

±5,355 SF OFFICE SPACE / ±15,000 SF LAND

VICTORIAN-STYLE OFFICE/ LIVING SPACE FOR SALE

420 HEIGHTS BLVD., HOUSTON, TX 77007

Transwestern

A. DAVID SCHWARZ III, SIOR
713.270.3371
david.schwarz@transwestern.com

CARLOS P. BUJOSA
713.272.1289
carlos.bujosa@transwestern.com

WILL DURIE
713.270.3390
will.durie@transwestern.com

FOR SALE

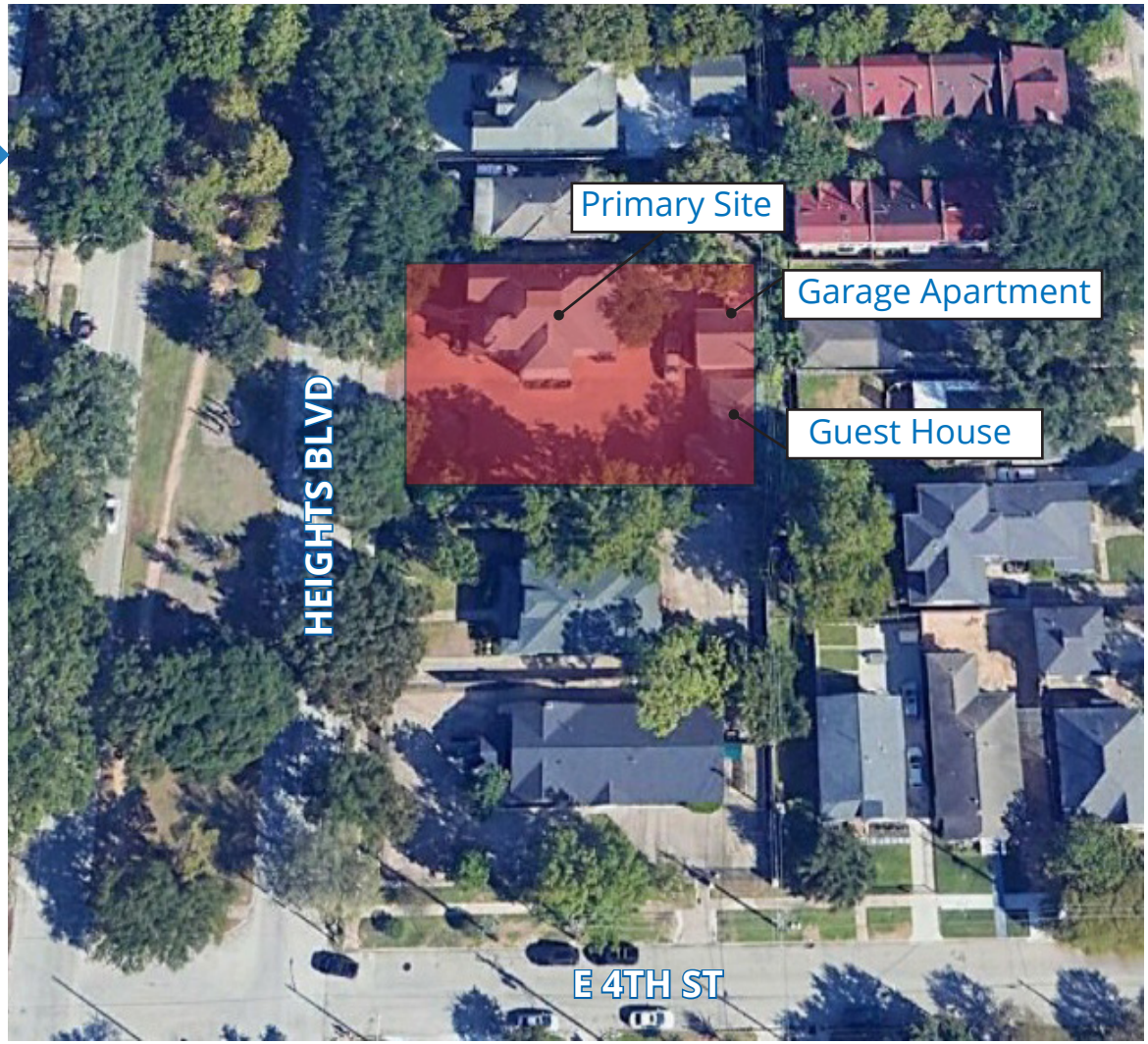
Transwestern

VICTORIAN-STYLE OFFICE/LIVING SPACE FOR SALE

420 HEIGHTS BLVD., HOUSTON, TX 77007

PROPERTY HIGHLIGHTS

±5,355 SF OF OFFICE SPACE/ ±15,000 SF OF LAND



- Combined Building Size: ±5,355 SF
- Total Land Area: ±15,000 SF
- Features 9 office/living spaces, 4 full and 2 half baths, with impressive 12ft ceilings on the first floor and 11ft ceilings on the second floor
