



**GREENBERG & COMPANY**  
COMMERCIAL REAL ESTATE BROKERAGE FIRM

**6213 RICHMOND AVE. | HOUSTON TX 77057**

**5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | [WWW.GREENBERGCOMPANY.COM](http://WWW.GREENBERGCOMPANY.COM) | 713.778.0900**



# ■ EXCELLENT LOCATION | GALLERIA AREA | GREAT EXPOSURE ■



This property is located on Richmond Avenue between Fountain View and Hillcroft. Located in the Galleria/Uptown Houston Area.  
Easy access to Westpark Toll, Southwest Freeway, 610 & I-10.

**BUILDING SIZE: 12,695 SF | LOT SIZE: 0.85 ACRES | MARKET: SOUTHWEST**

**LEASE PRICE : CALL FOR DETAILS**

**DAVID GREENBERG**

DAVID@GREENBERGCOMPANY.COM

713-778-0900

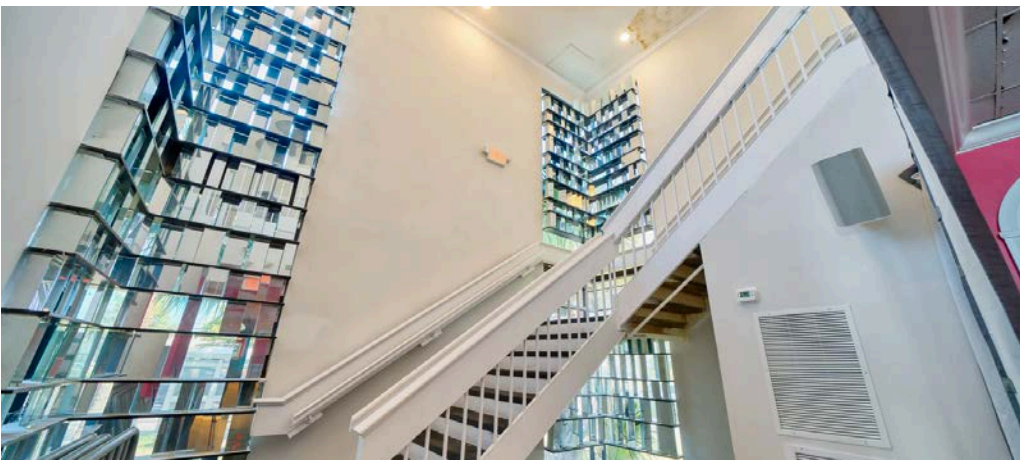
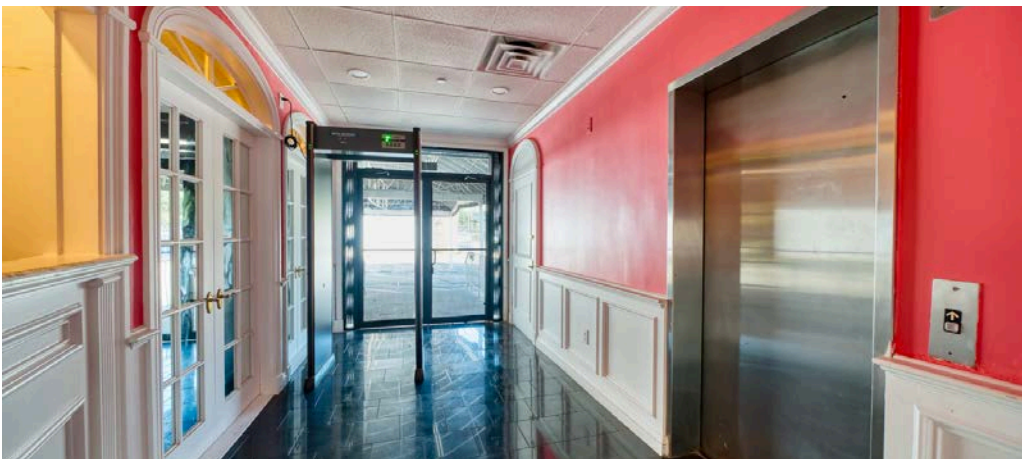
**6213 RICHMOND AVE**  
**HOUSTON TX 77057**

