

# NEW

## 463 UNIT LUXURY APARTMENT PROJECT WITH RETAIL OPPORTUNITY

- ▶ Over 140,000 Workers and 40,000,000 s.f. of office space in downtown area
- ▶ 7,500 residents estimated to be living downtown by 2017 (within the elevated freeway area.)

**Ground  
Level  
Retail  
Leasing**  
Includes  
100+/-  
On Site  
Parking  
Spaces

# MARKET SQUARE TOWER

Bounded by  
Louisiana St.,  
Preston St.,  
Milam St. and  
Congress Ave.  
Houston, Texas

*For more information,  
contact:*

TOM ESTUS, ext. 106  
[tomestus@shelbyestus.com](mailto:tomestus@shelbyestus.com)

**713.974.1777**

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Shelby/Estus Realty Group, Inc. or by any agent, independent associate, subsidiary or employee of Shelby/Estus Realty Group. This information is subject to change without notice.

**Shelby Estus**  
REALTY GROUP, INC.



# MARKET SQUARE TOWER

**DOWNTOWN HOUSTON  
VIEW FACING NORTH**

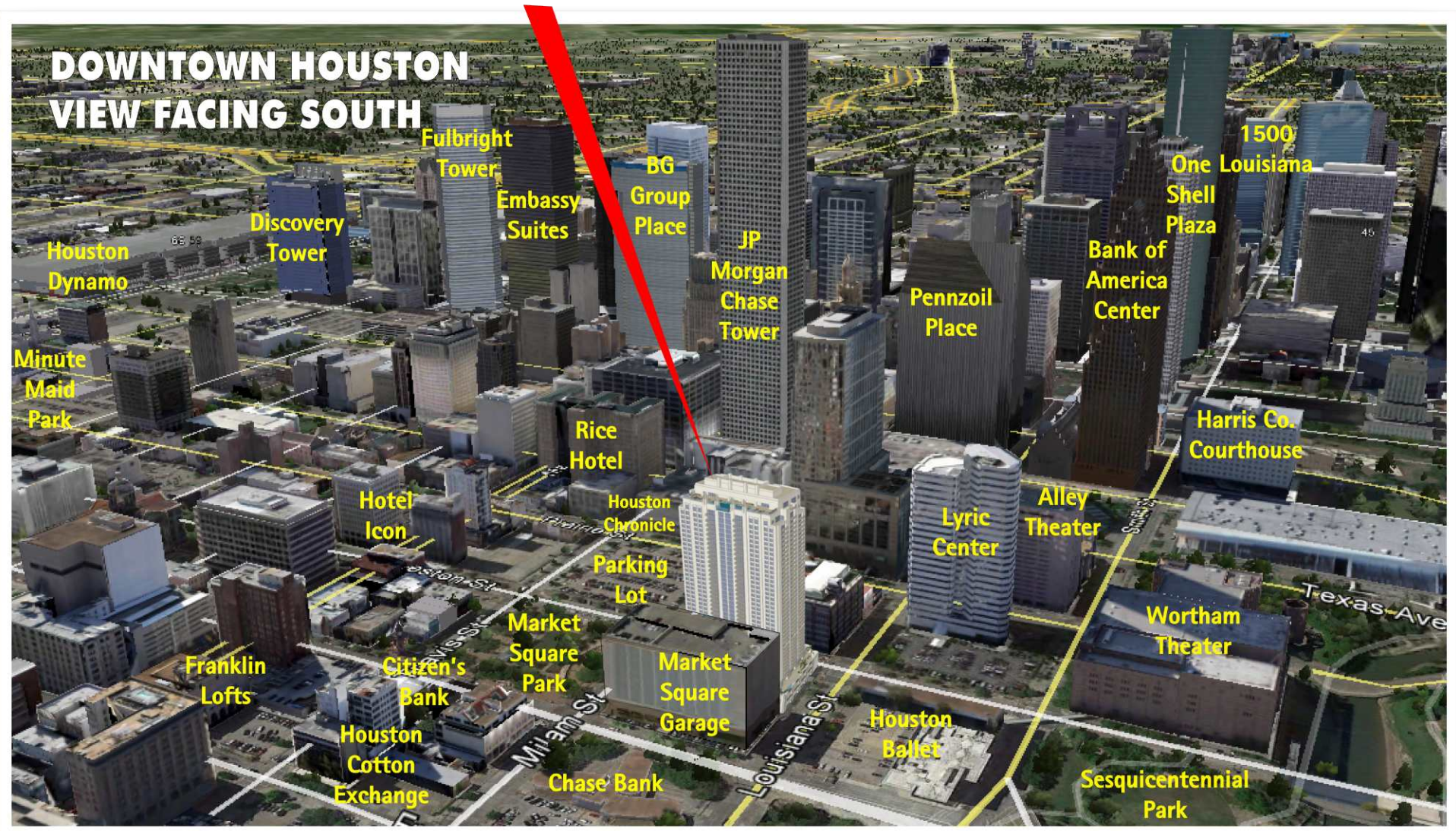


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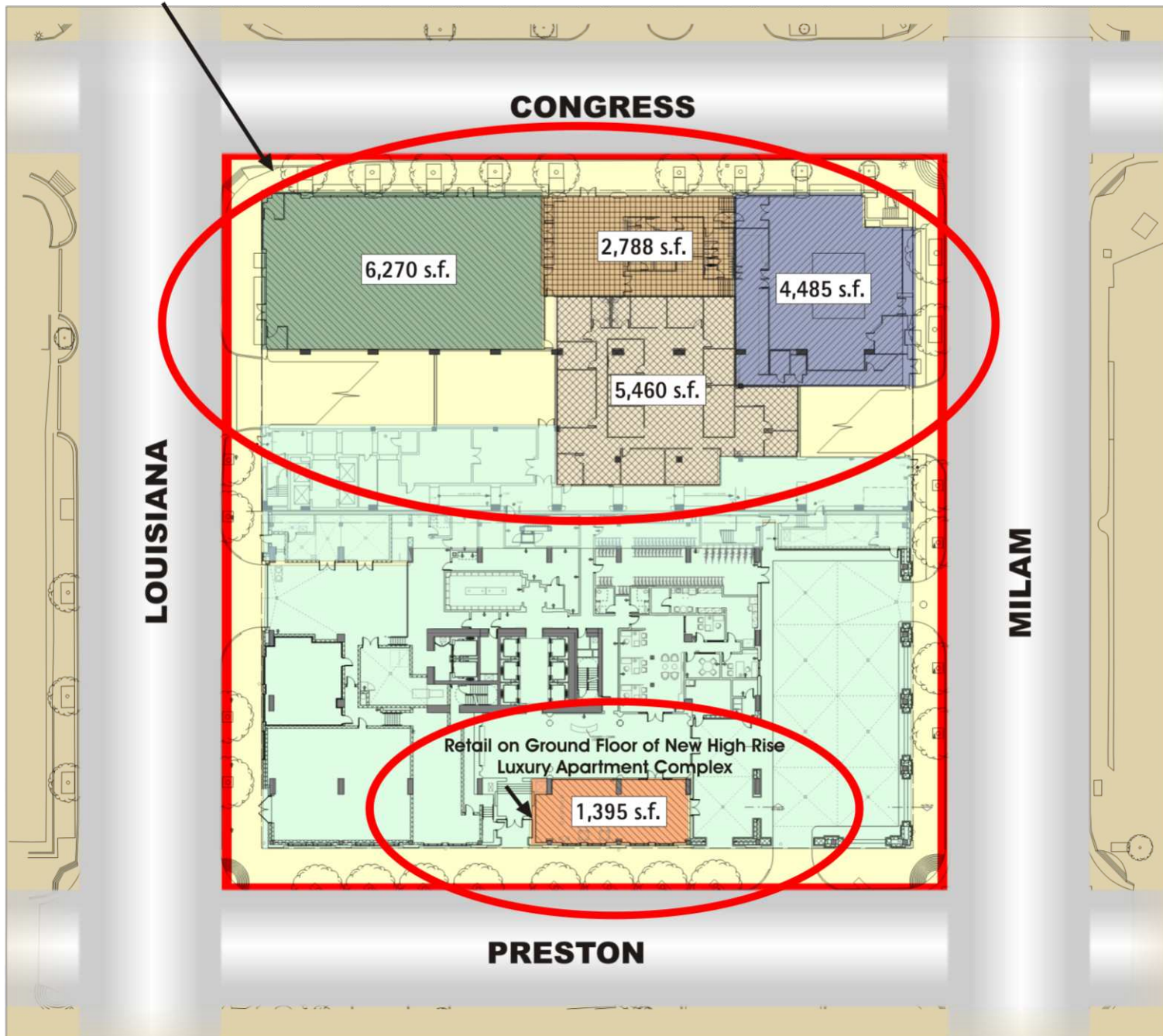
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Spaces Can Be Leased Individually or As A Block  
Total Sq. Ft.: 19,003 s.f.



