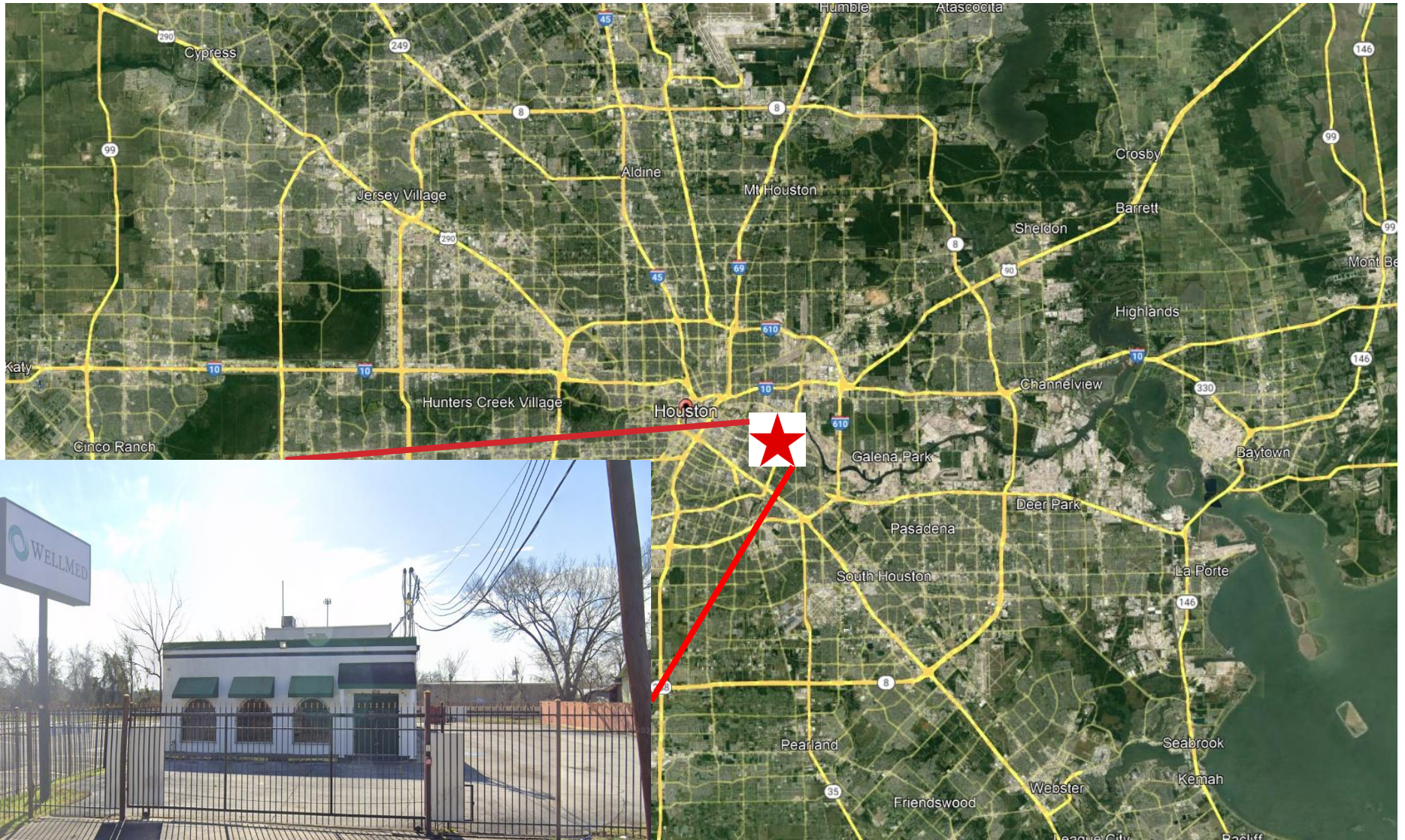


Capitol Medical Office

6710 Capitol St, Houston, TX 77011



FOR SALE: \$685,000 \$150 PSF

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by GREY.realty, or by any agent, independent associate, subsidiary or employee of Advanced Business Brokerage. This information is subject to change.

GREY.
REALTY

Ernesto Grey

Broker Principal
4200 Research Forest Dr. Ste 196
The Woodlands TX 77381
Office: 956.330.4460 / Cell: 832.888.3321

Email: ErnestoGrey100@gmail.com

FOR SALE

Capitol Medical Office

6710 Capitol St, Houston, TX 77011

\$ 685,000



Building Information

Sale Type: Investment or Owner User

Building Size: 4,554 SF

Land Acres: 0.18 AC

Year Built: 1945

Zoning: Commercial

Building Highlights

- Health care and social assistance building for sale to owner-occupy or retail investors who can turn it into a rental property
- Property is gated.
- Contact LA for any questions or for a showing appointment.

