

Harwin International Plaza Unit 301 & 302

FOR SALE
BUSINESS CONDO

Unit 301 and 302

7636 HARWIN DR.
HOUSTON, TX 77036



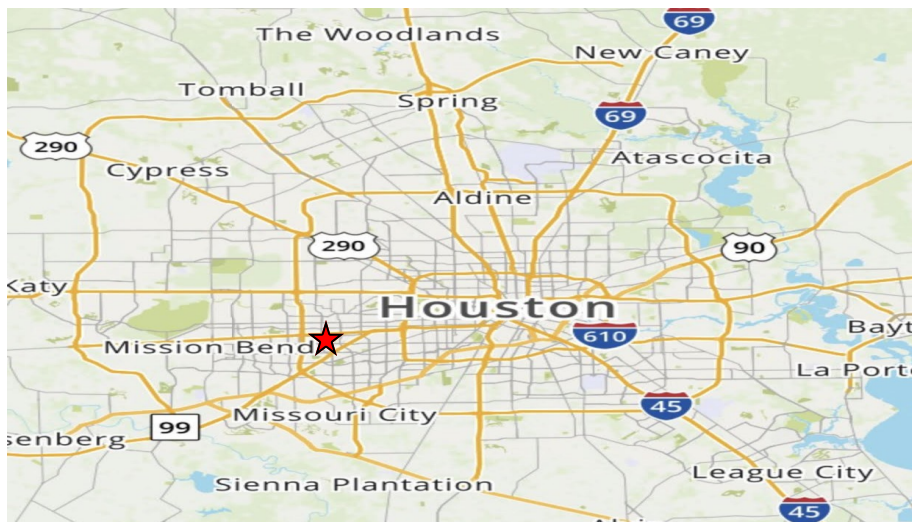
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DATA

Business condo Retail outlet is in Harwin International Plaza located in heart of Harwin Wholesale District Offer for Sale.

Unit 301 and 302 is located next to the Fondren street and can be accessed both from Harwin Dr. and Fondren St.

Originally, Unit 301 has 1,346sf with Massine and unit 302 has 1,452sf with having 2nd floor with stair to Massine, total of 2,798sf. Owner wanted to have larger space and decide to opened the wall separating unit 301 and 302, also closed the open space upstairs to increase useable area to 3,750sf.



★ Subject Property Location

Physical Data

Address 7636 Harwin Dr, 301, 302
Houston, TX 77036

Location Southwest Area
In the Wholesale District.

Year Built 2010

Parking Lot Concrete

Exterior Stucco with Glass and
Aluminum store front

Harwin Wholesale District started early 80's by several importers and gradually over the years build up as a wholesale shopping district with wholesalers and distributors that known throughout the US, Playing a major role in the growing economy bring buyers from all over.

