

An aerial photograph of Houston, Texas, featuring the downtown skyline in the background. A red semi-transparent overlay covers the upper half of the image. A yellow-outlined polygon highlights a specific block in the foreground, situated south of Interstate 45. The text 'THE KIRBY MANSION' is prominently displayed in white over the red overlay.

THE KIRBY MANSION

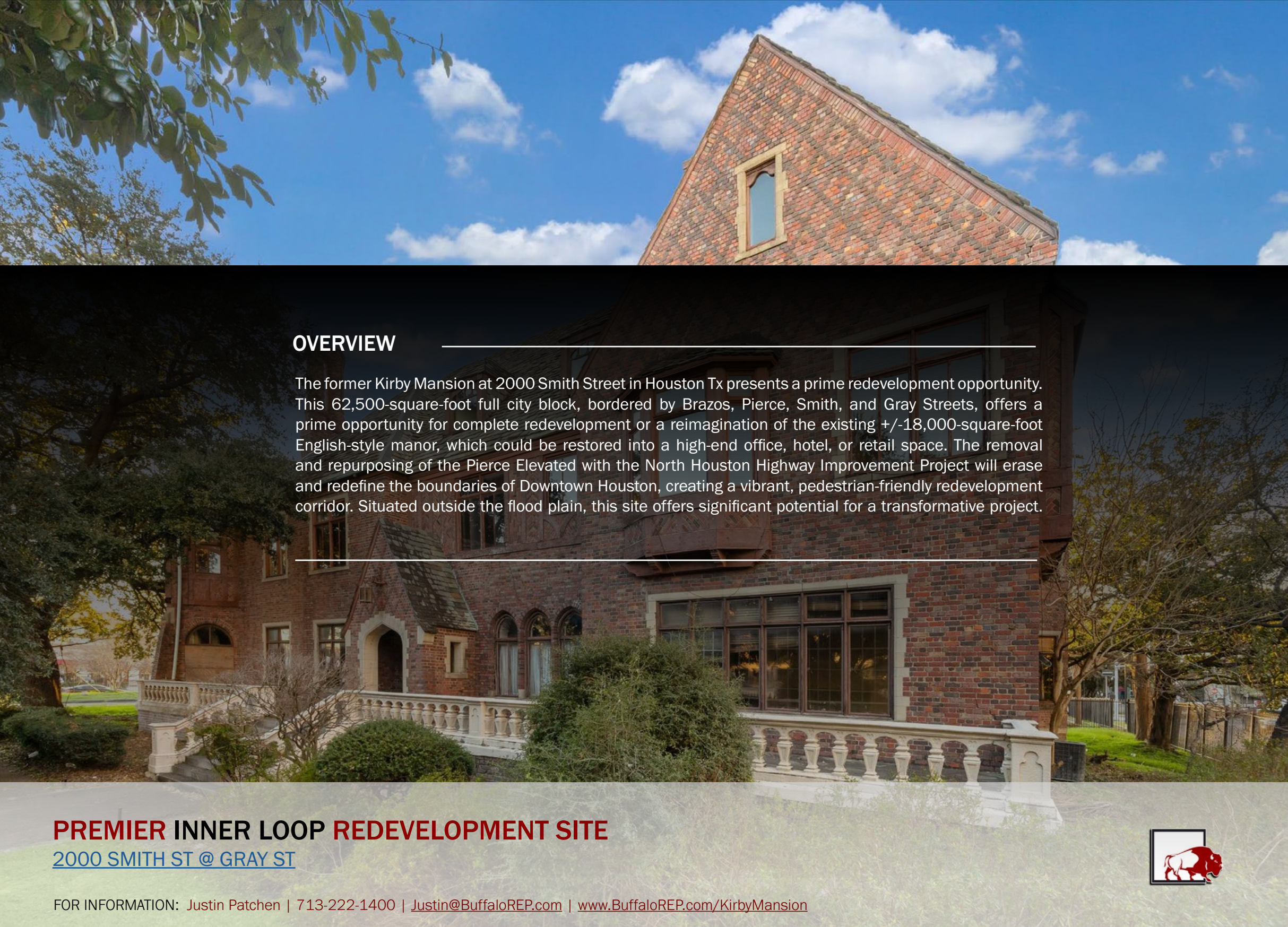
FULL CITY BLOCK
HOUSTON | TEXAS

PREMIER INNER LOOP REDEVELOPMENT SITE

[2000 SMITH ST @ GRAY ST](#) | 62,500 SF

FOR INFORMATION: Justin Patchen | 713-222-1400 | Justin@BuffaloREP.com | www.BuffaloREP.com/KirbyMansion





