

PROPERTY AVAILABLE FOR SALE

2504 ALGERIAN WAY HOUSTON TX 77098

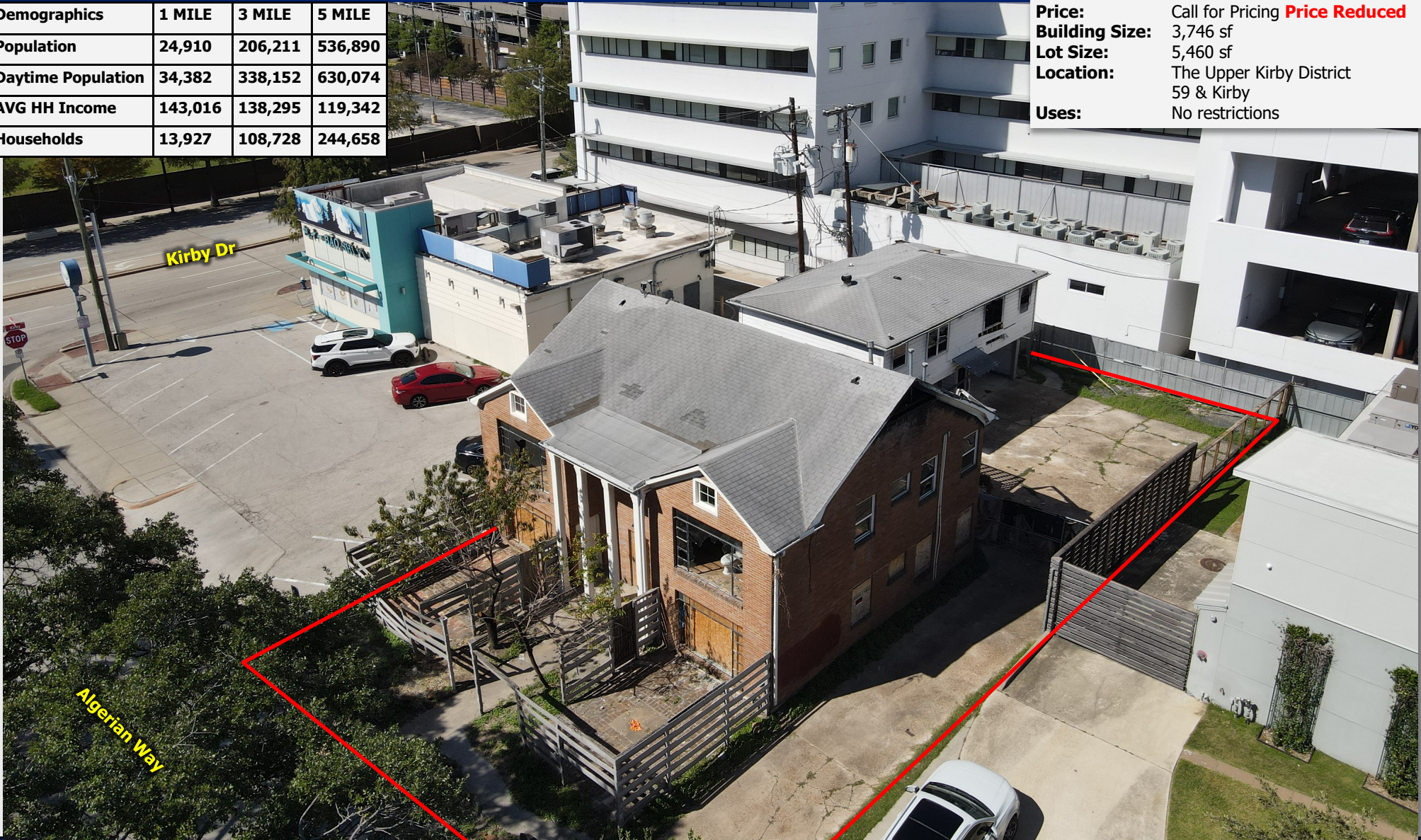
Motivated Seller

Final Bids Due by

February 1, 2024

Demographics	1 MILE	3 MILE	5 MILE
Population	24,910	206,211	536,890
Daytime Population	34,382	338,152	630,074
AVG HH Income	143,016	138,295	119,342
Households	13,927	108,728	244,658

