

PROPERTY AVAILABLE FOR SALE/LEASE

3414 WASHINGTON AVE HOUSTON TX 77007

Demographics	1 MILE	3 MILE	5 MILE
Population	28,770	217,653	484,632
Daytime Population	23,486	225,945	589,563
AVG HH Income	138,672	134,755	120,966
Households	15,610	102,112	213,167

Price:	Call for Pricing
Building Size:	4,545 sf
Lot Size:	16,152 sf
FF&E:	Available
Uses:	No restrictions

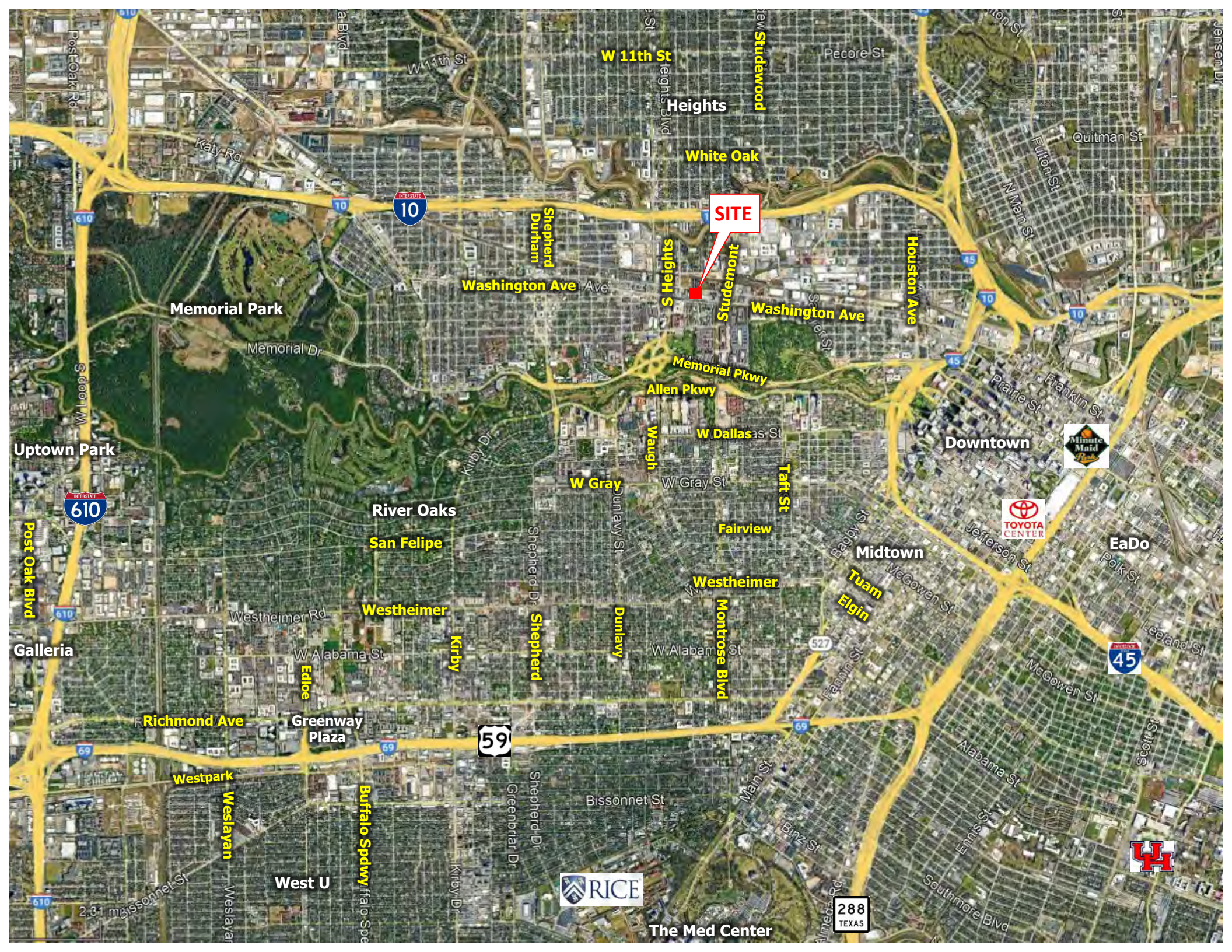


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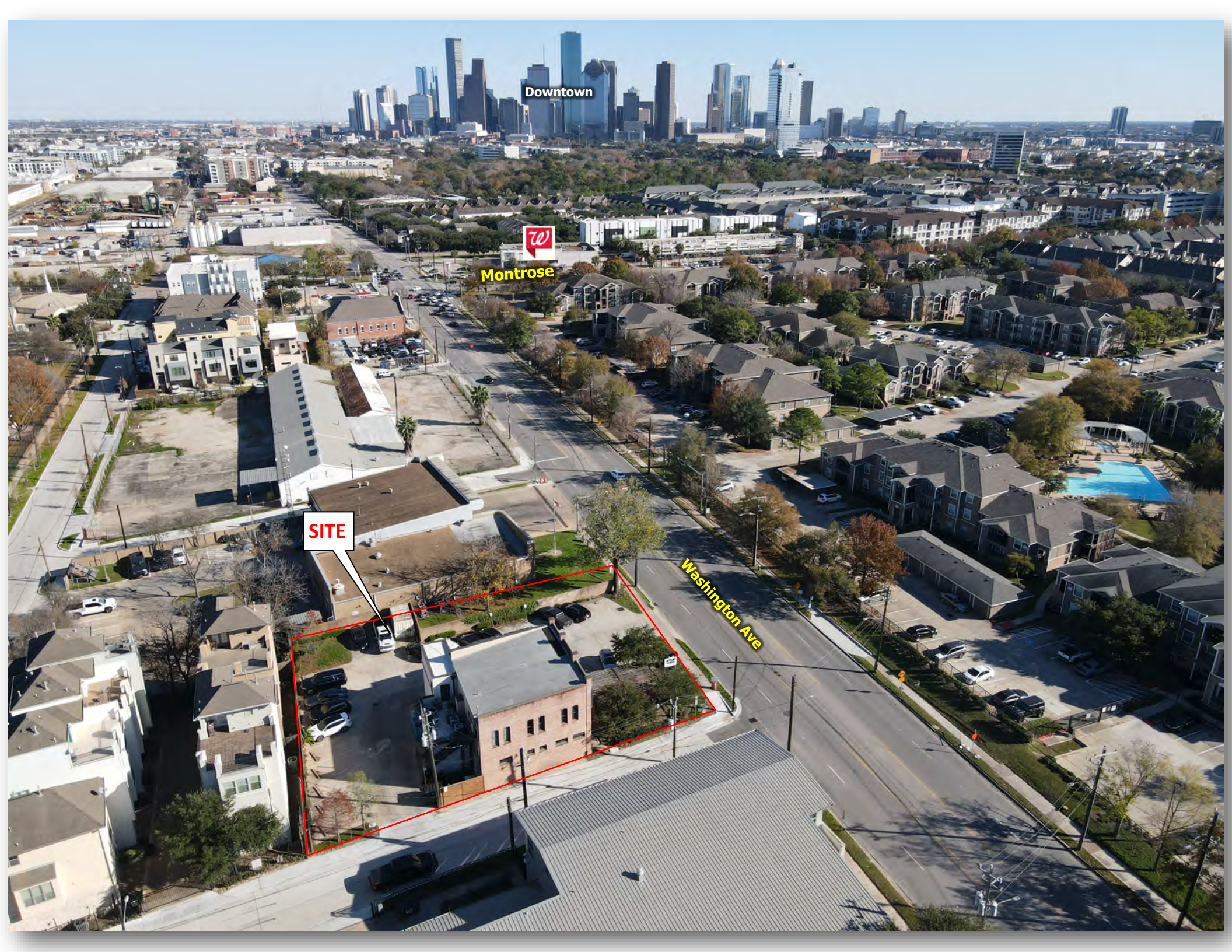
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SITE