OVERVIEW

The former Kirby Mansion at 2000 Smith Street in Houston Tx presents a prime redevelopment opportunity. This 62,500-square-foot full city block, bordered by Brazos, Pierce, Smith, and Gray Streets, offers a prime opportunity for complete redevelopment or a reimagining of the existing +/-18,000-square-foot English-style manor, which could be restored into a high-end office, hotel, or retail space. The removal and repurposing of the Pierce Elevated with the North Houston Highway Improvement Project will erase and redefine the boundaries of Downtown Houston, creating a vibrant, pedestrian-friendly redevelopment corridor. Situated outside the flood plain, this site offers significant potential for a transformative project.

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AREA MAP

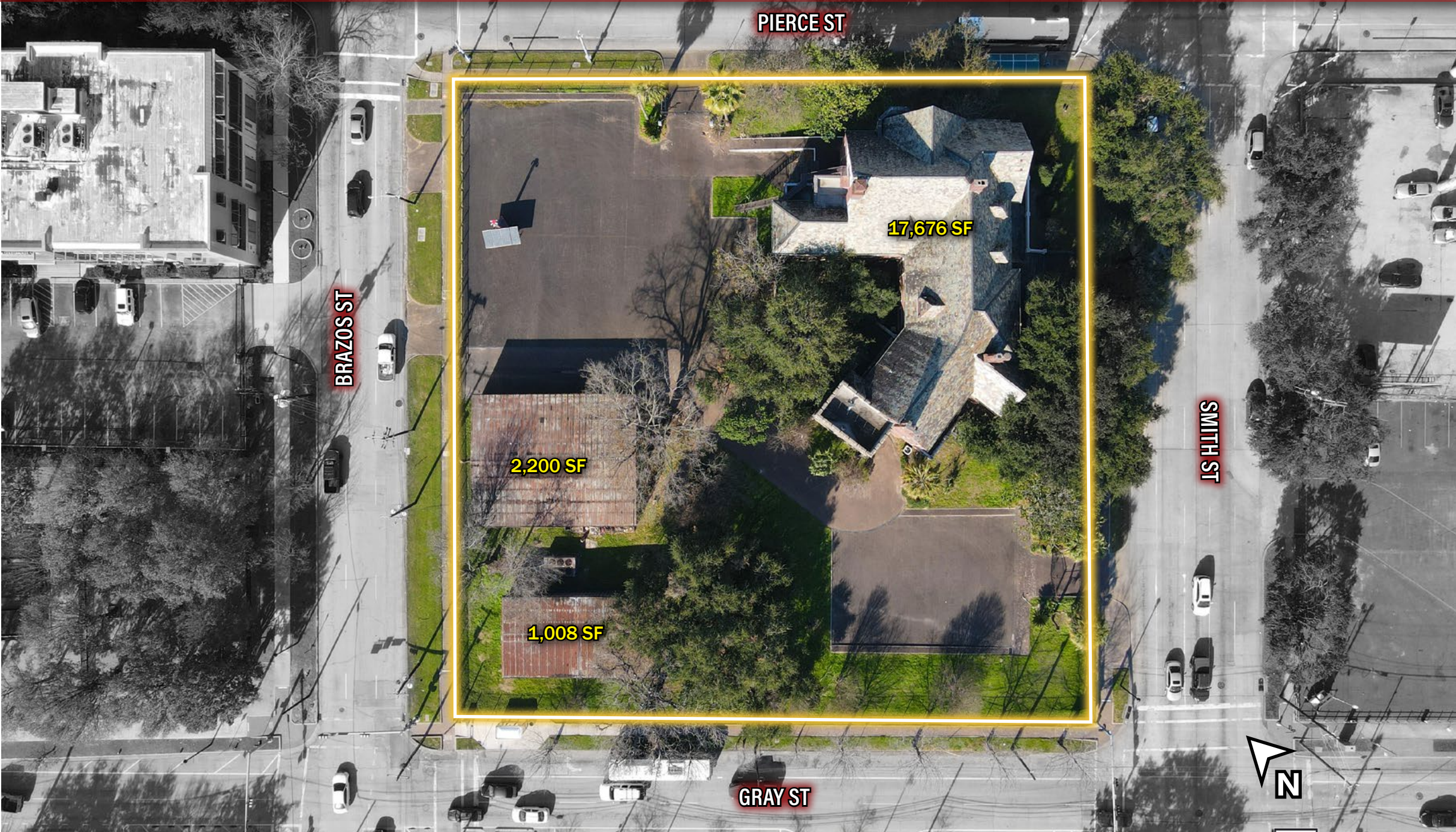


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KIRBY MANSION BLOCK | 1.43 ACRES | 62,500 SF

