

# AVAILABLE FOR RESTAURANTS OR RETAIL

109 & 215 Fargo St, Houston, TX 77006

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



**Price:** Call for Pricing  
**109 Fargo St:** 2,974 sf  
**215 Fargo St:** 1,625 SF  
**Location:** Fairview District  
 Accessible and culturally diverse neighborhood  
 Restaurants, Retail, Café, Wine Bar  
**Uses:**

**CHODROW**  
 REALTY ADVISORS

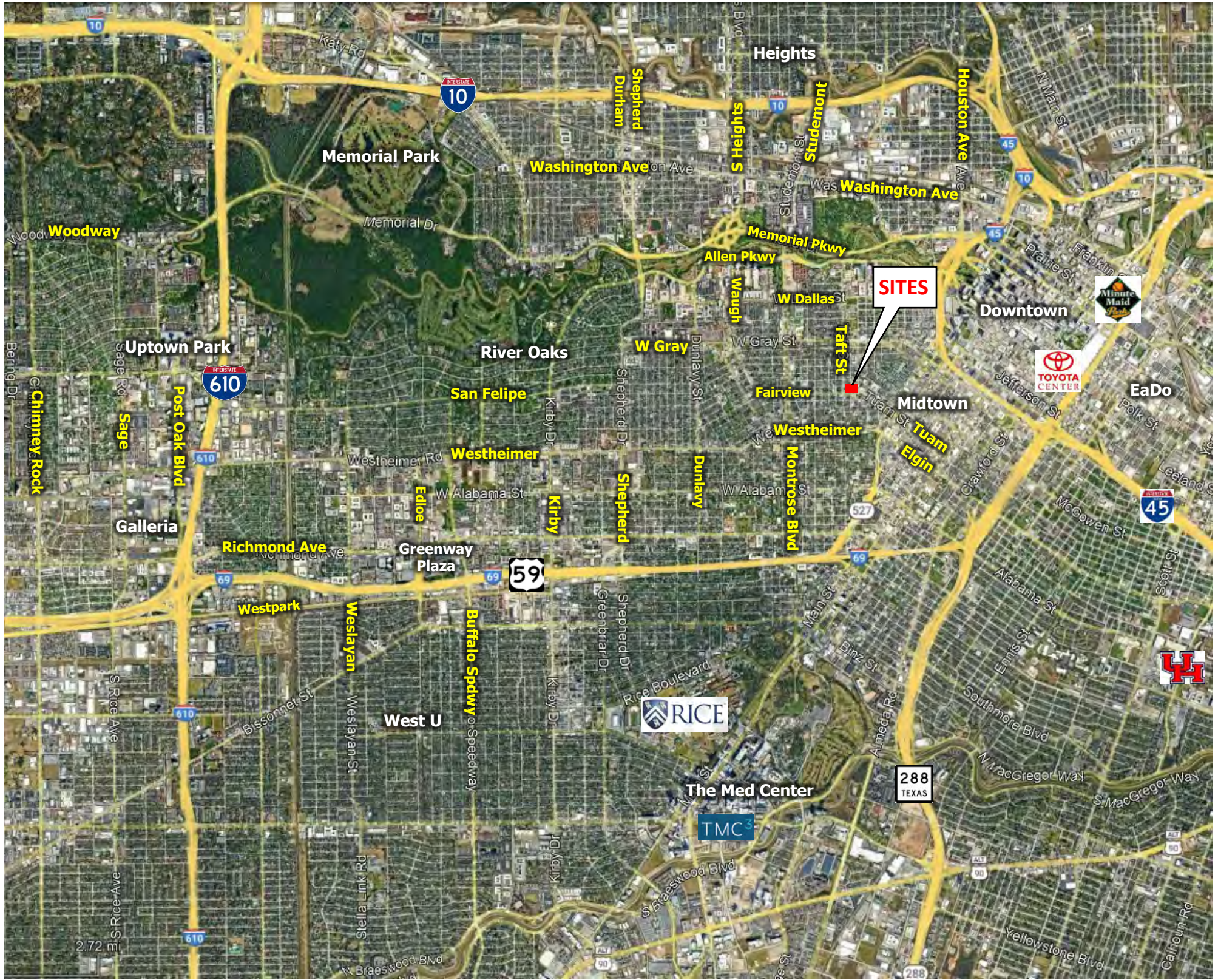
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 achodrow@chodrowrealty.com