- This property features a detached double garage apartment and guest house
- An exceptional opportunity along Houston Heights' most distigushed boulevard
- Flexible layout ideal for creative offices, design firms, boutique professionals or financial service businesses
- Built in 2006
- Click here to learn more about Houston Heights South Historic District

Call Broker For Price!
Shown by appointment only
A. David Schwarz, III 713.270.3371
Carlos P. Bujosa 713.272.1289

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.
Copyright © 2018 Transwestern.

Transwestern

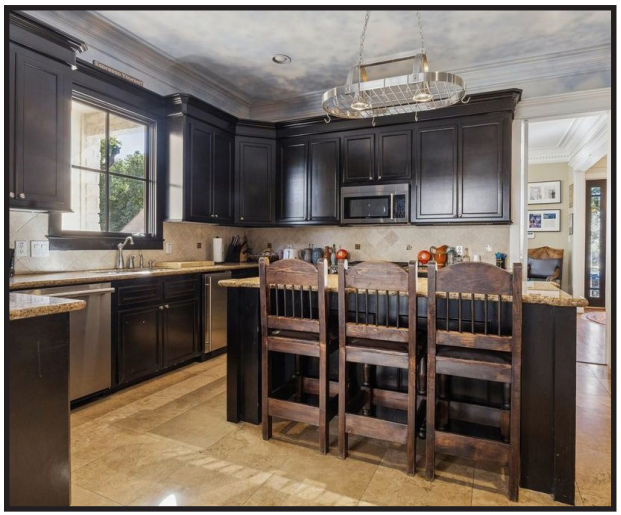
VICTORIAN-STYLE OFFICE/LIVING SPACE FOR SALE

420 HEIGHTS BLVD., HOUSTON, TX 77007

PHOTOS











The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.
Copyright © 2018 Transwestern.



