

AVAILABLE FOR RESTAURANTS OR RETAIL

109 & 215 Fargo St, Houston, TX 77006



Price:

109 Fargo St:

Call for Pricing

2,974 sf

1,625 SF

Fairview District

Accessible and culturally diverse neighborhood

Restaurants, Retail, Café, Wine Bar

215 Fargo St:

Location:

Uses:



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832.212.3051

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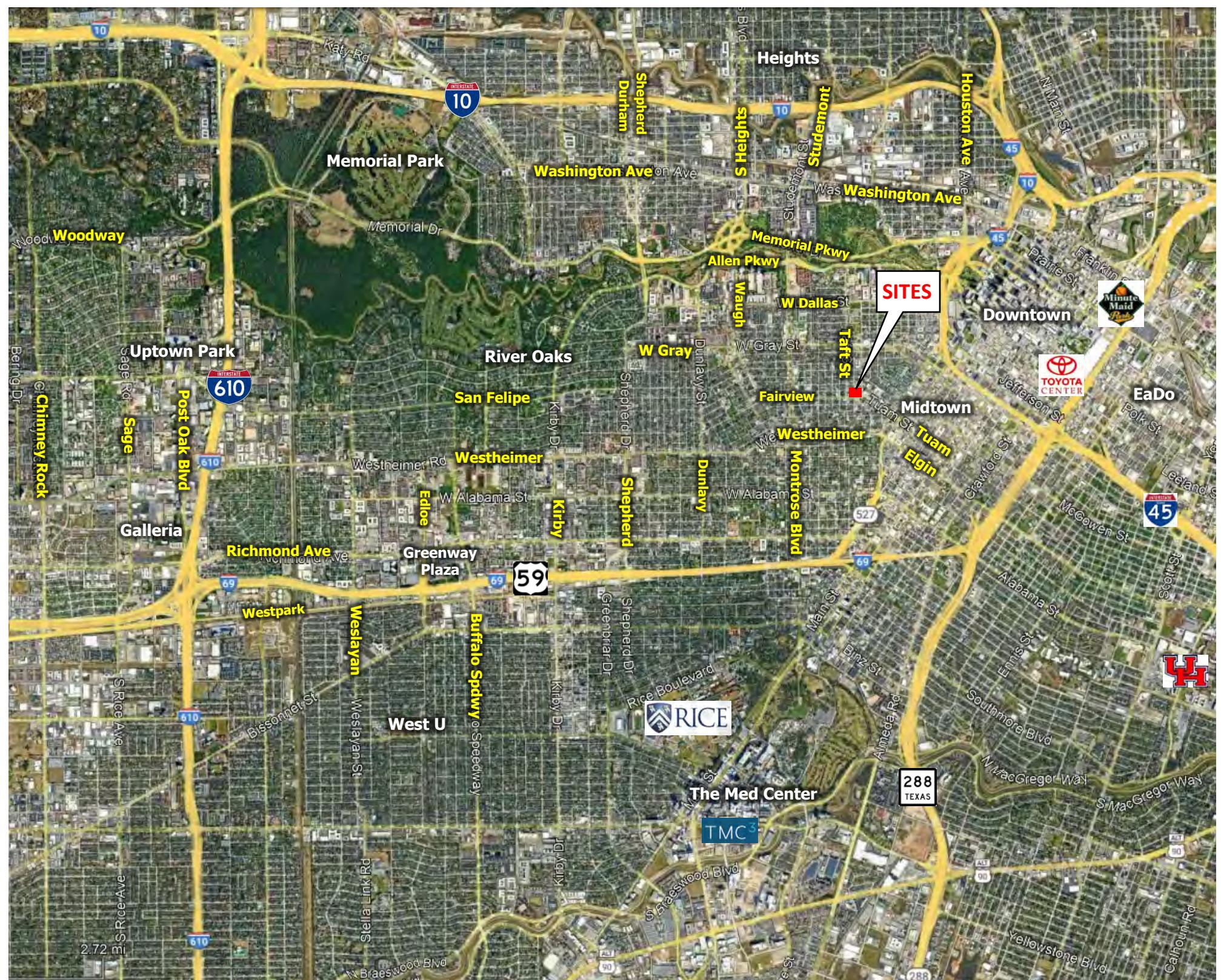
Chelsea Padon