5959 RICHMOND AVE., SUITE 440

HOUSTON TX 77057

WWW.GREENBERGCOMPANY.COM



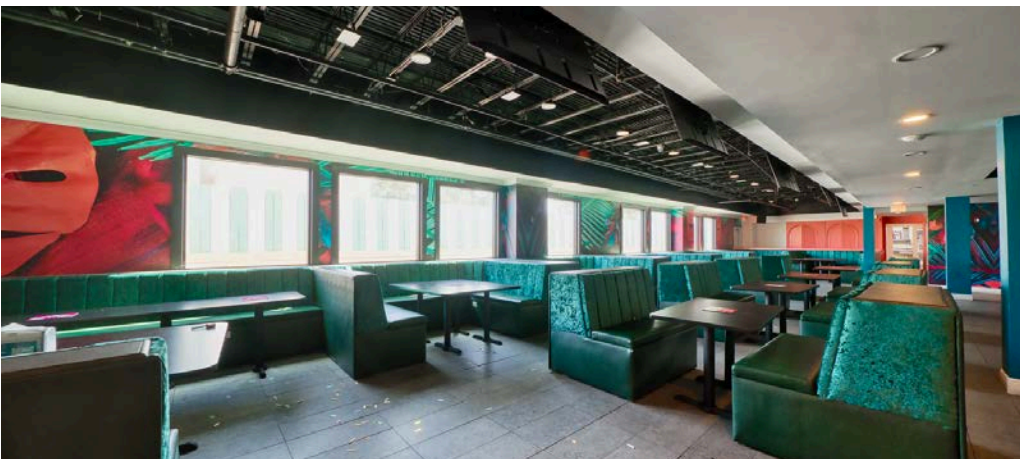


**DAVID GREENBERG**  
DAVID@GREENBERGCOMPANY.COM  
713-778-0900

**6213 RICHMOND AVE**  
HOUSTON TX 77057

5959 RICHMOND AVE., SUITE 440  
HOUSTON TX 77057  
WWW.GREENBERGCOMPANY.COM





**DAVID GREENBERG**  
 DAVID@GREENBERGCOMPANY.COM  
 713-778-0900

**6213 RICHMOND AVE**  
 HOUSTON TX 77057

5959 RICHMOND AVE., SUITE 440  