**Eric Rozelle**  
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 eric@chodrowrealty.com

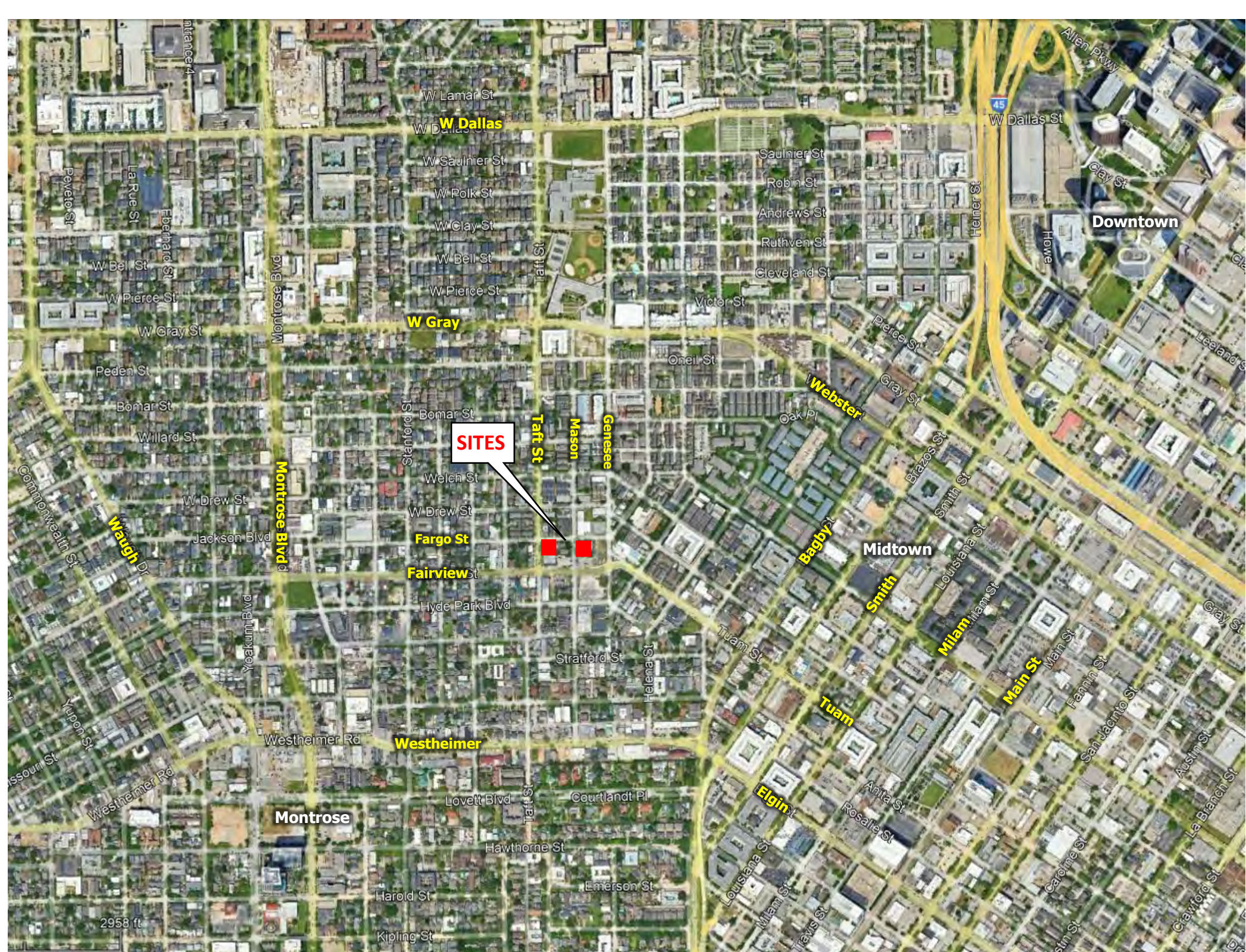
**Chelsea Padon**  
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 chelsea@chodrowrealty.com

