

FOR SALE

112 E 4TH ST, HOUSTON, TX 77007

Oxford
partners



PROPERTY
TOUR VIDEO



VIRTUAL TOUR

NATALI CZARNESKI
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RYAN J. HARTSELL, SIOR
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GOOGLE MAP

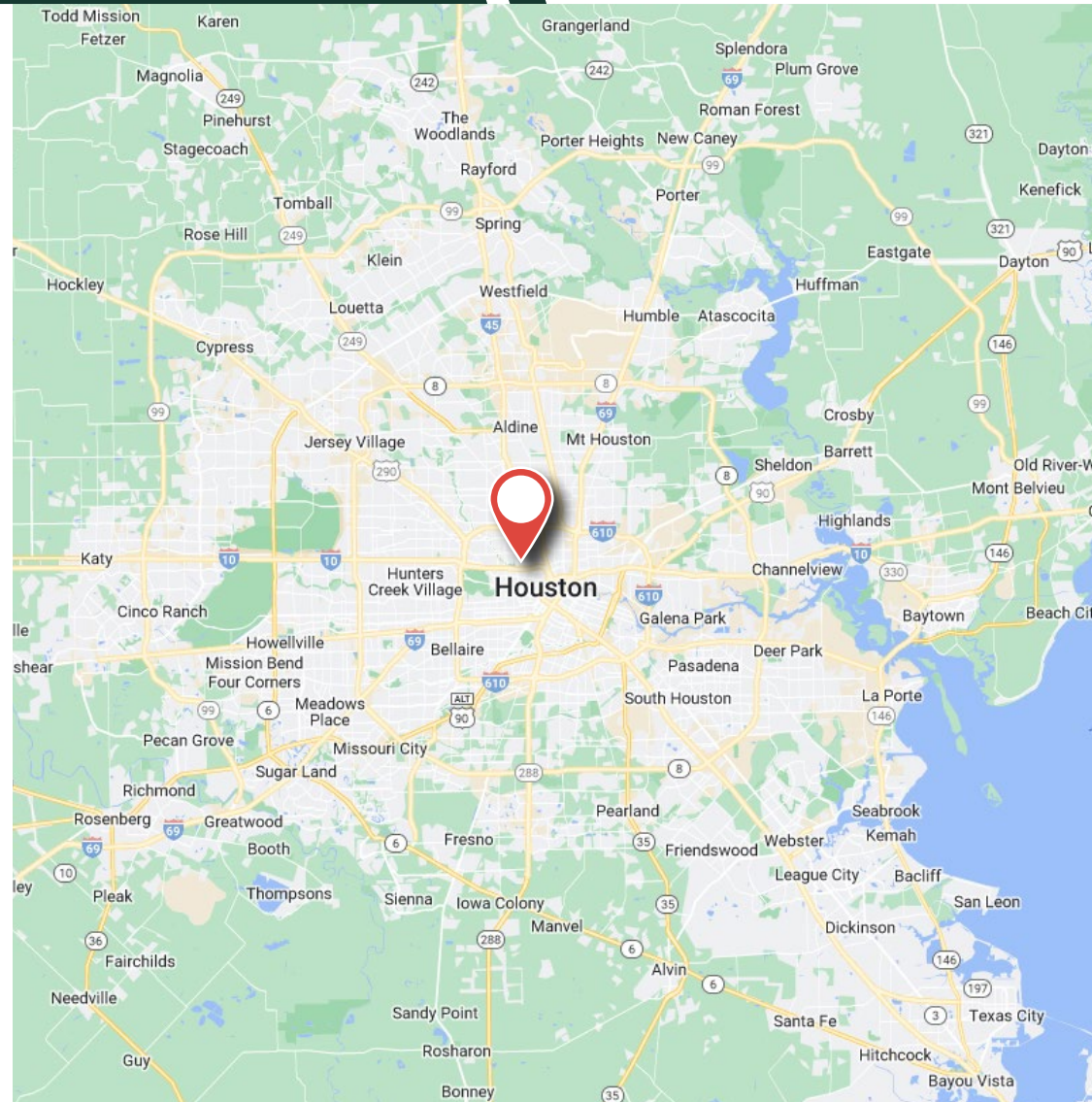
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PROPERTY FEATURES

