

LAND FOR SALE - 0.82 ACRES

WEST 17TH ST HOUSTON, TX 77008



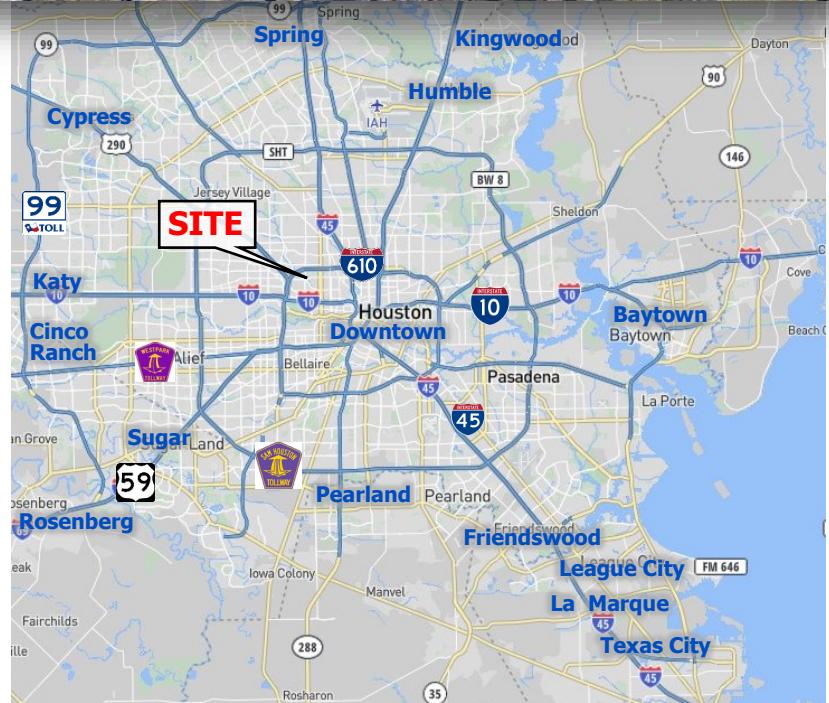
Price:
Uses:

Utilities:
School District:
Frontage:

Call for Pricing
Commercial / Multifamily /
Residential
Available
HISD
238' on W 17th St

Demographics	1 MILE	3 MILE	5 MILE
Population	17,631	139,088	427,780
Total Households	8,107	61,395	178,994
AVG HH Income	144,749	127,941	109,347