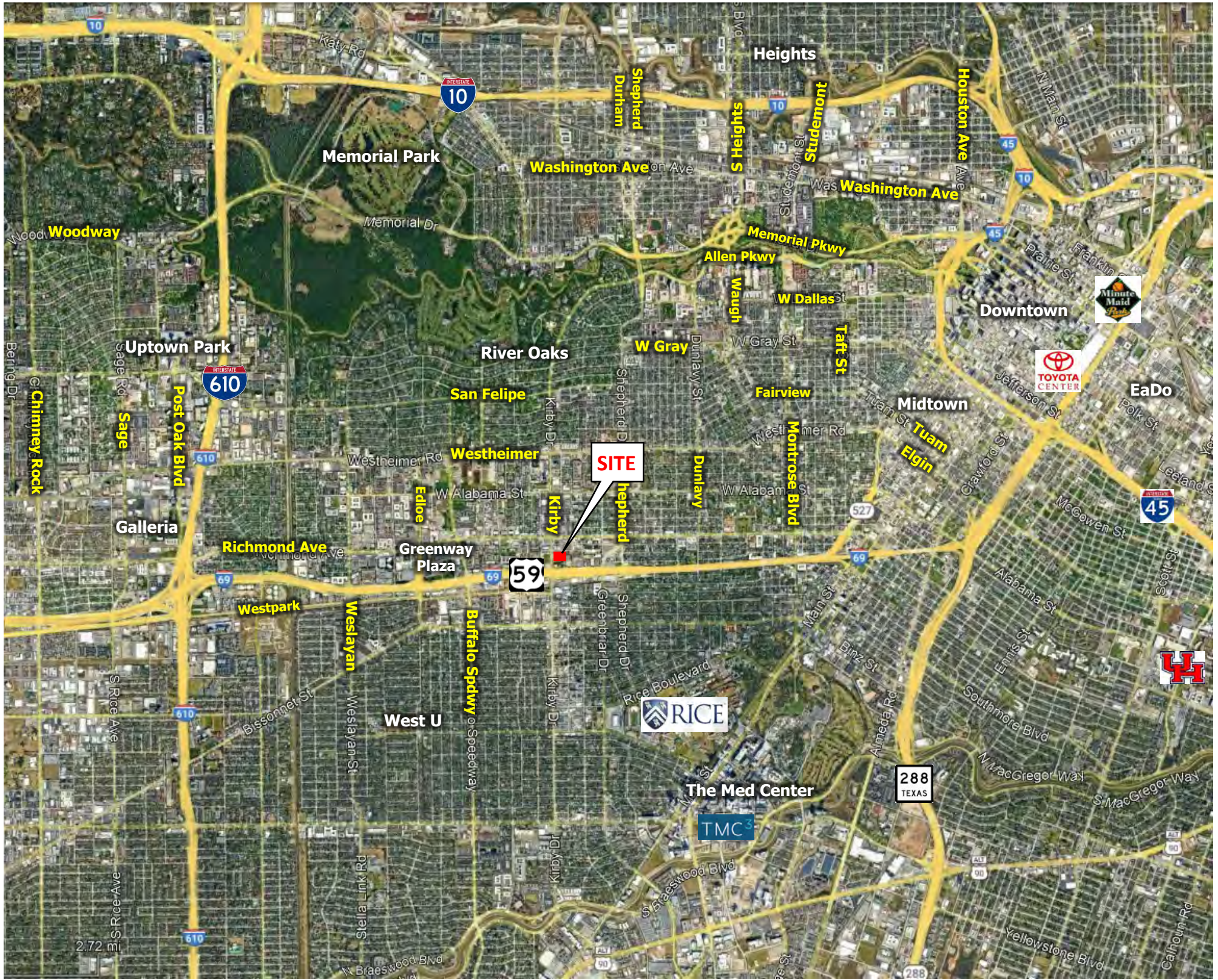
Price: Call for Pricing **Price Reduced**
Building Size: 3,746 sf
Lot Size: 5,460 sf
Location: The Upper Kirby District
59 & Kirby
Uses: No restrictions



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SITE



Arrive SEVEN
PINSTRIPES

Richton St

Coquit St

Sushi King

PAPPASITO'S
Cantina

Khyber Grill

Richmond Ave.

Richmond Ave

KIRBY
GROVE

KATA ROBATA
CULINARY

PICOS

Kirby Dr

Revere St

SITE

Norfolk St

MUCKY DUCK

LEVYPARK

Wakeforest

Academy

Norfolk St

Algerian Way

Pepper Twins

LUPE TORTILLA
MEXICAN RESTAURANTS

Morningside Dr

Audi Central
Houston

59

69

West Fwy

PORSCHE

GUADALAJARA
MEXICAN GRILLE

Chick-fil-A

corner
bakery
CAFE

CVS
pharmacy

HOOTERS

IHOP

HILLSTONE

Westpark Dr

Westpark Westpark

Goode Co.