 HOUSTON TX 77057  
 WWW.GREENBERGCOMPANY.COM



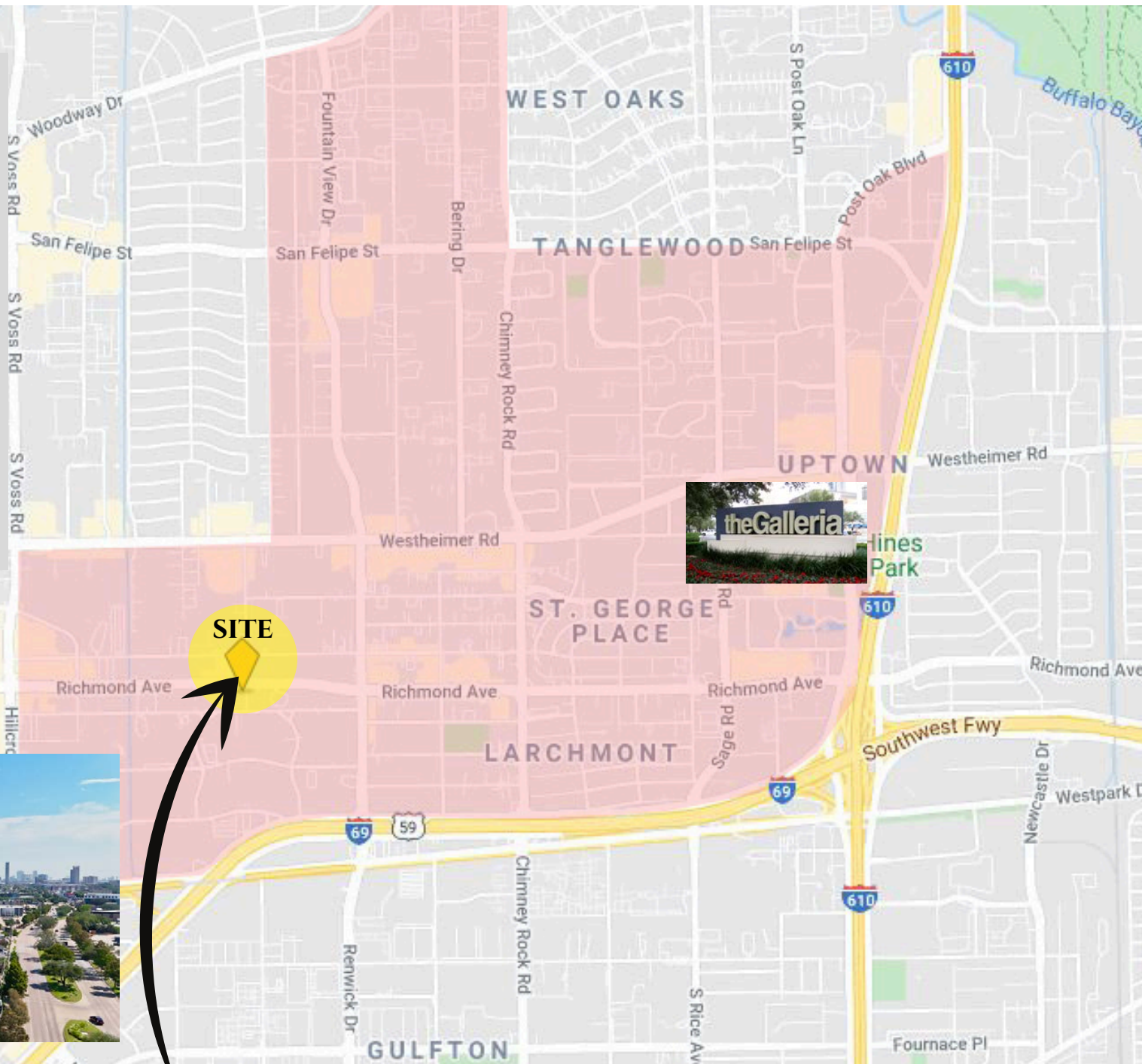


**DAVID GREENBERG**  
DAVID@GREENBERGCOMPANY.COM  
713-778-0900

**6213 RICHMOND AVE**  
HOUSTON TX 77057

5959 RICHMOND AVE., SUITE 440  
HOUSTON TX 77057  
WWW.GREENBERGCOMPANY.COM





**DAVID GREENBERG**

DAVID@GREENBERGCOMPANY.COM

713-778-0900

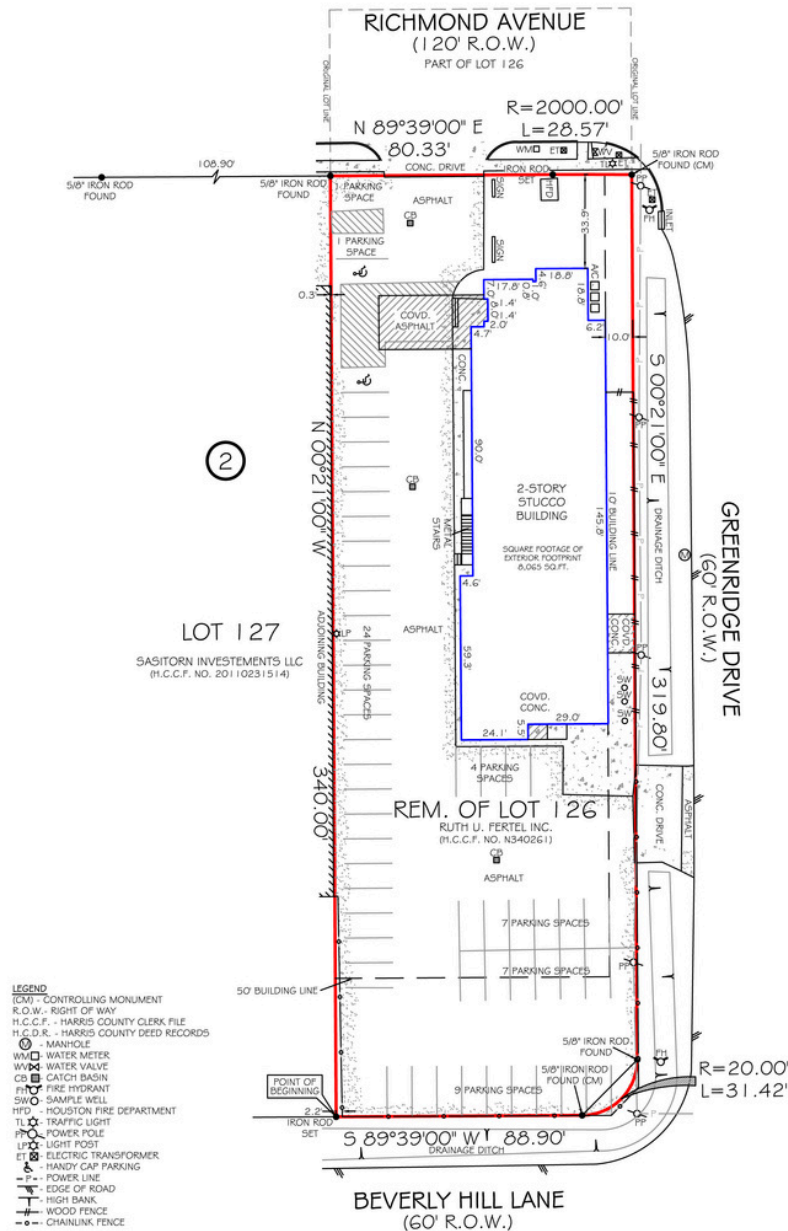
**6213 RICHMOND AVE**  
HOUSTON TX 77057

