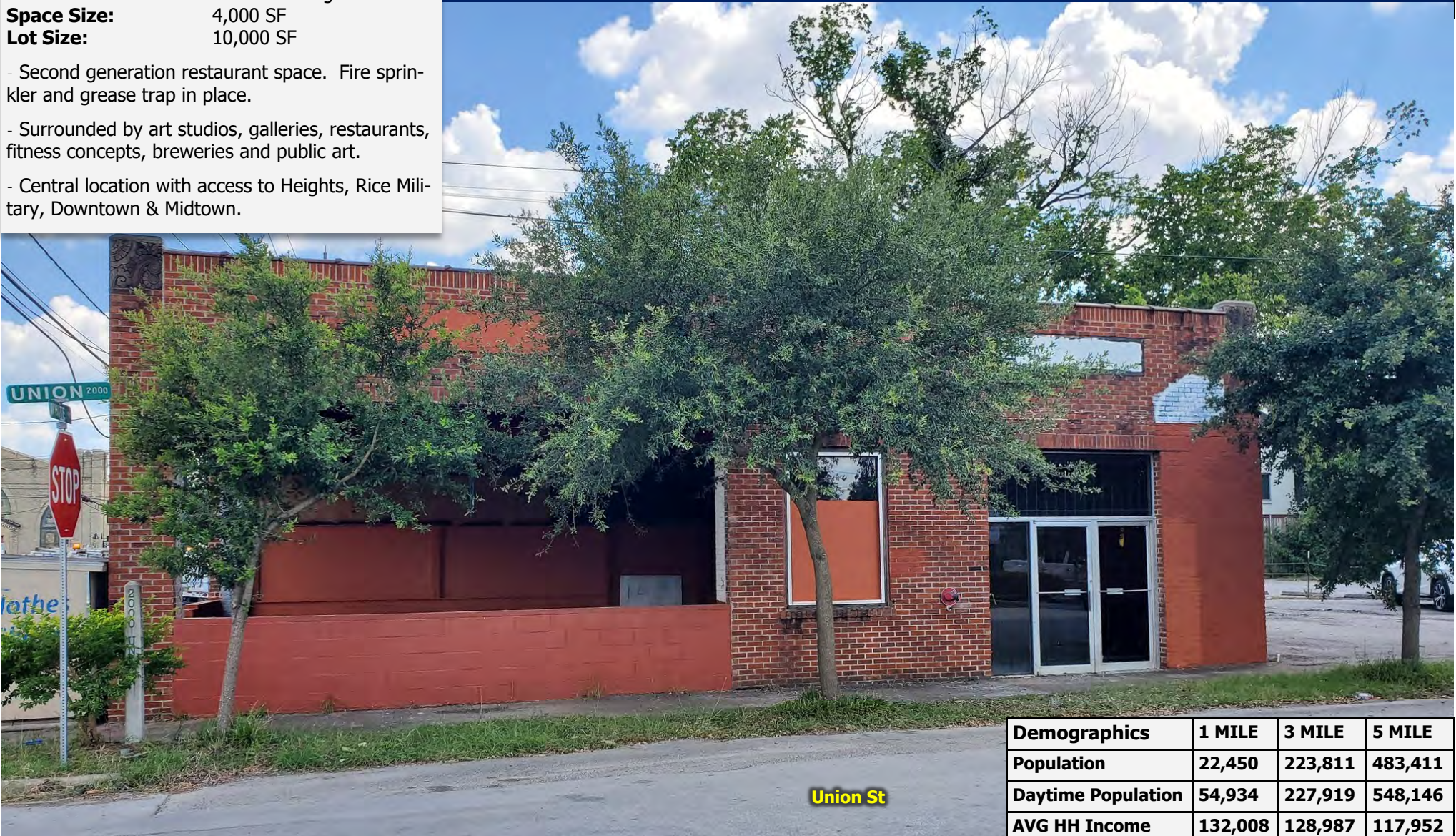


2ND GEN RESTAURANT AVAILABLE FOR SALE/LEASE

2003 UNION ST HOUSTON, TX 77007

Price: Call for Pricing
Space Size: 4,000 SF
Lot Size: 10,000 SF

- Second generation restaurant space. Fire sprinkler and grease trap in place.
- Surrounded by art studios, galleries, restaurants, fitness concepts, breweries and public art.
- Central location with access to Heights, Rice Military, Downtown & Midtown.