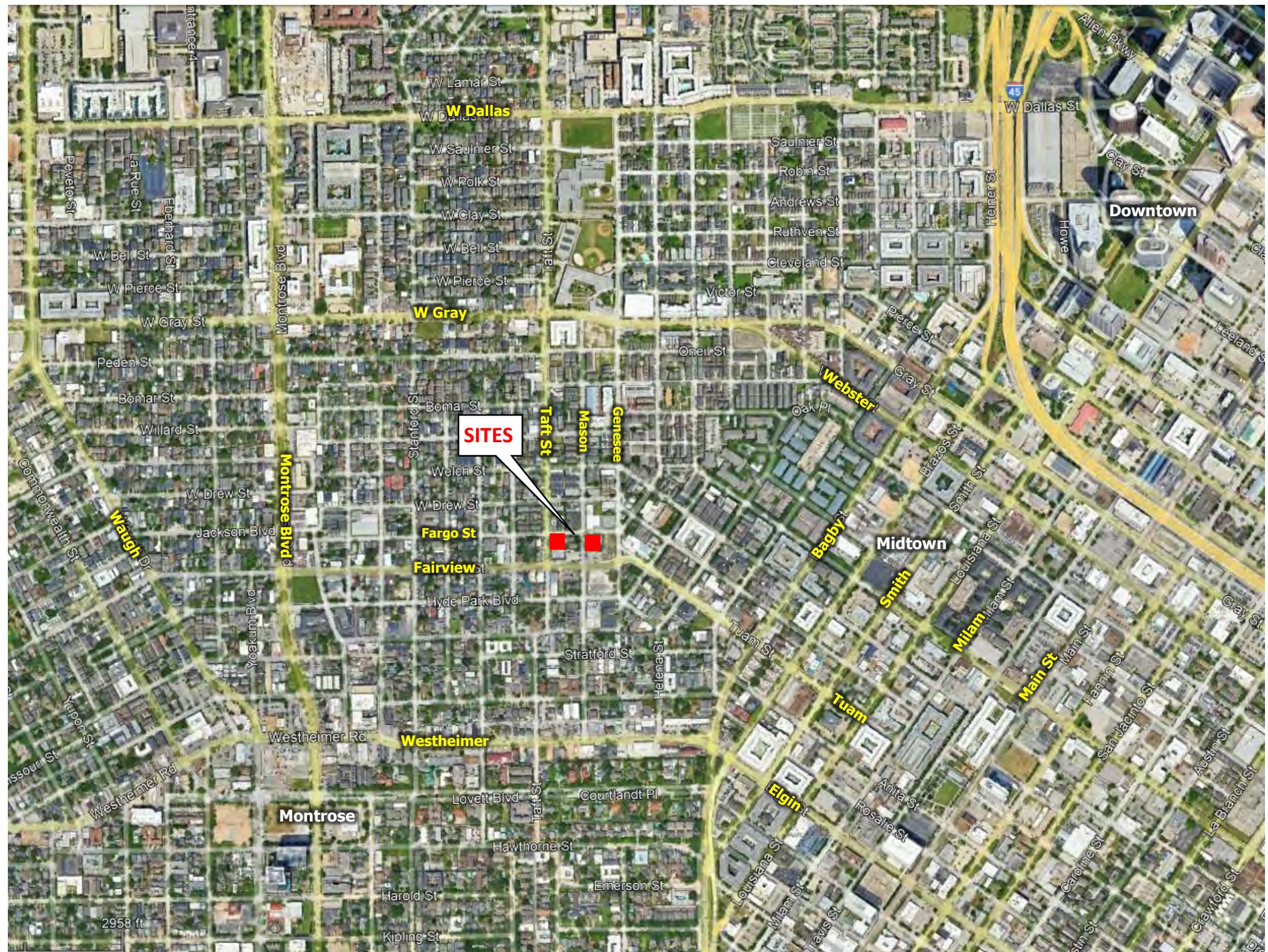
713.471.4722

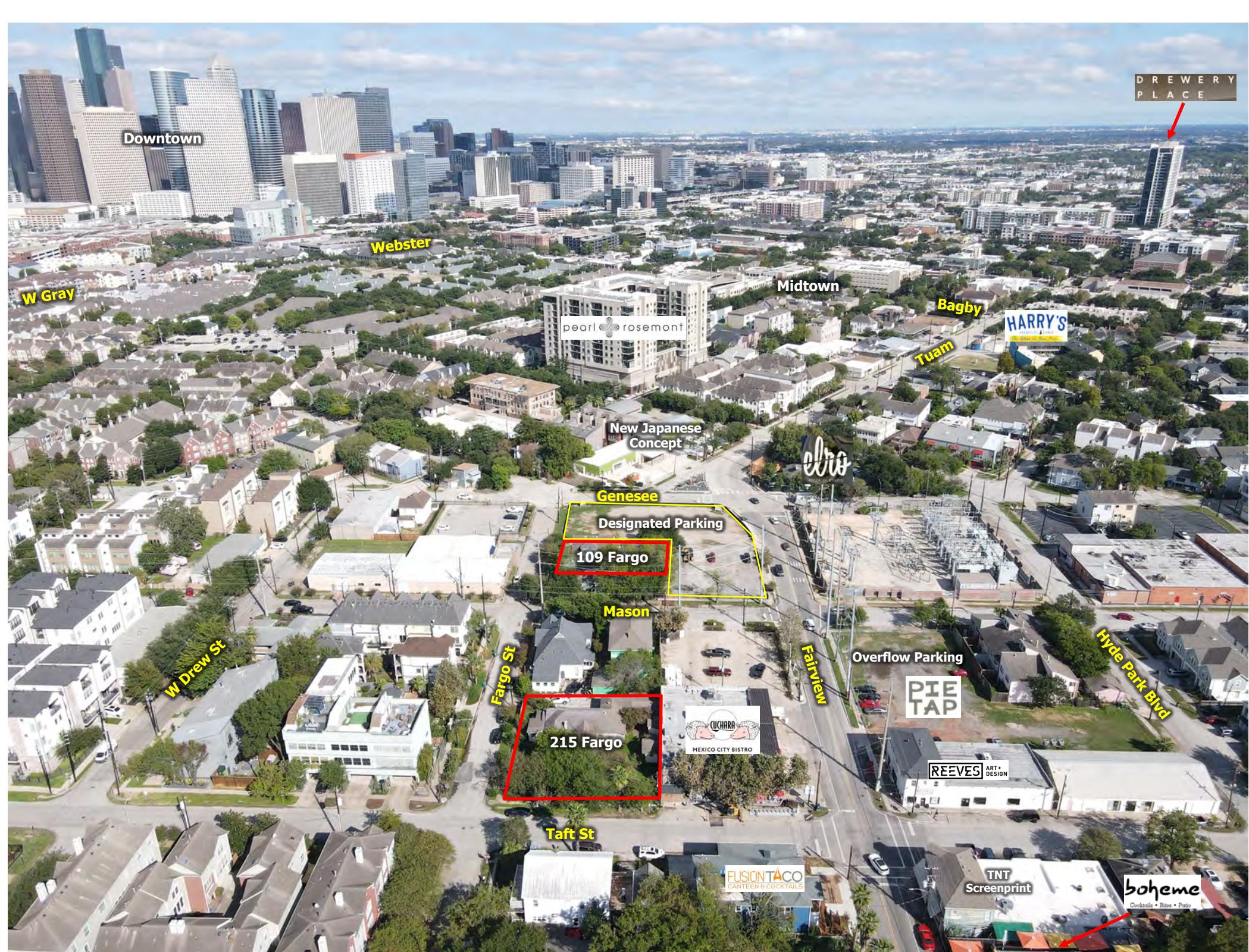
chelsea@chodrowrealty.com

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Demographics	1 MILE	3 MILE	5 MILE
Population	33,920	222,176	493,499
Daytime Population	36,608	324,374	587,189
AVG HH Income	118,871	126,747	118,274
Households	19,821	103,577	218,910







