

FOR SALE
4711 W. ALABAMA ST, HOUSTON, TX

±1.26 Acres

NAIpartners
HOUSTON | AUSTIN | SAN ANTONIO

NAIPARTNERS.COM



PROPERTY HIGHLIGHTS

- ±1.26 Contiguous Acres
- Located in Afton Oaks
- Unrestricted
- Covered Land Play with Cash Flowing 26-Unit Multifamily Project
- New Single-Family Development in Immediate Area Between \$2 Million and \$4 Million Dollars
- Centrally Located with Close Proximity To:
 - Galleria - 0.5 Miles
 - Greenway Plaza - 1 Mile
 - Upper Kirby District - 2 Miles
 - River Oaks - 2.3 Miles
 - Memorial Park - 2.3 Miles
 - West University - 1.5 Miles
 - Medical Center - 3.5 Miles
 - Downtown Houston - 5 Miles

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HOUSTON, TEXAS

Houston, the fourth largest city in the nation, has gone through a tremendous transformation over the last two decades. From 2010 to 2018 alone, Houston has added 1.1 million new residents, increasing its population to just over 7 million people.

Houston offers a well-developed suite of key industries including energy, manufacturing, logistics and life sciences. The city houses the world renowned Texas Medical Center as well as the Port of Houston, which ranks #1 in foreign waterborne tonnage.

Houston's business friendly environment allows it to continue as a hot bed of commercial growth, which in turn, makes Houston an attractive location to new residents.

Houston is one of the fastest growing large cities in the country. Ranked fourth in the United States by total population, Houston is luring residents from around the globe drawn by its mix in cultural amenities, world class restaurants, diverse communities and lower cost of living.

Here, you will find the perfect mix of "Southern Hospitality" and urban sophistication.

2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	24,334	201,448	510,118
Average Household Income	\$159,329	\$162,212	\$142,652
Average Home Price	\$597,674	\$706,469	\$487,001
Class A Rental Rates - Multifamily	\$2,195/mo.	\$2,042/mo.	\$1,931/mo.
Average Condominium Price	\$227,000	\$259,000	\$253,000

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Galleria/Uptown

W Alabama St

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Galleria

Uptown

W Alabama St

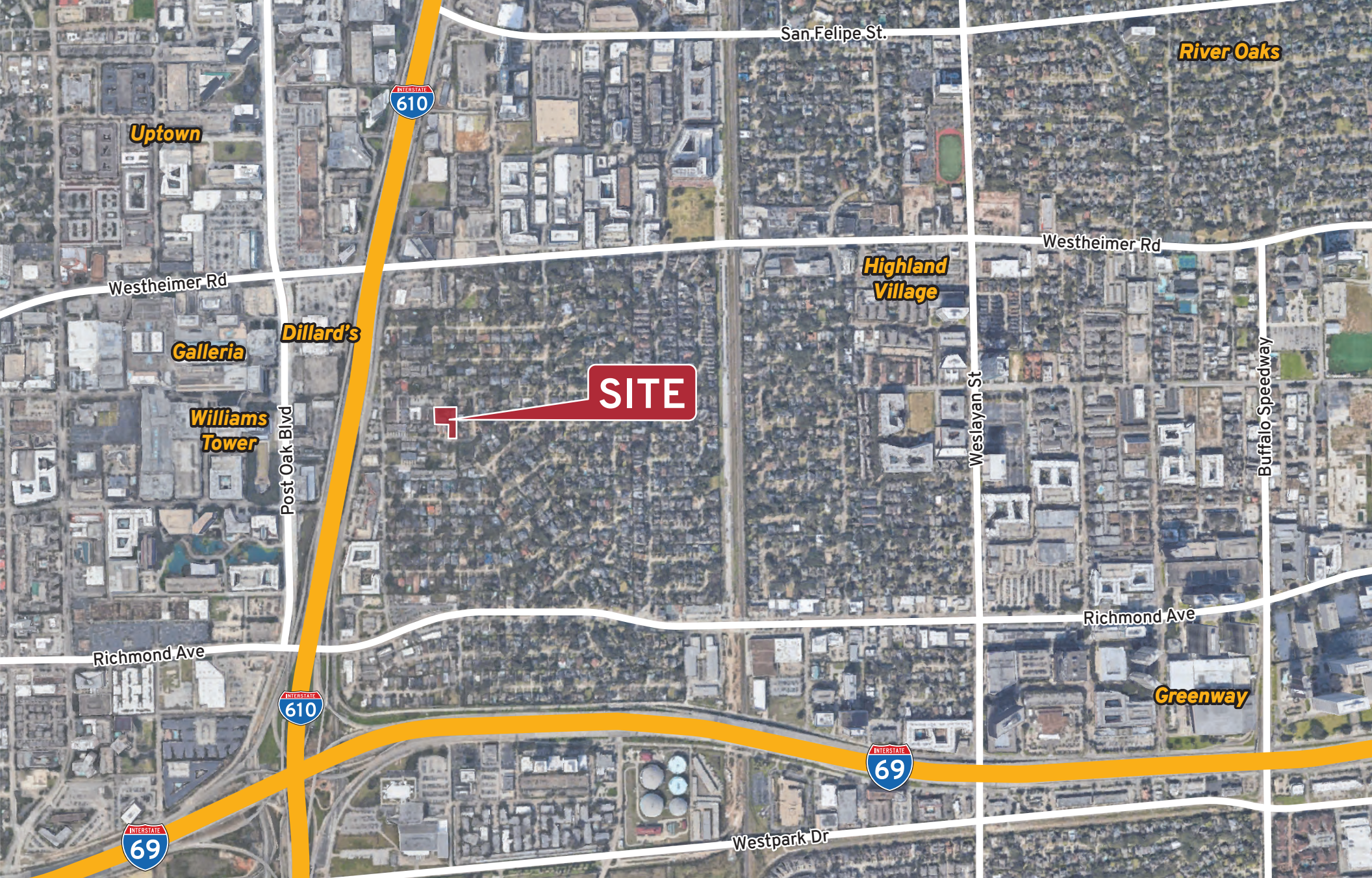
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FOR MORE INFORMATION:

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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.

11-2-2015



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.

PCR Brokerage Houston, LLC dba NAI Partners	9003949	licensing@naipartners.com	713-629-0500
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date