5959 RICHMOND AVE., SUITE 440

HOUSTON TX 77057

WWW.GREENBERGCOMPANY.COM

# SURVEY



## LEGAL DESCRIPTION of LAND

A 0.8480 acre Tract of land being the southerly part of Lot 126, Block 2, Glenhaven Estates, Section 2, recorded under Volume 18, Page 59 of Harris County Map Records, Harris County, Texas. Said 0.848 acre Tract is the same 0.848 acre as described under Harris County Clerk's File No. N 340261, and being described by metes and bounds as follows:

**BEGINNING** at the 5/8" iron rod set for the common southerly corner of said Lot 126 and Lot 127. Said point being on the northerly side of Beverly Hill Lane (60' wide);

**THENCE** North 00°21'00" West, a distance of 340.00 feet, to a 5/8" iron rod found on the southerly line of Richmond Avenue (120' wide), being the northwesterly corner of herein described Tract;

**THENCE** North 89°39'00" East, a distance of 80.33 feet, following the southerly line of said Richmond Avenue, to a 5/8" iron rod set for the point of curvature of the curve to the right;

**THENCE** with said curve to the right, having radius of 2000.00 feet, an interior angle of 0°49'07", a length of 28.57 feet, a chord bearing of North 89°56'27" East, and a chord distance of 28.57 feet, to a 5/8" iron rod found on the northeasterly corner of said Richmond Avenue and Greenridge Drive (60' wide), being the northeasterly corner of herein described Tract;

**THENCE** South 00°21'00" East, a distance of 319.80 feet, with westerly line of said Greenridge Drive, to a 5/8" iron rod found on the point of curvature of the 20.00 radius curve to the right;

**THENCE** with said 20.00' radius curve to the right, having an interior angle of 90°00'00", a curve length of 31.42 feet, a chord bearing of South 44°39'00" West, a distance of 28.24 feet, to a 5/8" iron rod found on the northerly line of said Beverly Hill Lane;

**THENCE** South 89°39'00" West, a distance of 88.90 feet, to the **POINT OF BEGINNING** and containing 36,938 square feet or 0.8480 acres of land.

TO: GREENBERG INTERESTS INC. AND CHICAGO TITLE CO.