Demographics	1 MILE	3 MILE	5 MILE
Population	22,450	223,811	483,411
Daytime Population	54,934	227,919	548,146
AVG HH Income	132,008	128,987	117,952



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The information contained herein was obtained from sources believed reliable. Chodrow Realty Advisors makes no guarantees, warranties, or representations as to the accuracy thereof. The representation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawals, without notice.



Houston Ave

Allen Pkwy

Memorial Pkwy



puttery

Silver St

Tacodeli



White St

SITE

Aiko
あいこ



Washington Ave

Union St



BB
LEMON

GUS'S FRIED CHICKEN
WORLD FAMOUS

Silver St

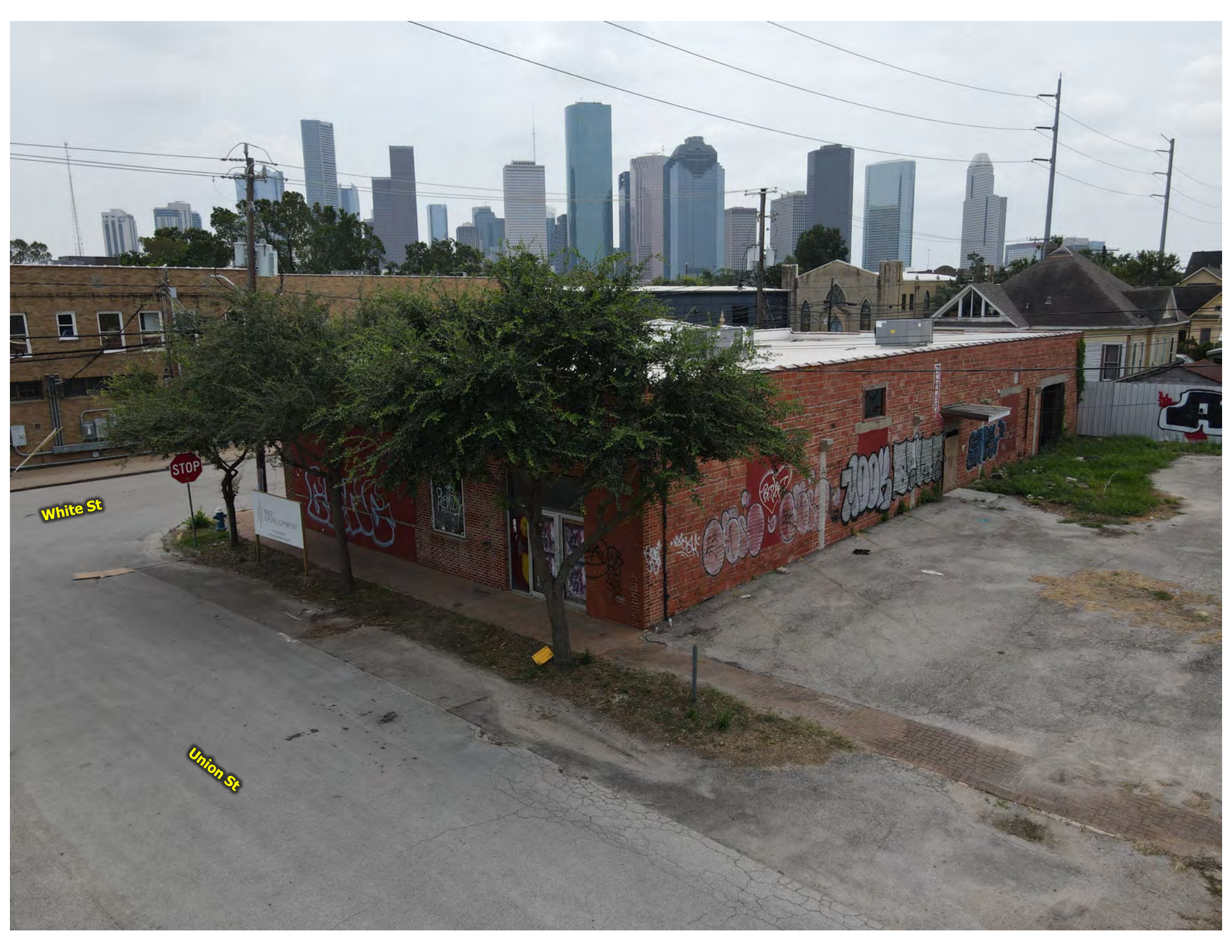
Julep

White St

Washington Ave

Union St





White St

Union St



White St

WHITE 900

900 WHITE





White St

Union St



White St

UNION ST

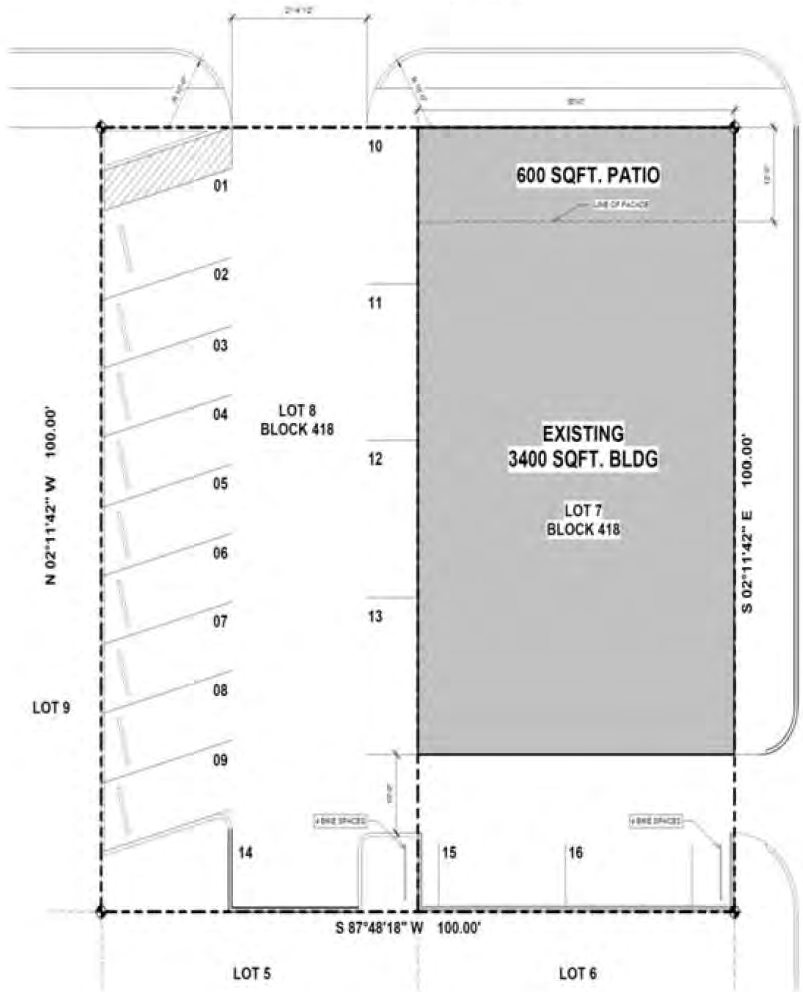
WHITE ST

4,000 SF

Parking for Julep, potentially available to lease for 2003 Union Tenant parking



UNION STREET
(50' R.O.W.)