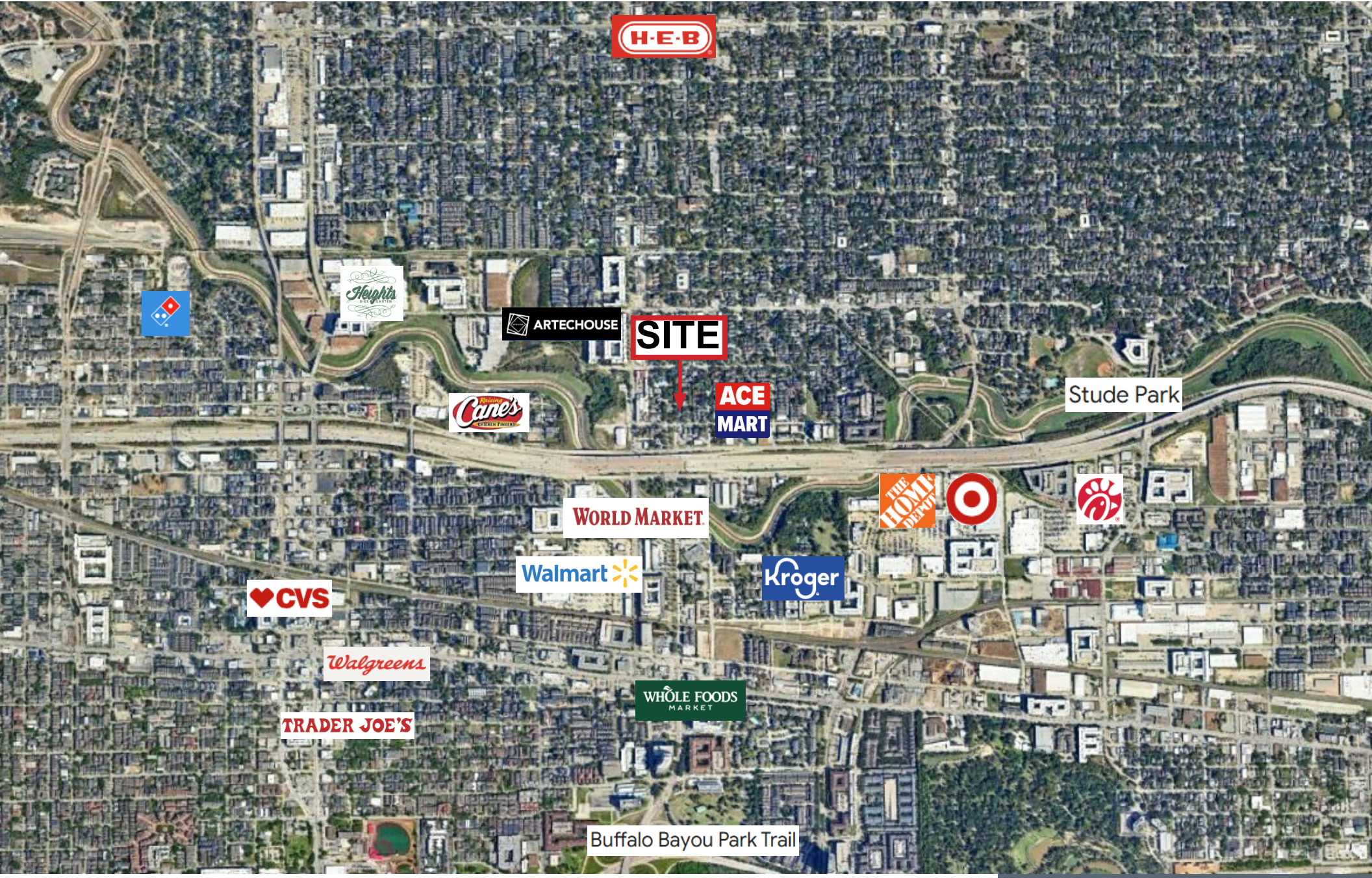
AERIAL VIEW

±5,355 SF OF LIVING/OFFICE SPACE / **±15,000** SF OF LAND FOR SALE

402 HEIGHTS BLVD., HOUSTON, TX 77007

A. DAVID SCHWARZ III,SIOR
713.270.3371
david.schwarz@transwestern.com

CARLOS P. BUJOSA
713.272.1289
carlos.bujosa@transwestern.com



AREA RETAIL MAP

±5,355 SF OF LIVING/OFFICE SPACE / **±15,000** SF OF LAND FOR SALE

402 HEIGHTS BLVD., HOUSTON, TX 77007

A. DAVID SCHWARZ III, SIOR
713.270.3371
david.schwarz@transwestern.com

CARLOS P. BUJOSA
713.272.1289
carlos.bujosa@transwestern.com

Transwestern

VICTORIAN-STYLE OFFICE/LIVING SPACE FOR SALE

420 HEIGHTS BLVD., HOUSTON, TX 77007

CENTRAL BUSINESS DISTRICT	3.5 MI
PORT OF HOUSTON	7.6 MI
GALLERIA	7.6 MI
MEDICAL CENTER	8.4 MI
HOBBY AIRPORT	13.5 MI
GEORGE BUSH/IAH AIRPORT	20.9 MI