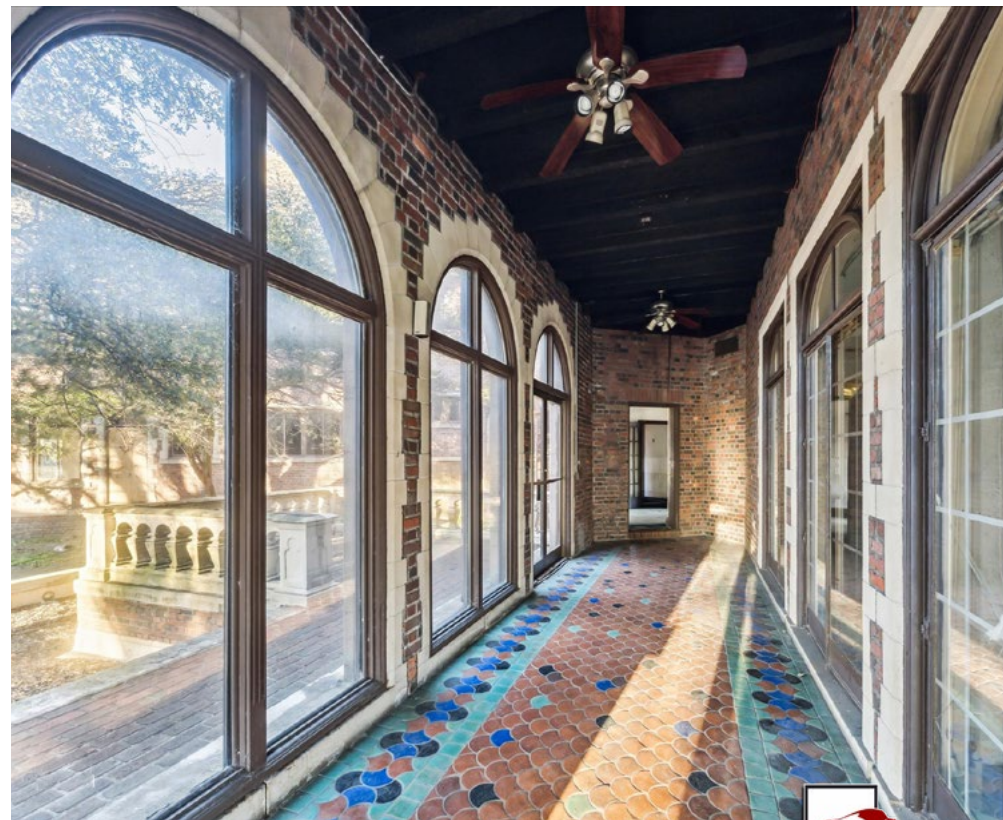


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PROPERTY PHOTOS

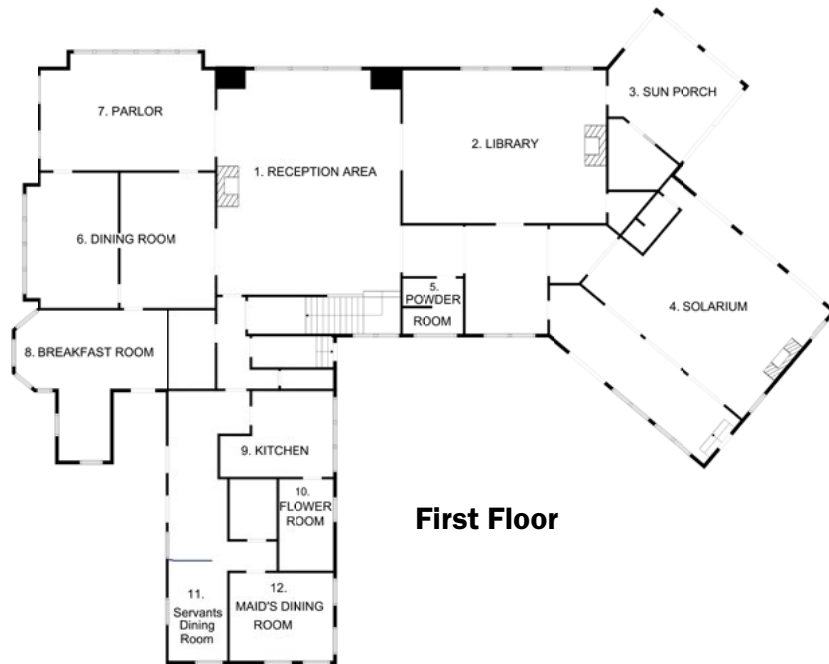


