

PREMIER LAND FOR SALE

East of S. Shepherd & North of West Alabama | Houston, TX 77098

TRANSWESTERN REAL ESTATE SERVICES



ALSO AVAILABLE

SUBJECT
Tract C
±10,698 SF

SUBJECT
Tract A
±1.57 AC

SUBJECT
Tract B
±1.21 AC

SUBJECT
Tract E
±5,250 SF

SUBJECT
Tract D
±10,500 SF



Transwestern is pleased to offer multiple sites on and near Kipling Street @ Huldy Street totaling approximately 3.38 acres of land in the thriving inner loop.

JEFF G. PEDEN, SIOR
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Main 713 270 7700
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CONTACT BROKER
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NOTABLE AREA ACTIVITY & AMENITIES

Nearby Kipling Street @ Huldy Street, Houston, Texas | 77098

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RESTAURANTS



AREA AMENITIES

LEVY PARK
REGAL
EDWARDS GREENWAY
HERMANN PARK

SHOPPING



CULTURE

MENIL COLLECION
MUSEUM OF FINE ART HOUSTON
ROTHKO CHAPEL
RICE UNIVERSITY
HOUSTON MUSEUM OF NATURAL SCIENCE
NEAR BY

RIVER OAKS
UPPER KIRBY
HIGHLAND VILLAGE
MONTROSE
AFTON OAKS
GREENWAY
WEST UNIVERITY PLACE
RICE VILLAGE
BOULEVARD OAKS
MUSEUM DISTRICT

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Nestled between the historic neighborhoods of River Oaks and Montrose, these sites are in the midst of urban eateries, art galleries, pubs & theaters. Minutes away from the Museum District and Rice University, as well as high street retail centers like Rice Village and Highland Village.

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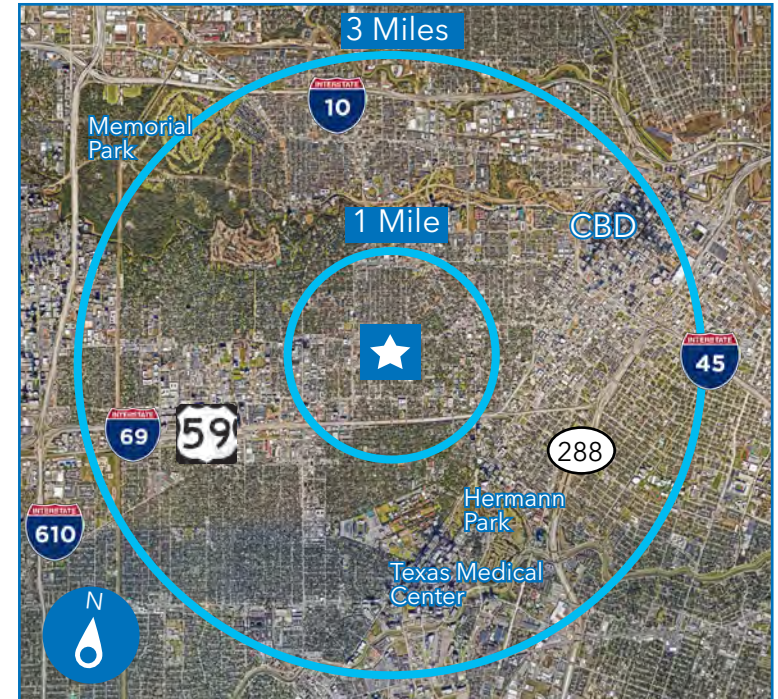
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AREA DEMOGRAPHICS

2020 Demographics

2020 Counts - Source: esri

	1 Mile	3 Miles
Population	29,698	207,261
AVG. HH Income	\$139,772	\$144,999
Median Age	38.9	36.8

2 miles to CBD, Memorial Park, & Buffalo Bayou Park

1.75 miles to Rice Village & West University

1.5 miles to Allen Parkway

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UPTOWN

West Alabama St

S Shepherd Dr

SUBJECT
Tract D
±10,500 SF

SUBJECT
Tract E
±5,250 SF

Huldy St


Kipling St

Harold St

SUBJECT
Tract C
±10,698 SF

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Tract A
±1.57 AC

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Tract B
±1.21 AC

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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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date