



FOR SALE OR LEASE

COMMERCIAL & DUPLEX BUILDINGS OPPORTUNITY ZONE



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 INFORMATION:

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

HCAD#:: 0611170000002

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



SOUTH FREEWAY S - 174,328 CPD
SOUTH FREEWAY N - 171,974 CPD

288
TEXAS

SUNOCO

Denny's

EMANCIPATION AVE - 7,070 CPD

SITE

SOUTHMORE BLVD - 16,930 CPD

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;
- 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 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. 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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Broker Firm Name	License No.	Email	Phone
Donald D. Chang		changdonnie@gmail.com	713-939-8181 x118
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jimmy Chang	515937	jimmy.chang@abcahouston.com	713-939-8181 x104
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date