**DAVID GREENBERG**

DAVID@GREENBERGCOMPANY.COM

713-778-0900

6213 RICHMOND AVE  
HOUSTON TX 77057

5959 RICHMOND AVE., SUITE 440  
HOUSTON TX 77057

WWW.GREENBERGCOMPANY.COM

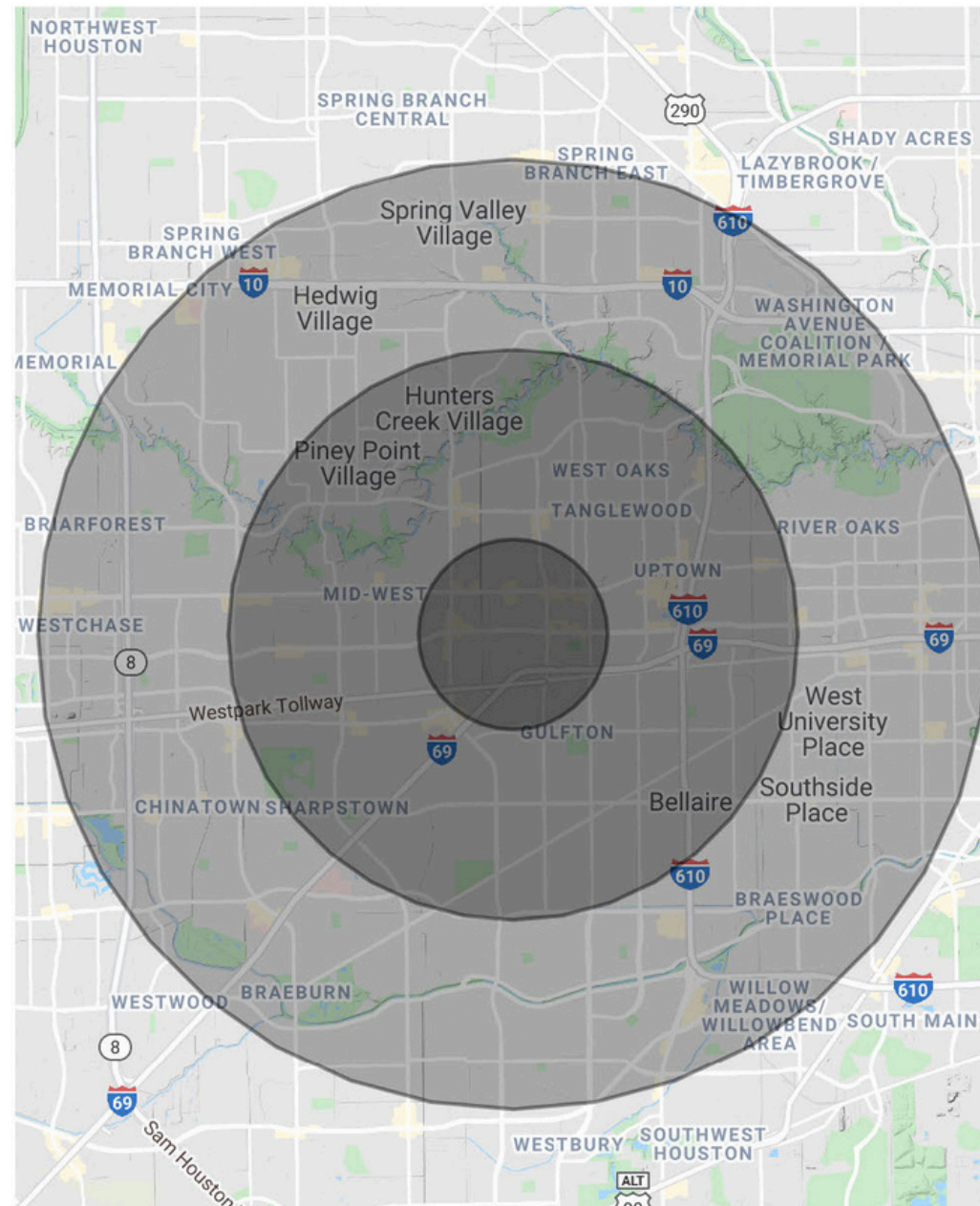


# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	41,121	238,165	531,785
Average Age	32.3	36	36.7
Average Age (Male)	32.6	36.2	36.2
Average Age (Female)	32.5	36.7	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	18,094	101,960	223,993
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$67,192	\$97,194	\$105,609
Average House Value	\$473,259	\$504,968	\$479,056

\* Demographic data derived from 2010 US Census



**DAVID GREENBERG**

DAVID@GREENBERGCOMPANY.COM

713-778-0900

6213 RICHMOND AVE  
HOUSTON TX 77057

5959 RICHMOND AVE., SUITE 440

HOUSTON TX 77057

WWW.GREENBERGCOMPANY.COM





## 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.

Greenberg & Company	382141	-	713-778-0900
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Greenberg	236747	david@greenbergcompany.com	713-778-0900
Designated Broker of Firm	License No.	Email	Phone

	License No.		
Licensed Supervisor of Sales Agent/Associate		Email	Phone

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

Buyer/Tenant/Seller/Landlord Initials	Date