2020 Estimates (Costar)

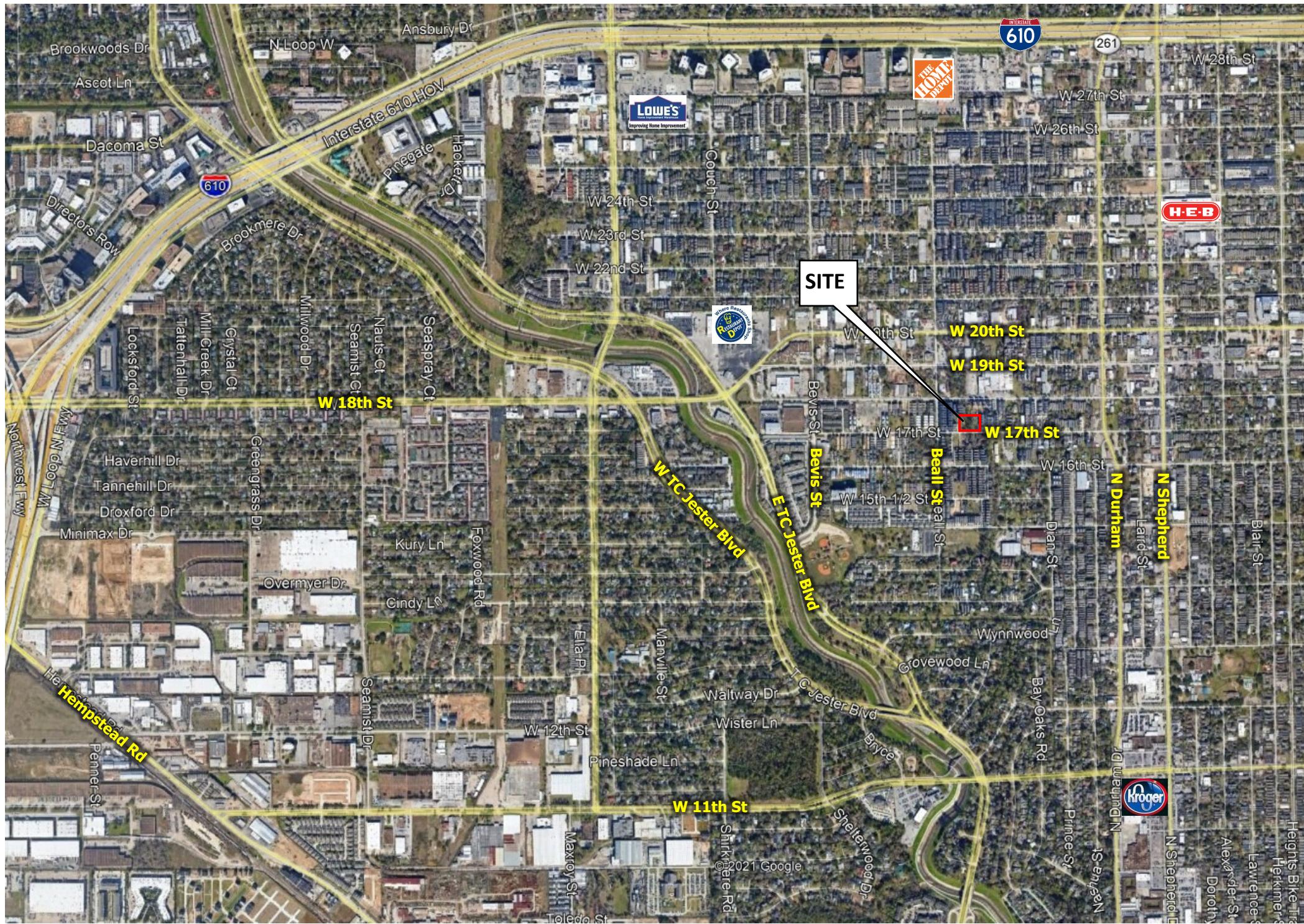


CHODROW
REALTY ADVISORS

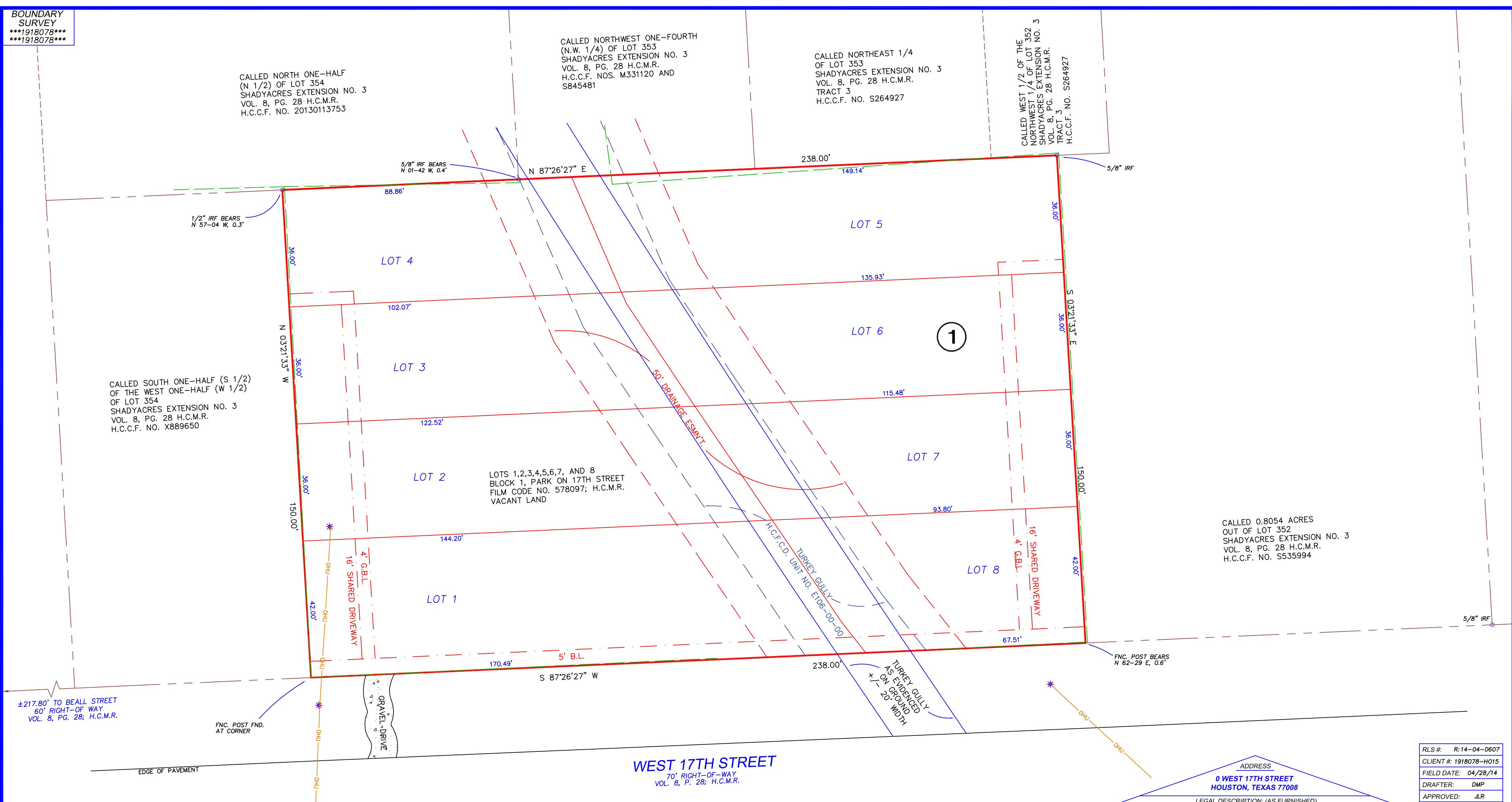
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BOUNDARY
SURVEY
1918078
1918078