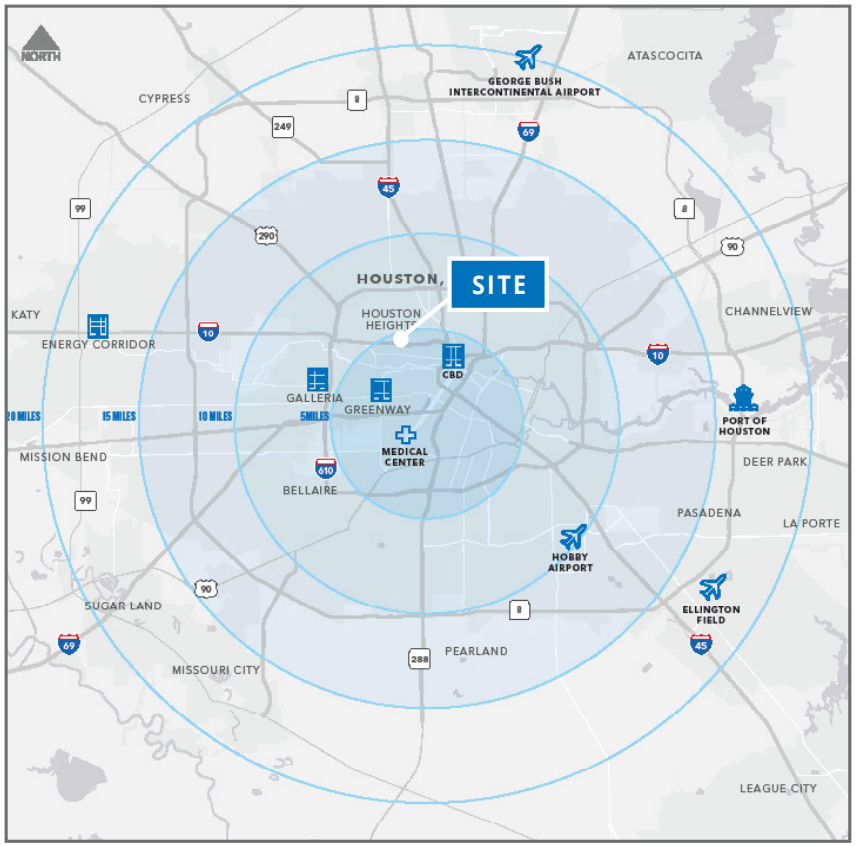
TRAFFIC COUNTS

Heights Blvd	17,234 CPD
E 4th St	15,028 CPD
Katy Fwy	232,345 CPD

Source: TxDOT

	2-Mile	5-Mile	10-Mile
2025 TOTAL POPULATION	106,827	510,020	1,640,288
2025 AVG HOUSEHOLD INCOME	$162,106	$131,262	$100,931
ANNUAL HOUSEHOLD GROWTH 2025-2030	1.9%	1.8%	1.6%

Source: CoStar



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.
Copyright © 2018 Transwestern.

Transwestern

VICTORIAN-STYLE OFFICE/LIVING SPACE FOR SALE

420 HEIGHTS BLVD., HOUSTON, TX 77007

FLOOR PLANS - FIRST FLOOR



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.
Copyright © 2018 Transwestern.

