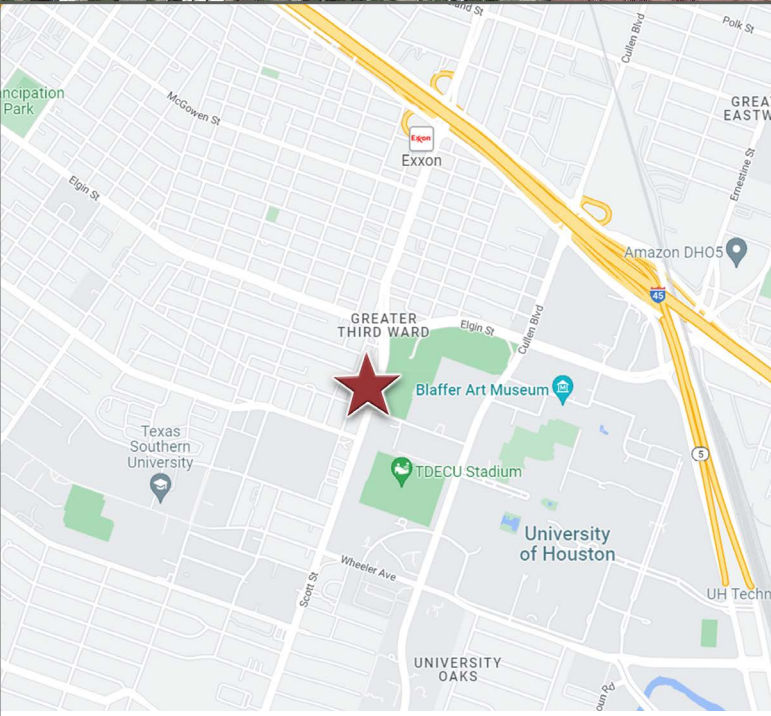


# GROUND LEASE

NWQ SCOTT & HOLMAN

3404 SCOTT STREET, HOUSTON, TEXAS



## PROPERTY FEATURES

- Directly across from the University of Houston campus with more than 46,000 students enrolled
- Easy access to I-45
- Just north of Jack Yates High School with ±822 students
- Across from Metro Rail Red Line
- Call for Pricing

**FOR INQUIRIES CONTACT  
281.489.8800**

**PRESTON CUNNINGHAM**  
preston@cunninghamtx.com

**PARA ESPAÑOL**  
832-916-2224



# 3404 SCOTT STREET PROPERTY INFORMATION

## LOCATION

SCOTT ST BETWEEN REEVES & HOLMAN  
HOUSTON, TEXAS 77004

## AVAILABLE

18,876 SF LOT

## PRICING

CALL FOR PRICING

## TRAFFIC GENERATORS

UNIVERSITY OF HOUSTON • RICE  
VILLAGE • TEXAS MEDICAL CENTER  
TEXAS SOUTHERN UNIVERSITY

## TRAFFIC COUNTS

SCOTT ST: 18,310 VPD SOUTH OF SITE  
SCOTT ST: 15,285 VPD NORTH OF SITE  
ELGIN ST: 7,810 VPD EAST OF SCOTT ST  
(KALIBRATE 2022)



## 2022 DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES	5 MILES
TOTAL POPULATION	22,696	71,023	168,344	445,152
DAYTIME POPULATION	28,543	85,620	331,287	791,238
AVERAGE HH INCOME	\$65,756	\$92,820	\$100,114	\$109,788