- **Building Sqft:** 3,812 sqft
- **Lot Sqft:** 7,500 sqft
- **Bedrooms/Office:** 4 private offices – two could be divided into smaller offices
- **Bathrooms:** 4 private bathrooms one half bath
- **Certificate of Occupancy**
- **Parking Spaces:** 9 on site parking spaces plus garage; paved with gravel lot
- **HVAC:** 2 ac units (4 & 3.5 ton); replaced one in 2020, original water heater
- **Roof:** Replaced 1-2 years ago
- Never Flooded
- No Deed Restrictions
- Architect drawn as-built plans; rewired grounded conduit
- Elevation certificate
- Downtown Views



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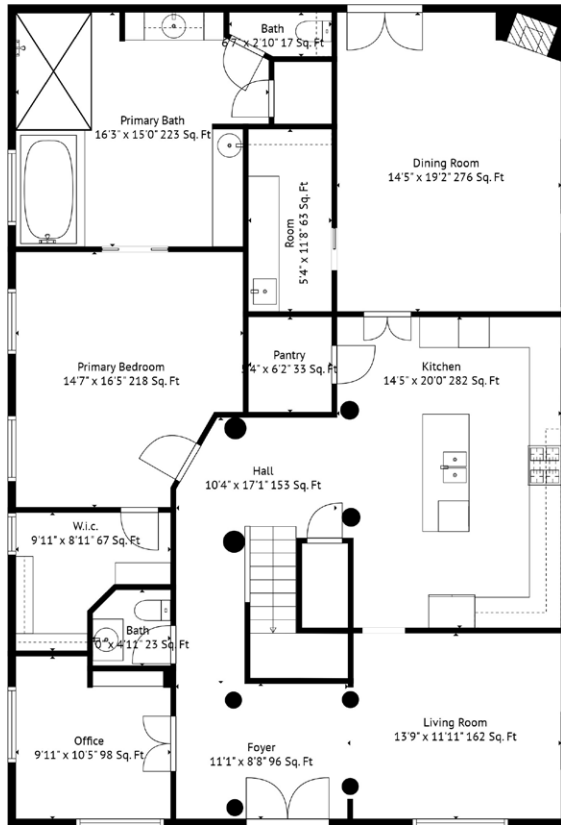
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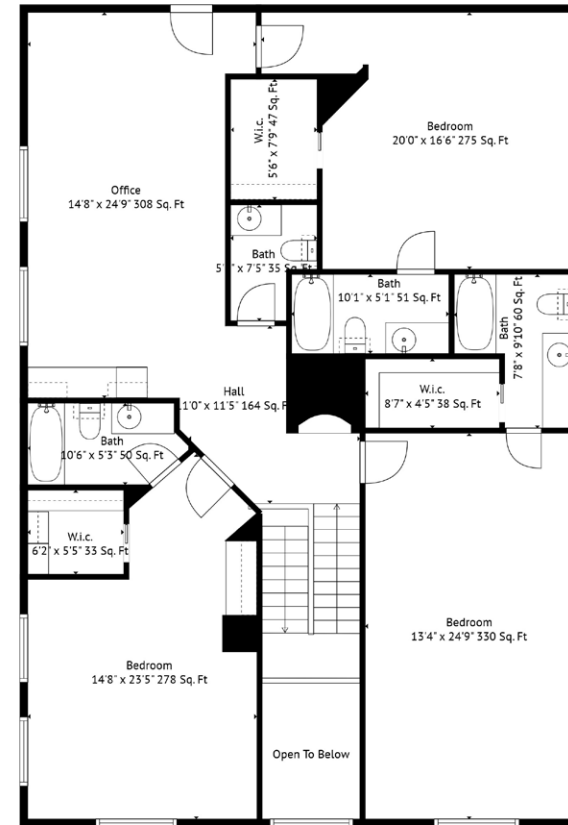
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FLOOR PLAN



1ST FLOOR
1,814 SQ. FT



2ND FLOOR
1,758 SQ. FT



TOTAL: 3,572 SQ. FT
EXCLUDED AREAS: OPEN TO BELOW: 55 SQ. FT

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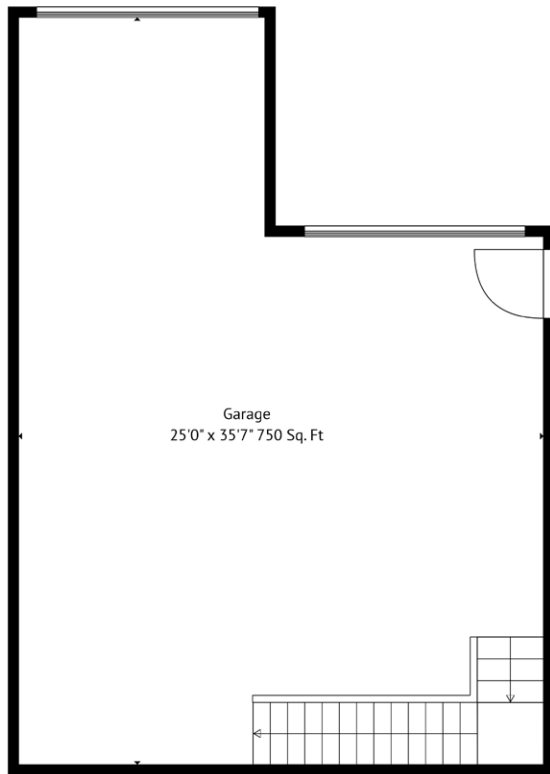


