

20,000 SF LAND - Montrose

FOR SALE

W. Alabama at Woodhead St.



PROPERTY INFO

- Approximately 20,000 square feet of land
- Located at the corner of W. Alabama St. and Woodhead St. in the heart of Montrose
- Commercial or Residential, NO RESTRICTIONS
- 3 mi. radius population +/- 200,000
- 3 mi. radius income average +/- \$130,000

CONTACT

Chelsea Padon
(713) 471-4722

chelsea@chodrowrealty.com

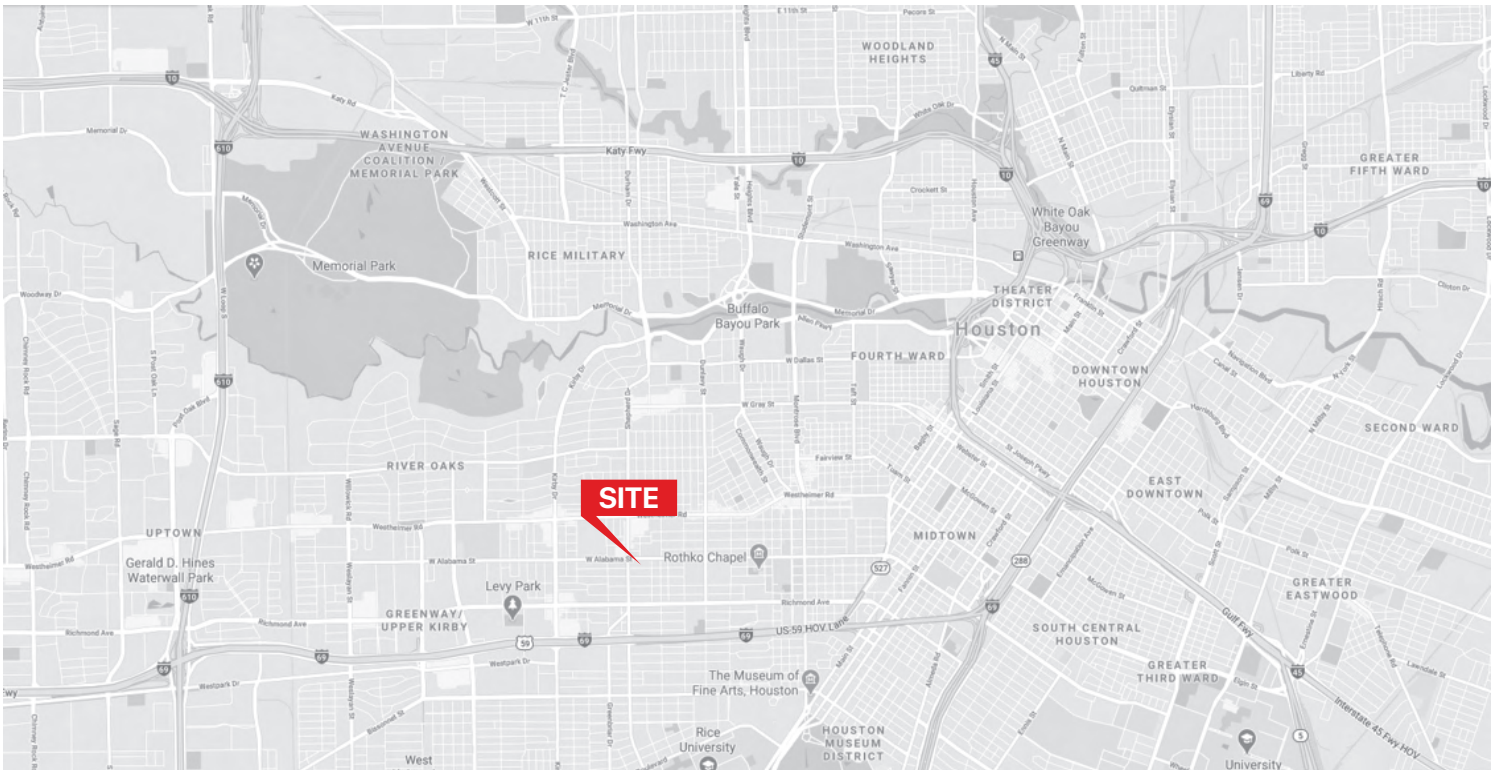
Alan Chodrow

(832) 741-7553