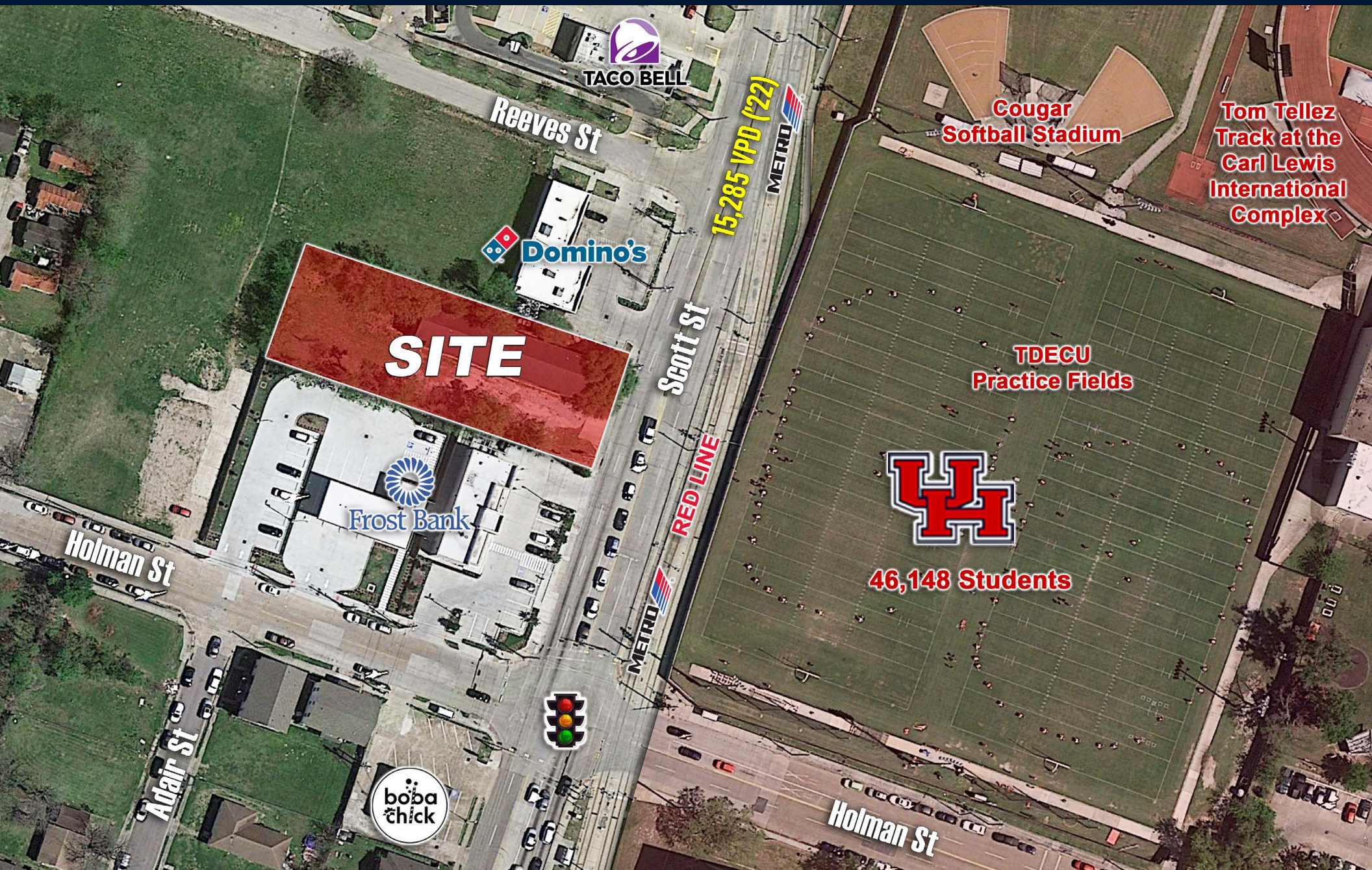


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