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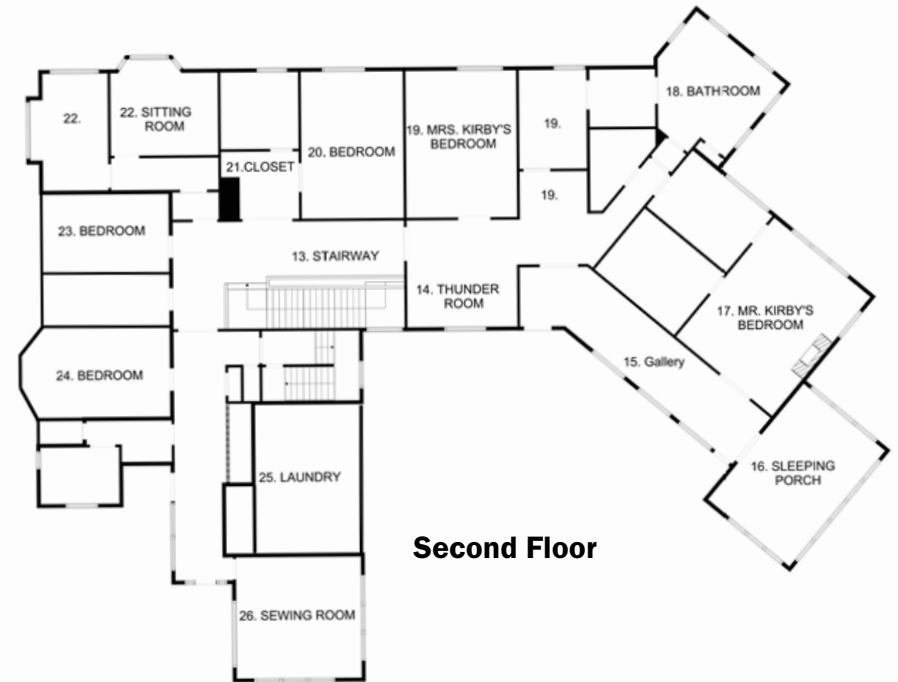
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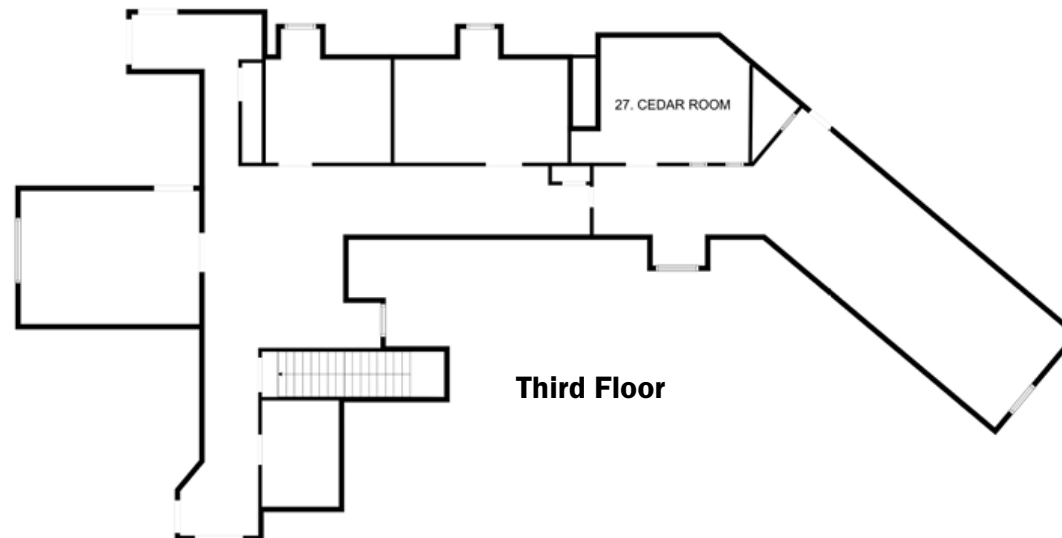
SITE PLAN