Goode Co.

N Blvd Park

1167 ft



Richmond Ave

Khyber Grill

Norfolk St

SITE

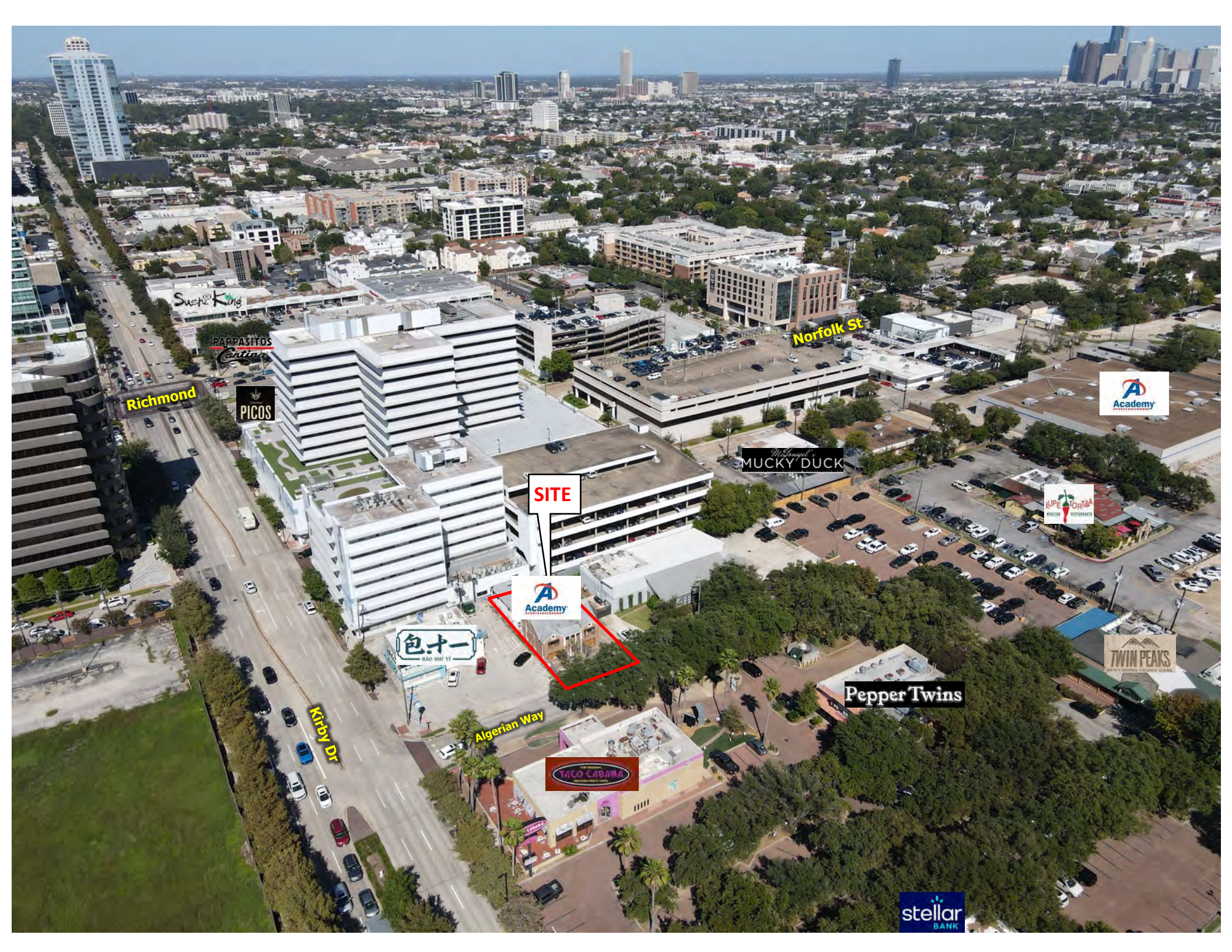
MUCKY DUCK

Kirby Dr

Algerian Way

TACO CABANA

Pepper Twins



Richmond

Sushi King

PAPPASITOS Cantina

PICOS

SITE

Academy

Norfolk St

MUCKY DUCK

LIFE FLORIDA

包十一
BAO SHI YI

TWIN PEAKS

Pepper Twins

Kirby Dr

Algerian Way

TACO SABANA

stellar BANK

Academy

Downtown

Westheimer

Montrose Blvd

Richmond Ave

Shepherd
Greenbriar

Audi Central
Houston



Norfolk St