RLS #: R:14-04-0607

CLIENT #: 1918078-H015

FIELD DATE: 04/28/14

DRAFTER: DMP

APPROVED: JLR

SCALE: 1" = 20'

ADDRESS

0 WEST 17TH STREET

HOUSTON, TEXAS 77008

LEGAL DESCRIPTION: (AS FURNISHED)

LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, BLOCK 1, PARK ON 17TH STREET, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 578097, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS.

BASIS OF BEARINGS: PER RECORDED PLAT. ALL BEARINGS AND DISTANCES ARE PLAT AND ACTUAL UNLESS OTHERWISE NOTED.

CONTROLLING MONUMENTS: A 5/8" IRF FOR THE NE CORNER OF SUBJECT TRACT AND A 5/8" IRF FOR THE SE CORNER OF EAST ADJOINER TRACT.

LIST OF POSSIBLE ENCROACHMENTS: NONE APPARENT, AS SHOWN ABOVE.

NOTES:

THE SURVEYOR CERTIFIES THE ACCURACY AND SUFFICIENCY OF THE SURVEY PROVIDED HEREON.

CERTIFIED TO: (AS FURNISHED)

FIRST AMERICAN TITLE COMPANY STREAMLINE FUNDING NEAT HOME INVESTORS, LLC

NOTES:

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND OTHER UNDERGROUND STRUCTURES NOT LOCATED BY THIS SURVEY.

2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING INSURANCE AND FINANCIAL PURPOSES. IT SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

3. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO OTHER PARTIES FOR THIS SURVEY IS NOT TRANSFERRED OR ASSUMED.