Downtown

Montrose

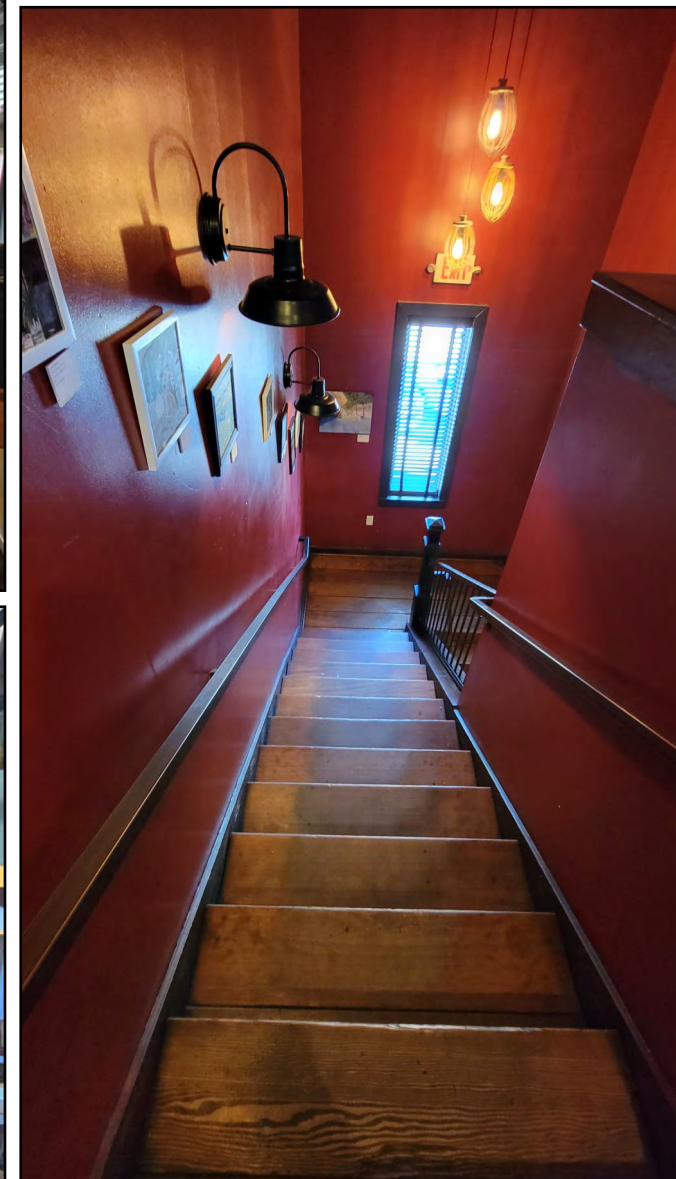
SITE

Washington Ave















urban
eats
bistro + bar + market

urban
eats
bistro + bar + market

BISTRO

feast + drink + love

LOVE PURA



Washington Ave

Downtown

Montrose

Allen Pkwy

Memorial Dr

SITE

232 Multifamily Units
35,200 SF Office Space
97,200 SF Retail

55 Waugh

PROSPERITY BANK

Washington Ave

S Heights Blvd

17,335 VPD ('19)

Heights Blvd

MIDWAY

BUFFALO HEIGHTS

H-E-B

plus!

TRUTH

enterprise

GORDY & SONS

COFFEE SUPPLIES

Rockefeller's

STAR PIZZA



AIG

MODERA

THE ROYALTON
AT RIVER OAKS

Montrose

Allen Pkwy
Memorial Dr

Waugh Dr

232 Multifamily Units
35,200 SF Office Space
97,200 SF Retail

MIDWAY
BUFFALO HEIGHTS
H-E-B
plus!

Washington Ave

SITE

AIG

MODERA
LIVING

THE ROYALTON
AT RIVER OAKS

THE DRISCOLL
AT RIVER OAKS

Waugh Dr

Allen Pkwy

Memorial Dr

232 Multifamily Units
35,200 SF Office Space
97,200 SF Retail

55 Waugh

PROSPERITY BANK

MIDWAY

BUFFALO HEIGHTS

H-E-B

plus!

GORDY & SONS

BAYOU
HEIGHTS

TRUTH

Enterprise

Yale St

S Heights Blvd

Rockefeller's

FORCHESSE
PUB

STAR
PIZZA

Washington Ave

SITE

Galleria/Uptown

232 Multifamily Units
35,200 SF Office Space
97,200 SF Retail

GORDY & SONS

MIDWAY
BUFFALO HEIGHTS
H-E-B
plus!

BAYOU
HEIGHTS

Yale St

S Heights Blvd

Washington Ave

The Core
326 Units

Walmart
Supercenter

Heights
West Ends
283 Units

Hiline
Heights
256 Units

Heights Blvd

SITE



Heights West Ends
283 Units

Walmart
Supercenter

The Core
326 Units

Hiline Heights
256 Units

Heights Blvd

Yale St

Killen's

Rockefeller's Pub

Rockefeller's

STAR PIZZA

MIDWAY

BUFFALO HEIGHTS

H-E-B plus!

232 Multifamily Units
35,200 SF Office Space
97,200 SF Retail

SITE

Washington Ave

The Heights



Yale St

Heights Blvd



The Heights

Studemont



Center St

SITE

Washington Ave





Lakin St

SITE

Center St

Wagner St

Washington Ave



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

IABS 1-0 Date

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