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Demographics

Population			
	1 Mile	3 Miles	5 Miles
Total Population	19,650	125,331	342,910
Median Age	36.3	34.2	35.0
Income and Housing			
	1 Mile	3 Miles	5 Miles
Estimated Avg Household Income	\$ 67,174	\$ 70,538	\$ 83,637
Median Home Value	\$ 205,334	\$ 213,256	\$ 256,858
Total Households	6,194	39,862	120,259
Race			
	1 Mile	3 Miles	5 Miles
White	24.6%	22.9%	24.0%
Black or African American	3.6%	13.5%	26.0%
Asian	0.8%	6.5%	6.0%
Hawaiian or Pacific Islander	0.0%	0.0%	0.0%
American Indian	2.1%	1.6%	1.4%
Other	42.3%	30.3%	23.5%
Two or More Races	26.6%	24.7%	19.2%
Ethnicity			
	1 Mile	3 Miles	5 Miles
Hispanic	93.1%	74.1%	57.3%

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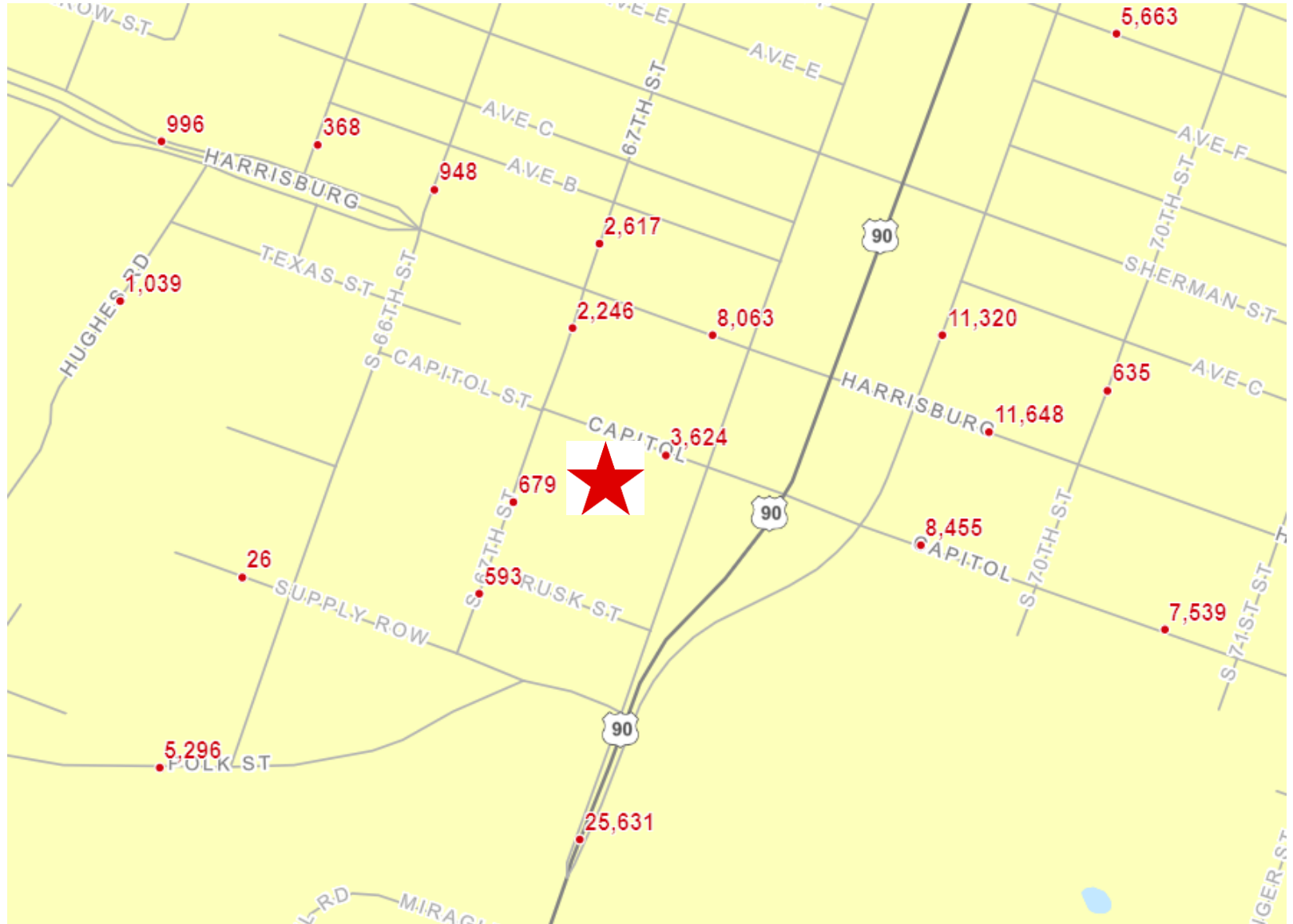
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Traffic Count