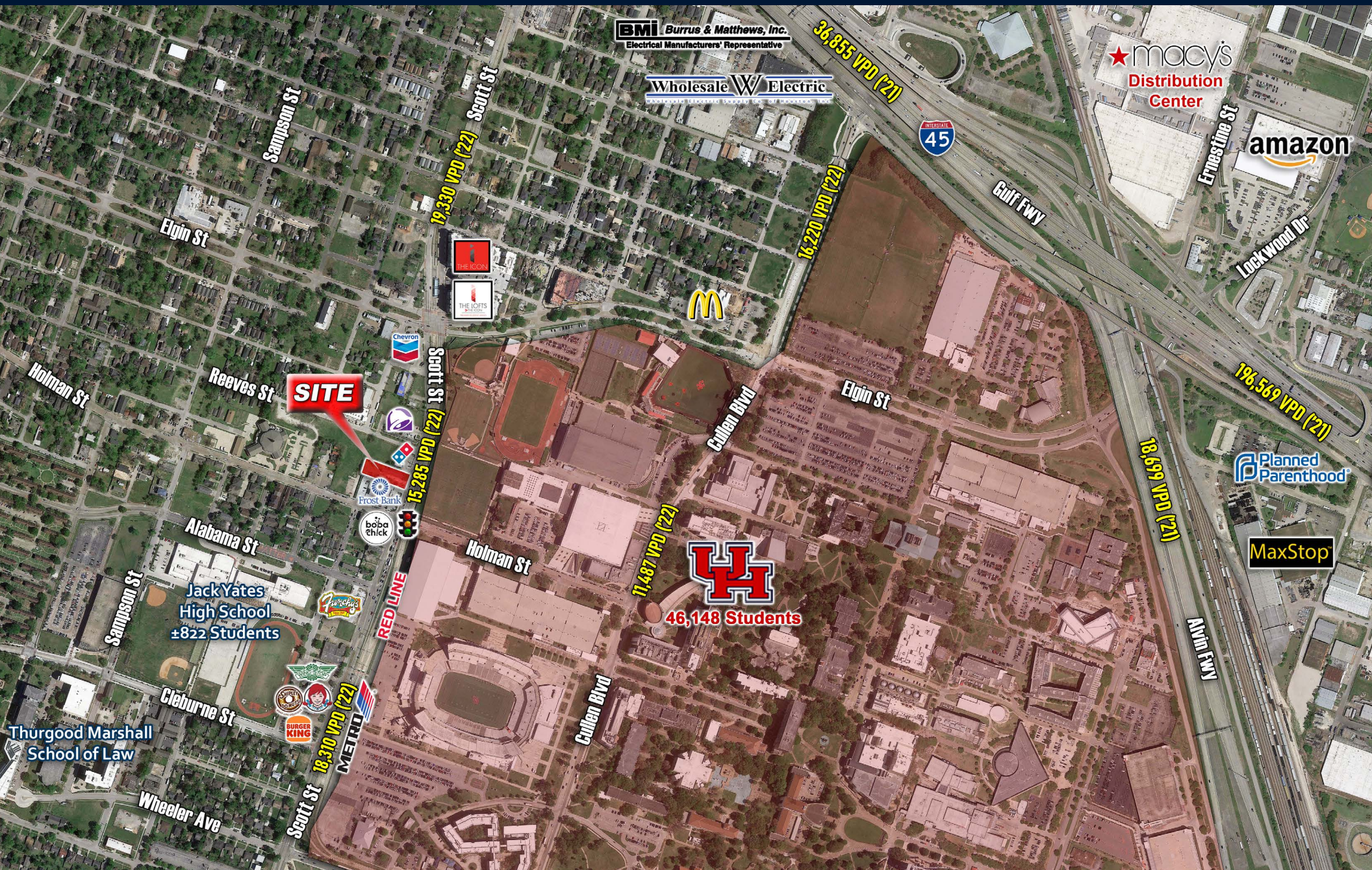
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# 3404 SCOTT STREET SITE AERIAL