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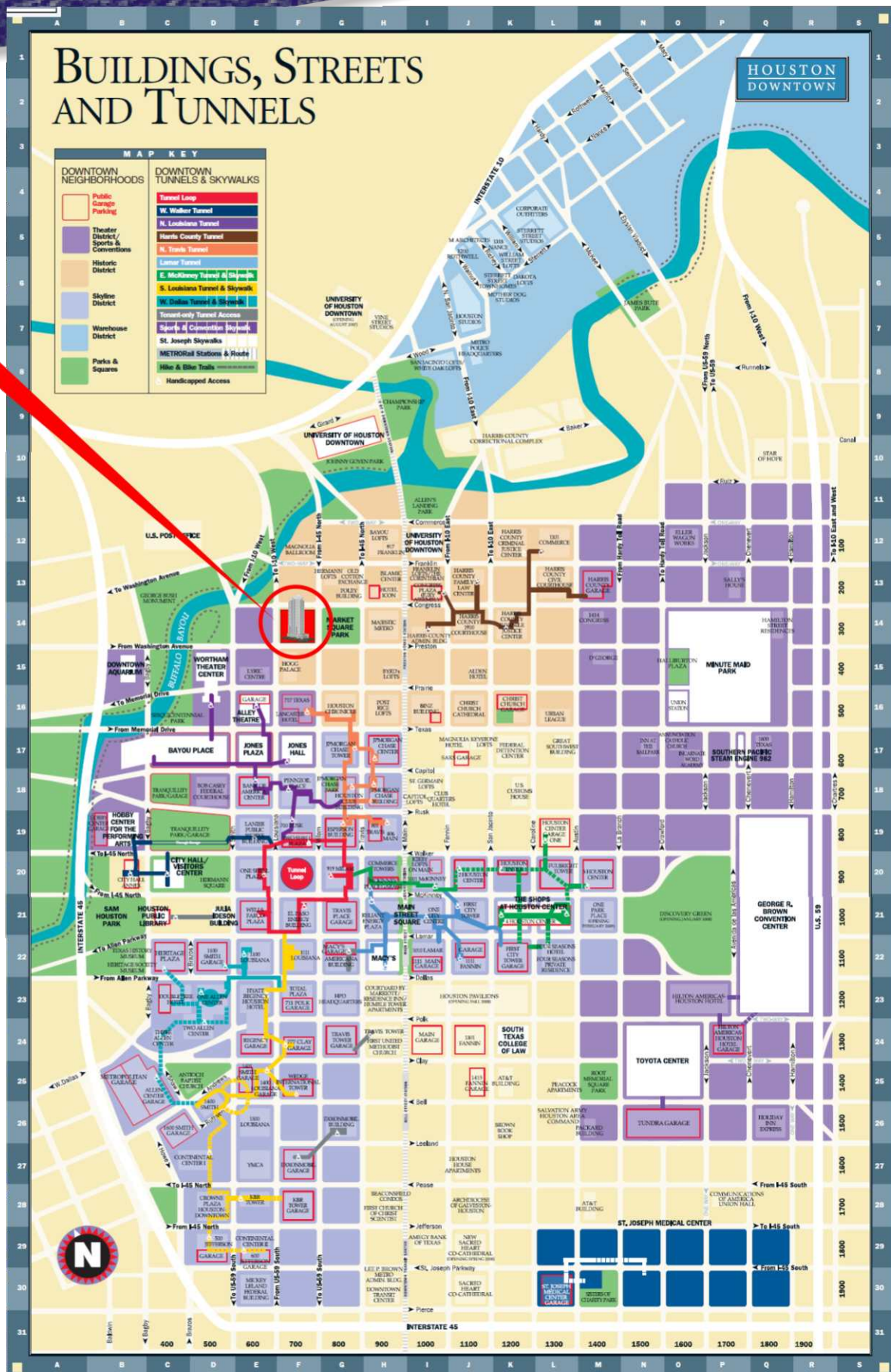
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# MARKET SQUARE TOWER