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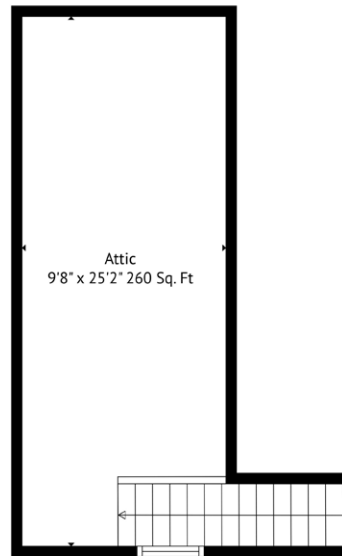


SITE PLAN



1ST FLOOR

750 SQ. FT



2ND FLOOR

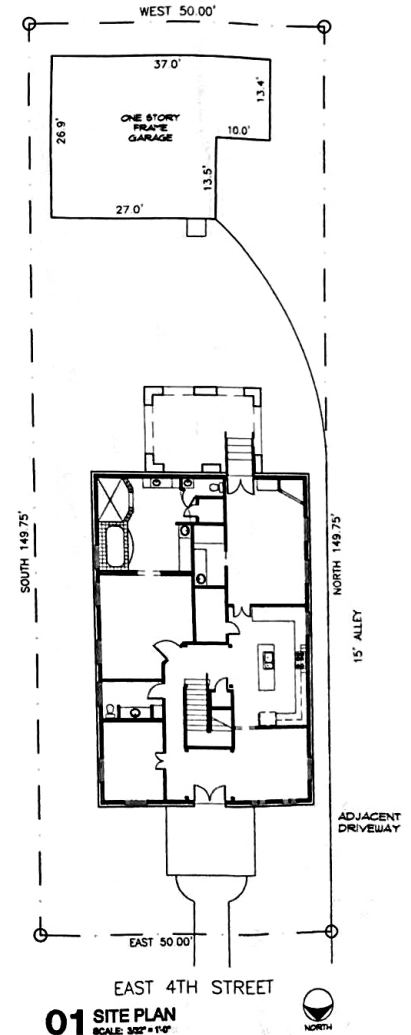
260 SQ. FT

GARAGE & ATTIC/STORAGE

TOTAL: 260 SQ. FT

