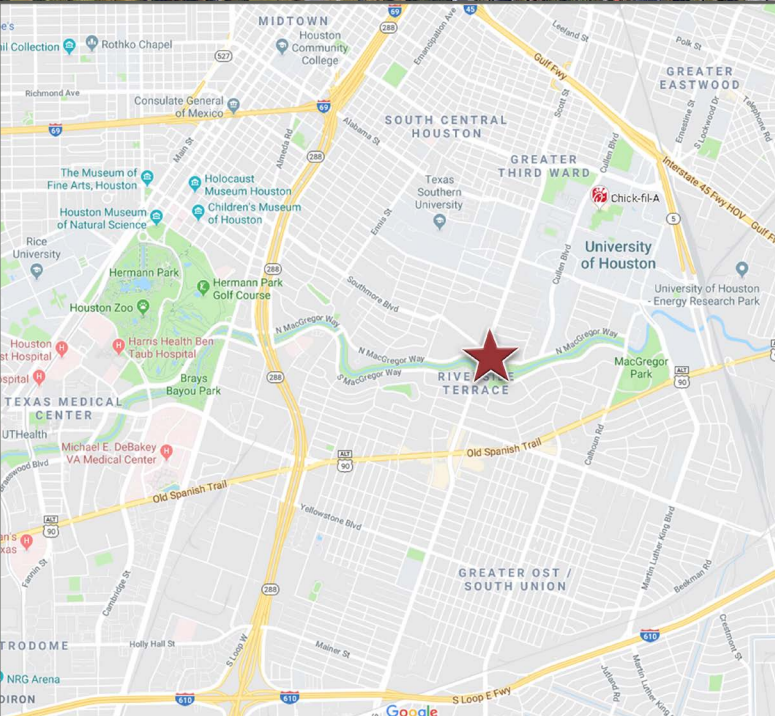


GROUND LEASE

3801 N. MACGREGOR WAY

HOUSTON, TEXAS 77004



PROPERTY FEATURES

- 31,546 SF for Ground Lease
- Hard corner at signalized intersection
- Great site for redevelopment
- Rapidly developing area
- Minutes away from U of H, TSU, Texas Medical Center and Downtown Houston
- Easy access to Highway 288, I-45 and I-610 Loop South