DREWERY
PLACE

the
TRAVIS

Midtown

Bagby

HARRY'S
Stop on Your Way

pearl + rosemont

New Japanese
Concept

Genesee

Designated Parking

109 Fargo

Mason

Overflow Parking

PIE
TAP

REEVES
ART +
DESIGN

Hyde Park Blvd

Fairview

CUCHARO
MEXICO CITY BISTRO

215 Fargo

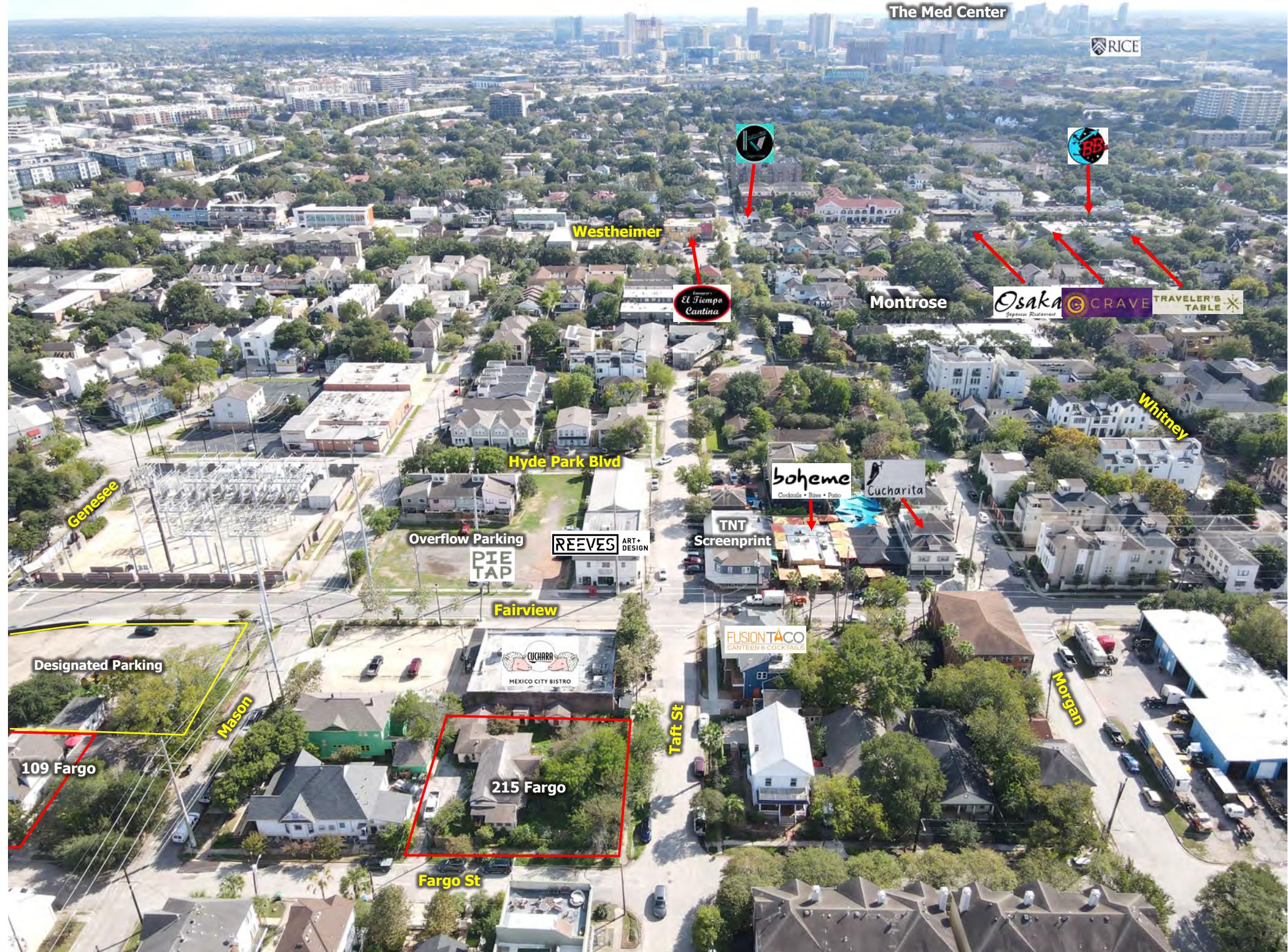
Fargo St

Taft St

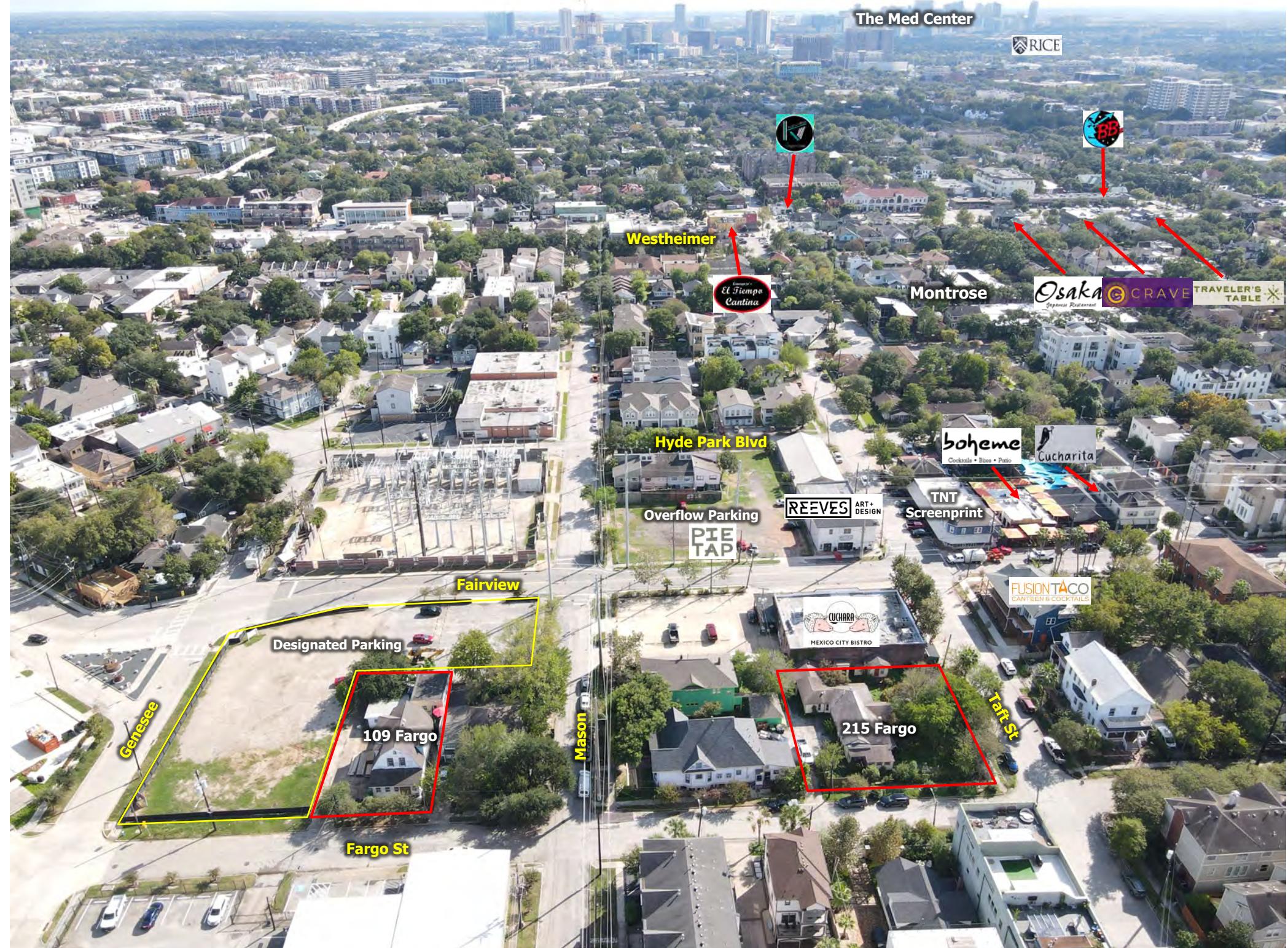
TNT
Screenprint

boheme
Cocktails • Bites • Patio