BELOW GROUND: 0 SQ. FT, FLOOR 2: 260 SQ. FT

EXCLUDED AREAS: GARAGE: 750 SQ. FT



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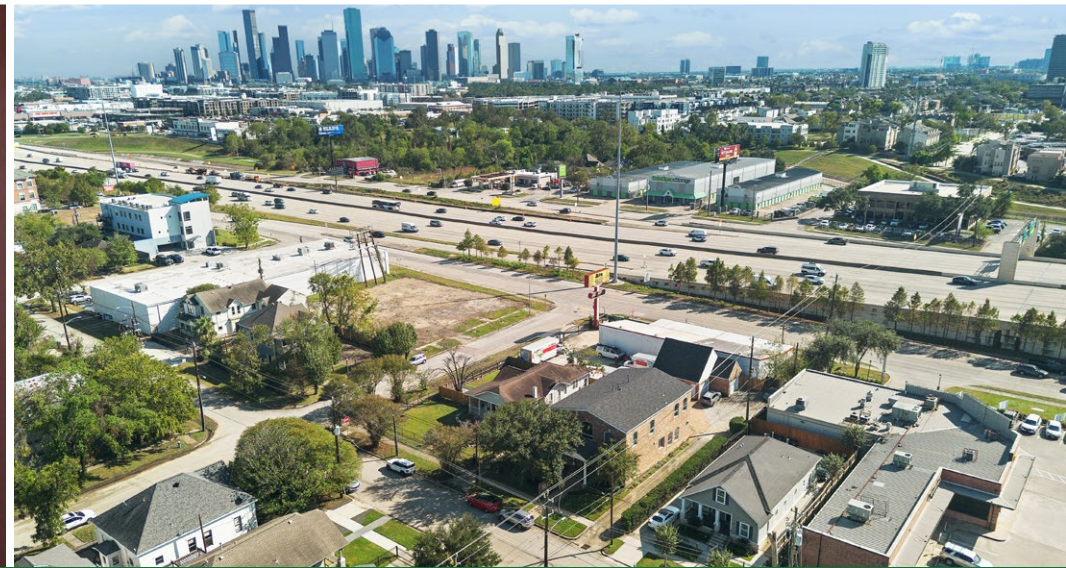
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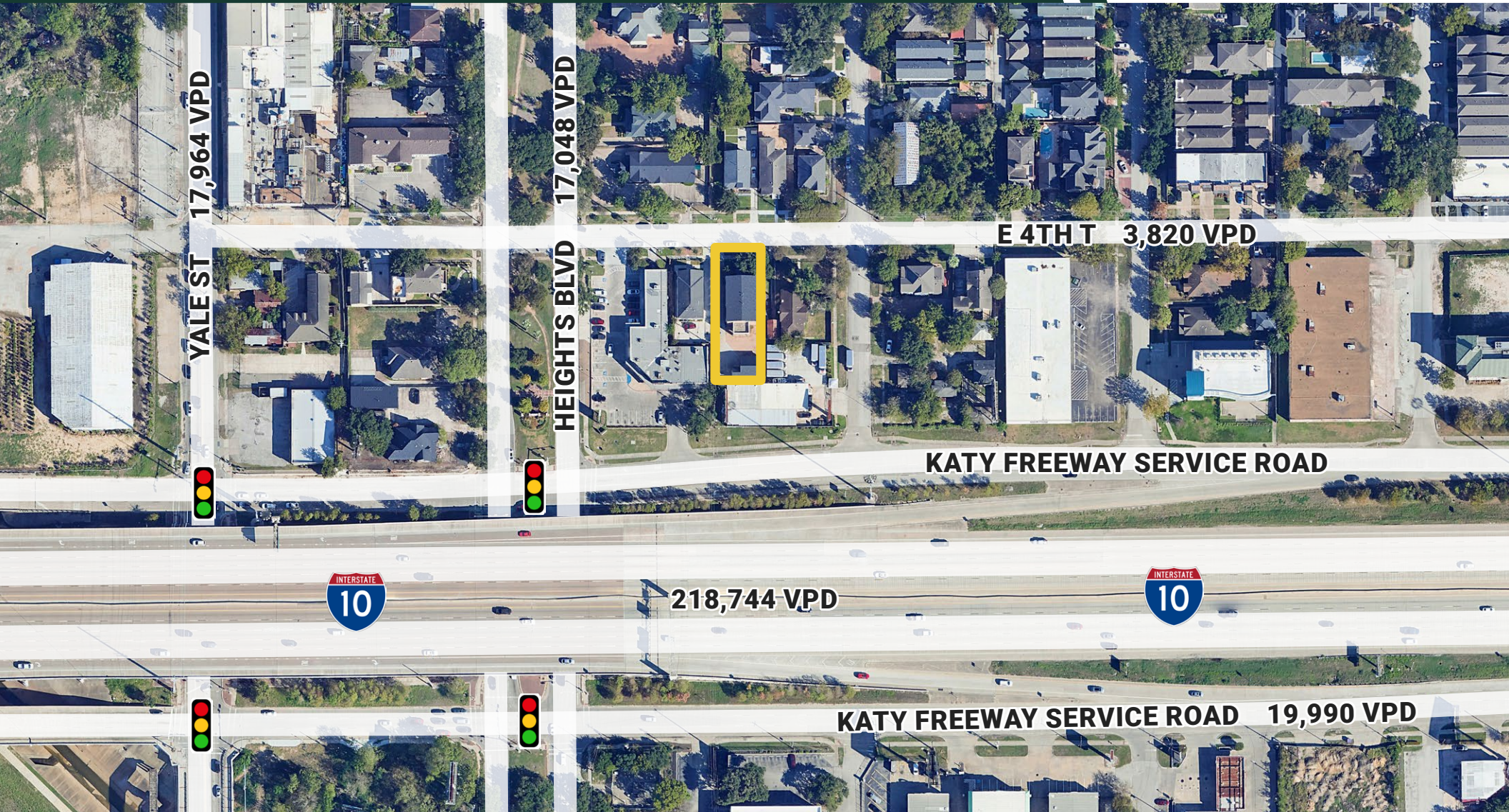


