

# FOR SALE: 4909 MAIN ST.

±13,000 SF LAND | ±5,459 SF BUILDING



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# AREA OVERVIEW

## PROPERTY INFORMATION:

Land Size:	±13,000 SF
Building Size:	±5,459 SF
Price:	\$1.3 Million
Restrictions:	None

## DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	22,810	187,975	454,062
Est. Households	12,568	97,779	209,971
Est. Avg. HH Income	\$114,768	\$136,770	\$133,081
Total Employees	20,510	321,586	535,113

## TRAFFIC COUNTS:

Main St S of US-59	24,389 CPD
Rosedale St SE of Main St	3,002 CPD
Wichita St SE of Main St	2,655 CPD
US-59	182,224 CPD



FRONT VIEW



BACK VIEW

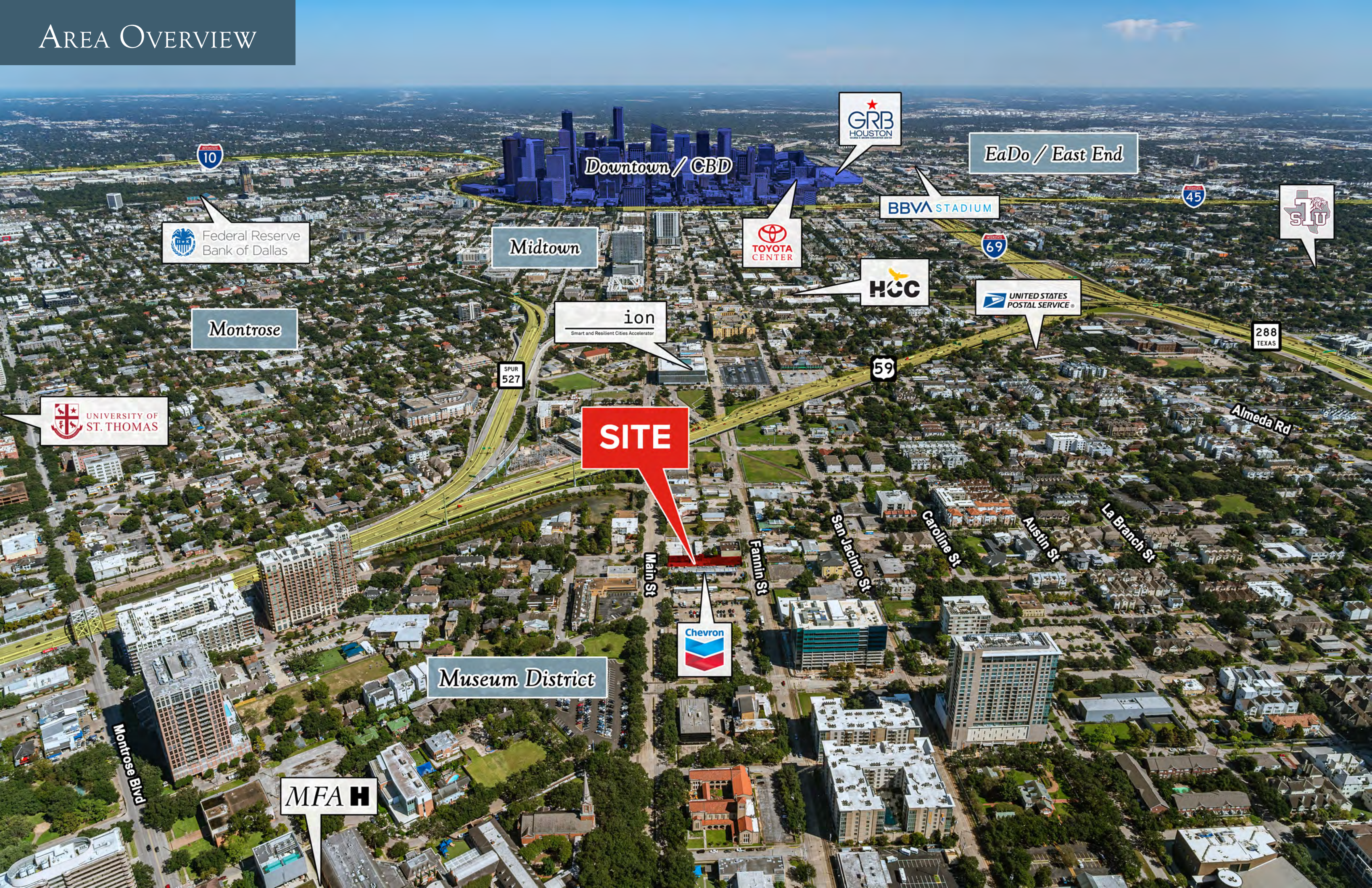


SITE OVERVIEW





# AREA OVERVIEW



Federal Reserve  
Bank of Dallas

Montrose



UNIVERSITY OF  
ST. THOMAS

Midtown

Downtown / CBD

ion

Smart and Resilient Cities Accelerator

SITE

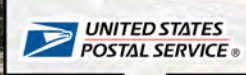


TOYOTA  
CENTER



HCC

BBVA STADIUM



UNITED STATES  
POSTAL SERVICE®

EaDo / East End



288  
TEXAS