FUSION TACO
CAANTEEN & COCKTAILS



The Med Center



Galleria

Westheimer



Montrose

W Gray

Montrose Blvd

LA MEXICANA RESTAURANT

BARNABY'S CAFE

boheme



TNT
Screenprint

REEVES
ART + DESIGN

FUSION TACO
CAANTEEN + COCKTAILS



Taft St

215 Fargo

Hyde Park Blvd

Overflow Parking

PIE
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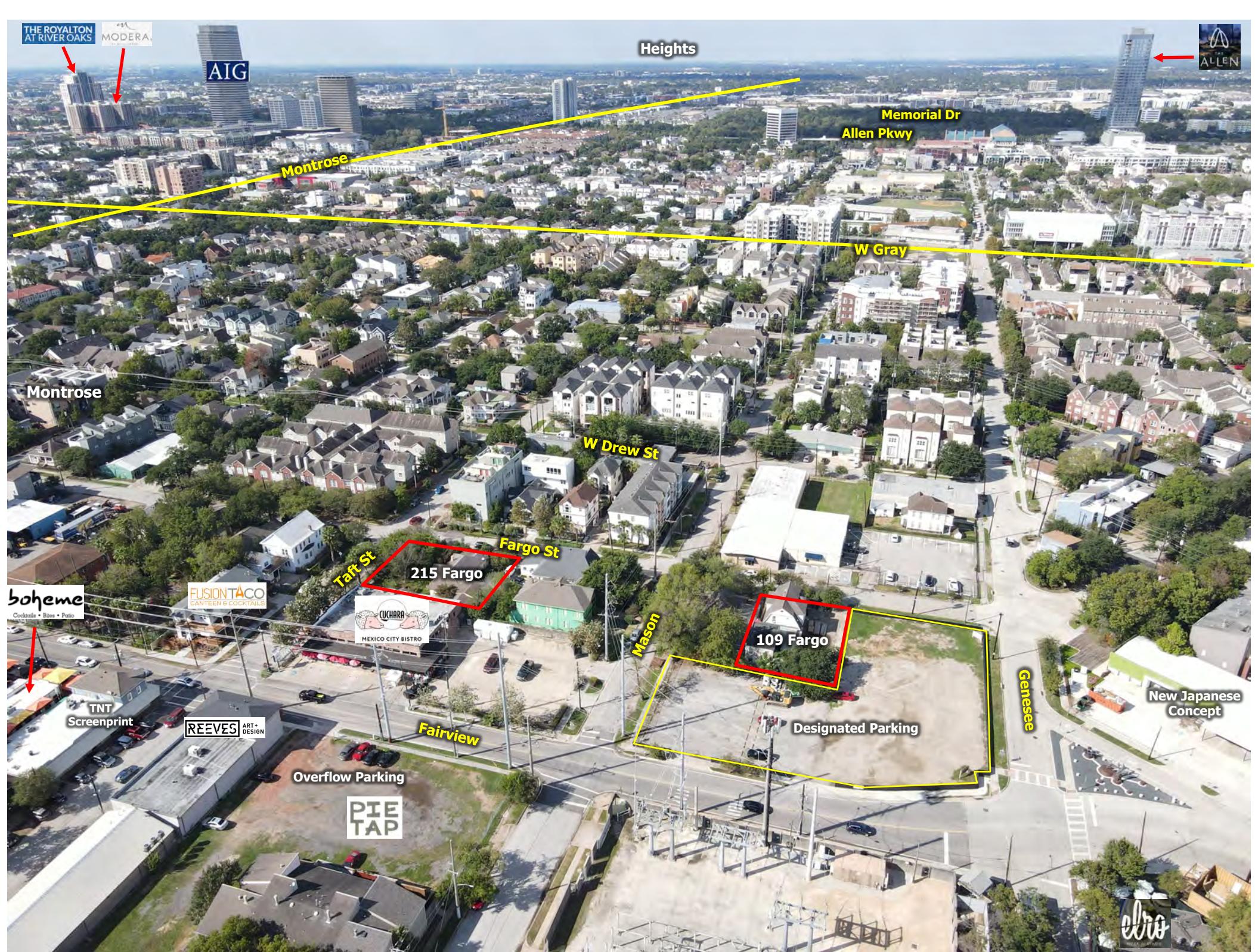
109 Fargo

Fargo St

Designated Parking

Genesee

W Drew St





Downtown

DREWDERY
PLACE















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
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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
Chelsea Padon	627001	chelsea@chodrowrealty.com	(713)471-4722
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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