# 3404 SCOTT STREET INTERSECTION AERIAL



**SITE**

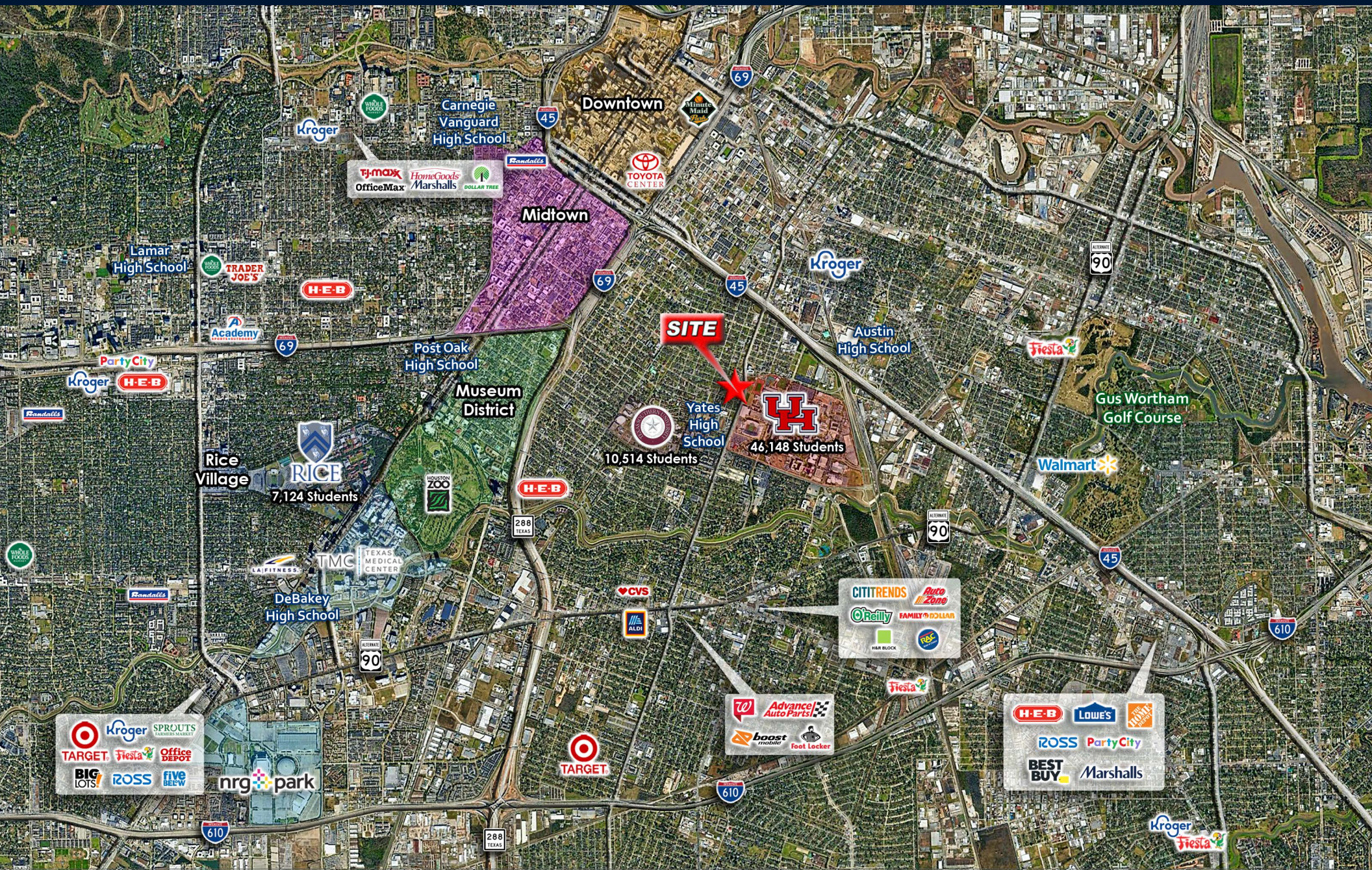
**UH**

46,148 Students

Jack Yates High School  
±822 Students

Thurgood Marshall School of Law

# 3404 SCOTT STREET RETAIL AERIAL





# 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 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.

**Preston Cunningham Ventures LLC**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

**John Preston Cunningham III**

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

**0590777**

License No.

**0505246**

License No.

License No.

License No.

**preston@cunninghamtx.com**

Email

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**281-489-8800**

Phone

**281-489-8800**

Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0