

# 3618 MT VERNON

Houston, TX 77006

FOR SALE & FOR LEASE



**BELVOIR**  
REAL ESTATE GROUP, LLC



## PROPERTY HIGHLIGHTS

- Asking Price: \$2,450,000
- 7,457 SF of Office/ Retail Space
- Land Area: 0.28 Acres
- Two Floors with Two Stairways
- Nine Classrooms
- Eight Offices
- Two Kitchens
- Two Lounge Areas
- Seven Restrooms
- Outside Stairway & Balcony
- Garden Area
- Private Parking Lot

## PROPERTY OVERVIEW

In the heart of Montrose, this mixed use building could be used for numerous opportunities. Surrounded by offices, restaurants, housing, schools, other mixed use properties, and even night life, this property is in one of the busiest and most diverse parts of Houston. With continuous growth within the area, this specific estate would be perfect for just about anything.



For More Information Please Contact:

**John Baddour**  
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**Matthew Goldsby, CCIM**  
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15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



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ADDITIONAL PHOTOS



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GARDEN AREA



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## RETAILER MAP



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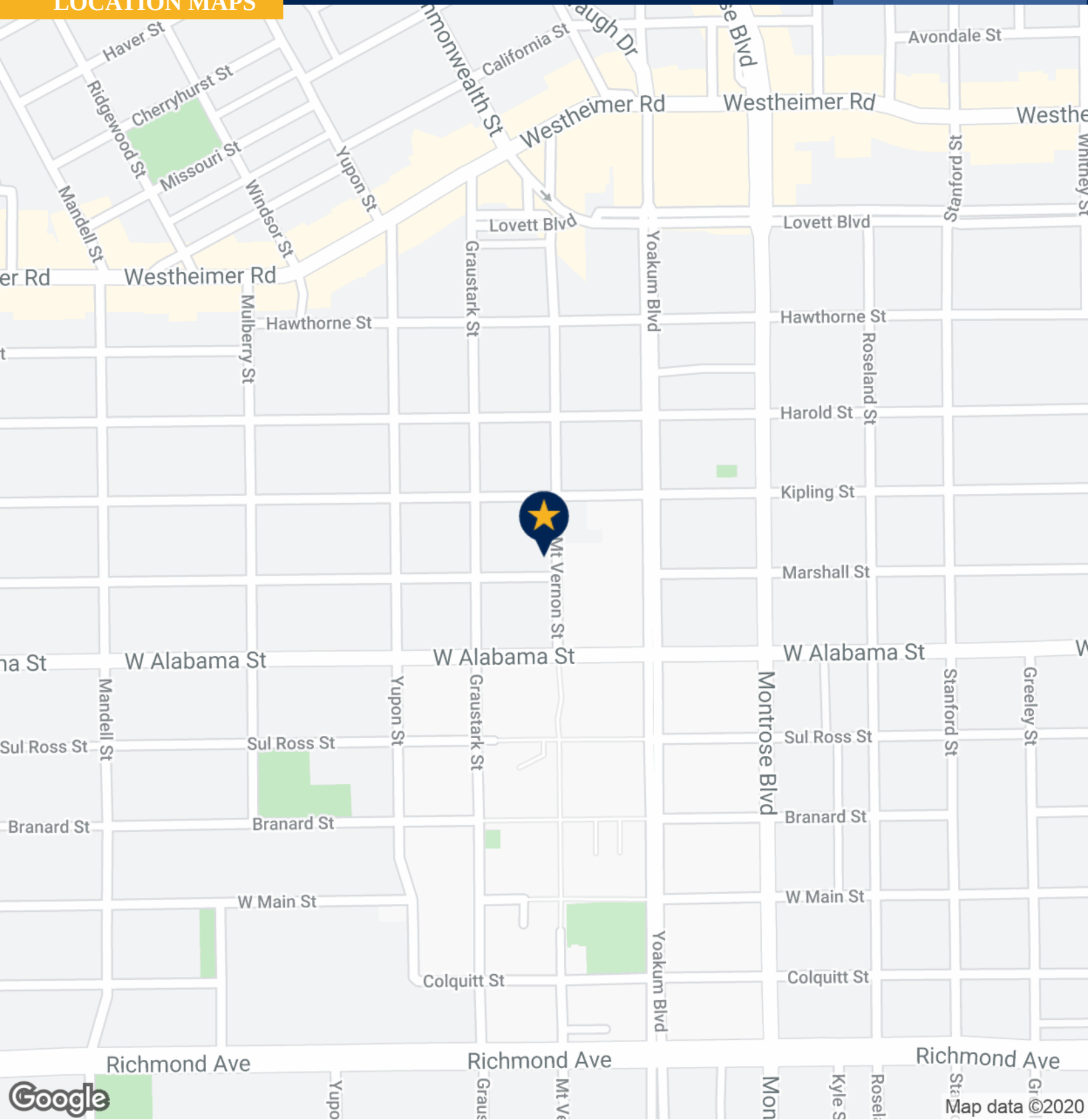


