



For Sale \$1,500,000

3415 S Richey St.
Houston, TX 77017

2 tracts 3415 S. Richey & 0 S Richey St.+/- 5.42 Acre Land



"At Apex Realtors, We are not a 9-5, We are a start to finish business"

For More Information:

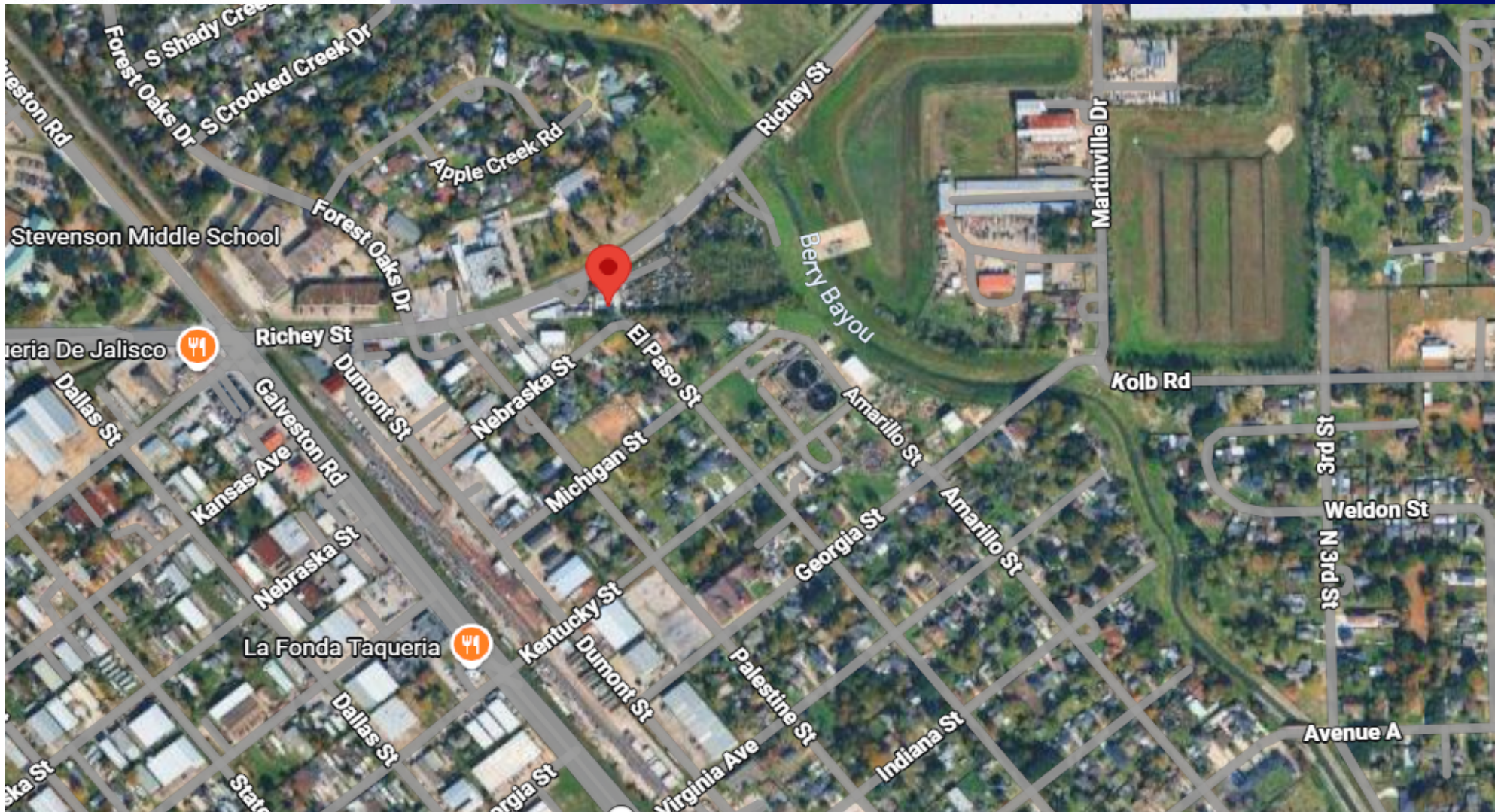
Daniel Bekele
Apex Brokerage LLC

713-377-4391
daniel@apexrealtors.com



For Sale

3415 S. Richey St
Houston, TX 77017
+/- 660 Ft Frontage



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Traffic Counts & Property Details

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Richey St	Dumont St W	15,772	2025	0.06 mi
Kolb Rd	Martinville Dr E	919	2025	0.23 mi
Forest Oaks Blvd	Whispering Creek W...	3,345	2025	0.27 mi
Richey St	Dumont St E	18,406	2025	0.27 mi
Houston Blvd	-	16,480	2025	0.27 mi
Dumont St	Kentucky St NE	1,360	2025	0.27 mi
South Richey Street	Dumont St E	12,250	2025	0.28 mi
South Richey Avenue	Dumont St E	17,609	2024	0.28 mi
Galveston Road	Kansas St SE	19,010	2025	0.29 mi
Flagstone Ter	Whispering Creek W...	3,312	2025	0.29 mi

Property is located 1.5 miles from I 45 Fwy.