FOR INQUIRIES CONTACT
281.489.8800

ANNIE HEINBUCH
annie@cunninghamtx.com

PRESTON CUNNINGHAM
preston@cunninghamtx.com



3801 N MACGREGOR WAY PROPERTY INFORMATION

LOCATION

3801 N MACGREGOR WAY
HOUSTON, TEXAS 77004

AVAILABLE

31,546 SF HARD CORNER LOT

SALE PRICE

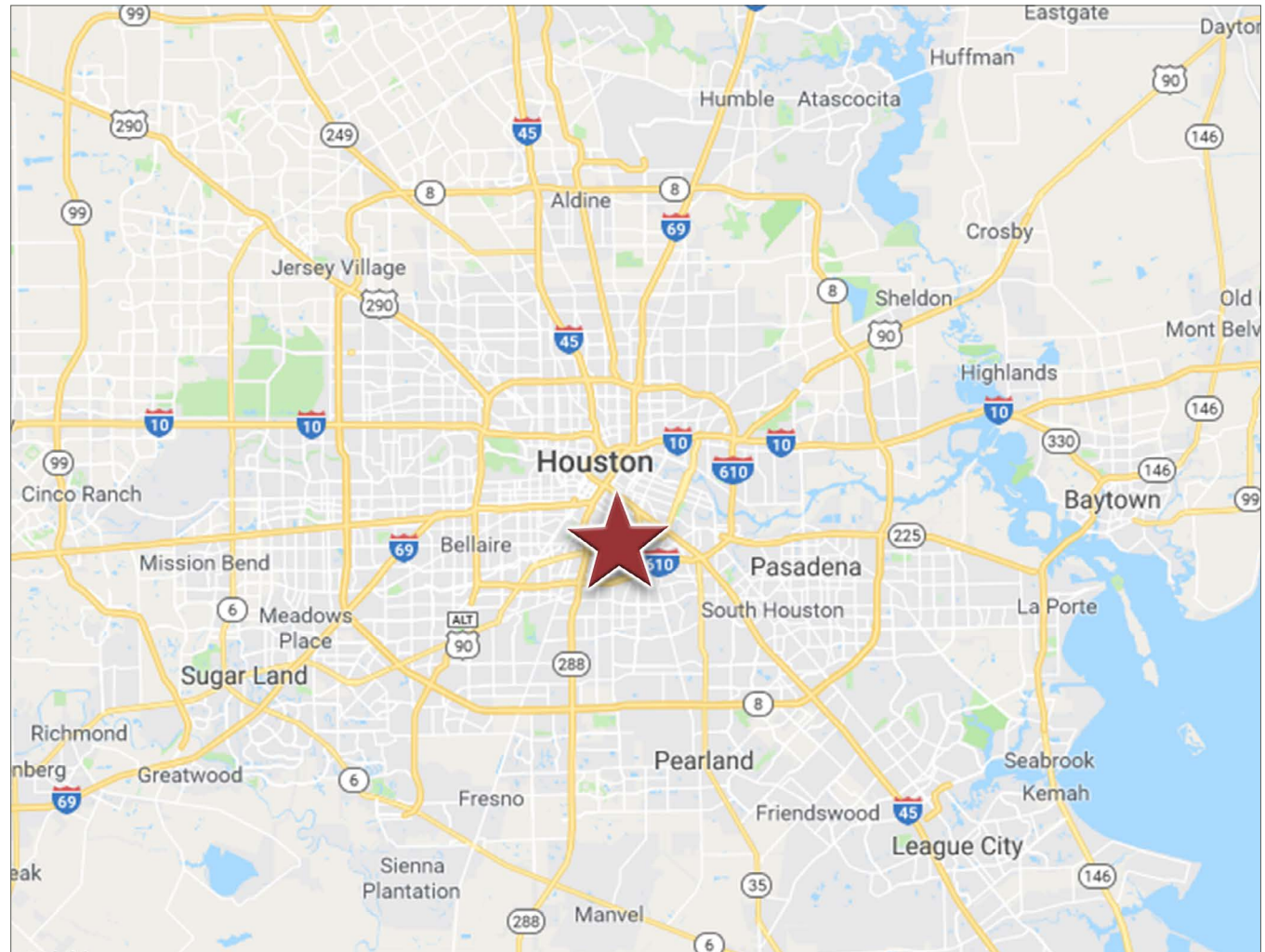
CALL FOR PRICING

TRAFFIC GENERATORS

UNIVERSITY OF HOUSTON
HOUSTON MEDICAL DISTRICT
BRAYS BAYOU & BRAYS BAYOU
GREENWAY TRAIL • HARRIS HEALTH
HEB • CVS • WALGREENS • ALDI

TRAFFIC COUNTS

SCOTT ST: 26,590 VPD
MACGREGOR WAY: 8,780 VPD
(TXDOT 2016)



2019 DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES	5 MILES
TOTAL POPULATION	17,593	64,746	159,123	441,399
DAYTIME POPULATION	14,854	81,520	397,441	858,521
AVERAGE HH INCOME	\$61,384	\$64,641	\$73,118	\$91,479

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3801 N MACGREGOR WAY SITE AERIAL