URUN
THOMPSON HOTELS

Allen Pkwy

Memorial Pkwy

SITE

White St

Union St

Washington Ave



Washington Ave

Sawyer St

Union St

Washington Ave

White St

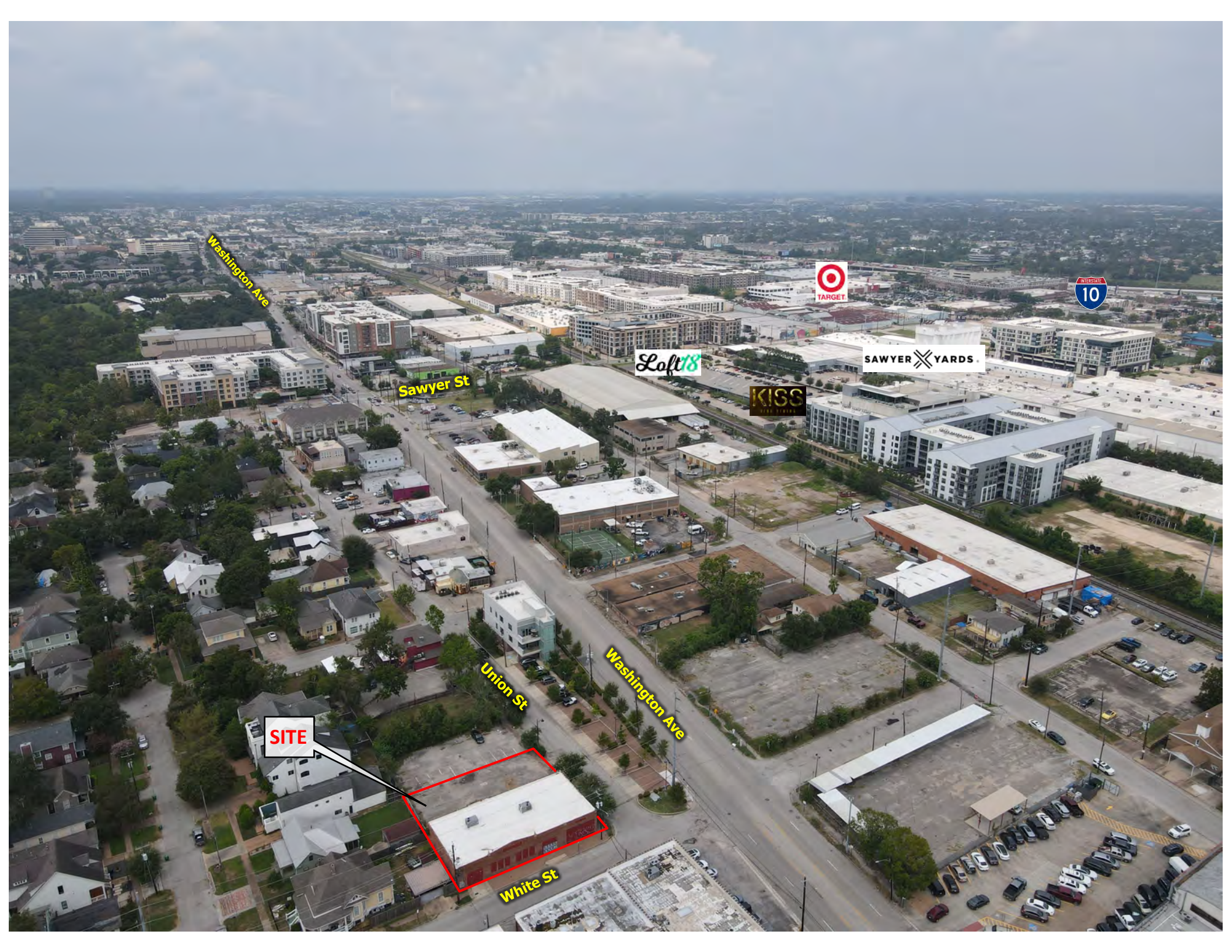
SITE



Loft18

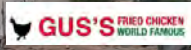
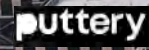
SAWYER X YARDS

KISS





Houston Ave



Silver St



Washington Ave



White St

Union St



SITE



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Chodrow Realty Advisors

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Alan Chodrow	391428	achodrow@chodrowrealty.com	(832)741-7553
Designated Broker of Firm	License No.	Email	Phone
Eric Rozelle	551185	eric@chodrowrealty.com	(832)212-3051
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
TXR-2501

Information available at www.trec.texas.gov

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IABS 1-0 Date
2425 Town Center

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