

# 4901 N. Main

Proposed Two Story Office/Medical in the Heart of Greater Heights  
SEC N Main St & E 16<sup>th</sup> St, Houston, TX



## Location Features:

- Now pre-leasing new construction two story office building for estimated Q1 2024 delivery
- Positioned in the highly sought-after Heights submarket of Houston with easy access to Interstate 45 and 610 Loop
- Surrounded by award winning restaurants and bars including Tenfold Coffee, Pinkerton's Barbecue, Spanish Flowers, Hughie's, Savoir, Lei Low, White Oak Music Hall and the Raven Tower
- In close proximity to established residential communities and several public schools

## Amenities:

- Park-like setting with Class A landscaping and outdoor seating, tables
- High end finishes throughout the common areas
- Building signage available
- 22 parking spots with access to the Site from both N Main St and Peddie St

## Available:

- **First Floor Space:** ±2,600 SF
- **Second Floor Space:** ±2,670 SF & a ±198 SF Terrace

## Pricing:

- Please contact brokers for pricing information



### Traffic Counts:

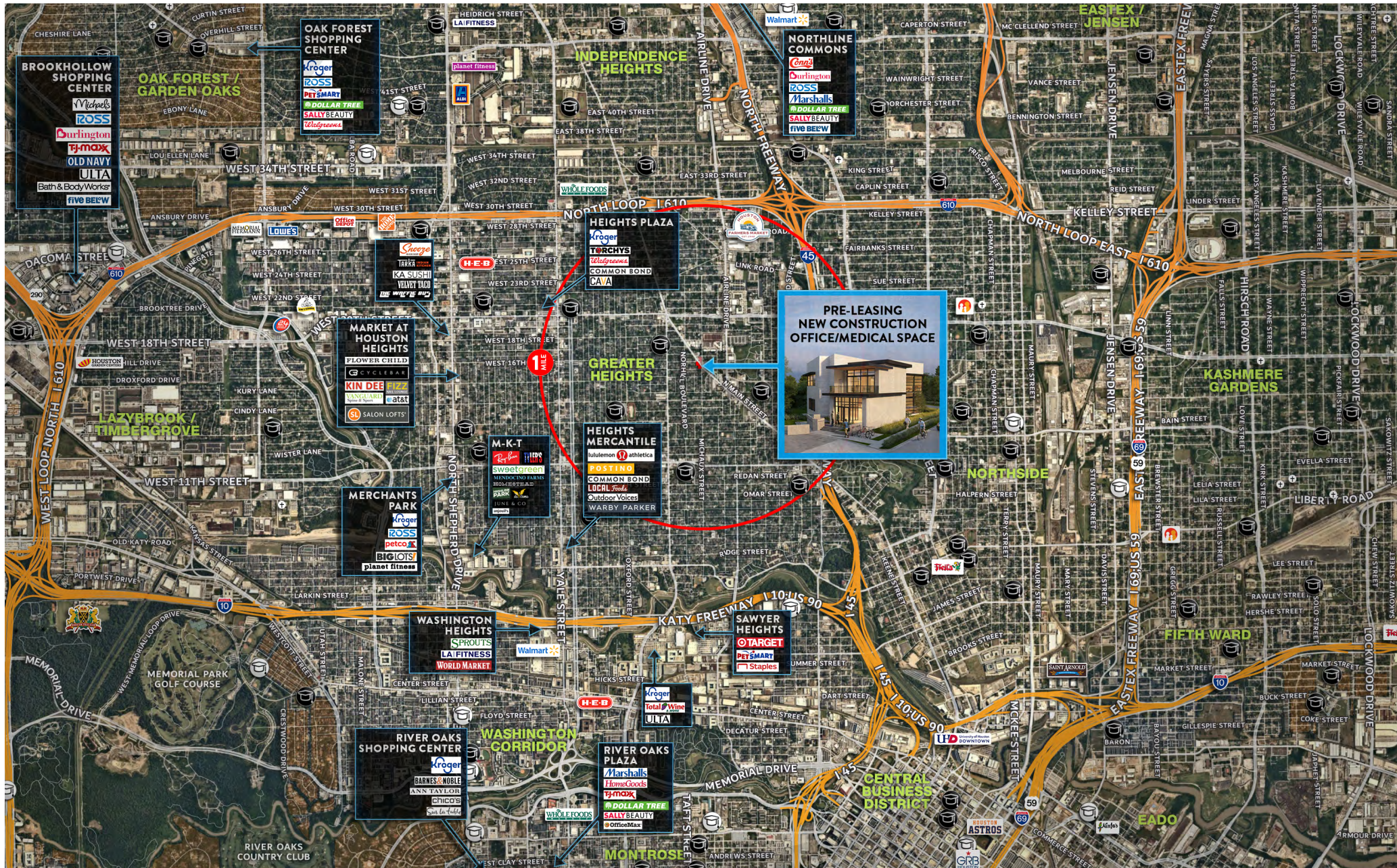
I-45 north of N Main St: 185,611 vpd (2022)  
 N Main St just north of Site: 5,790 vpd (2022)