FOR INFORMATIONAL PURPOSES ONLY

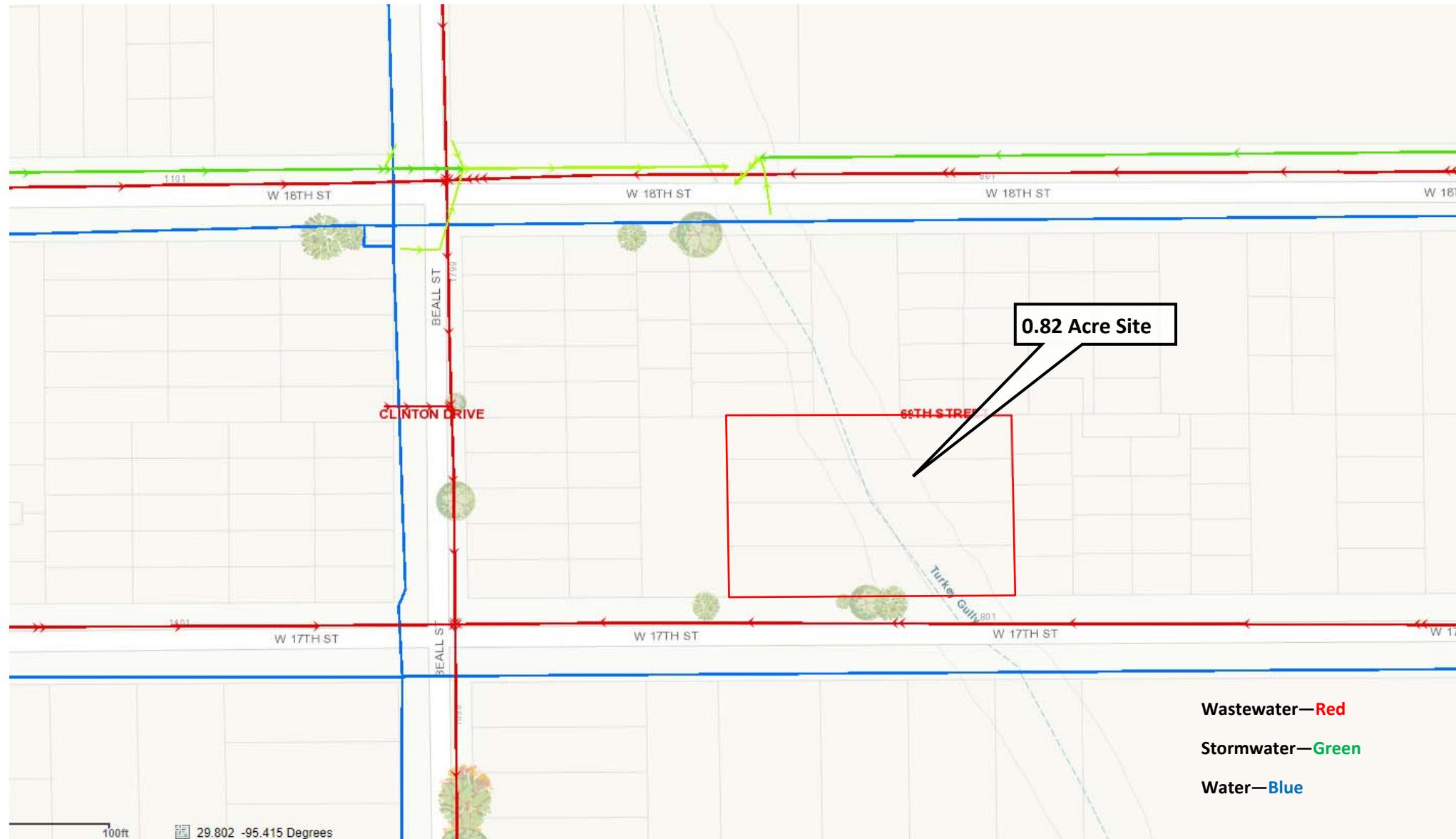
ACCORDING TO THE STANDARD FLOOD HAZARD DETERMINATION FORM FOR THE 2010 NATIONAL FLOOD INSURANCE PROGRAM, THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "A" PER FIRM PANEL NUMBER 482010-0670.

LAST REVISION DATE: 04/29/14. THIS SURVEY IS NOT A SUBSTITUTE FOR A FLOOD INSURANCE MAP. NO WARRANTIES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

RESIDENTIAL LAND SERVICES

REVIEWED AND APPROVED BY: [Signature]





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
<u>Alan Chodrow</u>	<u>391428</u>	<u>achodrow@chodrowrealty.com</u>	<u>(832)741-7553</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Eric Rozelle</u>	<u>551185</u>	<u>eric@chodrowrealty.com</u>	<u>(832)212-3051</u>
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

TXR-2501

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

Alan Chodrow

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Information available at www.trec.texas.gov

IABS 1-0 Date

Houston

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