

FULLY LEASED | OPPORTUNITY ZONE

OFFERING MEMORANDUM

3100 FANNIN ST, HOUSTON, TX 77004



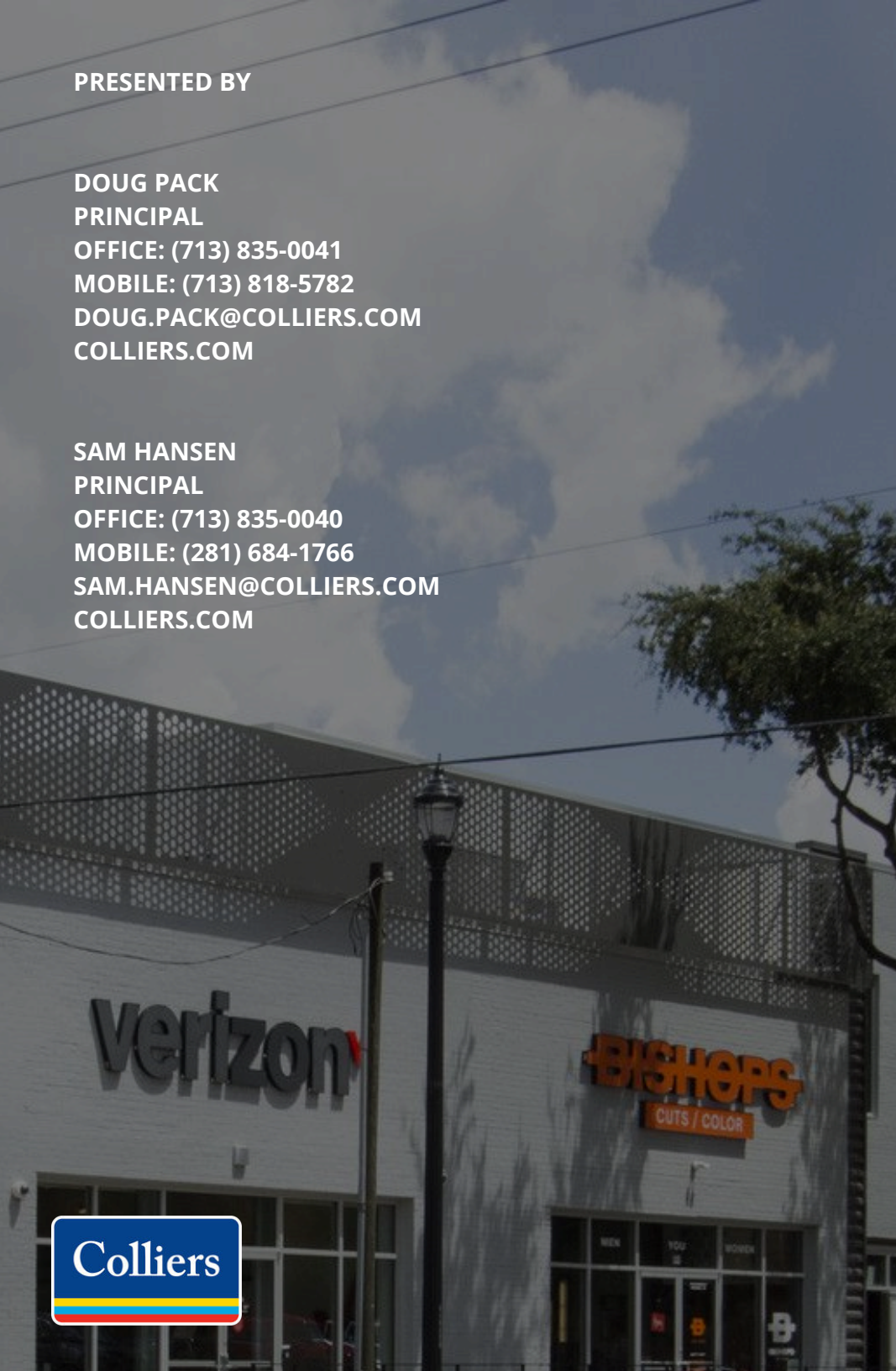
**PRESENTED BY**

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# EXECUTIVE SUMMARY

3100 FANNIN ST, HOUSTON, TX 77004

## PROPERTY OVERVIEW

Colliers is pleased to present 3100 Fannin Street, an approximate 16,720 SF, two-story, Class "A" office and retail building located in the heart of Midtown Houston. The property is offered at a 6.24% Cap Rate on current NOI (\$592,932). The property is 100% leased and is situated in an irreplaceable location. 3100 Fannin is located in an opportunity zone. Land values in the subject neighborhood exceed \$150 PSF.

The first floor features several retail spaces, which benefit from the property's high-traffic location and are occupied by a diverse set of tenant businesses. The second floor contains office space. The property offers on-site parking with access from Fannin Street. Additional parking is available for inclusion in a potential transaction, located to the east (across Fannin Street). The building is located on a prominent urban thoroughfare, in one of Houston's most desirable neighborhoods.

Houston's Midtown neighborhood is bordered by Houston's CBD to the northeast, Montrose Neighborhood to the west, the Fourth Ward to the northwest, and the Museum District to the south. The property has access to major highways in nearly every direction, with US-59 to the east and south, Highway 288 to the east, and IH-45 to the northeast, all an approximate half-mile from 3100 Fannin St. Spur 527 providing access to US-59S is just 0.3 miles away. Midtown and surrounding neighborhoods are home to some of Houston's most popular restaurants including Brennan's of Houston, Weights + Measures, El Tiempo Cantina, Soto Houston, Uchi Houston, The Pit Room and Blutorn. The property is also a short walk from several bars, and 0.3 miles from the nearest Whole Foods location. Employee housing in the Midtown area includes many large apartment buildings and townhome developments, with single-family housing more common in the surrounding area.



**\$9,500,000**  
OFFERING PRICE



**6.24%**  
CAP RATE



**100%**  
LEASED

## PROPERTY DETAILS

**3100 FANNIN ST**  
**HOUSTON, TX 77004**  
ADDRESS

**MIDTOWN**  
SUBMARKET

**MIXED-USED RETAIL**  
PROPERTY TYPE

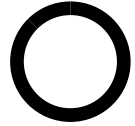
**MASONRY/STEEL SIDING**  
CONSTRUCTION TYPE

**1974/2017**  
YEAR BUILT/RENOVATED

**16,720**  
BUILDING SF

**0.85**  
LAND SIZE (ACRES)

# INVESTMENT HIGHLIGHTS



**100%  
LEASED**



**IRREPLACEABLE  
HOUSTON URBAN  
INFILL LOCATION**



**CLOSE PROXIMITY TO  
MEDICAL CENTER  
MONTROSE  
GREENWAY PLAZA**



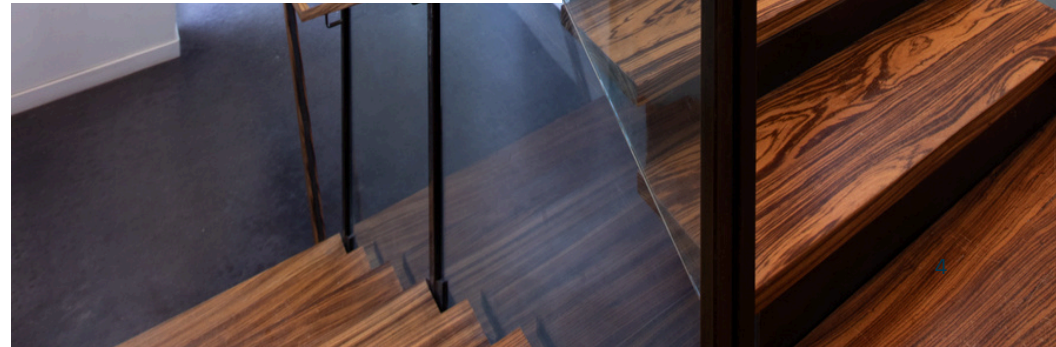
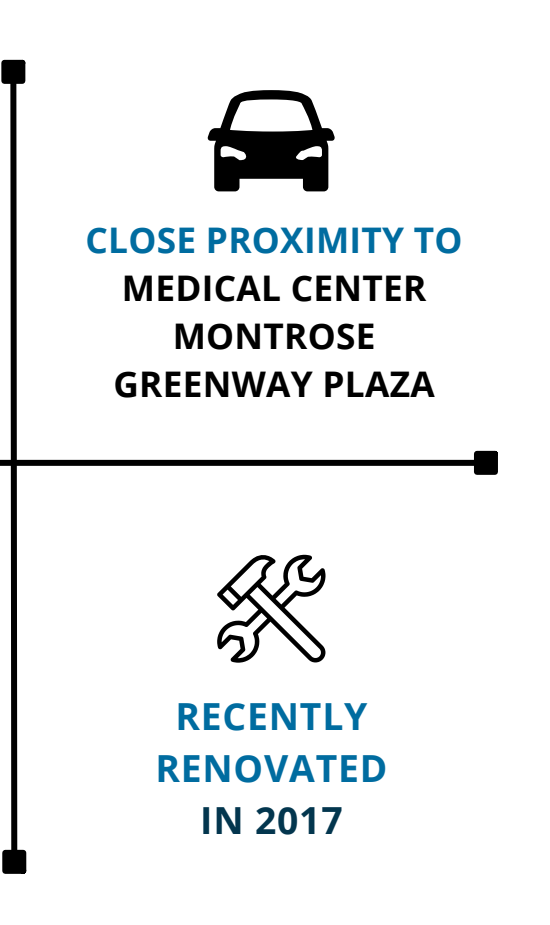
**LOCATED IN  
OPPORTUNITY  
ZONE**



**6.24%  
CAP RATE**



**RECENTLY  
RENOVATED  
IN 2017**



# OPPORTUNITY ZONE



# EXTERIOR

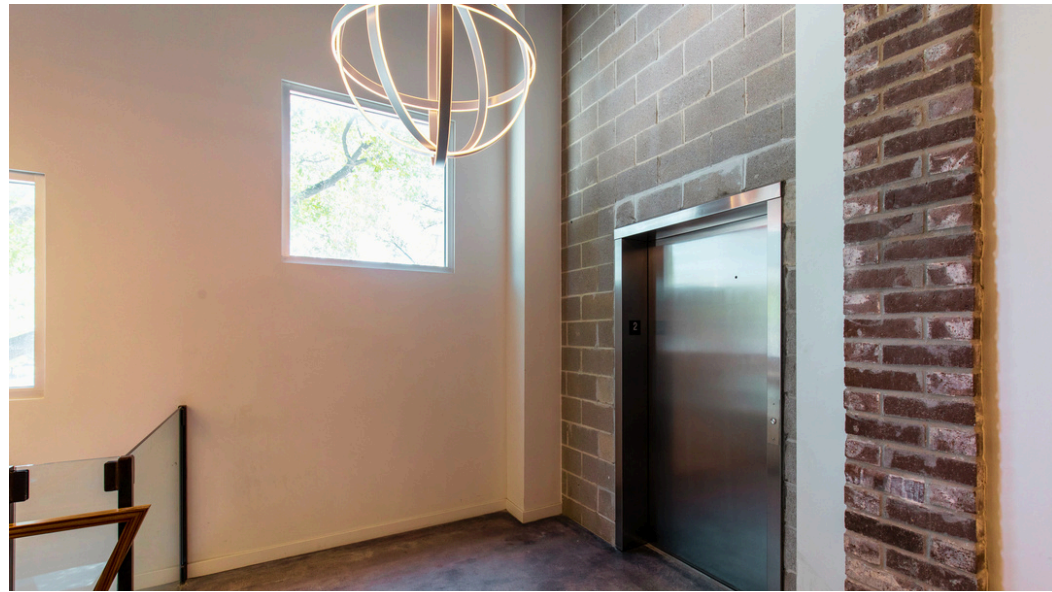


# OPPORTUNITY ZONE



# INTERIOR

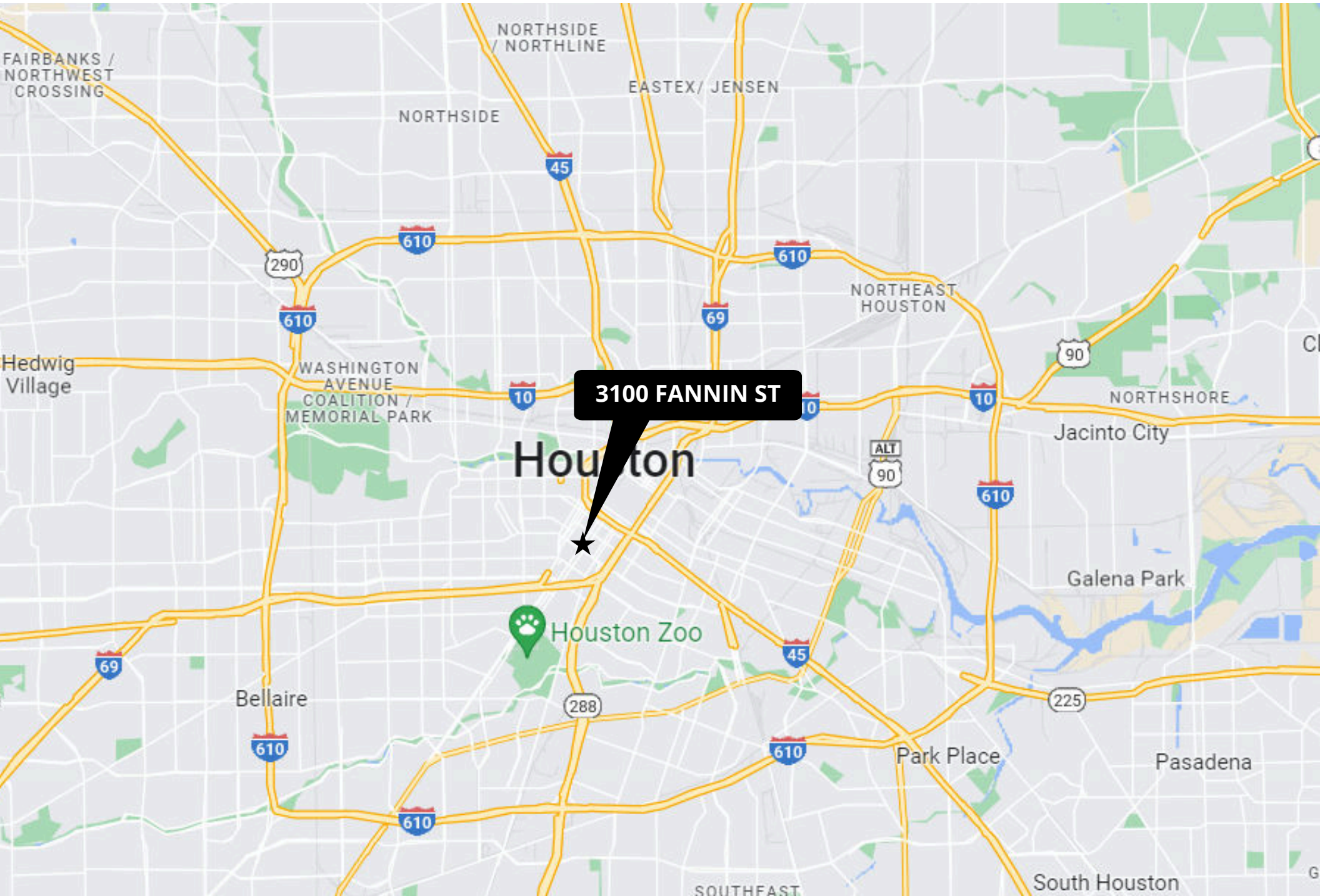
# OPPORTUNITY ZONE





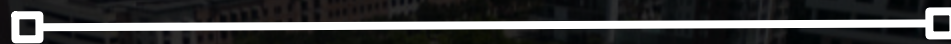
**BUILDING**

**EXCESS  
PARKING LOT  
20,000 LAND SF**





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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



# 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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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_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date