Transwestern

VICTORIAN-STYLE OFFICE/LIVING SPACE FOR SALE

420 HEIGHTS BLVD., HOUSTON, TX 77007

FLOOR PLANS - SECOND FLOOR



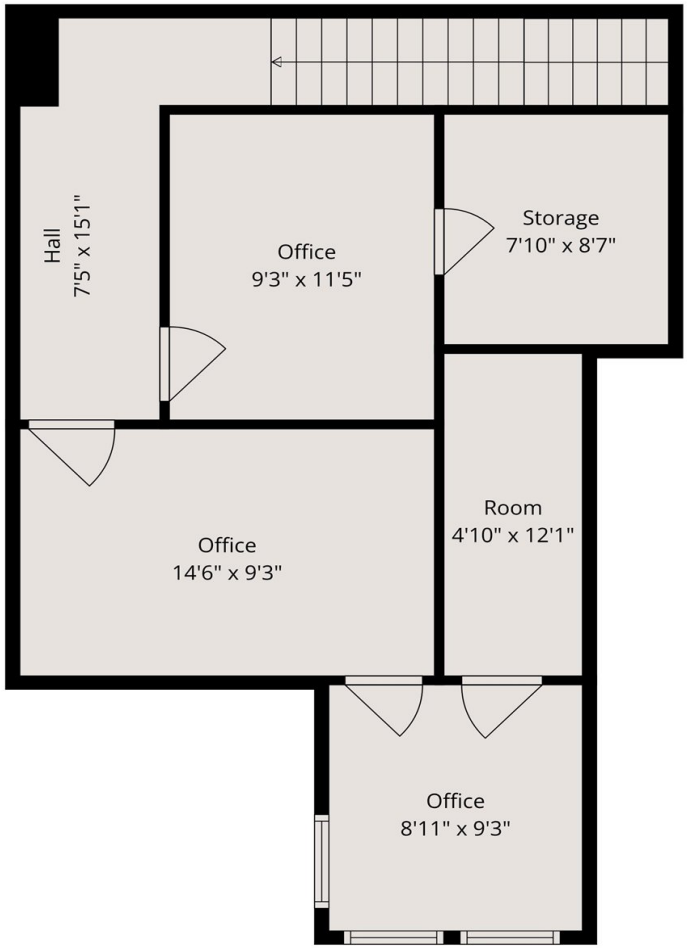
The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.
Copyright © 2018 Transwestern.

Transwestern

VICTORIAN-STYLE OFFICE/LIVING SPACE FOR SALE

420 HEIGHTS BLVD., HOUSTON, TX 77007

FLOOR PLANS - THIRD FLOOR



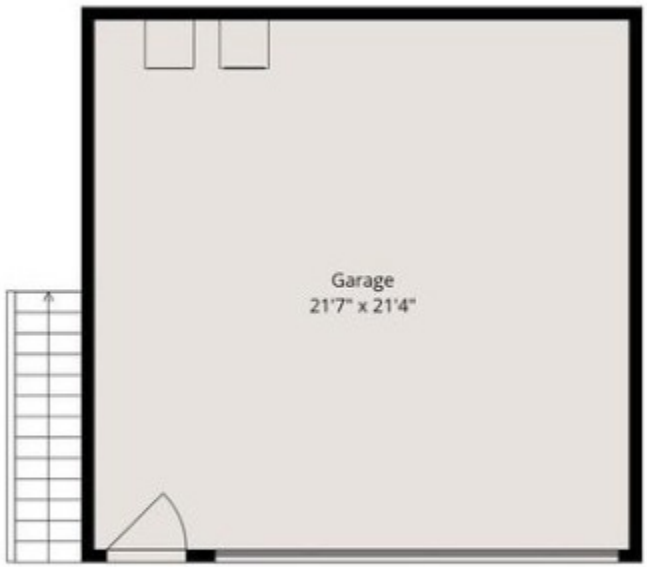
The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.
Copyright © 2018 Transwestern.

Transwestern

VICTORIAN-STYLE OFFICE/LIVING SPACE FOR SALE

420 HEIGHTS BLVD., HOUSTON, TX 77007

FLOOR PLANS - GARAGE APARTMENT





The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.
Copyright © 2018 Transwestern.

Transwestern

VICTORIAN-STYLE OFFICE/LIVING SPACE FOR SALE

420 HEIGHTS BLVD., HOUSTON, TX 77007

FLOOR PLANS - GUEST HOUSE



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.
Copyright © 2018 Transwestern.