Offering Data

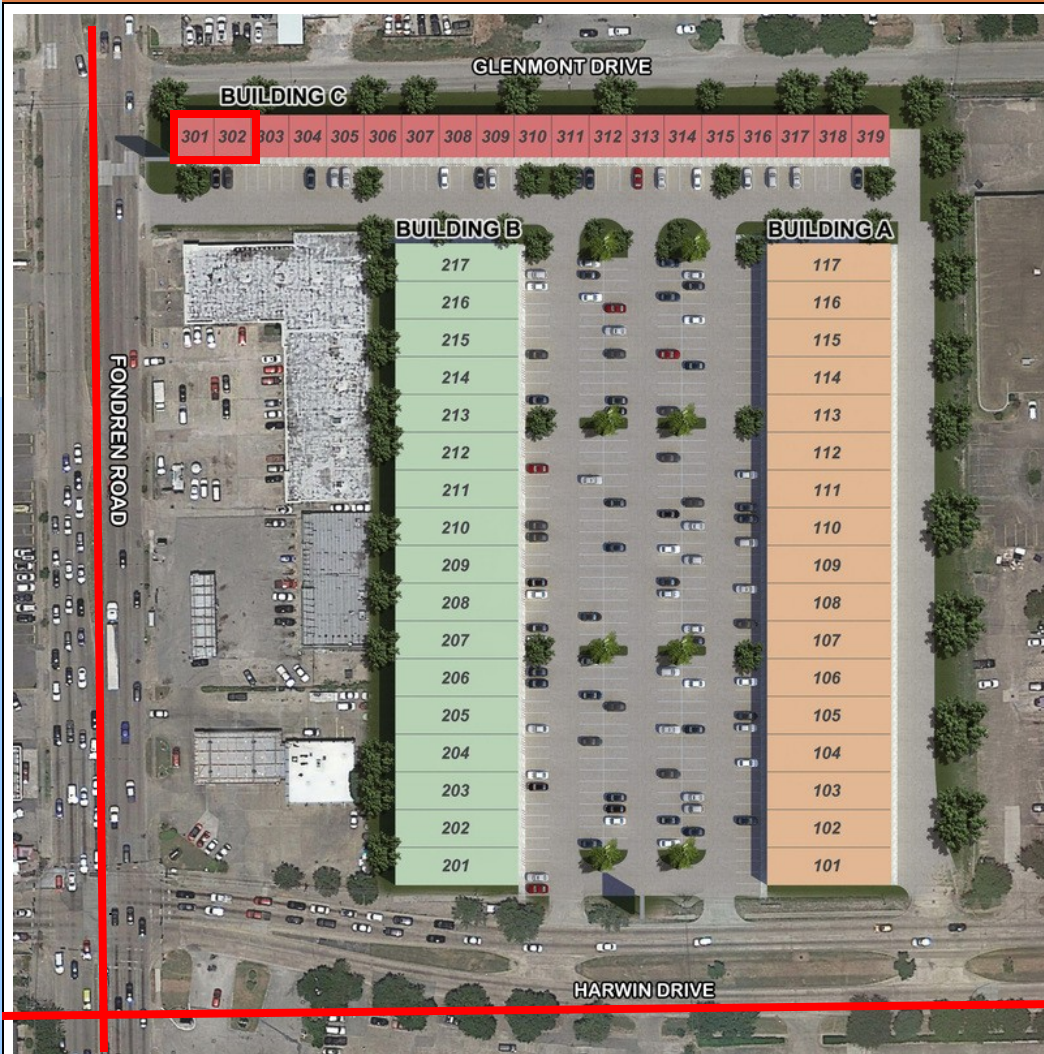
Asking Price - \$825,000

Size - 3,750 sf



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SITE OVERVIEW



Harwin International Plaza is located in the heart of busy wholesale district known as Harwin Wholesale District.

Easy access

Great visibility

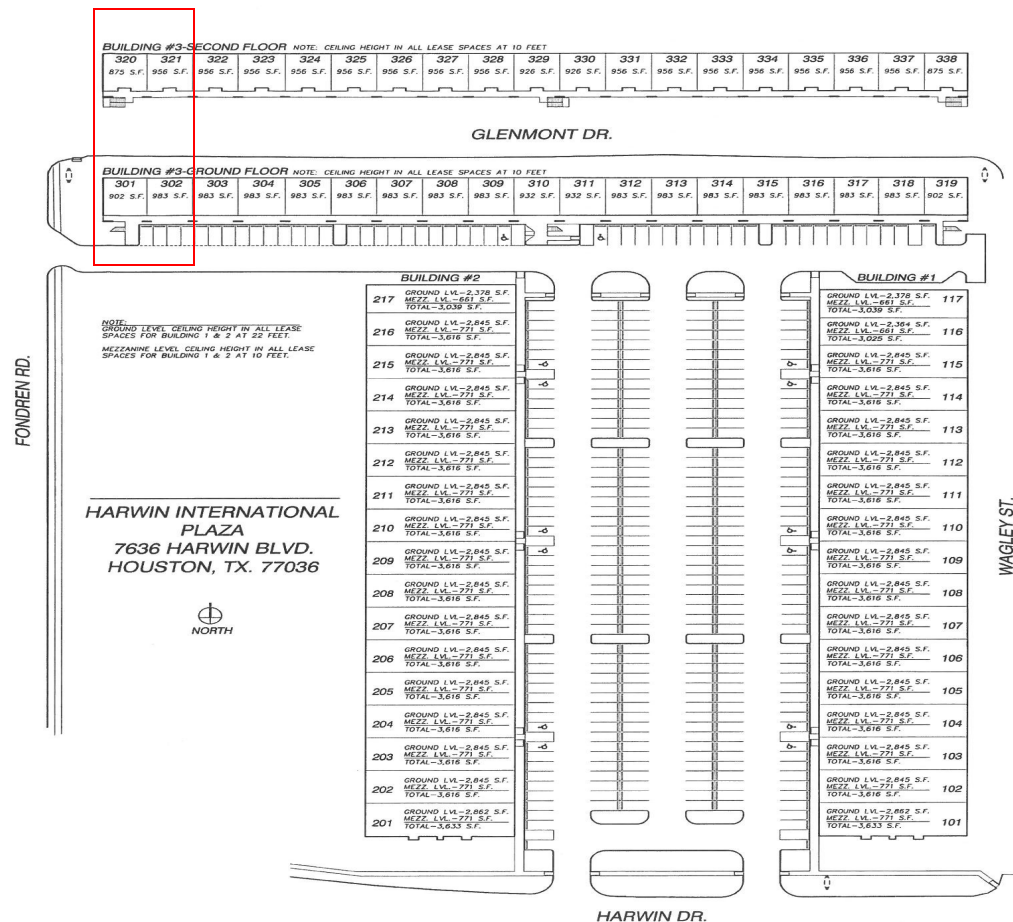
High traffic

Business Condo

Each units are owned by individual

Unit 301 and 302 is next to Fondren St.

Can be accessed from Hariwn Dr or Fondren St.



FOR INFORMATION CONTACT

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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.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord(owner) or a prospective buyer or tenant(buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer or subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interest of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A BROKER WHO ACTS AS AN INTERMEDIARY IN A TRANSACTION

- (1) Shall treat all parties honestly
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner.
- (3) may not disclose that the buyer will pay a price greater than the price Submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that A party specifically instructs the broker in writing not to disclose Unless authorized in writing to disclose the information or required to Do so by The Texas Real Estate License Act or a court order or if the Information materially relates to the condition of the property.

With the parties consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation. If any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those question before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage service for the licensee's records.

price unless authorized in writing to do so by the owner.

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_____ EMAIL	_____ PHONE
_____ BUYER/TENANT/SELLER/LANDLORD INITIALS	_____ DATE

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