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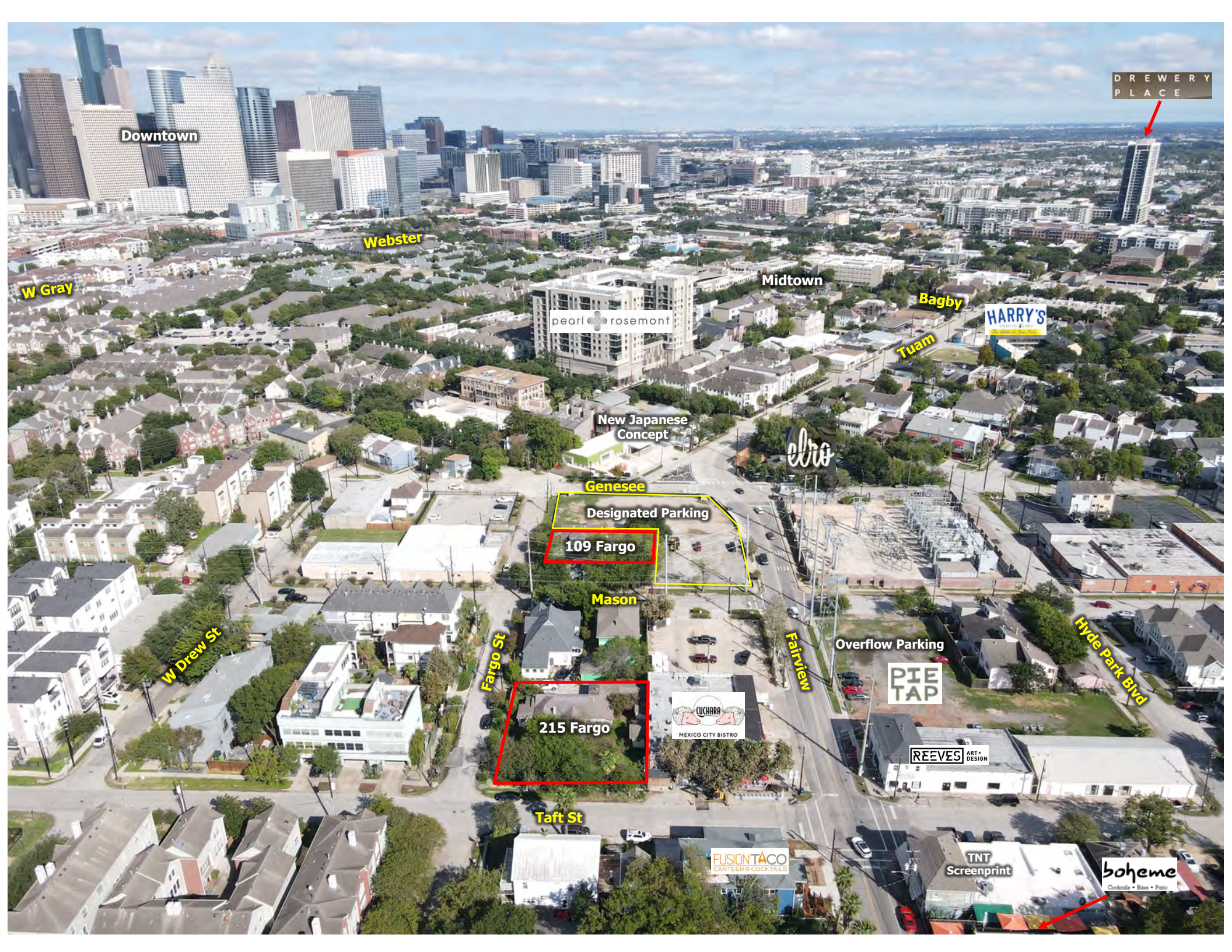