- 5-year Count

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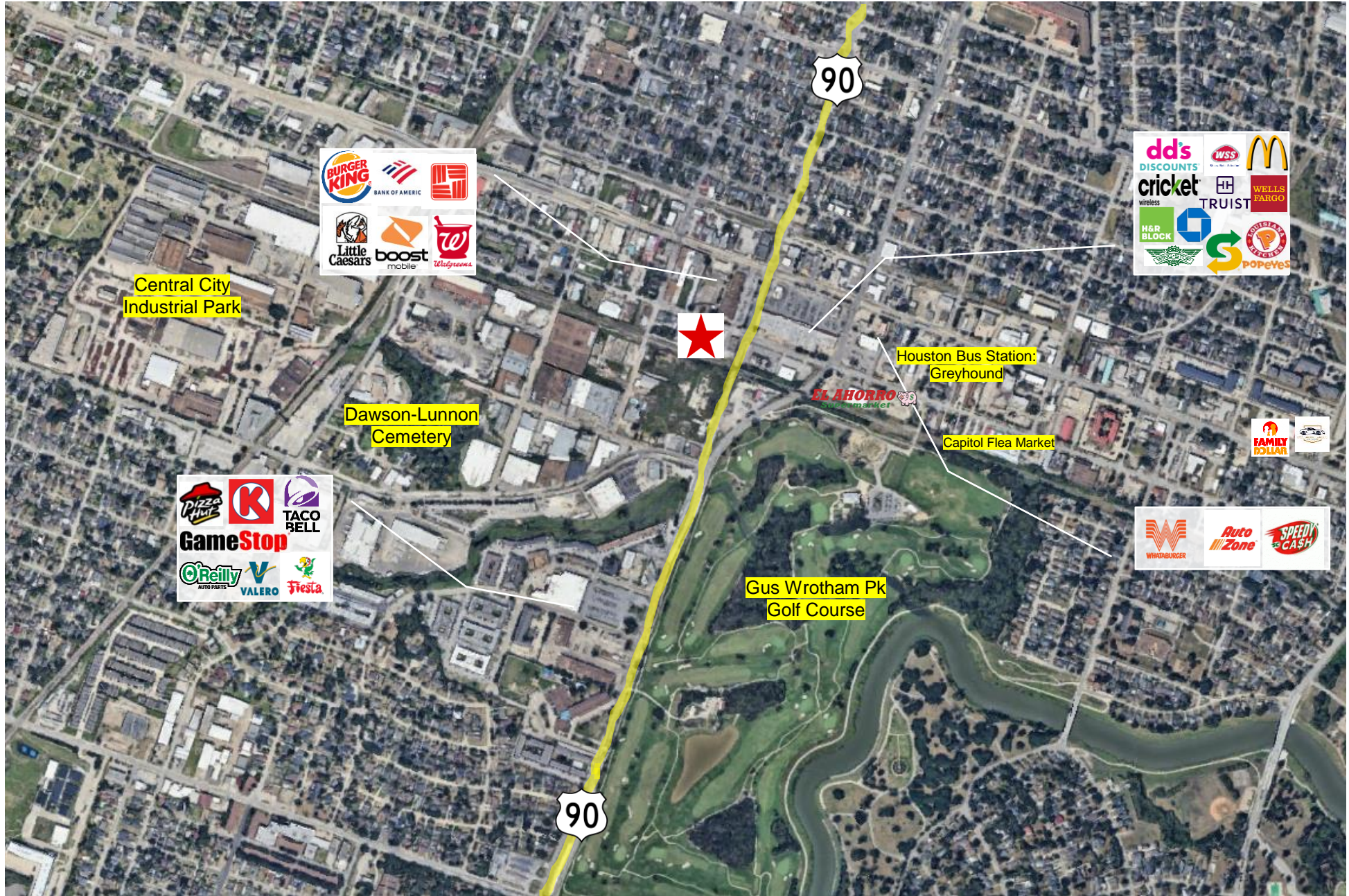
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Information About Brokerage Services

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.

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Designated Broker of Firm Ernesto Grey Licensed Supervisor of Sales Agent/ Associate	License No. 591229 License No.	Email ernestogrey100@gmail.com Email	Phone (832)888-3321 Phone