

0.8 ACRES FOR SALE BETWEEN WASHINGTON AVE & MEMORIAL DR

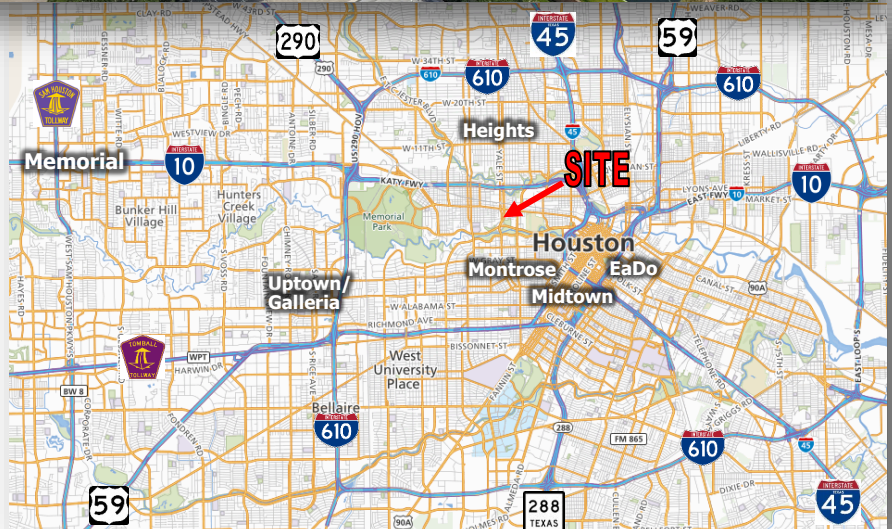
140 S HEIGHTS BLVD

HOUSTON, TX 77007



Price: Call for Pricing
Property: 0.7978 Ac (34,750sf)
Frontage Streets: The property has frontage on S Heights Blvd, Waugh Dr, and Raymond St
Chatters: 3,800sf
Darwin's: 3,750sf
Apartment Bldg: 1,772sf

Demographics	1 MILE	3 MILE	5 MILE
Population	23,871	190,860	461,606
Avg HH Income	\$137,414	\$127,707	\$113,668
Households	13,337	90,950	204,771
Daytime Population	21,336	216,221	604,832
Median Home Value	\$336,159	\$353,400	\$342,293



CHODROW
 REALTY ADVISORS

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MEMORIAL WINDSOR

Montrose Blvd

Allen Pkwy

Buffalo Bayou

Memorial Dr

55 Waugh

nrg park

The Medical Center

THE ROYALTON AT RIVER OAKS

REGENT SQUARE

THE DRISCOLL AT RIVER OAKS

316 Units

JACKSON HILL

232 Multifamily Units
35,200 SF Office Space
97,200 SF Retail

318 Units

MH
MEMORIAL HEIGHTS VILLAGES

Raymond St

100'

230'

150'

62.5'

Waugh Dr

MIDWAY

BUFFALO HEIGHTS
H-E-B plus!

TRUTH BARBECUE

enterprise

GORDY & SONS OUTFITTERS

Bank of America

Washington Ave

24,100 VPD (16)



Greenway Plaza / River Oaks

Galleria / Uptown



THE ROYALTON AT RIVER OAKS

Allen Pkwy

Shepherd Dr

Memorial Dr

316 Units



55 Waugh
PROSPERITY BANK



Raymond St

100'

230'

150'

62.5'

Waugh Dr

24,100 VPD (16)

232 Multifamily Units
35,200 SF Office Space
97,200 SF Retail



S Heights Blvd

Washington Ave



The Heights



Walmart Supercenter

The Core
326 Units

Hiline Heights
256 Units

232 Multifamily Units
35,200 SF Office Space
97,200 SF Retail

24,100 VPD (16)



KILLEN'S BARBECUE

PORCH SWING PUB

Washington Ave

Enterprise

Rockefeller's

22,387 VPD (16)



MIDWAY

BUFFALO HEIGHTS



GORDY & SONS OUTFITTERS

TRUTH BARBECUE

62.5'

Waugh Dr
150'

S Heights Blvd
100'

230'

Raymond St

MIDWAY
BUFFALO HEIGHTS
H-E-B
plus!

232 Multifamily Units
35,200 SF Office Space
97,200 SF Retail

318 Units
MH
MEMORIAL HEIGHTS VILLAGES

S Heights Blvd

55 Waugh
PROSPERITY BANK

62.5'

100'

230'

Raymond St

TECH AUTO
MAINTENANCE

150'

Waugh Dr

Downtown

Washington Ave
22,387 VPD (16)

232 Multifamily Units
35,200 SF Office Space
97,200 SF Retail

MIDWAY
BUFFALO HEIGHTS
H-E-B
plus!