First Floor



Second Floor



Third Floor



DEMOGRAPHICS

Estimated Population

1 Mile	27,297
3 Miles	200,692
5 Miles	482,669

Avg. HH Income

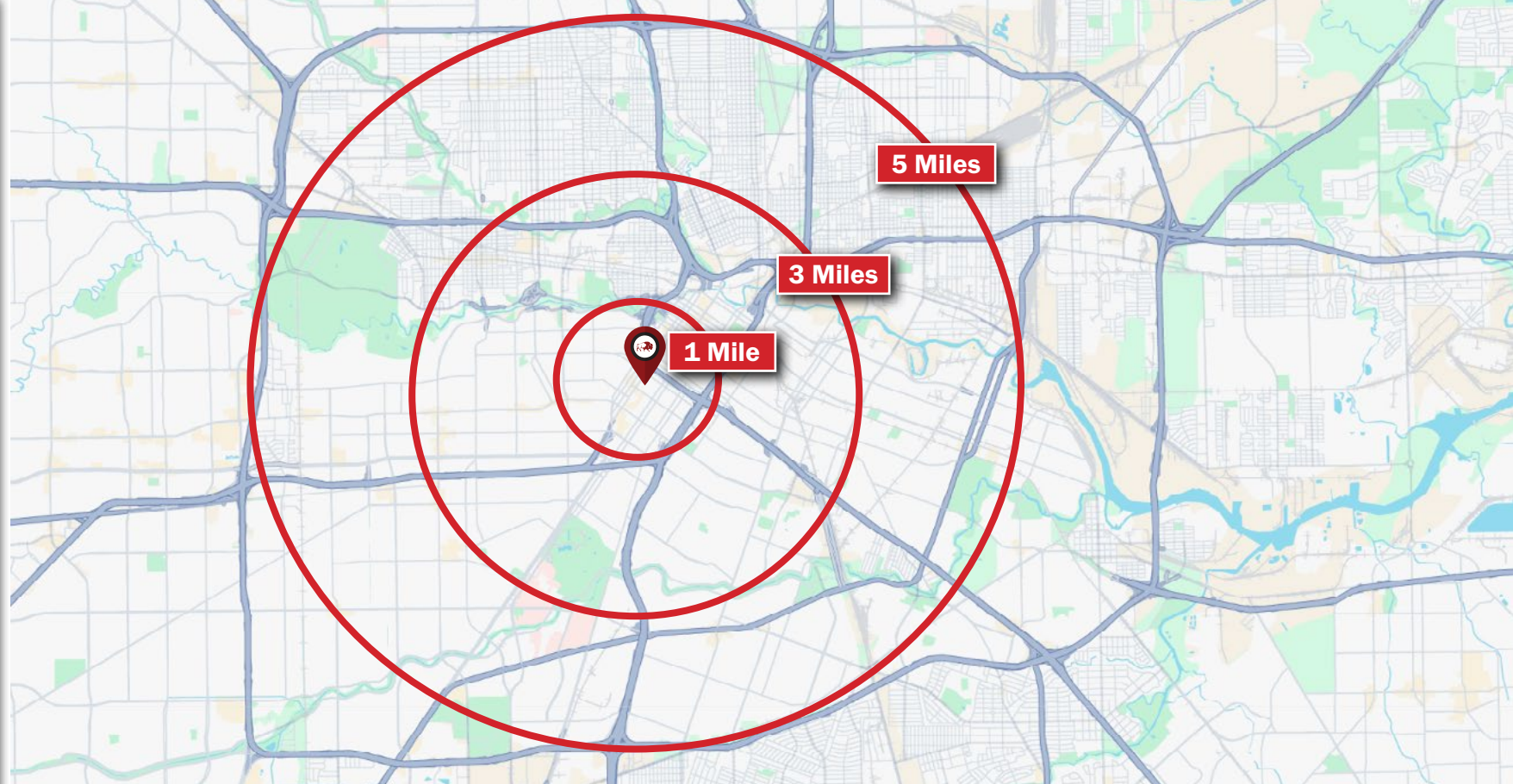
1 Mile	\$101,603
3 Miles	\$115,496
5 Miles	\$109,034