DREWERY PLACE

Downtown

W Gray

Webster

Midtown

Bagby

Tuam

pearl rosemont

New Japanese Concept

Genesee

Designated Parking

109 Fargo

Mason

W Drew St

Fargo St

215 Fargo

Taft St

Fairview

Overflow Parking

Hyde Park Blvd

PIE TAP

REEVES ART + DESIGN

CUCHARA MEXICO CITY BISTRO

FUSION TACO CANTEN & COCKTAILS

TNT Screenprint

boheme Cocktails • Blues • Patio



DREWERY  
PLACE

the  
TRAVIS

Midtown

Bagby

HARRY'S

Tuam

elro

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Concept

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CUCHAR  
MEXICO CITY BISTRO

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Fargo St

Taft St

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CANTEN & COCKTAILS

bohème  
Cocktails • Bites • Patio

pearl rosemont



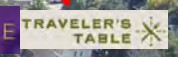
The Med Center



Westheimer



Montrose



Whitney

Hyde Park Blvd

Genesee

Overflow Parking



Fairview



Designated Parking

Mason

109 Fargo

215 Fargo

Fargo St

Taft St

Morgan



The Med Center



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109 Fargo

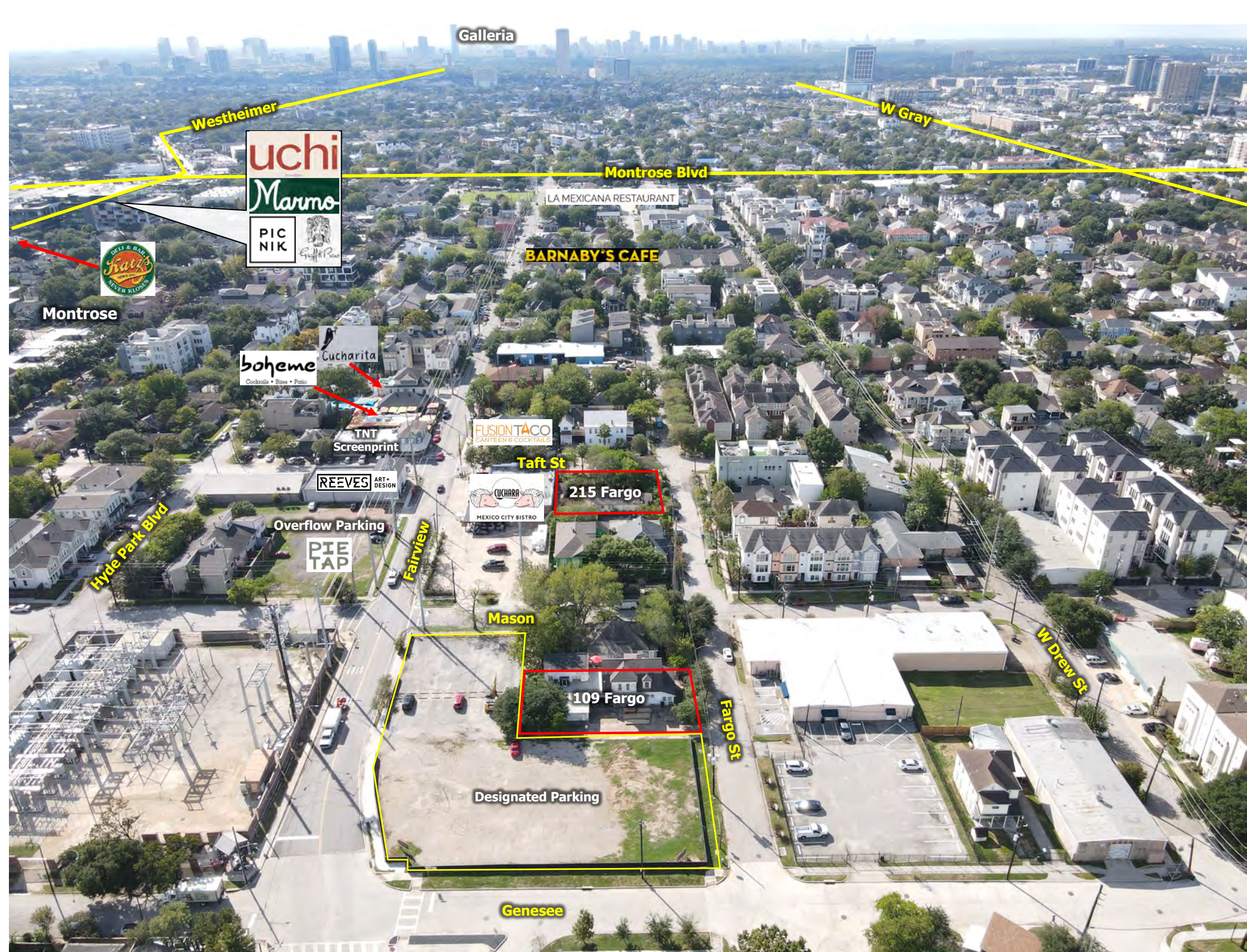
Mason

215 Fargo

Taft St

Fargo St

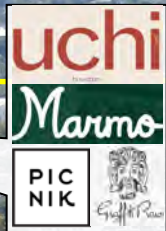




Galleria

Westheimer

W Gray



Montrose Blvd

LA MEXICANA RESTAURANT

BARNABY'S CAFE



Montrose

boheme

Cucharita

TNT  
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FUSION TACO  
CANTEN & COCKTAILS