318 Units
MH
MEMORIAL HEIGHTS VILLAGES

55 Waugh
PROSPERITY BANK

S Heights Blvd



Raymond St

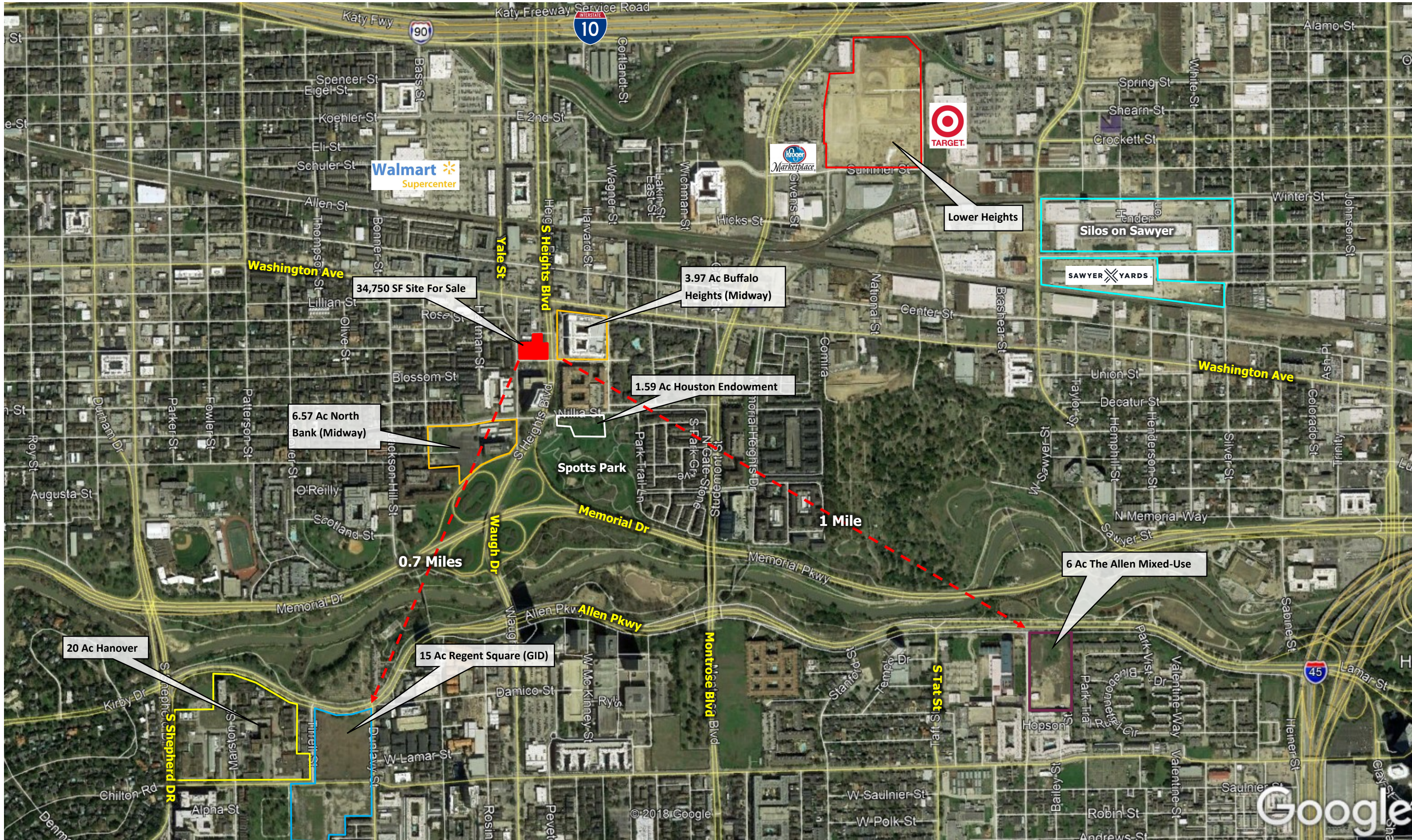
Waugh Dr

TRUTH
BARBECUE

TECH AUTO
MAINTENANCE

W
MEMORIAL
WINDSOR





Walmart
Supercenter

Kroger
Marketplace



Lower Heights

Silos on Sawyer

SAWYER YARDS

34,750 SF Site For Sale

3.97 Ac Buffalo Heights (Midway)

1.59 Ac Houston Endowment

6.57 Ac North Bank (Midway)

20 Ac Hanover

15 Ac Regent Square (GID)

6 Ac The Allen Mixed-Use

1 Mile

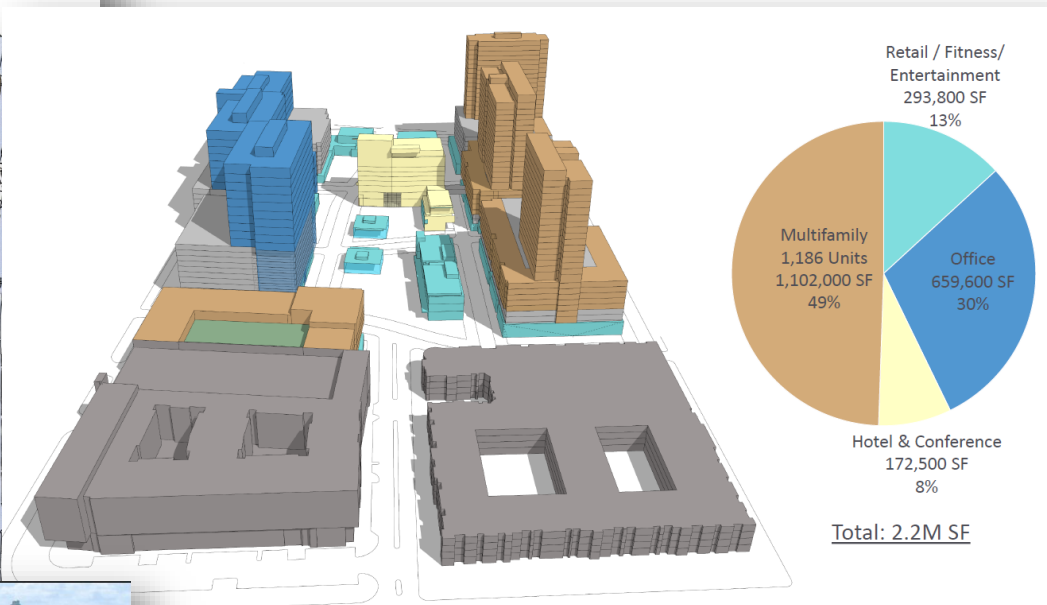
0.7 Miles

Allen Pkwy

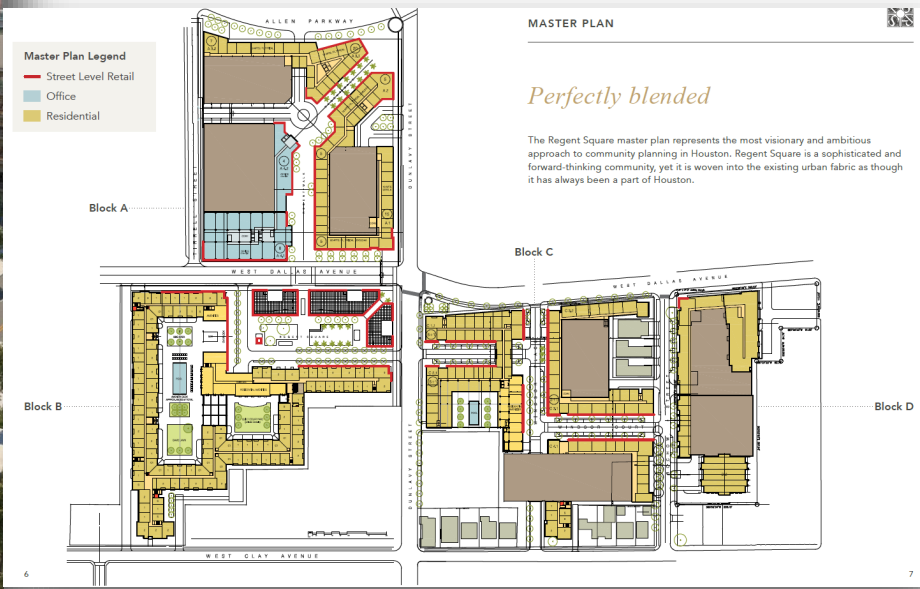
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BUFFALO HEIGHTS (MIDWAY) - Across the Street



REGENT SQUARE (GID) - 0.7 Miles From Subject Property



THE ALLEN (DC PARTNERS) - 1 Mile From Subject Property

- 1 RETAIL PAVILION
- 2 THOMPSON HOTEL AND CONDOS
- 3 OFFICE AND RETAIL
- 4 FUTURE BUILD TO SUIT
- 5 THEATER
- 6 FUTURE APARTMENTS





Information About Brokerage Services

11-2-2015

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 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.

Chodrow Realty Advisors

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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Alan Chodrow

_____ Designated Broker of Firm	_____ 0391428 License No.	_____ achodrow@chodrowrealty.com Email	_____ (832)741-7553 Phone
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Eric Rozelle

_____ Licensed Supervisor of Sales Agent/ Associate	_____ 0551185 License No.	_____ eric@chodrowrealty.com Email	_____ (832)212-3051 Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Bombshells Had

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