



FOR GROUND LEASE

HARD CORNER 22,500 SF
MONTROSE BOULEVARD & WEST ALABAMA
3807 Montrose Boulevard
Houston, Texas 77006

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OPPORTUNITY

to be in the center of a vibrant community

community

Unique Intersection West Alabama & Montrose Boulevard

3807 Montrose Boulevard is situated at a major intersection in the heart of Montrose, located at the SEC of West Alabama and Montrose Boulevard.

The site has unmatched access and proximity to three of Houston's most densely populated neighborhoods; The Museum District, Midtown and of course, Montrose. The Glassell School of Art, the newly expanded Museum of Fine Arts are all within walking distance. It is also just minutes away from some of Houston's most prominent restaurants and nightlife on Westheimer and is just one intersection north of US-59 Freeway.

Additionally, 3807 Montrose Boulevard is located across the street from the University of St. Thomas with 3,700+ enrolled students.

Highlights

- › 22,500 SF (0.52 acres) with ~2,500 SF building
- › Located at the lighted intersection of Montrose Boulevard & West Alabama
- › 45,000+ VPD on West Alabama in front of the site
- › 30,000+ VPD on Montrose Boulevard in front of the site
- › 250,000 + residents with a \$145,000 average household income within a 10-minute drive time

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Site Overview

Site Address:	3807 Montrose Boulevard, Houston, TX 77006
Pricing:	Contact Broker for Ground Lease Pricing
Current Use:	Auto Service Station
Frontages:	~150 feet on both West Alabama and Montrose Boulevard
Building Area:	22,500 SF plus ~2,500 SF building
Year Built:	1986
Land Assessed Value:	\$1,912,500 (2019)

The Montrose Boulevard Profile

Montrose is Seeking..



Restaurants



Coffee Shops



Retail

Montrose Boulevard Demographic..



Young Professionals



Foodies



Families

What makes Montrose Great..



Restaurant Scene



Bar Scene



Proximity to densely populated affluent demographics

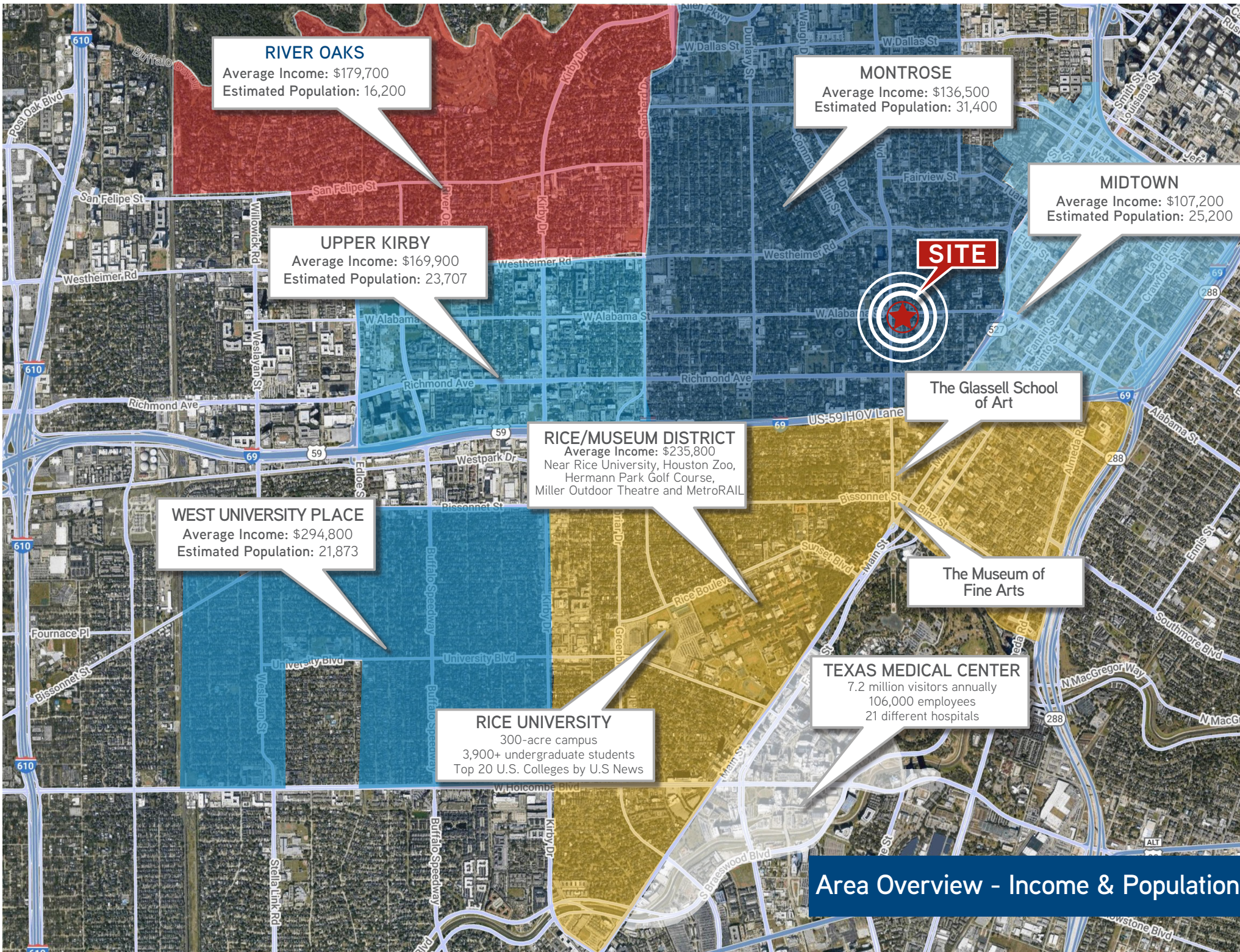
Area Retailer Map



COMING SOON!
TARGET

3807
MONTROSE BOULEVARD





Area Overview - Income & Population



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:

- **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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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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Date