236,168 SF Land 2588 SF Building & Billbord Income

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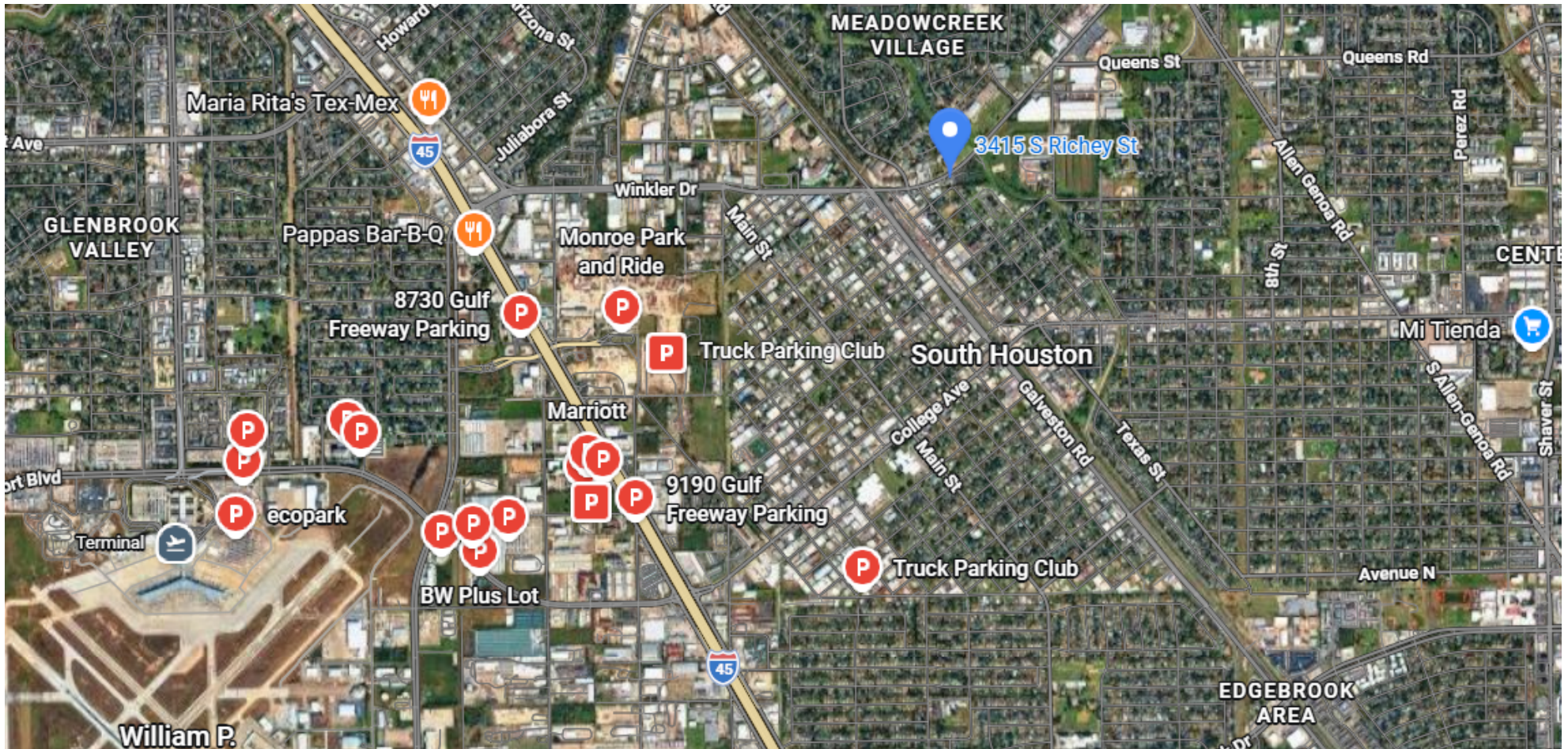
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4 Miles From William P. Hobby Airport

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IABS

11/2/2015



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.

<u>Apex Brokerage LLC</u>	<u>9005822</u>	<u>farid@apexrealtors.com</u>	<u>(832)685-2739</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Apex Brokerage LLC</u>		<u>farid@apexrealtors.com</u>	<u>(832)282-0224</u>
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<u>Farid Chatur</u>	<u>599697</u>	<u>farid@apexrealtors.com</u>	<u>(832)282-0224</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Daniel Bekele</u>	<u>598093</u>	<u>daniel@apexrealtors.com</u>	<u>(713)377-4391</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

BIGGIE Gary Green, 528 Woodway Drive, Suite 502 Houston, TX 77066
Daniel Bekele

Information available at www.trec.texas.gov

IABS 1-0 Date

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