

# FOR SALE

## WEST UNIVERISTY OFFICE/RETAIL SPACE



### LOCATION

2426 Sunset Blvd, Houston, TX 77005

### BUILDING SIZE

1,216 SF

### LOT SIZE

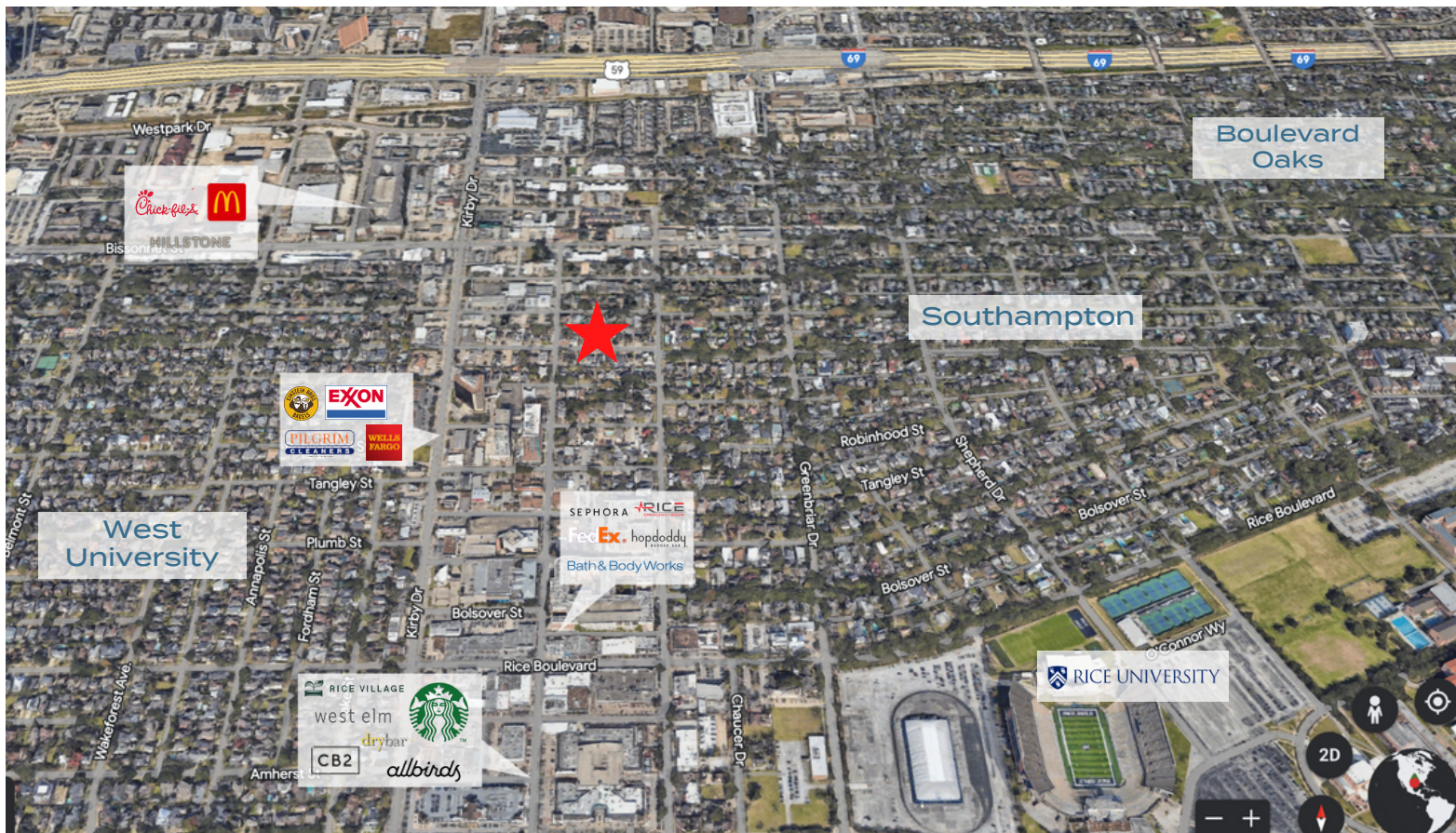
6,400 SF

### DETAILS

- Bungalow with exposed shiplap walls and hardwood floors in a charming space ready to be customized
- Ideal opportunity for a small coffee or bagel shop, wine bar, photography studio, creative agency, real estate office, or other boutique office space
- Strong demographics and traffic counts
- Large backyard offers ample space for a patio or parking
- Just north of the Texas Medical Center and Rice University in heart of West University/Southampton/Rice Village area