achodrow@chodrowrealty.com

CHODROW
REALTY ADVISORS

ADDITIONAL VIEWS

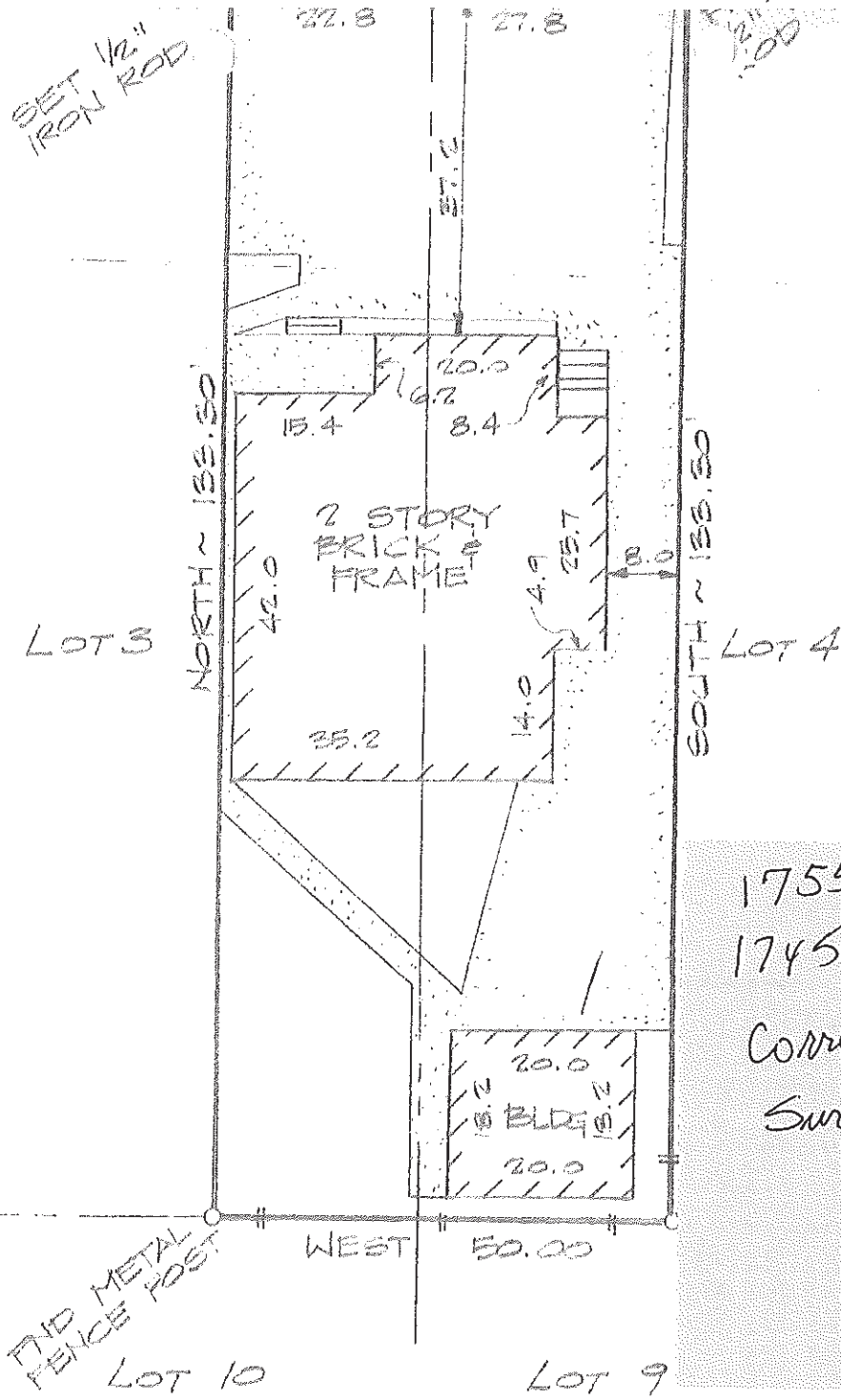


NOTABLE NEARBY RESTAURANTS AND BARS



WOSPHEAD ST.

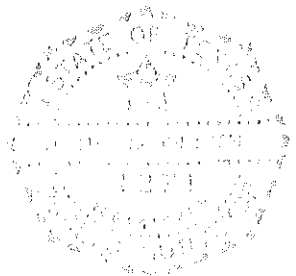
CONDUCTED IN ACCORDANCE WITH THE
LIMITS OF THE PROFESSIONAL SURVEYOR
THAT ALL ENCROACHMENTS SHOULD NOT BE SHOWN.



W. Blad

1755 is Marked
1745 - Never
Corrected on
Survey

DOES NOT BE WITHIN THE LIMITS OF THE PROFESSIONAL SURVEYOR'S LIABILITY.



PLAT OF SURVEY

