



FOR LEASE
251 W 28TH ST HOUSTON, TX



\$

\$47.00 / SF / YR

NNN

\$13.84 / SF / YR

SUMMARY



Located in the vibrant Heights area, surrounded by strong residential and commercial demand



Ideal for retail, food & beverage, or boutique services



Generous on-site parking for customers and employees



Corner lot with two entrances/exits for easy access



Fully fenced property offering additional security and outdoor space potential



SUBJECT PROPERTY



AERIAL VIEW



DOWNTOWN
HOUSTON

610
N. LOOP 185,549 VPY

SUBJECT
PROPERTY

SE





MELISSA BRAMS
PRESIDENT

6575 West Loop South, Suite 500
Houston, Texas. 77401
T: 713-391-8109
M: 713-906-2623
Melissa@Gerberrealty.com

www.GerberRealty.com



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 SALESMAN must be sponsored by a broker and work 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 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 by the seller 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 buyer'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.

Gerber Realty	9013726	melissa@gerberrealty.com	(713)906-2623
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Melissa Brams	640811	melissa@gerberrealty.com	(713)906-2623
Designated Broker of Firm	License No.	Email	Phone
Melissa Brams	640811	melissa@gerberrealty.com	(713)906-2623
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

Gerber Realty, 9639 Hillcroft St Ste 914 Houston, TX 77096
Melissa Brams

Phone: (713)906-2623
Produced with LoneWolf Transactions (zipForm Edition) 717N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Information available at www.trec.texas.gov
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5828 Little York