

FOR SALE

Glenbrook United Methodist Church
8635 Glen Valley Dr, Houston, TX 77061

Reduced

◆ **LOCATION**

NEC of Glen Valley Dr & Wilmerdean St.
– just 1 block east of Broadway Blvd.

◆ **LAND SIZE**

Approximately 4.7 acres (205,298 SF)
According to Harris Co. Appraisal District

◆ **BUILDING DESCRIPTION**

Approx. 22,145 SF, built in 1950's, seats ± 300,
kitchen, fellowship hall, small gym, ± 15 offices/
classrooms.

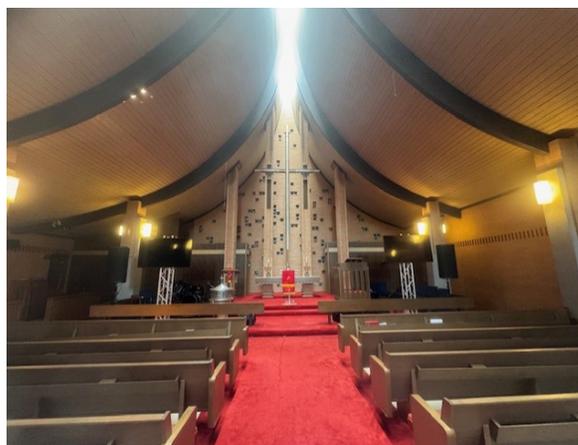
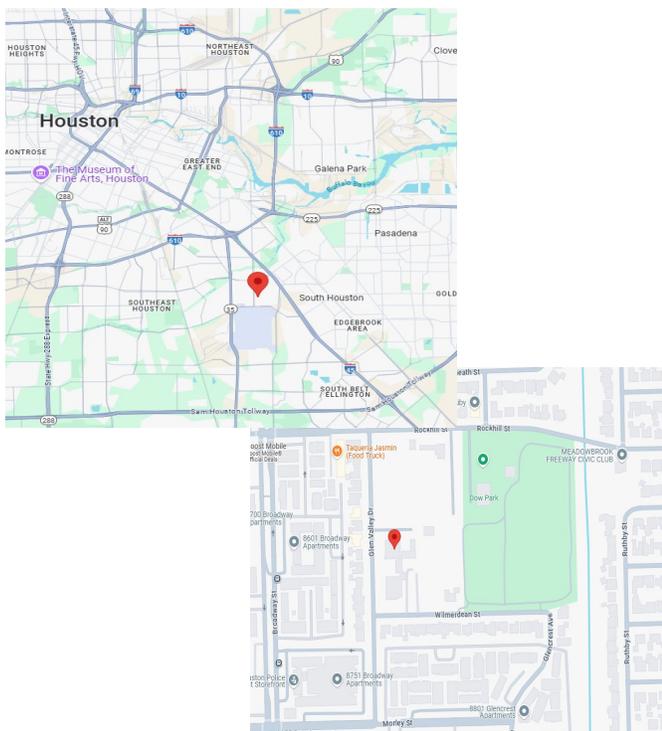
◆ **COMMENTS**

Skylights and partial roof replacement since
Hurricane Beryl.
Facility has some deferred maintenance.
Sold “as is, where is”
Please DO NOT disturb tenants.
Ideal for church, community center, school, etc.



\$2,900,000

Shown By Appointment Only



For Information Contact:

*Carol Gray or
Christina Hips*

www.internationalchurchrealty.com

713-541-4005

Email: churchrealty@sbcglobal.net

INTERNATIONAL CHURCH REALTY
419 Macek Rd • Richmond, TX 77469

Information contained herein has been obtained from the owner of the property or from sources we deem reliable. We have no reason to doubt it's accuracy, however we make no guarantees. All land and building sizes are approximations. Prices subject to change without notice.

Glenbrook United Methodist Church

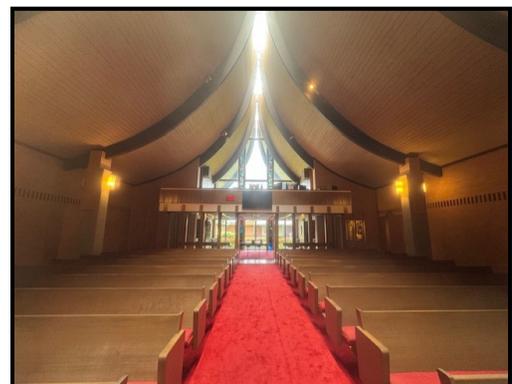
Photos



Sanctuary Building and Courtyard



Sanctuary and Pulpit



Additional Sanctuary View and Rear View

Information contained herein has been obtained from the owner of the property or from sources we deem reliable. We have no reason to doubt it's accuracy, however we make no guarantees. All land and building sizes are approximations. Prices subject to change without notice.

Glenbrook United Methodist Church

Photos



Conference Room and Pastor's Office



Office and Classroom



Fellowship Hall

Information contained herein has been obtained from the owner of the property or from sources we deem reliable. We have no reason to doubt it's accuracy, however we make no guarantees. All land and building sizes are approximations. Prices subject to change without notice.

Glenbrook United Methodist Church Photos



Kitchen and Classroom



2nd Courtyard and Classroom



Classroom and Gym Bldg.

Information contained herein has been obtained from the owner of the property or from sources we deem reliable. We have no reason to doubt it's accuracy, however we make no guarantees. All land and building sizes are approximations. Prices subject to change without notice.



Information About Brokerage Services

11-2-2015

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.

International Church Realty	0251117	churchrealty@sbcglobal.net	(713) 541-4005
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Carol Gray	0251117	churchrealty@sbcglobal.net	(713) 541-4005
Designated Broker of Firm	License No.	Email	Phone
Christina Hipps	0476944	churchrealty@sbcglobal.net	(713) 541-4005
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

Information available at www.trec.texas.gov
IABS 1-0
TAR 2501