FOR SALE

Transwestern

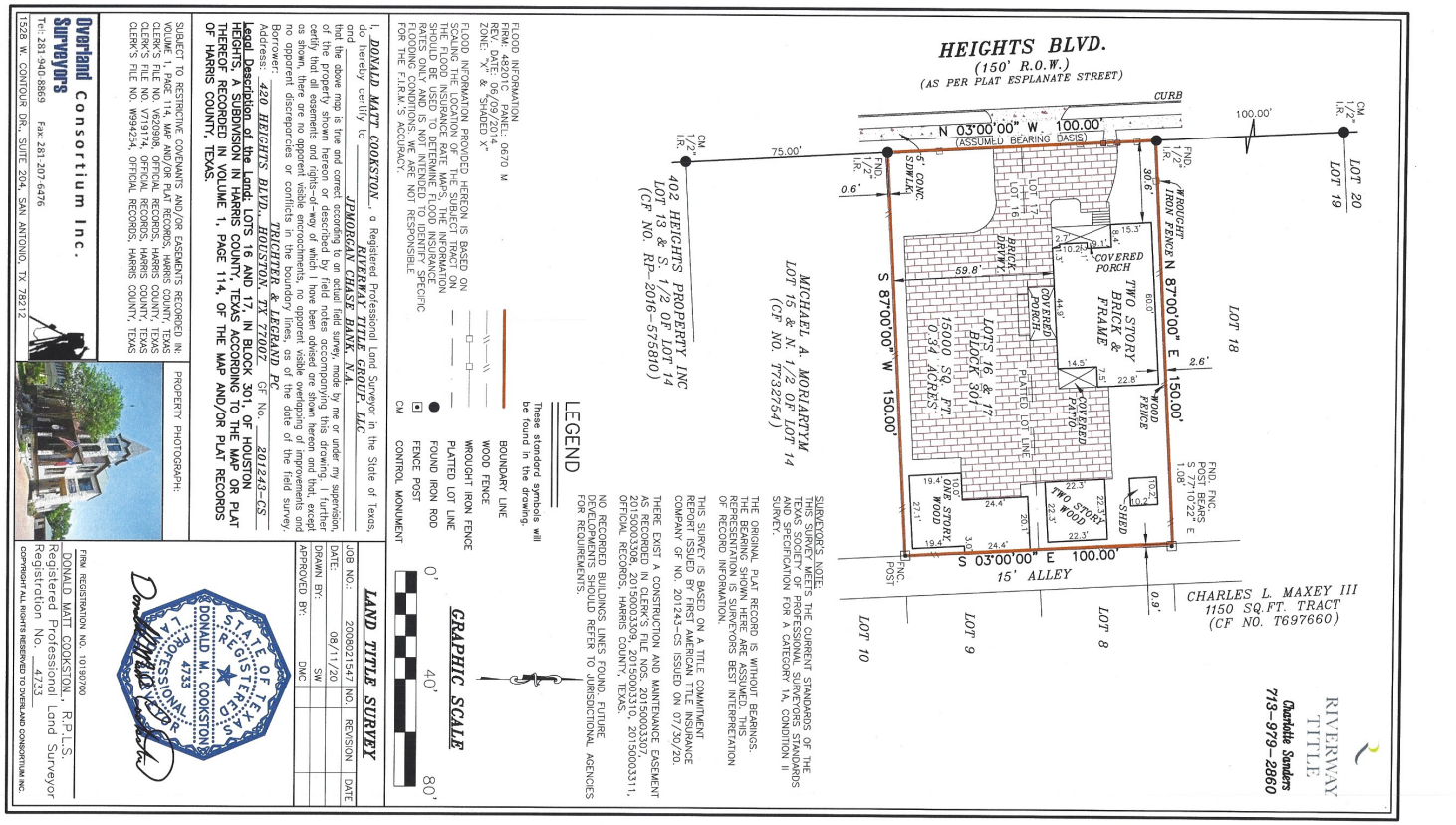
VICTORIAN-STYLE OFFICE/LIVING SPACE FOR SALE

420 HEIGHTS BLVD., HOUSTON, TX 77007

SURVEY

HCAD:0210330000017

Source: HCAD



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.
Copyright © 2018 Transwestern.