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## LOCATION MAPS



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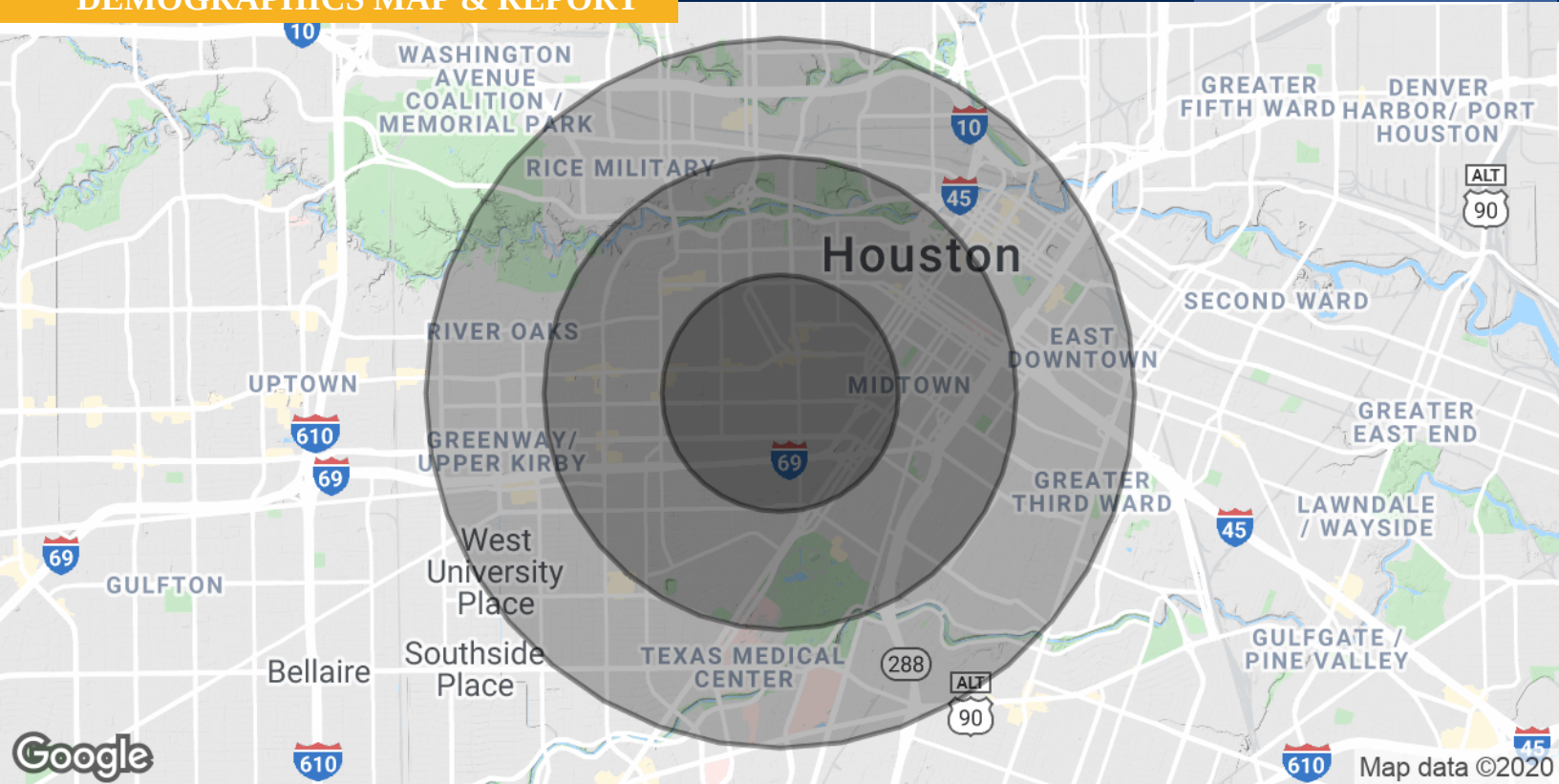
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## BELVOIR

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### DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	25,751	79,479	146,464
Average age	36.5	36.0	36.4
Average age (Male)	37.4	36.2	36.3
Average age (Female)	34.6	35.6	36.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	14,734	42,432	73,821
# of persons per HH	1.7	1.9	2.0
Average HH income	\$92,756	\$109,374	\$113,127
Average house value	\$354,693	\$354,530	\$423,652

\* Demographic data derived from 2010 US Census

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## 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

### 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.

<u>Belvoir Real Estate Group, LLC</u>	<u>9001128</u>	<u></u>	<u>(713) 332-8202</u>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matthew Goldsby</u>	<u>601116</u>	<u>matthewg@belvoir.net</u>	<u>(713) 332-8220</u>
Designated Broker's Name	License No.	Email	Phone
<u>Matthew Goldsby</u>	<u>601116</u>	<u>matthewg@belvoir.net</u>	<u>(713) 332-8220</u>
Agent's Supervisor's Name	License No.	Email	Phone
<u>John Baddour</u>	<u>733700</u>	<u>johnb@belvoir.net</u>	<u>(832)-915-3112</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date