## BUILDINGS, STREETS AND TUNNELS

MAP KEY	
DOWNTOWN NEIGHBORHOODS	DOWNTOWN TUNNELS & SKYWALKS
Public Garage Parking	Tunnel Loop
Theater District/Sports & Conventions	W. Walker Tunnel
Historic District	N. Louisiana Tunnel
Skyline District	Marble County Tunnel
Warehouse District	N. Travis Tunnel
Parks & Squares	Lamar Tunnel
	E. McKinney Tunnel & Skywalk
	S. Louisiana Tunnel & Skywalk
	N. Dallas Tunnel & Skywalk
	Constantine Tunnel Access
	St. Joseph Skywalk
	METROLINK Stations & Route
	Hike & Bike Trails
	Handicapped Access



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Developed By:

Woodbranch Investment Corp.

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## DOWNTOWN RETAILERS:

### THE SHOPS at HOUSTON CENTER

Jos. A. Bank Clothiers  
Dress Barn  
Radio Shack  
Trudy Hallmark  
General Nutrition Center  
Starbuck's  
Potbelly Subs  
Chick-fil-A  
Larry North Fitness Club  
Kelsey Seybold Clinic

### HISTORIC DISTRICT

OKRA Charity Saloon  
Treebeards  
Niko Nikos  
Barnaby's Café  
Sambuca  
Minuti Coffee  
Chipotle  
Hearsay Gastrolounge  
Spaghetti Warehouse  
La Carafe  
Warren's Inn

### HISTORIC DISTRICT

Sundance Cinemas  
Hardrock Café  
The Blue Fish Sushi  
Artista  
Birraporretti's  
Bistro Lancaster  
Perbacco  
Downtown Aquarium

## DOWNTOWN LINKS:

Development Downtown Houston:

<http://www.centralhouston.org/Home/DowntownHouston/CurrentProjects2014-03/Current%20Projects%202014-03.PDF>

Downtown Houston Development Map:

[http://www.downtownhouston.org/site\\_media/uploads/attachments/2014-03-06/140303\\_Downtown\\_Houston\\_Development\\_Map\\_11x17.pdf](http://www.downtownhouston.org/site_media/uploads/attachments/2014-03-06/140303_Downtown_Houston_Development_Map_11x17.pdf)

Buildings, Streets and Tunnels:

<http://www.houstontx.gov/about/houston/images/tunnelmap.pdf>

Destination Downtown:

[http://www.downtownhouston.org/site\\_media/uploads/attachments/2011-05-27/DDMAP2011\\_medium.pdf](http://www.downtownhouston.org/site_media/uploads/attachments/2011-05-27/DDMAP2011_medium.pdf)

Downtown District:

<http://www.downtownhouston.org/retail/demographics-reports/>

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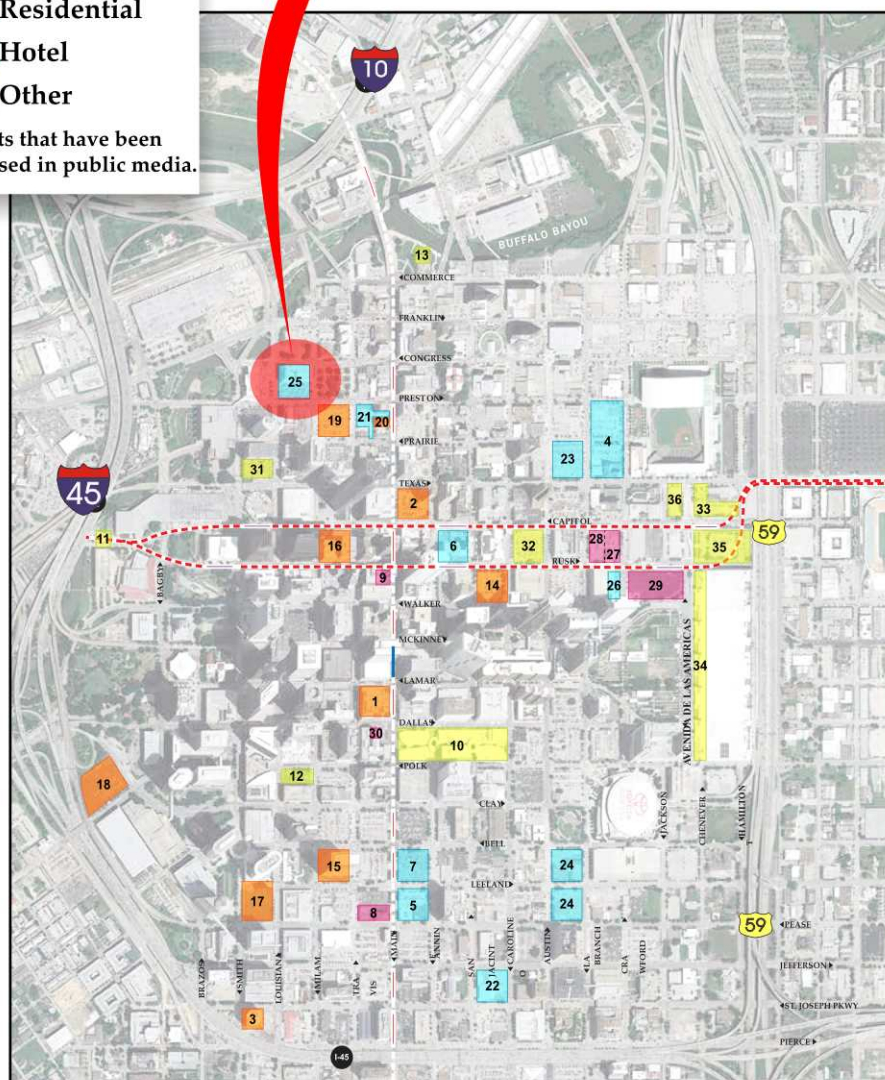
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# MARKET SQUARE TOWER

- Office
- Residential
- Hotel
- Other

Projects that have been discussed in public media.



## UNDER CONSTRUCTION

- 1 1111 Travis**  
Office tower. Developer: 1110 Main Partners, LP. Completion date not available.
- 2 609 Main at Texas**  
47-story, 1 million square-foot office tower. Developer: Hines. Completion date not available.
- 3 Mickey Leland Federal Building**  
Renovation of the existing 22-story building. Est. completion in 3Q 2014.
- 4 500 Crawford**  
7-story, 397-unit residential building with ground floor retail and attached garage. Developer: The Finger Companies. Est. completion in 3Q 2015.
- 5 SkyHouse Houston**  
24-story, 336-unit residential building with ground floor retail and detached garage. Developer: Novare Group. Est. completion in 2Q 2014.
- 6 Old Texaco Building (1111 Rusk)**  
Redevelopment of former office building into 323 residential units and adjacent garage. Est. completion in 4Q 2015.
- 7 Block 334**  
5-story, 207-unit residential building with underground garage. Developer: Alliance Residential Company. Est. completion in 1Q 2015.
- 8 Holiday Inn**  
Redevelopment of the Savoy Hotel into a 215-key Holiday Inn Hotel. Completion date not available.
- 9 JW Marriott**  
Redevelopment of 806 Main into a 325-key hotel. Developer: Pearl Hospitality. Developer: HDT Hotels LLC. Est. completion in 2014. 3Q.
- 10 GreenStreet**  
Purchased and redeveloped by Midway. Under renovation.
- 11 METRORail Southeast & East End Lines**  
New light rail lines extending 6.6 miles southeast of downtown and 3.3 miles east. Est. completion in 3Q 2014.
- 12 Parking Garage**  
16-story, 1,600-space, tunnel-connected garage on 1/2 block. Developer: Trammell Crow for Wells Fargo Plaza. Est. completion in 3Q 2015.
- 13 Sunset Coffee Building at Allen's Landing**  
Renovation of the 3-story building constructed in 1910. Est. completion in 3Q 2015.

## PLANNED

- 14 6 Houston Center**  
30-story, 600,000 SF office tower. Developer: Crescent. Est. construction start in 2Q 2014. Est. completion in 4Q 2016.
- 15 800 Bell Redevelopment**  
Purchased and redeveloped by Shorenstein Properties. Est. construction start in 2015.
- 16 Capitol Tower**  
35-story, 750,000 SF office tower. Developer: Skanska. Construction start date not available.
- 17 Chevron Office Tower**  
50-story, 1.7 million SF tower. Est. construction start in 2016.
- 18 Five Allen Center**  
50-story, 1,000,000 SF office tower. Developer: Brookfield. Construction start date not available.
- 19 International Tower**  
41-story, 750,000 SF office tower. Developer: Essex/Stream. Construction start date not available.

## PLANNED (cont.)

- 20 State National Bank**  
Renovation of 14-story building constructed in 1928. Construction start date not available.
- 21 Hines Market Square**  
33-story, 289-unit residential building with ground floor retail and podium garage. Developer: Hines. Est. construction start in 2Q 2014. Est. completion in 3Q 2016.
- 22 Planned Residential**  
10-story, 302-unit residential building with 5 street-level live-work units. Developer: Allied Orion Group. Est. construction start in 4Q 2014. Est. completion in 3Q 2016.
- 23 Planned Residential**  
28-story, 380-unit residential building with 13 street-level live-work units. Developer: Marquette Land Investment. Est. construction start in 3Q 2014. Est. completion in 4Q 2016.
- 24 Planned Residential**  
12-story, 518-unit residential building. Developer: Camden Property Trust. Phase 1 est. construction start in 1Q 2015 and est. completion in 1Q 2017. Phase 2 est. construction start in 1Q 2017 and est. completion in 1Q 2019.
- 25 Market Square Tower**  
40-story, 463-unit residential building and renovation of existing garage. Developer: BMS. Est. construction start in 4Q 2014. Est. completion in 1Q 2017.
- 26 Planned Residential**  
38-story, 299-unit residential building. 12 levels of above-grade parking. Developer: Trammell Crow. Est. construction start in 1Q 2015. Est. completion in 2Q 2017.
- 27 Hampton Inn / Homewood Suites**  
14-story, 168-key Hampton Inn and 132-key Homewood Suites. Developer: American Liberty Hospitality. Est. construction start in 4Q 2014. Est. completion in 1Q 2016.
- 28 Hyatt Place**  
11-story, 261-key hotel. Developer: Goodwin Group & Phin-Ker Ventures. Est. construction start in 4Q 2014. Est. completion in 1Q 2016.
- 29 Marriott Marquis Convention Center Hotel**  
29-story, 1,000-key hotel. Developer: Rida Development Corporation. Est. construction start in 2Q 2014. Est. completion in 3Q 2016.
- 30 SpringHill Suites**  
Redevelopment of the Humble Building Apartments into SpringHill Suites 166-key hotel. Est. construction start in 2Q 2014. Est. completion in 2Q 2015.
- 31 Alley Theater**  
Complete restoration of historic performance hall. Est. Construction start in 2Q 2014. Est. completion in 3Q 2015.
- 32 High School for the Visual and Performing Arts**  
Construction of a new magnet school by Houston Independent School District. Construction start in 3Q 2014.
- 33 Nau Center for Texas Cultural Heritage**  
2-story, 60,000 SF cultural center. Est. construction start in 4Q 2014. Est. completion in 3Q 2016.
- 34 GRB Convention Center Interior / Exterior Enhancements**  
Substantial renovations for lobbies, retail and western facade; project includes improvements to Avenida de las Americas. Developer: Houston First Corporation. Est. construction start in 4Q 2014. Est. completion in 1Q 2016.
- 35 GRB Convention Center North End Garage**  
1900-car public parking facility with ground-floor retail. Developer: Houston First Corporation. Est. Construction start in 4Q 2014. Est. completion in 1Q 2016.
- 36 Parking Garage**  
Construction start date not available.

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# MAP KEY

## DOWNTOWN NEIGHBORHOODS

- Public Garage Parking
- Warehouse
- Historic
- Harris County
- Ballpark
- Convention
- Skyline
- Shopping
- Theater
- Civic Center
- Medical
- Parks & Squares

## DOWNTOWN TUNNELS & SKYWALKS

- Tunnel Loop
- W. Walker Tunnel
- N. Louisiana Tunnel
- Harris County Tunnel
- N. Travis Tunnel
- Lamar Tunnel
- Rusk Tunnel
- E. McKinney Tunnel & Skywalk
- S. Louisiana Tunnel & Skywalk
- W. Dallas Tunnel & Skywalk
- Tenant-only Tunnel Access
- Sports & Convention Skywalk
- St. Joseph Skywalks
- METRORail Stations & Route
- Hike & Bike Trails
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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**

**B**efore 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.

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

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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 or 512-465-3960.

