

redevelopment opportunity

3834-3838

# Glen Arbor

HOUSTON, TX 77025



3834-3838 GLEN ARBOR DR

HOUSTON, TX 77025



**PRICE**

**\$3,300,000**

**PROPERTY HIGHLIGHTS**

**UNITS**            24    1 BR  
                          8    2 BR

**YEAR BUILT**    1953

**LAND AREA**    42,984 SF  
                          PER HCAD

**SUMMARY**

Well situated, fully occupied, **32 unit** garden apartment complex conveniently nestled between the **Houston Medical Center, Bellaire** and the **Galleria**.

Prime opportunity for redevelopment while taking advantage of full occupancy from **long-standing tenants**.

**Unobstructed views** of Brays Bayou to the south on a quiet street with quick access to the Stella Link and N Braeswood Blvd thoroughfare.

**Detailed financials** available upon request.

No history of flooding, per seller.

3834-3838 GLEN ARBOR DR  
HOUSTON, TX 77025

DOWNTOWN

GREENWAY

BRAYS BAYOU

**NEARBY** \_\_\_\_\_

Quick commute to NRG Stadium,  
Texas Medical Center, WestU,  
Galleria, and Bellaire.

3834-3838 GLEN ARBOR DR  
HOUSTON, TX 77025



**PROVISTA**   
REALTY GROUP

Dan Egger  
713-240-8169  
degger@provistallc.com

824 Heights Blvd  
Houston, TX 77007  
www.provistallc.com

## POPULATION DATA

Metric	1 mile	3 miles	5 miles
2020 Population	18,608	147,635	467,227
2025 Population	21,773	162,989	517,910
2030 Pop. Projection	23,642	175,084	556,858
Annual Growth 2020-2025	3.4%	2.1%	2.2%
Annual Growth 2025-2030	1.7%	1.5%	1.5%
Median Age	41.3	37.2	36.8
Bachelor's Degree or Higher	71%	68%	50%
U.S. Armed Forces	3	109	165

## HOUSEHOLD DATA

Metric	1 mile	3 miles	5 miles
2020 Households	7,327	65,859	202,621
2025 Households	8,711	72,756	225,913
2030 Household Projection	9,504	78,364	243,743
Annual Growth 2020-2025	2.8%	1.8%	2.1%
Annual Growth 2025-2030	1.8%	1.5%	1.6%
Owner Occupied Households	5,514	32,607	89,149
Renter Occupied Households	3,990	45,757	154,594
Avg Household Size	2.4	2.2	2.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$332M	\$2.3B	\$6.6B

## POPULATION BY RACE

Race	1 mile	3 miles	5 miles
White	11,161	75,356	190,528
Black	2,439	23,422	105,290
American Indian/Alaskan Native	79	706	5,590
Asian	4,293	30,908	59,902
Hawaiian & Pacific Islander	23	131	449
Two or More Races	3,779	32,467	156,151
Hispanic Origin	3,461	31,232	167,760

## INCOME DATA

Metric	1 mile	3 miles	5 miles
Avg Income Bracket	\$160,478	\$128,229	\$109,989
Median Household Income	\$127,211	\$86,930	\$73,175
< \$25,000	856	10,088	36,554
\$25,000 - 50,000	940	10,379	40,859
\$50,000 - 75,000	1,344	12,216	38,317
\$75,000 - 100,000	571	7,741	25,449
\$100,000 - 125,000	572	5,989	18,479
\$125,000 - 150,000	814	4,563	13,340
\$150,000 - 200,000	573	4,971	15,340
\$200,000+	3,040	16,807	37,575

# TRAFFIC DATA

Collection Street	Cross Street	Traffic Volume	Count Year
N Braeswood Blvd	Glen Arbor Dr E	17,383	2025
Stella Link Rd	S Braeswood Blvd S	24,124	2025
Braes Blvd	Tartan Ln NW	1,561	2025
Stella Link Road	S Braeswood Blvd N	13,208	2025
Tartan Ln	Braes Blvd E	440	2025
Stella Link Rd	S Braeswood Blvd N	13,152	2024
N Braeswood Blvd	Academy St SW	16,761	2025
Durness Way	Braes Blvd E	396	2025
Stella Link Rd	Durness Way N	9,758	2018
Tartan Ln	Stella Link Rd E	476	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.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date