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DEMOGRAPHICS

2024 SUMMARY	1 MILE	3 MILE	5 MILE
Population	26,322	209,244	470,069
Households	26,322	209,244	470,069
Families	5,466	41,894	98,703
Average Household Size	1.82	1.91	2.06
Owner Occupied Housing Units	5,350	42,314	90,513
Renter Occupied Housing Units	9,096	60,790	126,268
Median Age	33.8	35.2	35.6
Median Household Income	\$132,436	\$116,210	\$98,504
Average Household Income	\$189,746	\$173,319	\$152,293

BUSINESSES - 5 MILES

37,869
TOTAL
BUSINESSES

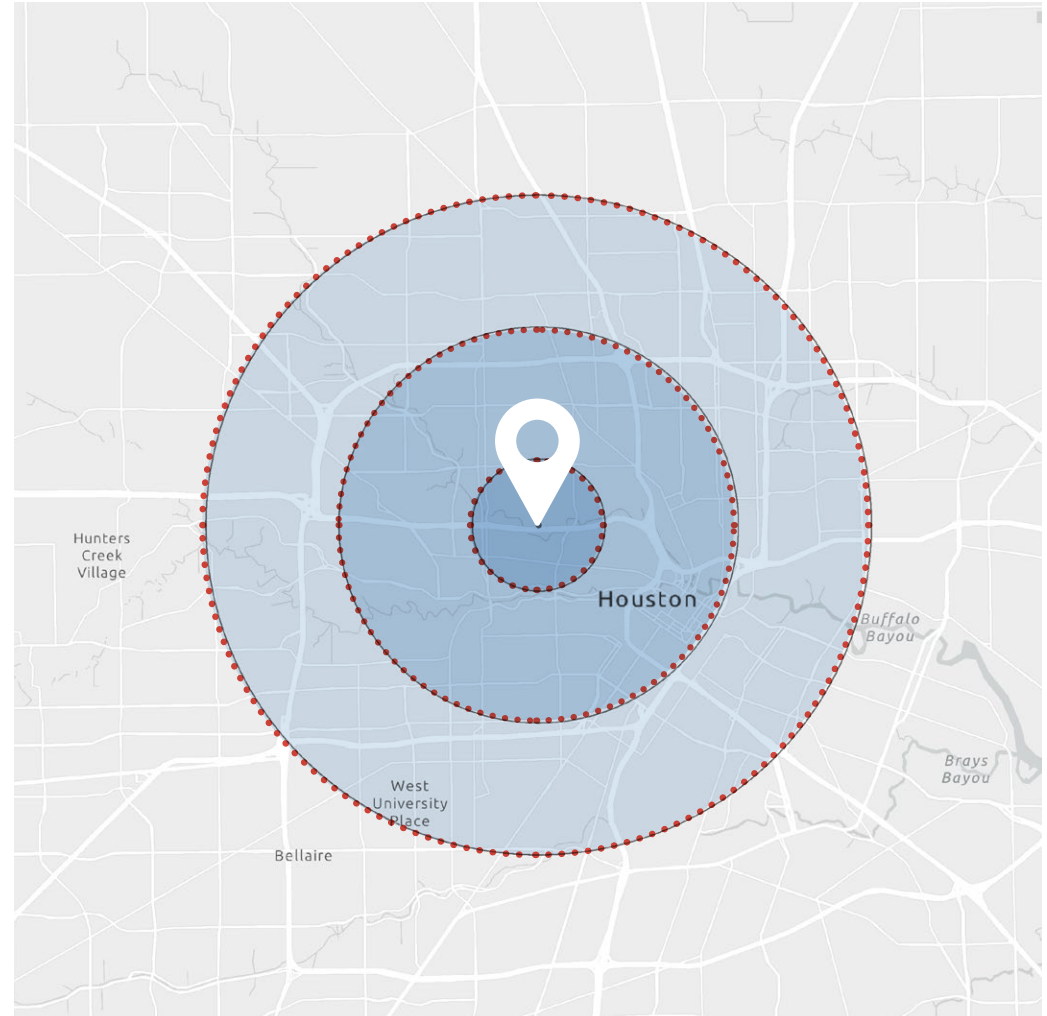
661,921
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$152,293
AVERAGE HH
INCOME

\$70,587
PER CAPITA
INCOME

\$137,914
MEDIAN
NET WORTH



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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Hartsell	596436	rhartsell@oxfordcres.com	(281) 923-5660
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Natali Czarneski	612529	nczarneski@oxfordcres.com	(713) 253-4964
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date