



FOR LEASE

RETAIL/OFFICE FREESTANDING BUILDING AVAILABLE

409 HEIGHTS BLVD, HARRIS COUNTY, HOUSTON, TEXAS 77007

Located just north of Heights Blvd and E 4th Street, just a block from Katy Freeway and White Oak Drive, this location is surrounded by both residential areas and major retailers.



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ABC REALTY ADVISORS

RETAIL/OFFICE FSB HEIGHTS

HOUSTON, TEXAS 77007

PROPERTY INFORMATION:

ADDRESS:

409 Heights Blvd, Houston, Texas 77007

SIZE:

- Building Area: +/- 750 SF Retail/Office
- Land Area: +/- 3,750 SF

PARKING SPACES:

The property offers parking for 4 cars in the front and 1 additional space in the back.

BASE RENT:

\$40.00 PSF or \$2,500 per month

ESTIMATED TAX AND INSURANCE:

\$6.75 PSF or \$421.06 per month

COMMENTS:

This excellent building boasts strong accessibility and visibility. The property is fully fenced and well-suited for a variety of uses, making it an ideal opportunity for a new business.

UTILITIES:

City of Houston, all available.

YEAR BUILT:

Originally built in 1940, the building was remodeled in 2022 with a new roof.

2024 DEMOGRAPHICS:

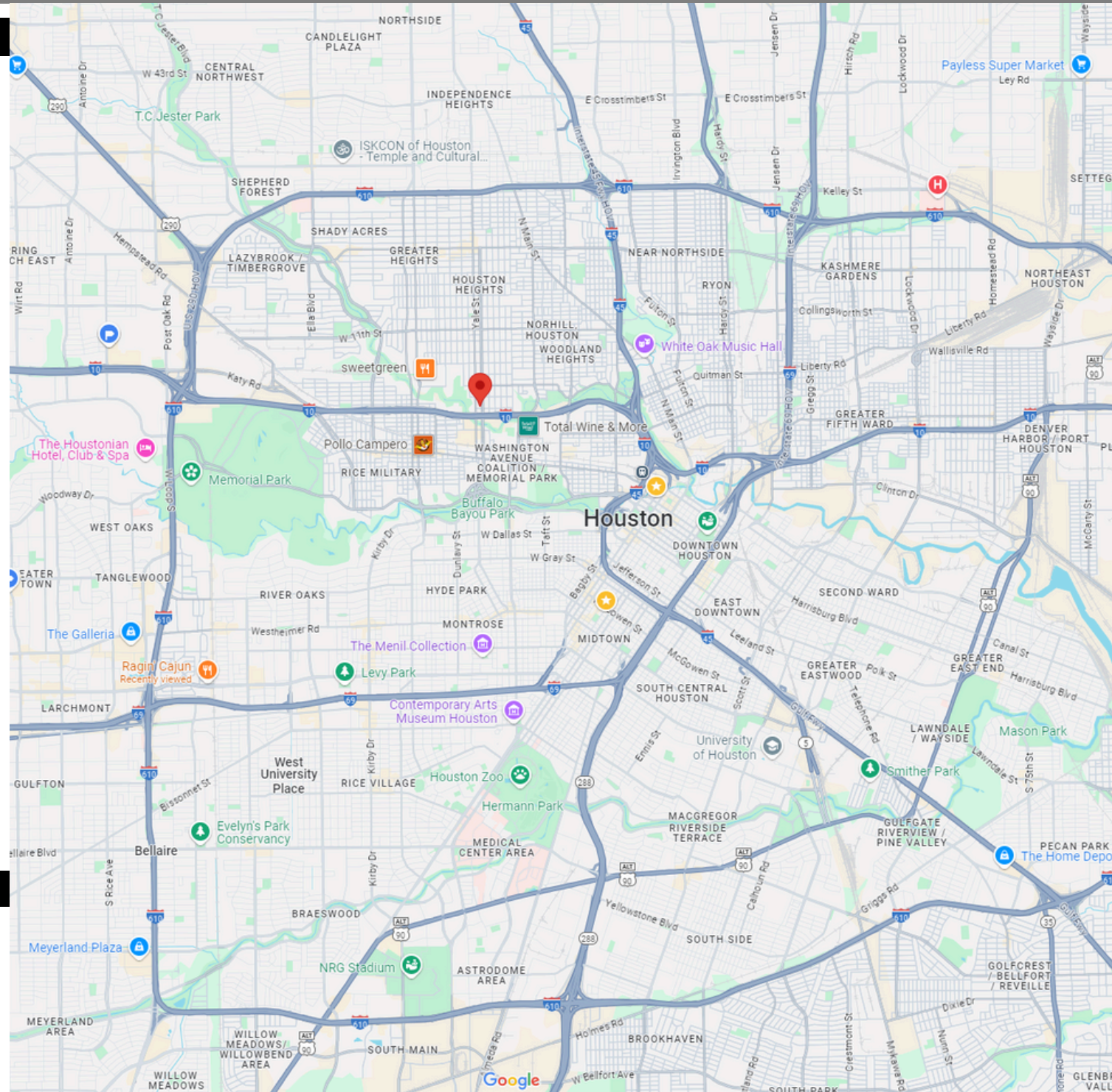
3 MILE RADIUS

Population | 209,030

Households | 103,630

Average Income | \$173,704

Traffic Count | 17,048 vehicles per day



RETAIL/OFFICE FSB HEIGHTS

HOUSTON, TEXAS 77007



FRONT DOOR - LOBBY



FRONT ROOM



BACK ROOM



1 FULL BATH



HALLWAY



KITCHEN

RETAIL/OFFICE FSB HEIGHTS

HOUSTON, TEXAS 77007



FRONT DOOR STEPS TO HEIGHTS BLVD



FRONT ENTRANCE



BACK ROOM



SIDE DOOR



DRIVEWAY



BACKYARD WITH STORAGE

RETAIL/OFFICE FSB HEIGHTS

HOUSTON, TEXAS 77007



COMMON BOND
COFFEE & BAKERY

handies
d o u z o

AGRICOLE
HOSPITALITY

ORION
CREEK

PHO BINH
HEIGHTS

CHRISTIANS
TAILGATE

KARNE
KOREAN STEAKHOUSE



Better Luck
Tomorrow



BE
MORE
PACIFIC
Filipino Kitchen & Bar



HEIGHTS BLVD

SUBWAY

MARRIOTT
BONVOY

KATY FREEWAY

LA FITNESS
WORLD MARKET
worldmarket.com



TACO CABANA

SPROUTS
FARMERS MARKET

Walmart

LUNA
PIZZERIA



Great Clips
IT'S GONNA BE GREAT

salata

BARNABY'S CAFE

SmashBURGER



killen's



TRUTH
BARBEQUE



Voodoo Doughnut



TARGET

Kroger

THE ASTORIAN
simply extraordinary

WASHINGTON AVE

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:

Last Updated on January 22, 2018

- 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 BUYER/TENANT: 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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Donald D. Chang		changdonnie@gmail.com	713-939-8181 x118
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jimmy Chang	515937	jimmy.chang@abcaghouston.com	713-939-8181 x104
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date