SCALE: 1" = 20'

I do hereby certify that the above plat represents the facts as found on an actual survey on the ground, conducted under my supervision, that all visible encroachments, if any are shown and noted and that this professional service conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition III Survey (unless otherwise noted).

27 FEB 85

DATE

JOHN D. OLSEN
TEXAS R. S. S. NO. 4271

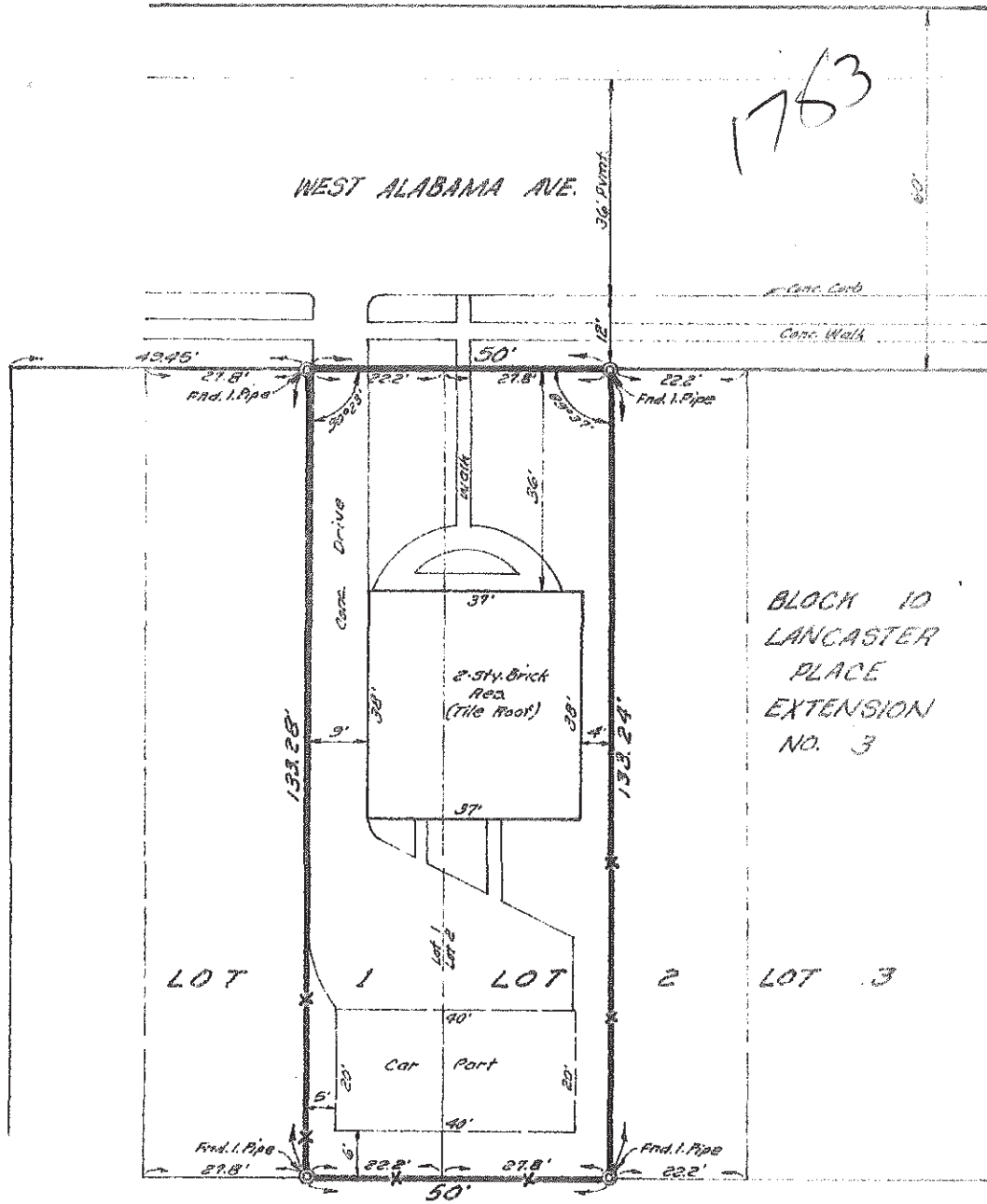
EAST 22.2' OF LOT 3 & WEST 27.8 OF LOT 4