### Demographics

	1 Mile	3 Miles	5 Miles
2023 Population	20,352	168,145	427,306
Daytime Population	18,018	249,546	604,957
Total Housing Units	10,921	85,556	210,188
Average HH Income	\$166,343	\$142,258	\$128,110

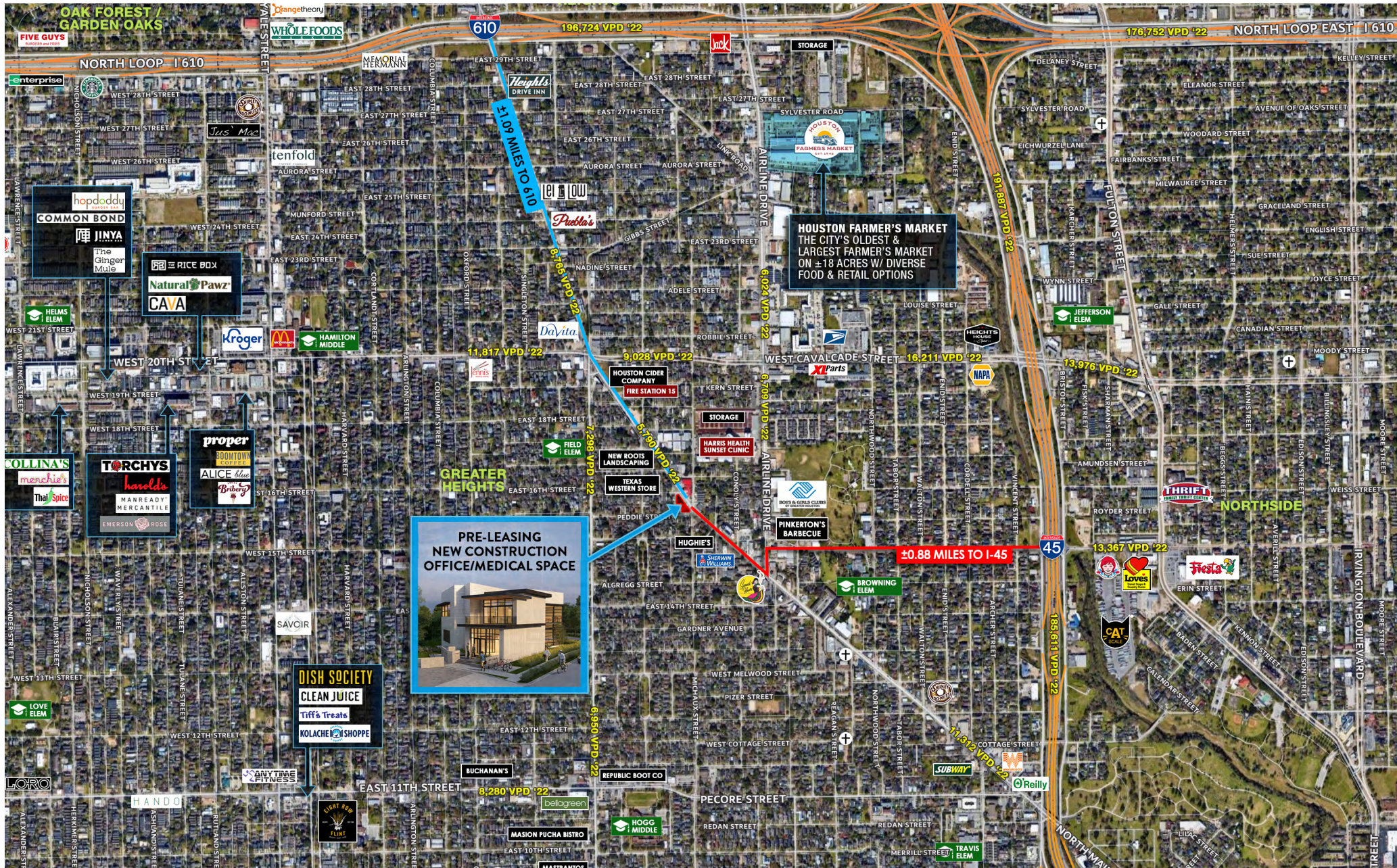
# 4901 N Main St | Trade Area Overview

SEC of N. Main St & E 16<sup>th</sup> St, Houston TX 77009

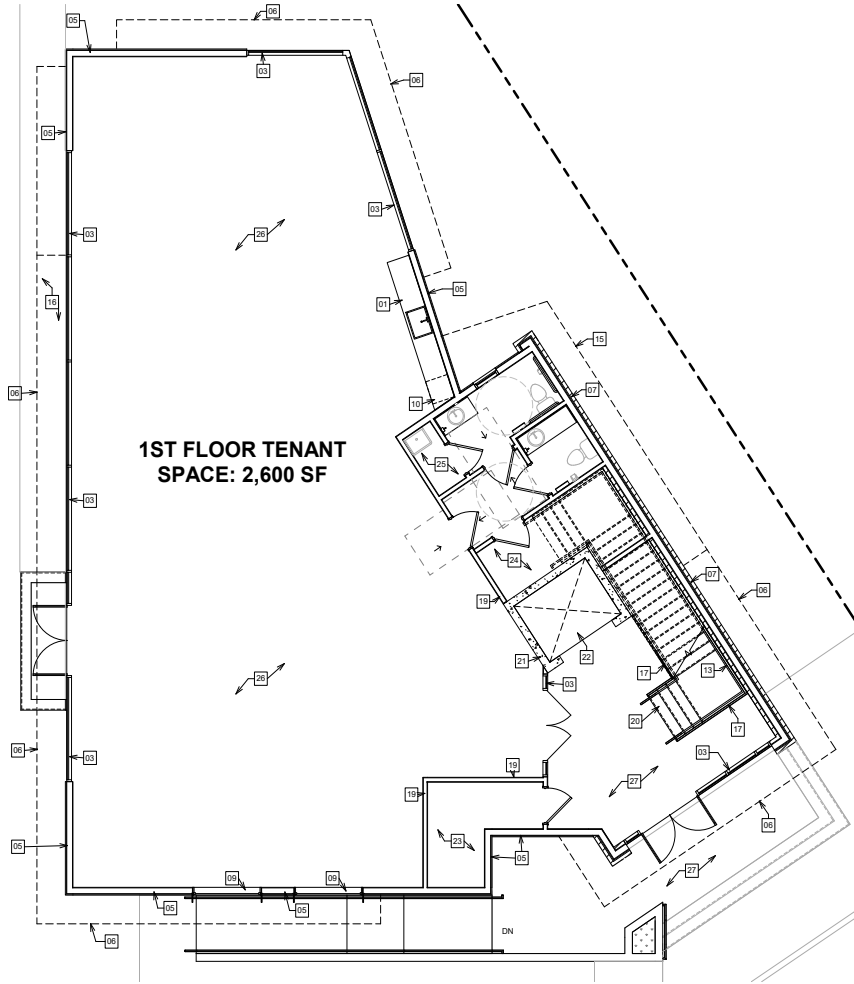


# 4901 N Main St | Easy Access to I-45 & 610 Loop

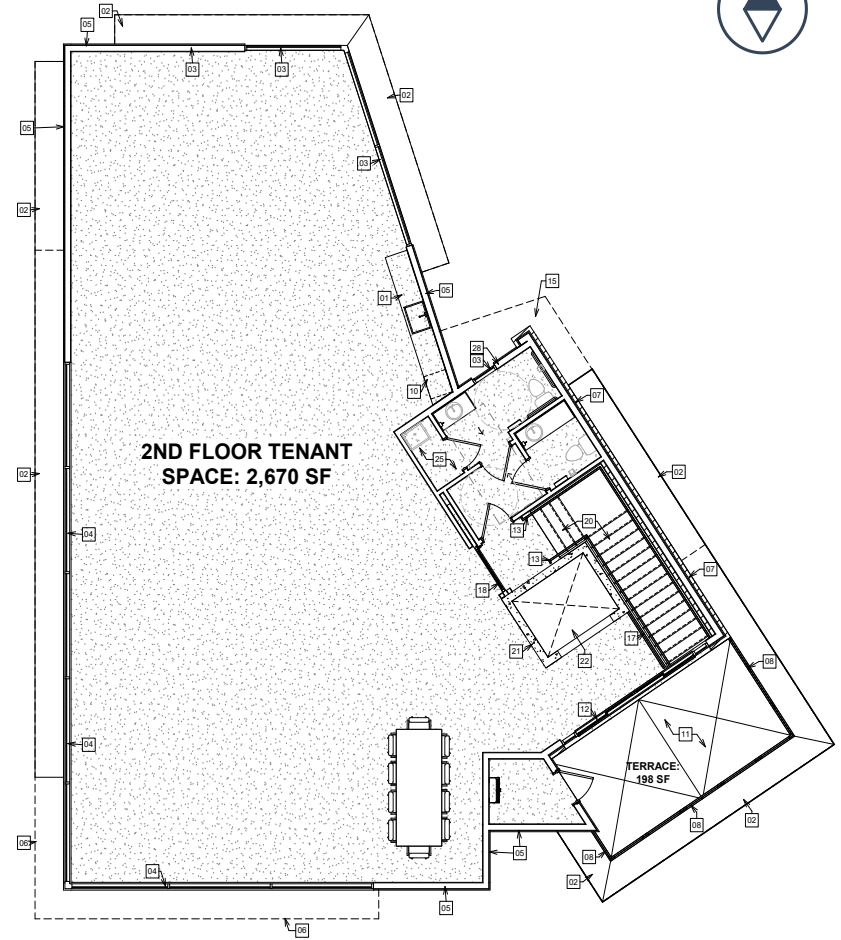
SEC of N. Main St & E 16<sup>th</sup> St, Houston TX 77009







1 1ST FLOOR TENANT PLAN  
A.202 3/16" = 1'-0"



2 2ND FLOOR TENANT PLAN  
A.202 3/16" = 1'-0"





# 4901 N Main St | Property Rendering | Q1 '24 Delivery

SEC of N. Main St & E 16<sup>th</sup> St, Houston TX 77009



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## INFORMATION ABOUT BROKERAGE SERVICES

11-2-2015

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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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

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