

2407 SOUTHMORE BLVD, HARRIS COUNTY, HOUSTON, TEXAS 77004

Located just east of the signal intersection at Southmore Blvd and Emancipation Ave, near Highway 288. Conveniently close to the Houston Museum District, Houston Zoo, TSU, UofH, and other popular attractions.

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SOUTHMORE RETAIL/OFFICE AND DUPLEX

HOUSTON, TEXAS 77004

PROPERTY INFORMATIO:

ADDRESS:

2407 Southmore Blvd, Houston, TX 77004

SIZE:

Building Area: +/- 1,716 SF Retail/Office;

+/- 1,350 SF Duplex (2 units)

Land Area: +/- 11,849 SF

Duplex (2 Units A & B): 1,350 SF TOTAL Remodeled Year 2021; New Roof 12/2020 Unit A & B: Vacant. Total Area: 675 SF/Each

Both spaces are vacant.

PRICE: Please call for pricing.

COMMENTS: Excellent buildings with strong accessibility and visibility. The property is fully fenced and well-suited for a variety of potential uses, making it an ideal opportunity for investors or users seeking new lease options.

UTILITIES: City of Houston, all available;

TAX RATE: \$2.1298 Tax Rate per \$100 Value

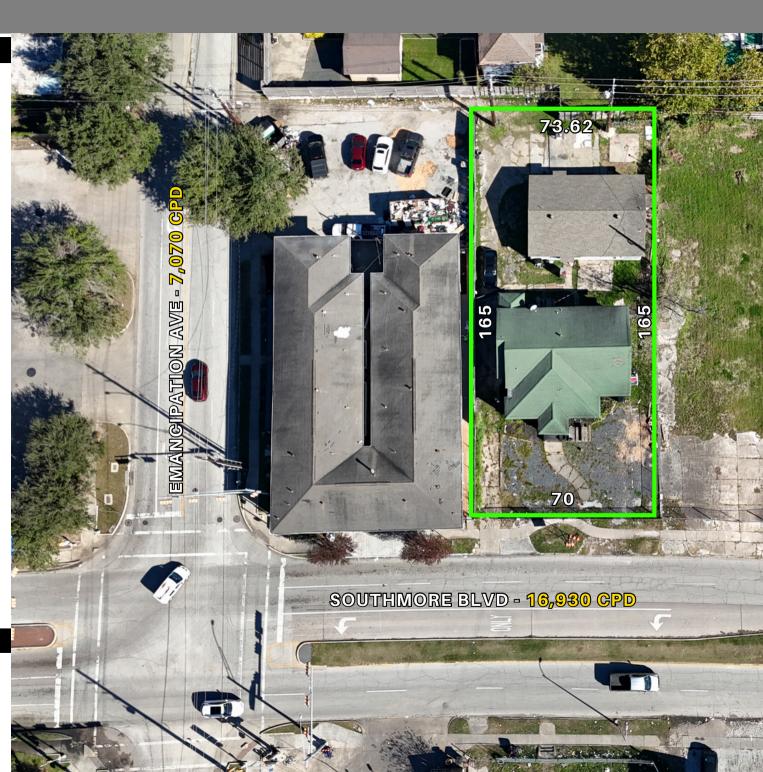
(2023)

YEAR BUILT: 1920 remodeled 2021

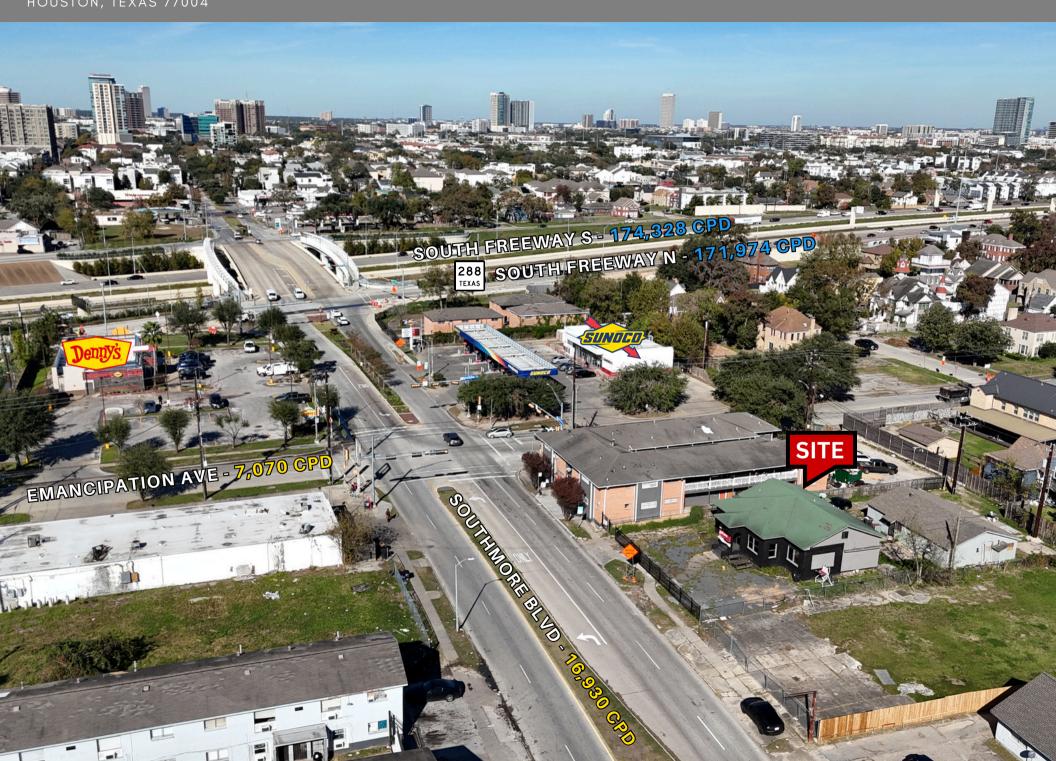
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DEMOGRAPHICS:

3 MILE RADIUS
Population | 194,631
Households | 94,398
Average Income | \$132,117
Traffic Count | 16,930 vehicles per day



SOUTHMORE RETAIL/OFFICE AND DUPLEX HOUSTON, TEXAS 77004



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;

- . Answer the client's questions and present any offer to or counter-offer from the client; and
- Inform the client of any material information about the property or transaction received by the broker; 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.

- 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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Licensed Supervisor of Sales Agent/Associate Jimmy Chang	License No. 515937	Email jimmy.chang@abcahouston.com	Phone 713-939-8181 x104
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

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