Alameda Rd

La Branch St

Austin St

Caroline St

San Jacinto St

Fannin St

Main St



Museum District

MFA H

Montrose Blvd



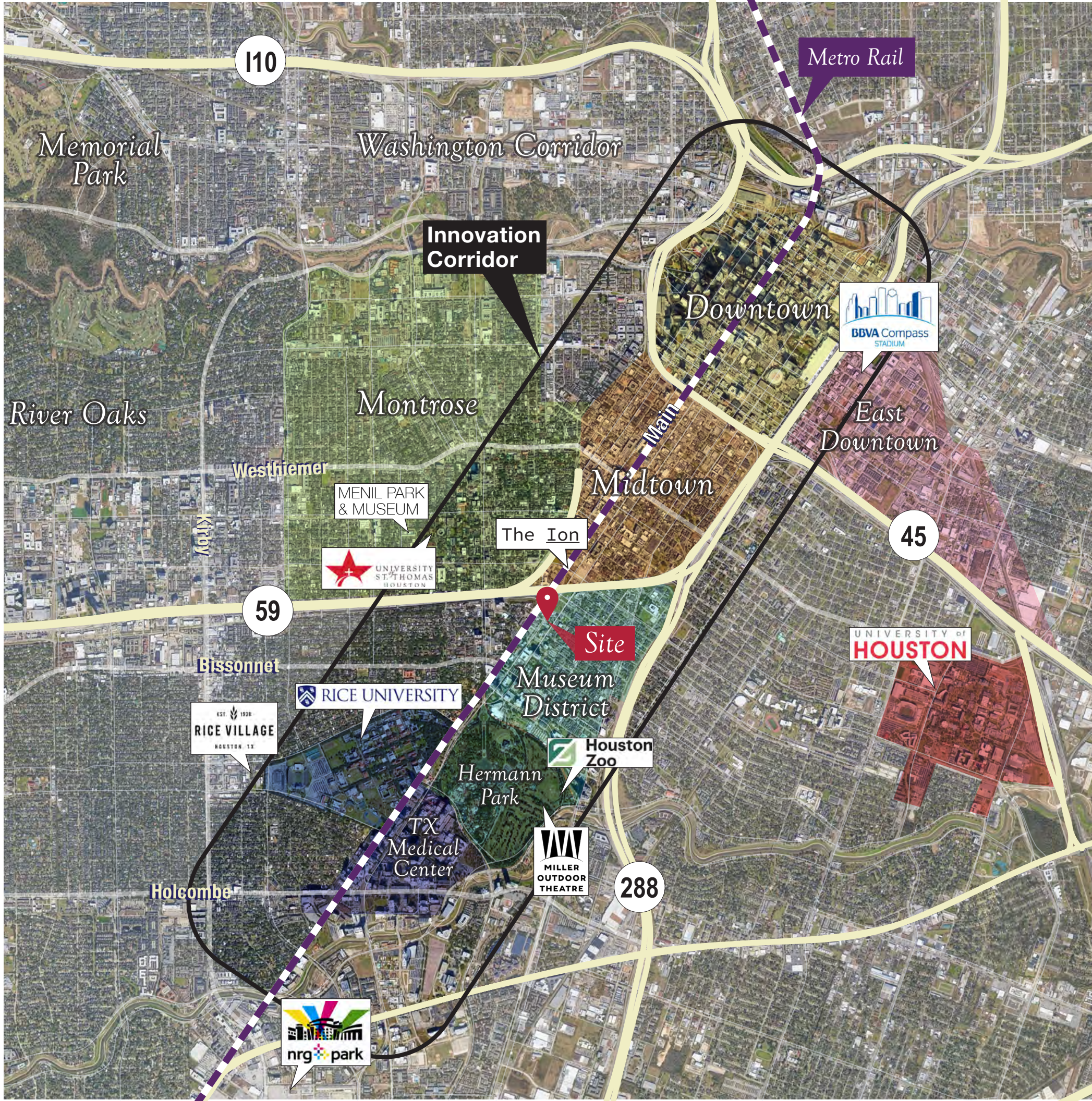
# INNOVATION CORRIDOR

## Houston's Innovation Corridor & The Ion

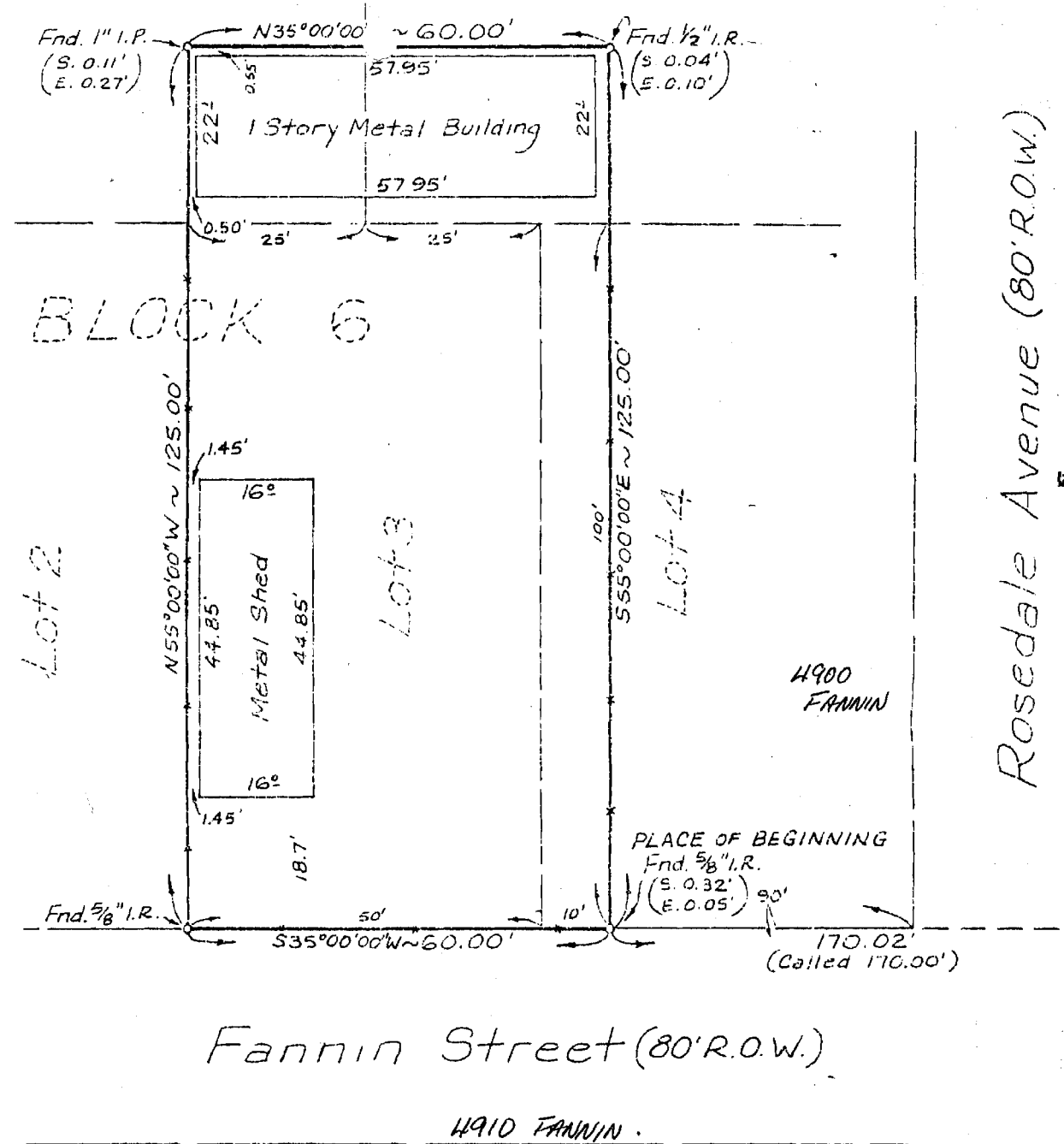
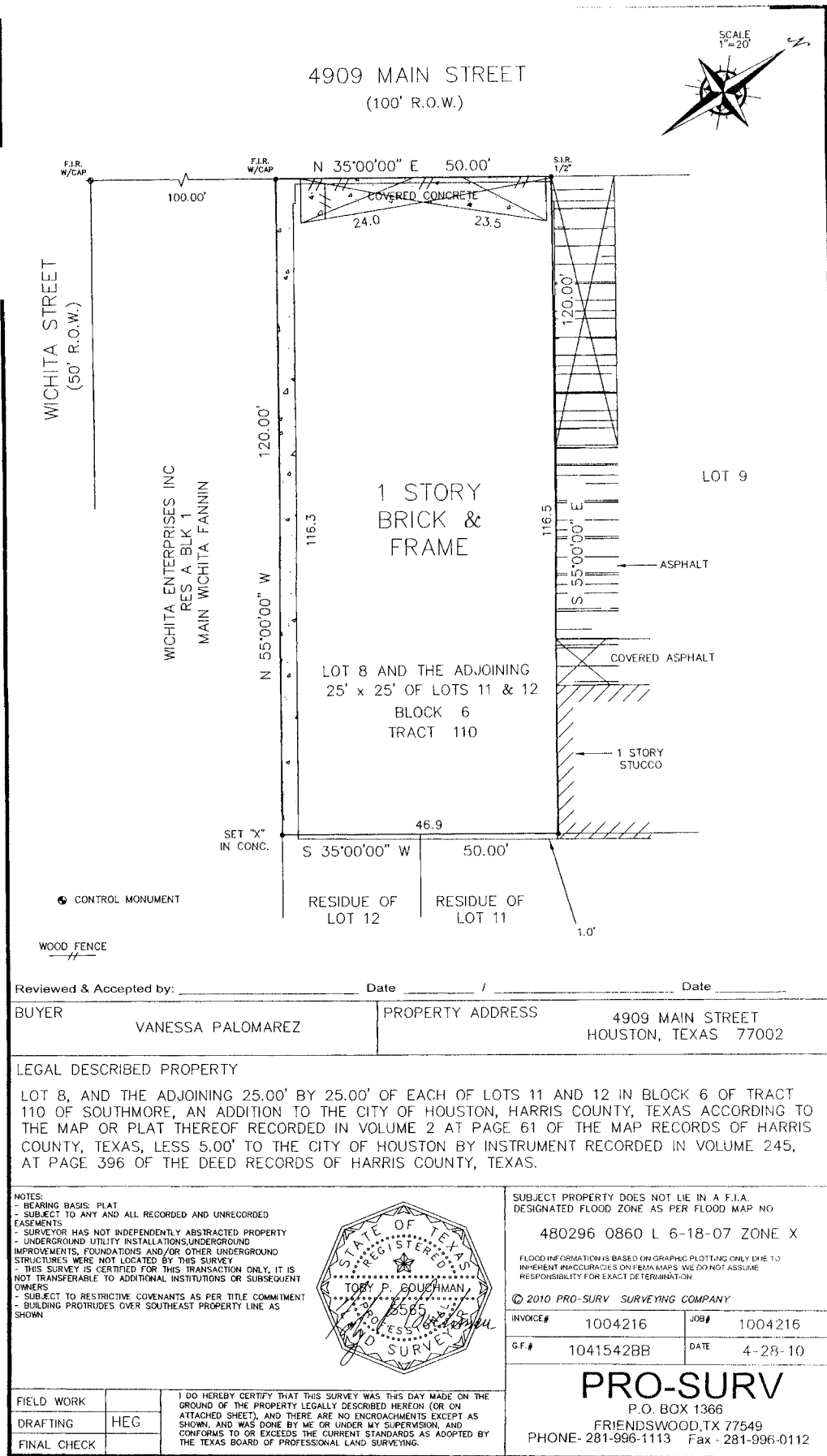
Houston's bid for Amazon's second headquarters centered on the four mile Innovation Corridor between the Texas Medical Center and the downtown core. The Ion, Rice University's 10-story creative development, serves as the central hub of the corridor.



*"The Ion & the Innovation Corridor are part of a push to catalyze the region's economic development by integrating cutting-edge companies among existing research and business hubs."*









# 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.*

11-2-2015



## 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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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date