MUCKY DUCK



SITE

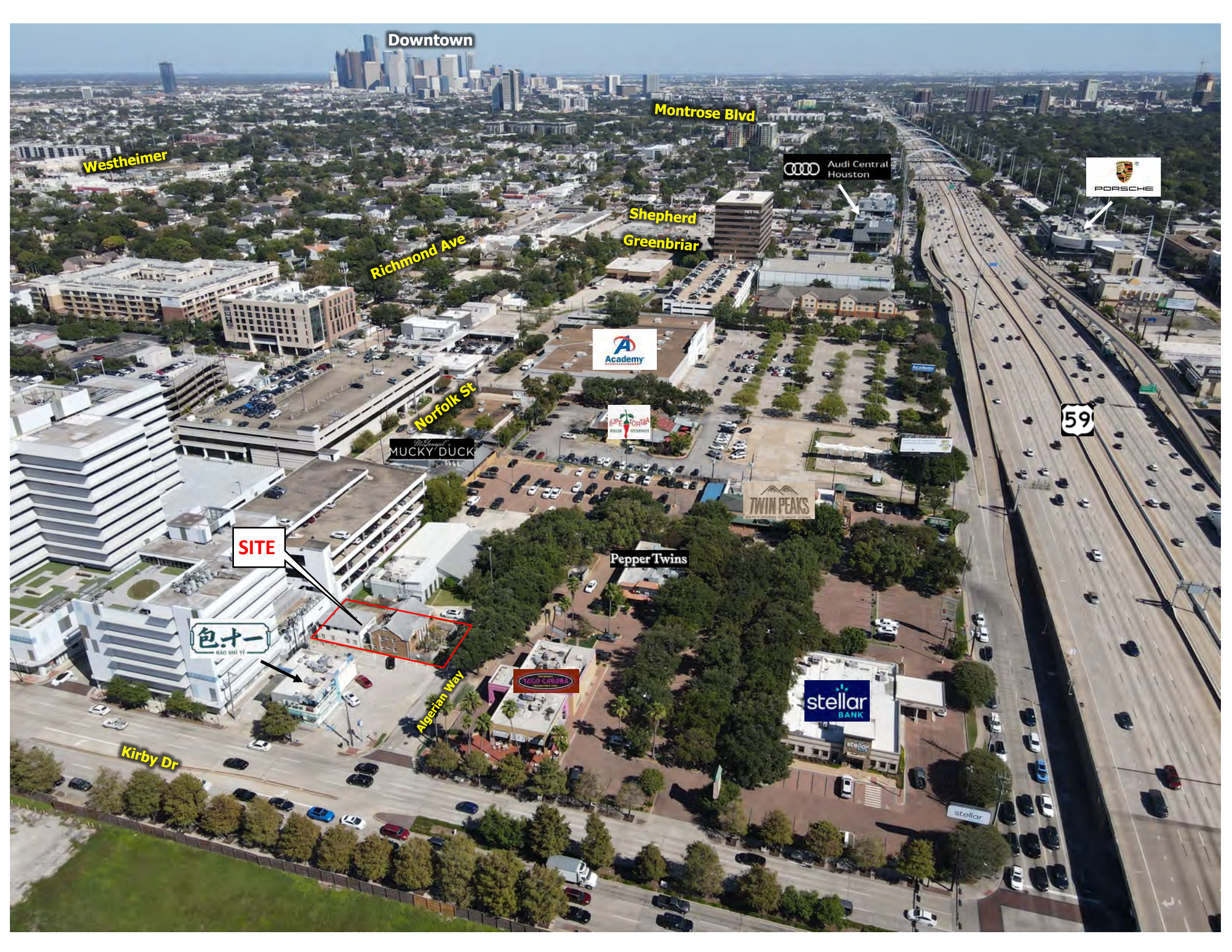
Pepper Twins



Agerian Way



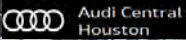
Kirby Dr



The Med Center



Montrose Blvd



Audi Central Houston



Shepherd Greenbriar



Pepper Twins



SITE



Algerian Way



Kirby Dr



MUCKY DUCK

TWIN PEAKS

Pepper Twins

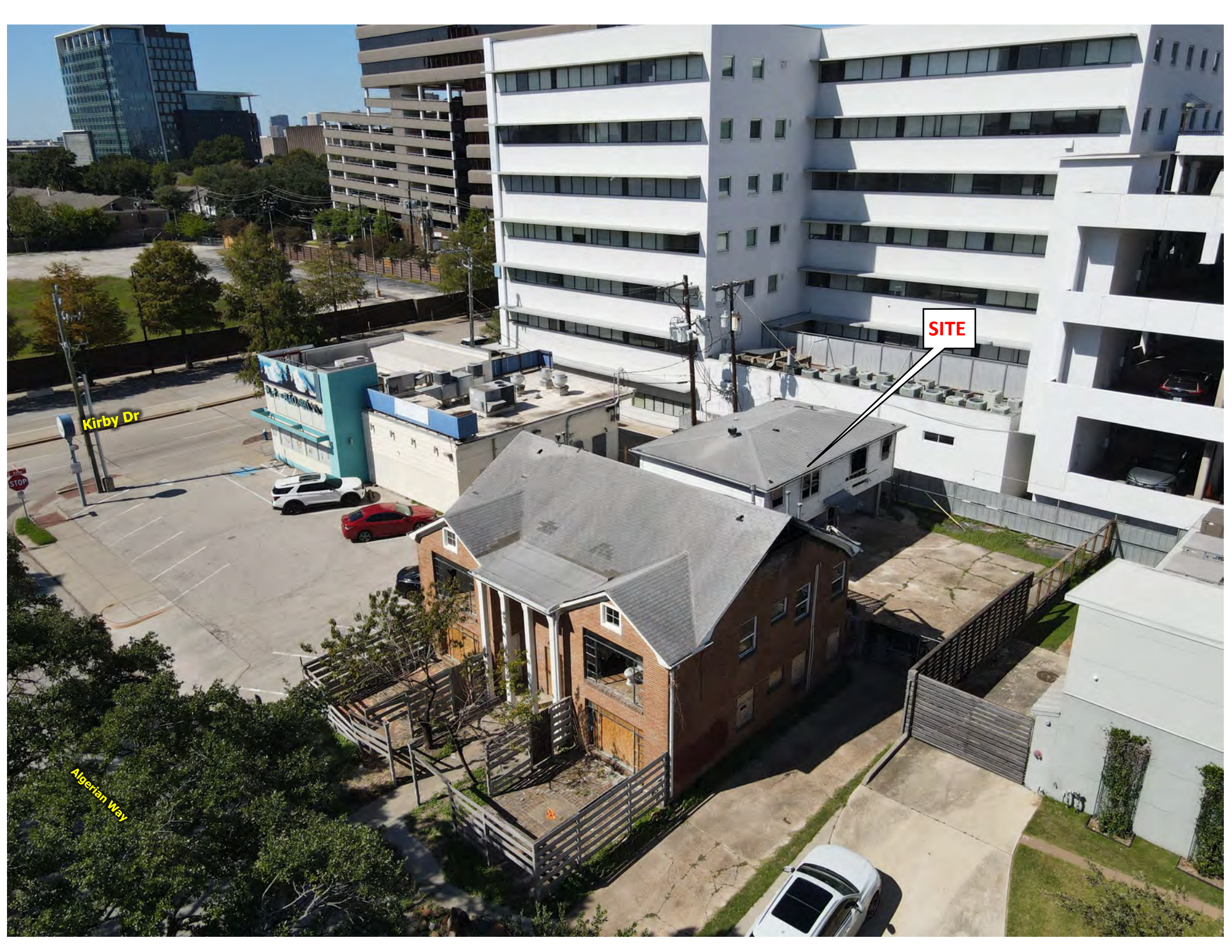
TACO SABANA

包十一
BAO SHI YI

SITE

Algerian Way





SITE

Kirby Dr

Algerian Way



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Algerian Way

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SITE

Algerian Way

SITE

Kirby Dr

Algerian Way

2504





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
Alan Chodrow Designated Broker of Firm	391428	achodrow@chodrowrealty.com	(832)741-7553
Eric Rozelle Licensed Supervisor of Sales Agent/ Associate	551185	eric@chodrowrealty.com	(832)212-3051
Zachary Green Sales Agent/Associate's Name	734883	zgreen@chodrowrealty.com	(832)371-4171

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