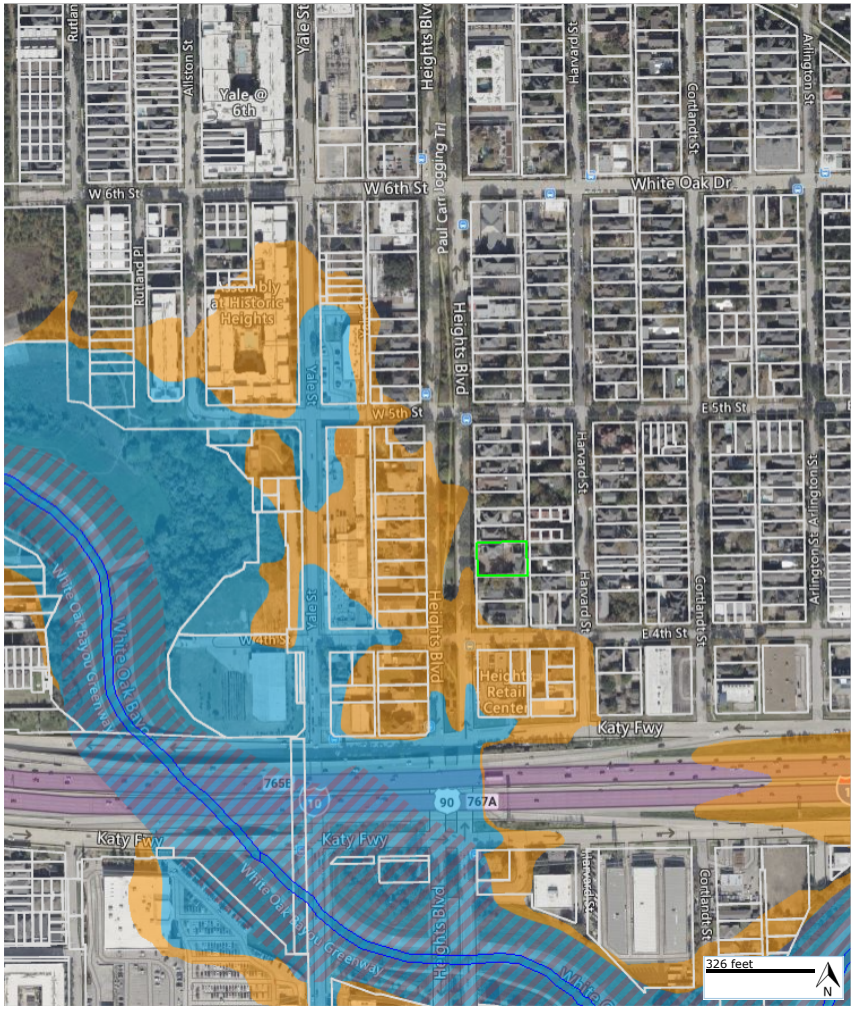
Transwestern

VICTORIAN-STYLE OFFICE/LIVING SPACE FOR SALE

420 HEIGHTS BLVD., HOUSTON, TX 77007

FLOOD PLAIN MAP

Source: HCAD



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.
Copyright © 2018 Transwestern.

Transwestern

TRANSWESTERN PROPERTY COMPANY SW GP, L.L.C.

SALE/LEASE AMERICANS WITH DISABILITIES ACT, HAZARDOUS MATERIALS AND TAX DISCLOSURE

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals (including lead based paint), min-erals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be ac-cessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/ Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents re-garding the Property.

Sale, lease and other transactions can have local, state and federal tax consequences for the seller/lessor and or buyer/tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sales price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Real estate brokers are not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

SELLER		**PURCHASER**	
By:	_____	By:	_____
Title:	_____	Title:	_____
Co. Name:	_____	Co. Name:	_____
Date:	_____	Date:	_____

2-10-2025

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 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Transwestern Property Company

SW, GP, LLC d/b/a Transwestern	466196	steve.ash@transwestern.com	713-270-7700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen C. Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Carlos P. Bujosa	279938	carlos.bujosa@transwestern.com	713-272-1289
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
A. David Schwarz III, SIOR	156675	david.schwarz@transwestern.com	713-270-3371
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____



FOR MORE INFORMATION, CONTACT:
SHOWN BY APPOINTMENT ONLY!

A. DAVID SCHWARZ III, SIOR
713.270.3371
david.schwarz@transwestern.com

CARLOS P. BUJOSA
713.272.1289
carlos.bujosa@transwestern.com

WILL DURIE
713.270.3390
will.durie@transwestern.com