

OFFER AND PROPERTY INFORMATION
for 1701 N. Durham Drive
(NWC N. Durham Dr. & 17th Street)

1. Survey is included. There exists an encroachment into the City of Houston alleyway located along the north property line. This is a fairly typical situation for Heights properties and the City of Houston has a procedure for the rectification of this encroachment.

2. Title company needs to be:
Fidelity National Title
DeeDee L. Whitten, Commercial Escrow Officer
Charles H. Mansour, Closing Attorney
440 Louisiana Street, Suite 1100
Houston, Texas 77002
713.227.7500

Fidelity National has done extensive work on this file and is very familiar with the title issues and encroachment issue.

3. Offers will be accepted up to Monday, July 20, 2026 at 6:00 pm CST.

4. Cash offers need to include proof of funds and offers involving financing need to include a letter from the lender.

4. Send offers to:
Charlotte Broesche
charlotte.broesche@garygreene.com

5. Inquiries may be directed to either:
Charlotte Broesche
charlotte.broesche@garygreene.com
(713) 299-7573; or

Burke Purdie
burke.purdie@garygreene.com
(281) 787-2821