### PRICE

\$875,000



Ring of 1 mile

Longitude: -95.41615

DEMOGRAPHIC SUMMARY

2426 Sunset Blvd, Houston, Texas, 77005



\$124,962

Median Household Income



\$92,270

Per Capita Income



\$221,043

Median Net Worth

KEY FACTS

23,039

Population

38.0

Median Age



10,358

Households

\$103,962

Median Disposable Income

EDUCATION

1%

No High School Diploma



4%  
High School Graduate

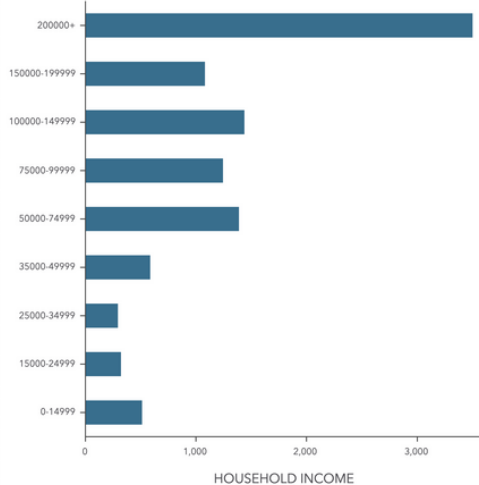


9%  
Some College



87%  
Bachelor's/Grad/Prof Degree

INCOME



Traffic Data

Street name	Traffic volume	Direction	Distance
Morningside Dr	2,930	NE	0.1
Kirby Dr	36,720	NW	0.2
Bissonnet St	14,236	NE	0.2
Greenbriar St	17,092	E	0.2
Sunset Blvd	2,740	W	0.2
Greenbriar St	14,240	E	0.2
Sunset Blvd	8,070	E	0.3
Bissonnet St	15,928	NW	0.3
Greenbriar St	14,888	SE	0.3

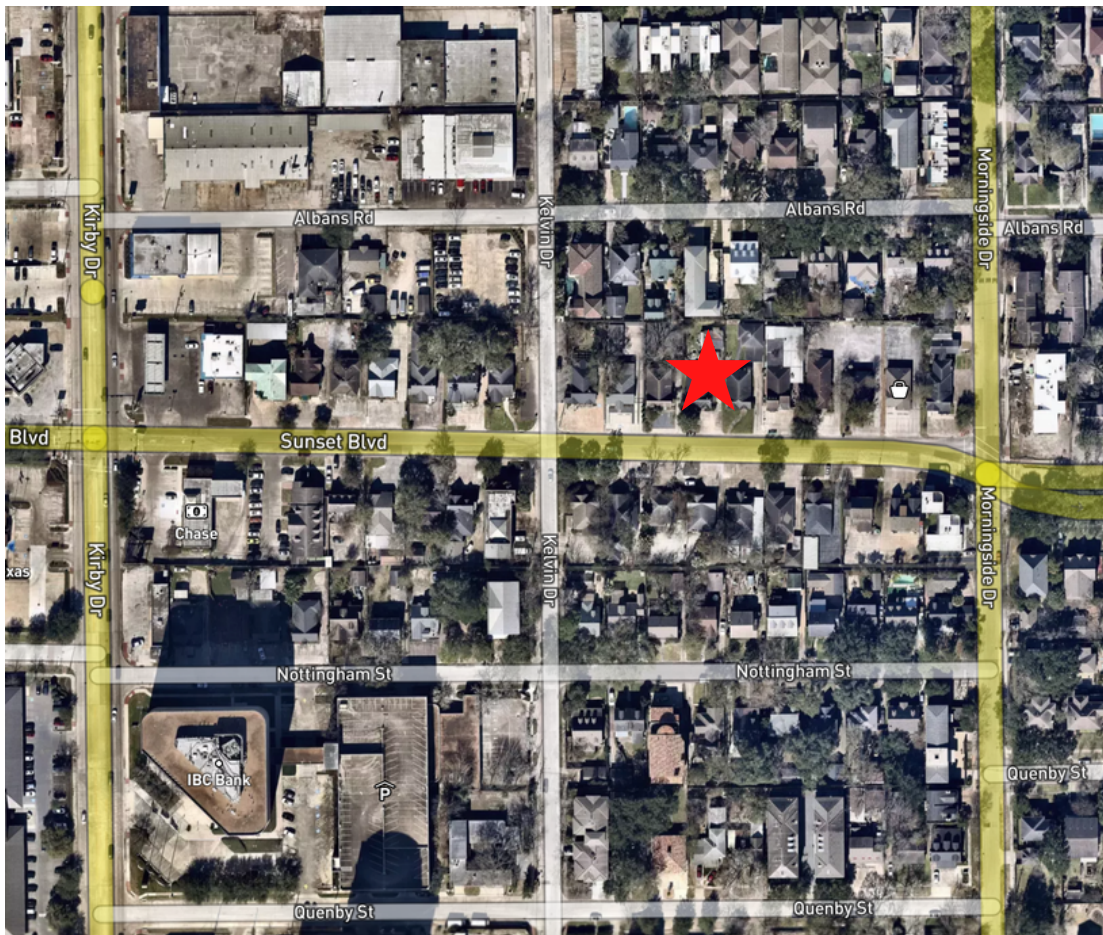
Closest 9 locations

EMPLOYMENT

White Collar	92%
Blue Collar	4%
Services	4%

2.7%  
Unemployment Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.



Located on 2426 Sunset between Morningside Drive and Kirby Drive just North of Rice Village



Large backyard offers ample space for a patio or parking



Hardwood floors and exposed shiplap walls ready for customization



# 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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date