Taft St

REEVES  
ART + DESIGN



215 Fargo

Overflow Parking

PIE  
TAP

Fairview

Mason

109 Fargo

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Fargo St

W Drew St

Genesee



THE ROYALTON AT RIVER OAKS MODERA

AIG

Heights



Memorial Dr  
Allen Pkwy

Montrose

W Gray

Montrose

W Drew St

Taft St  
215 Fargo  
Fargo St

109 Fargo

Mason

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FUSION TACO CANTINE & COCKTAILS

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bohème Cocktails • Bites • Patio





Memorial Dr  
Allen Pkwy

Downtown

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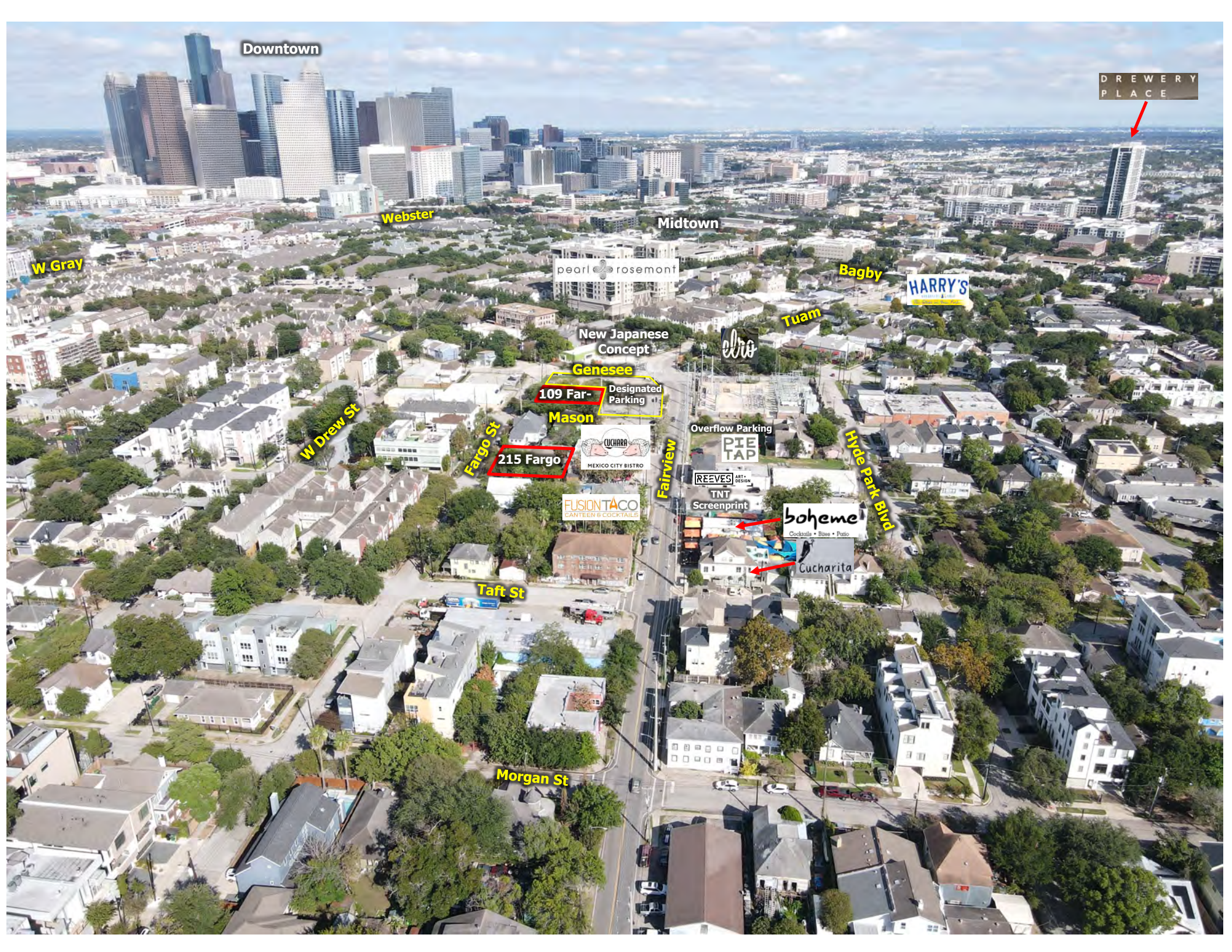
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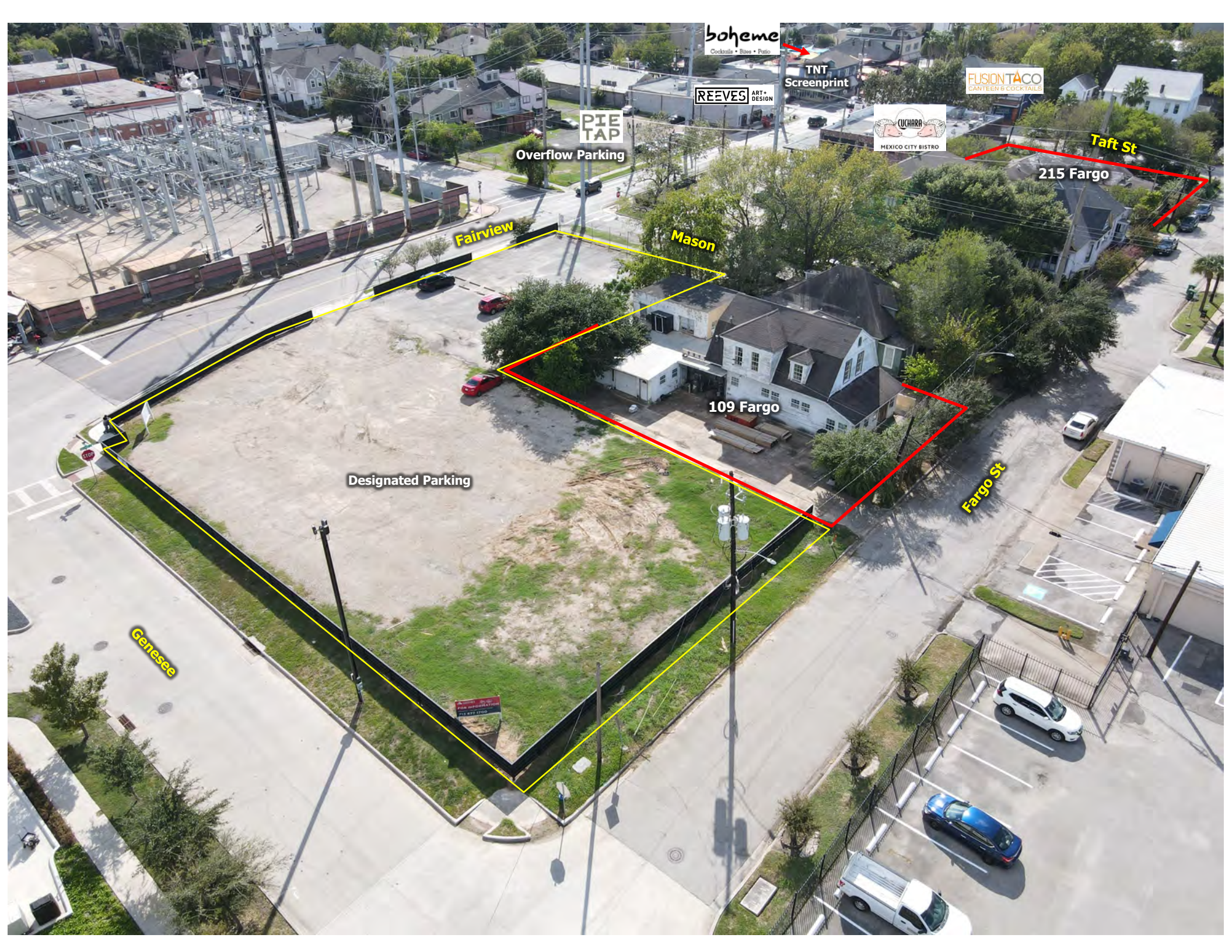
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## Information About Brokerage Services

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
<b>Alan Chodrow</b>	<b>391428</b>	<b>achodrow@chodrowrealty.com</b>	<b>(832)741-7553</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Eric Rozelle</b>	<b>551185</b>	<b>eric@chodrowrealty.com</b>	<b>(832)212-3051</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Chelsea Padon</b>	<b>627001</b>	<b>chelsea@chodrowrealty.com</b>	<b>(713)471-4722</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Chodrow Realty Advisors, 3336 Richmond, Suite 302 Houston TX 77098  
Alan Chodrow

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

IABS 1-0 Date

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