LOT	BLOCK	SUBDIVISION	SECTION	COUNTY	STATE
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WOODHEAD ST.

WEST ALABAMA AVE.

1753



BLOCK 10
LANCASTER
PLACE
EXTENSION
NO. 3

LOT 1 LOT 2 LOT 3

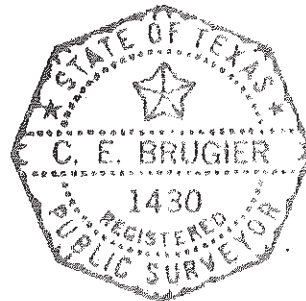
Plat of property of Joseph R. Dark
located at 1753 West Alabama Street
SURVEY OF THE EAST 22.2 FEET OF LOT 1 AND THE
ADJOINING WEST 27.8 FEET OF LOT 2, BLOCK 10
LANCASTER PLACE EXTENSION NO. THREE
HARRIS COUNTY, TEXAS

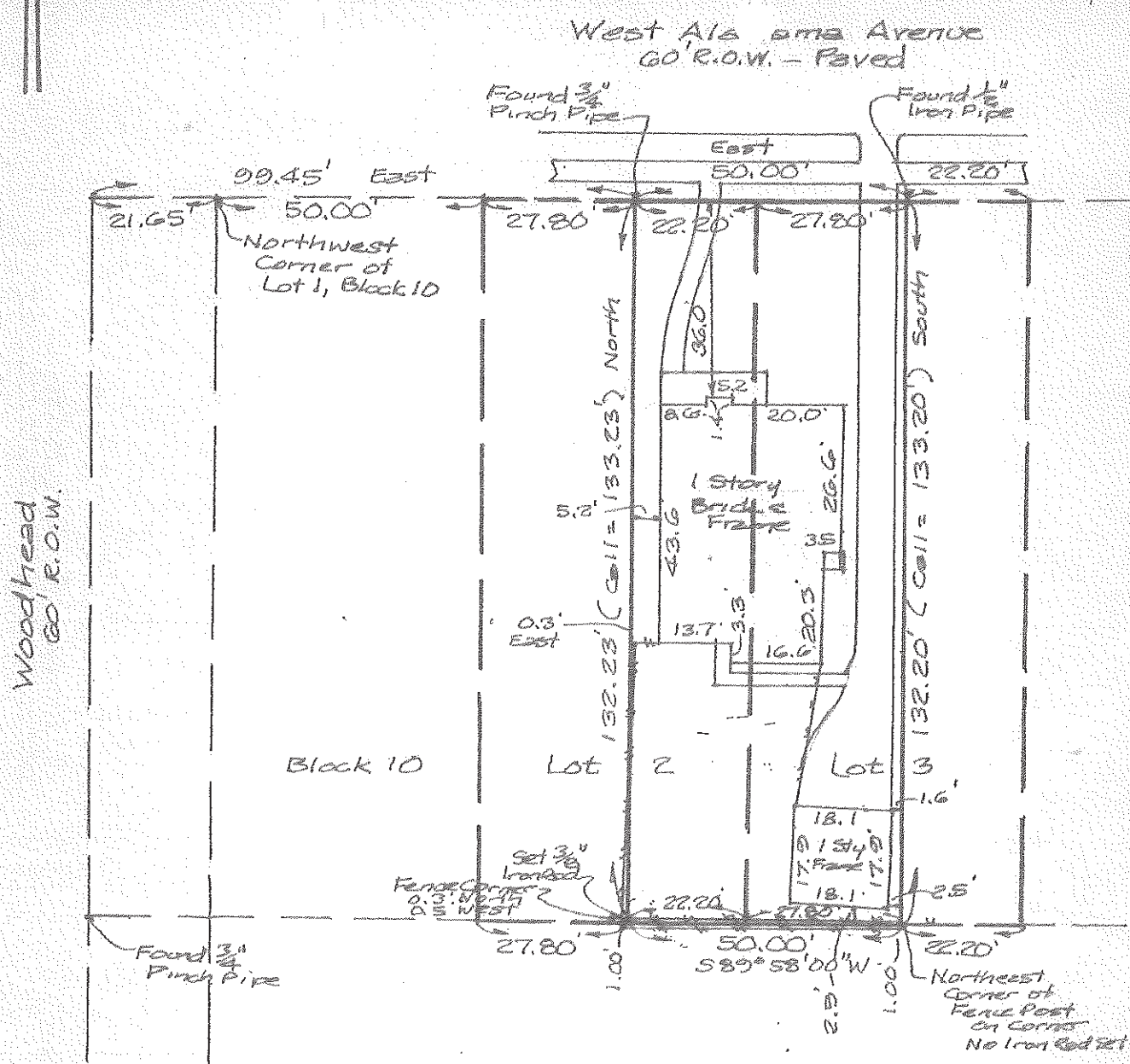
SCALE: 1"=30'

according to the plat thereof recorded in Volume 534
Page 326 of the Harris County Deed Records.

There are no encroachments and all improvements
lie wholly within the property lines.

By: C. E. Brugier November 4, 1974
Registered Public Surveyor





PLAT OF PROPERTY

Scale: 1" = 30'

The East 22.20' Lot 2 and the West 27.80' Lot 3, Block 10, Lancaster Extension 3; an addition in Harris County, Texas.

I certify that this survey was made this day on the ground of the property legally described hereon and is correct and that there are no discrepancies, conflicts, or shortages in the area or boundary lines, or any encroachments, or any overlapping of improvements or any easements, or rights-of-way, except as shown hereon and that said property has access to and from a dedicated roadway.

Dated: July 23, 1982

Purchaser: William R. Broussard and Joseph R. Dark

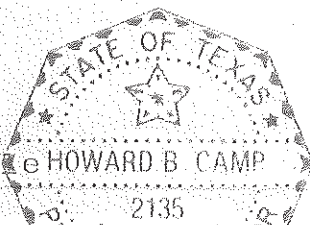
Address: 1749 West Alabama Avenue, Houston,

123-82-12

Stewart Title HOWARD B CAMP

Debbie Ball

2135



Handwritten signature

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