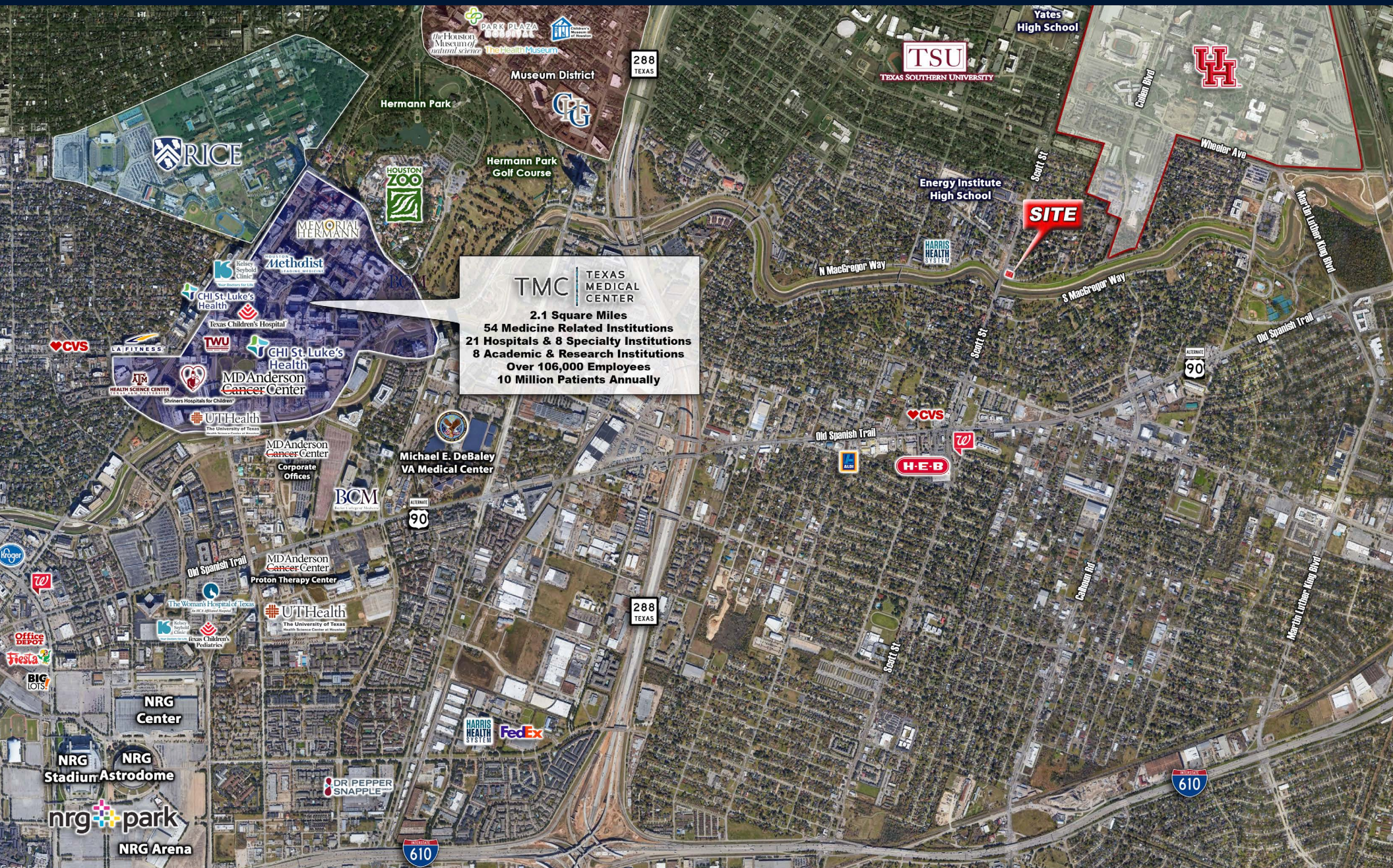


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3801 N MACGREGOR WAY RETAIL AERIAL



TMC | TEXAS MEDICAL CENTER

2.1 Square Miles
54 Medicine Related Institutions
21 Hospitals & 8 Specialty Institutions
8 Academic & Research Institutions
Over 106,000 Employees
10 Million Patients Annually

FOR INQUIRIES CONTACT: 281.489.8800



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 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.

Preston Cunningham Ventures LLC

0590777

preston@cunninghamtx.com

281-489-8800

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

John Preston Cunningham III

0505246

preston@cunninghamtx.com

281-489-8800

Designated Broker of Firm

License No.

Email

Phone

Annie Heinbuch

683518

annie@cunninghamtx.com

281-489-8800

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

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov