

# THE HOUSTON FARMERS MARKET



**2520 Airline Drive, Houston, TX 77009**



# PROPERTY INFORMATION



The Houston Farmers Market on Airline Drive traces its roots back to the early 1940's, making it the oldest and largest farmers market in Houston.

MLB Capital Partners is transforming the Market into a destination retail and dining experience offering more diversified products, renovated facilities, and full service and fast casual dining. The upgraded market is slated to open in Spring 2021.

## HIGHLIGHTS

- Available Space: +/- 450 SF - 8,000SF
- Surface parking on premises
- Phased delivery over 2021
- 9 Buildings totaling 123,067 SF
- 1 acre of green space
- Retail & F+B space available
- Office space for tenants
- Wholesale space with grade level building and with 12 ft dock wells
- 4 ft and 2 ft truck wells



# PROPERTY INFORMATION



## 1 MILE

TOTAL POPULATION  
16,685

AVG HH INCOME  
\$98,269

## 3 MILE

TOTAL POPULATION  
150,078

AVG HH INCOME  
\$95,468

## 5 MILE

TOTAL POPULATION  
394,070

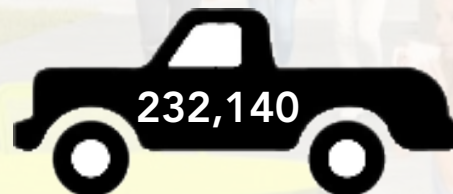
AVG HH INCOME  
\$99,516

## TRAFFIC COUNTS (CPD)

AIRLINE DRIVE



I-45



LOOP 610





# NORTH HEIGHTS

PINKERTON'S

LEI LOW

DOLCE NEVE

SPANISH FLOWER

HOUSTON

CIDER CO

LINCOLN

HEIGHTS

EL BOLILLO

HOUSTON

AVOCADO

COMPANY

365 BY

WHOLEFOODS

NAM EATERY

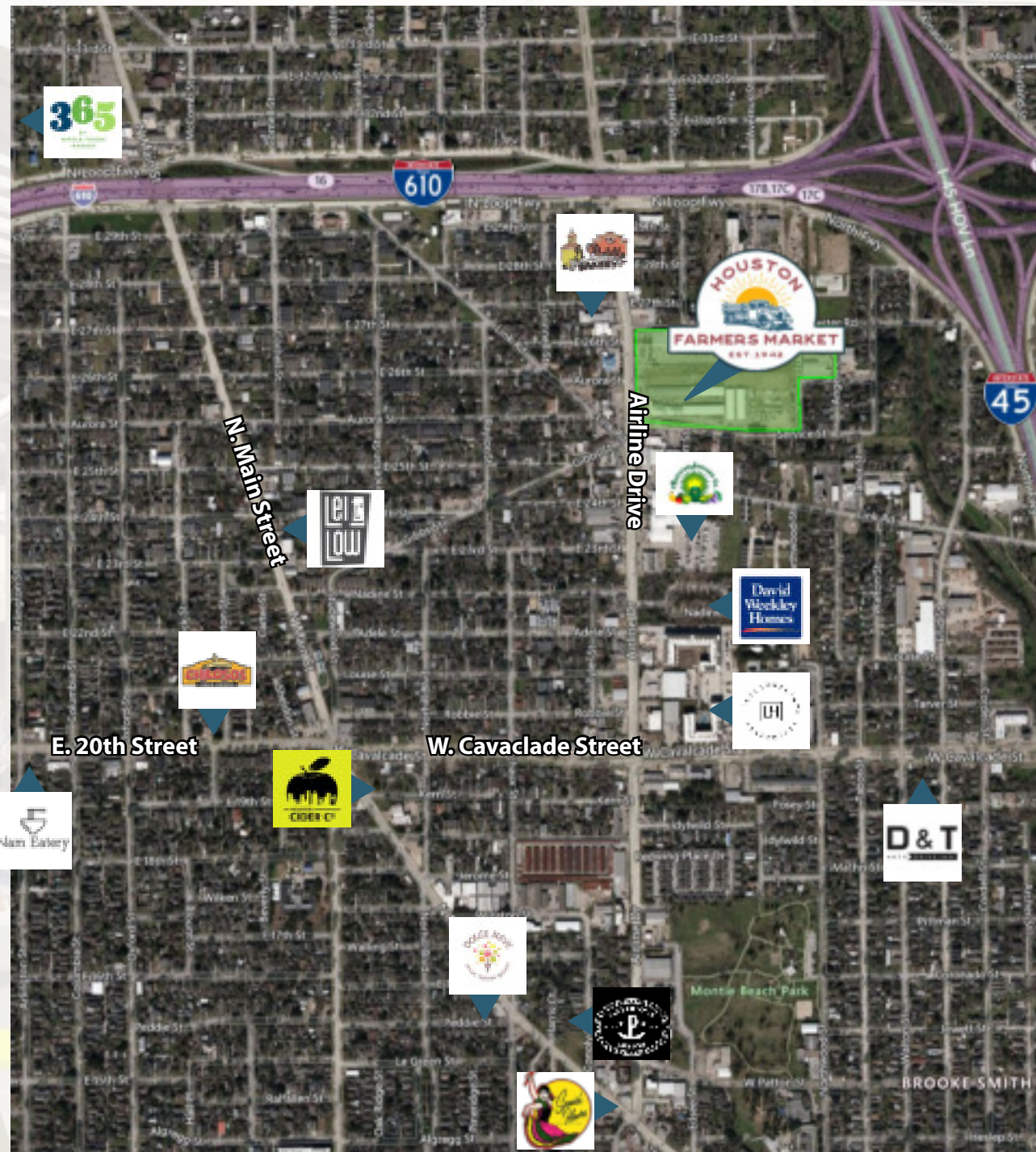
HUGHIE'S

TAMPICO

CONNIE'S SEAFOOD

TEOTIHUACAN

GOLDEN SEAFOOD





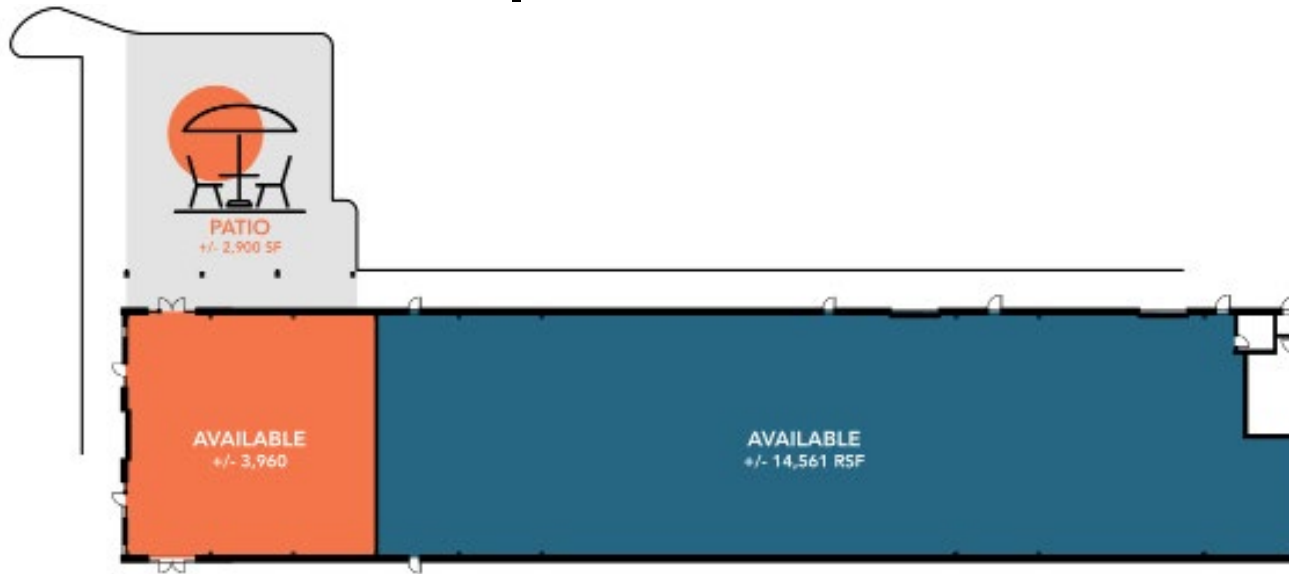
# SITE PLAN

RETAIL  
OPEN-AIR MARKET  
FOOD & BEVERAGE  
WHOLESALE



# FLOOR PLANS

## BUILDING A | RETAIL & FOOD & BEVERAGE



18,521 RSF



## BUILDING B | RETAIL & FOOD & BEVERAGE

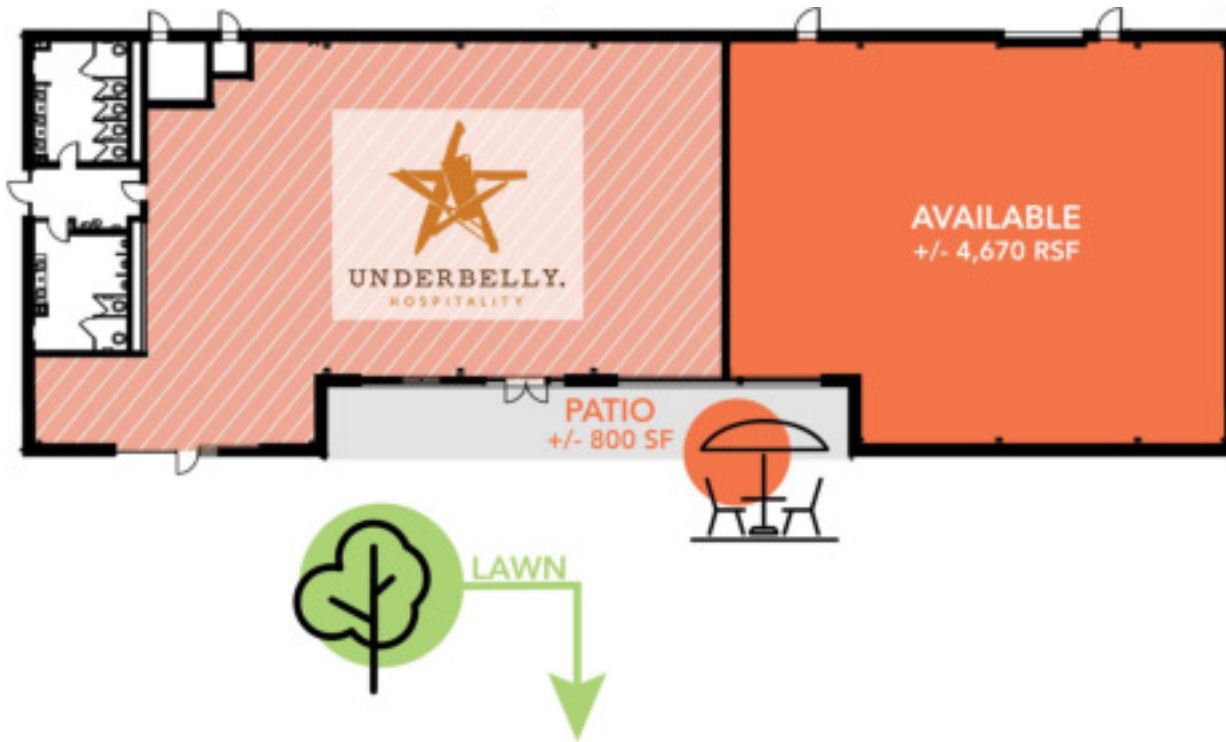


13,687 RSF

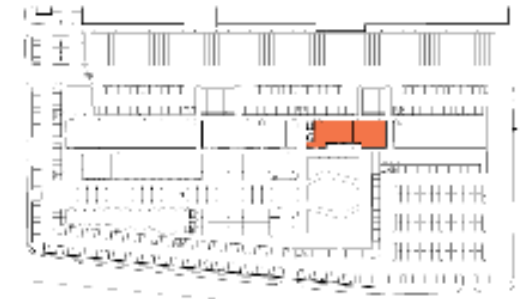




## BUILDING C | FOOD & BEVERAGE



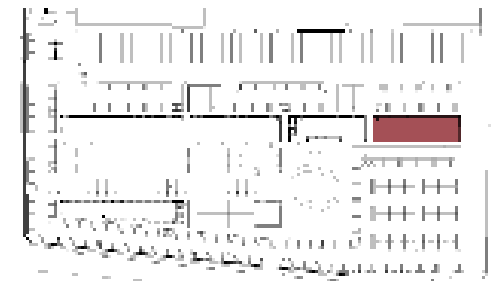
**9,760 RSF**



## BUILDING D | WHOLESALE



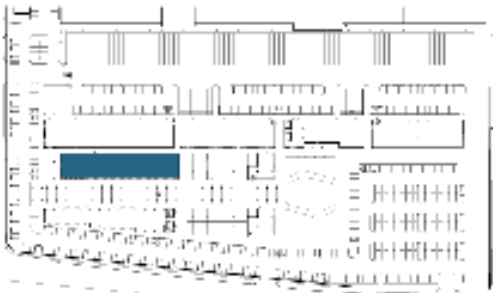
**13,236 RSF**



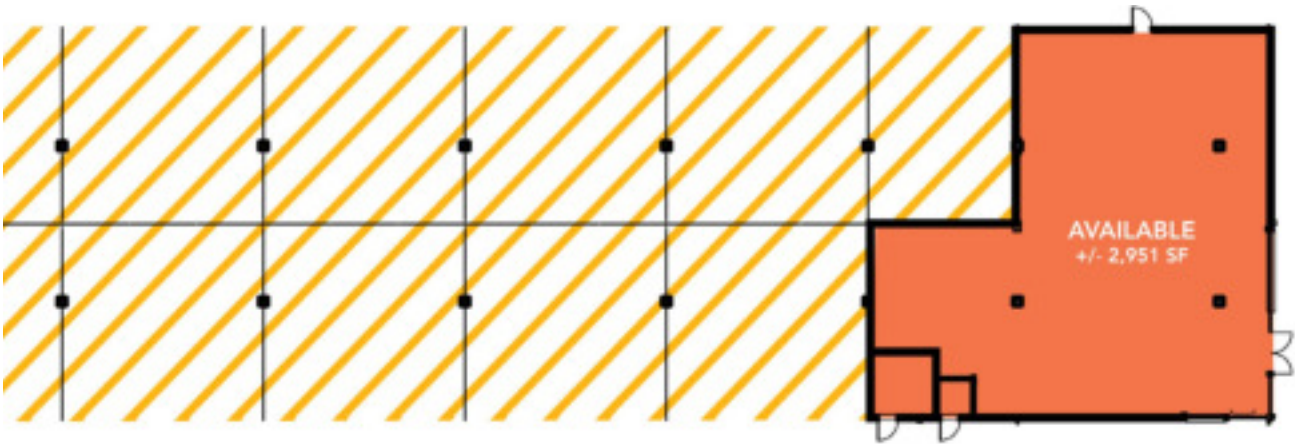
BUILDING E | RETAIL



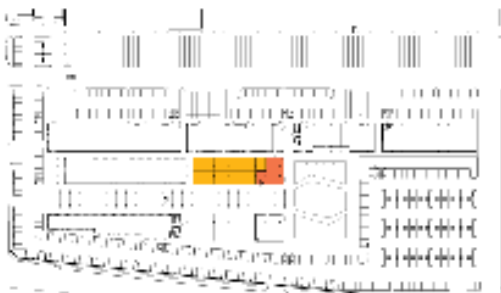
15,996 RSF



PAVILION F | OPEN AIR MARKET & FOOD & BEVERAGE

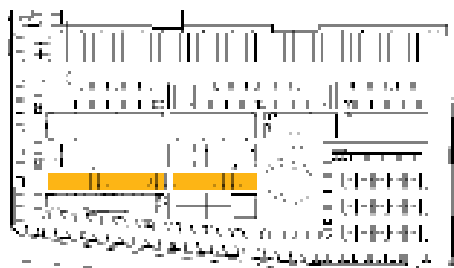
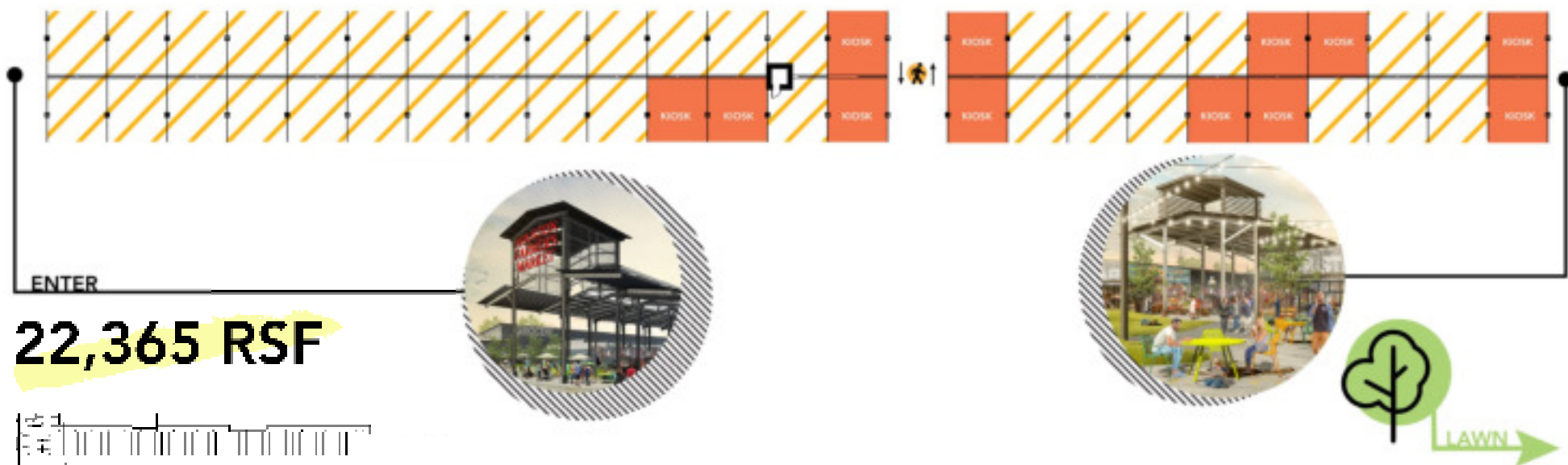


8,444 RSF

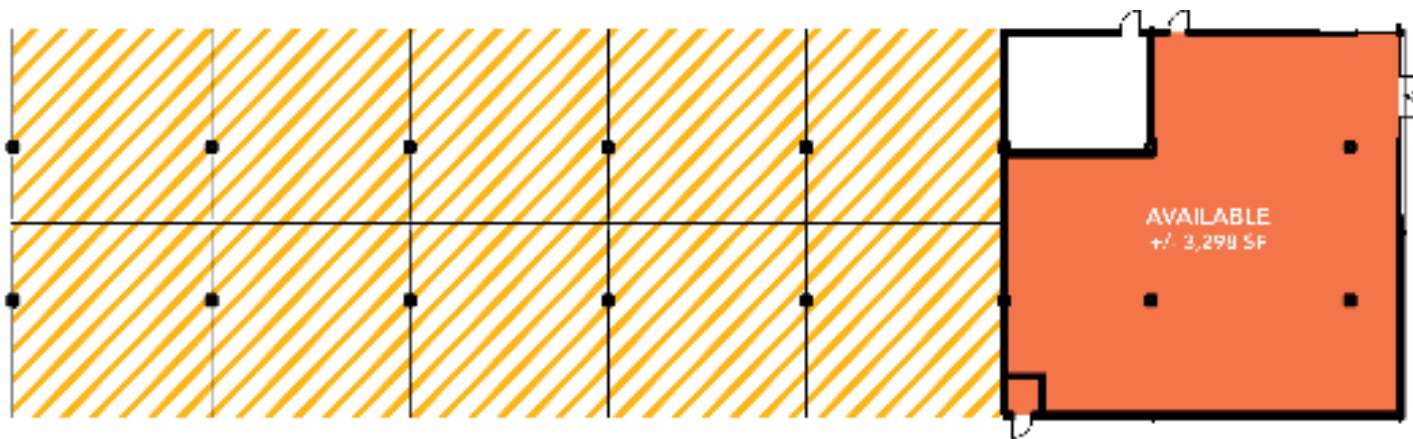




# PAVILION G | OPEN AIR MARKET & FOOD & BEVERAGE



PAVILION J | OPEN AIR MARKET & FOOD & BEVERAGE

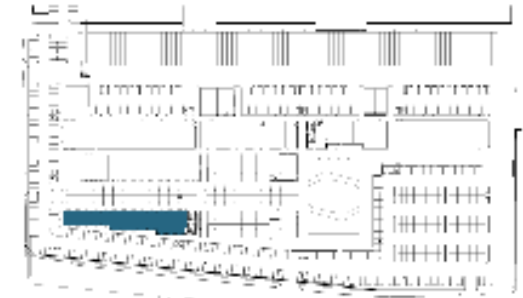


**9,383 RSF**



# BUILDING H | RETAIL

11,675 RSF





# CONTACT

## LEASING

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## PROPERTY MANAGEMENT

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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 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date