No. of Households

1 Mile	16,046
3 Miles	91,766
5 Miles	209,970

Median Age

1 Mile	35.7
3 Miles	34.9
5 Miles	35.5

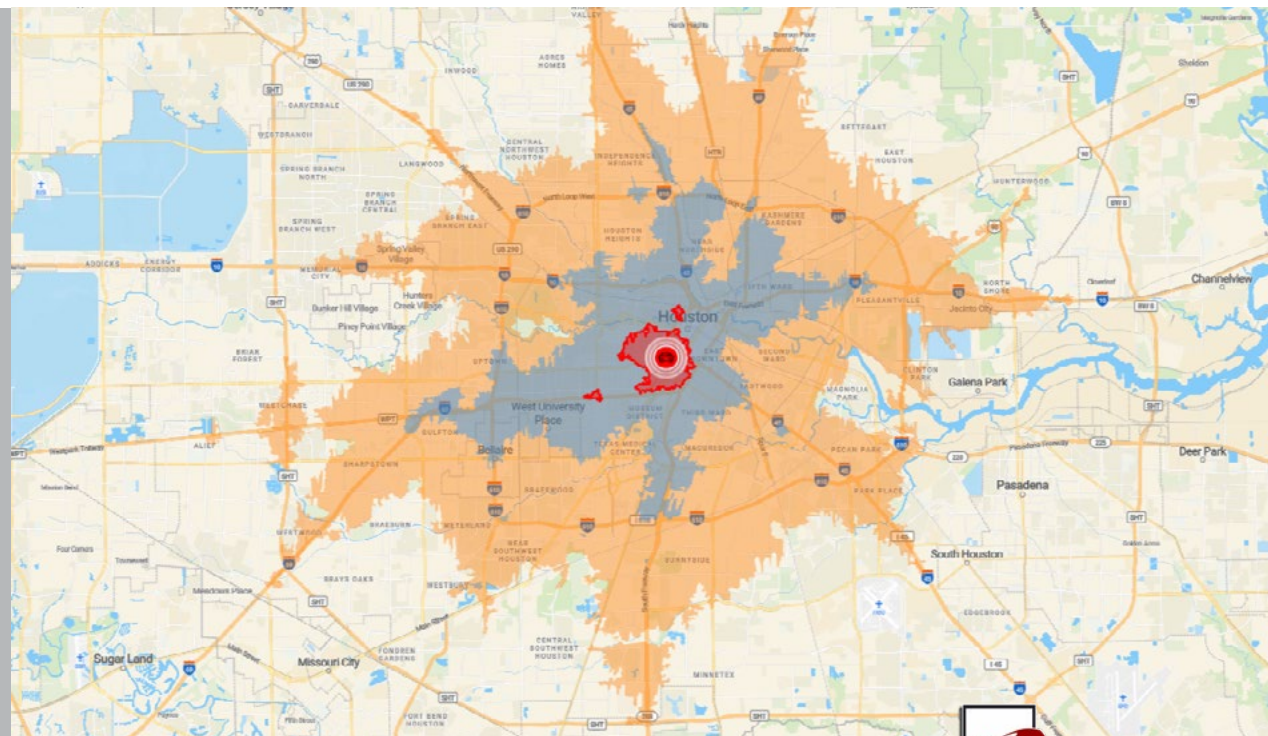


Drive Times

- 5 Minutes
- 10 Minutes
- 15 Minutes

Traffic Count (cpd)

Smith St	22,986
Brazos St	11,575





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Buffalo Real Estate Partners, Inc	9006586	Justin@Buffalorep.com	713-222-1400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Justin Patchen	599417	Justin @Buffalorep.com	713-222-1400
Designated Broker of Firm	License No.	Email	Phone
Justin Patchen	599417	Justin @Buffalorep.com	713-222-1400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Justin Patchen	599417	Justin @Buffalorep.com	713-222-1400
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

IABS 1-1

