



PRIME DEVELOPMENT OPPORTUNITY

LAND + EXISTING RESTAURANT/RETAIL BUILDING FOR SALE

NEQ Montrose Blvd & W Gray St | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address:	1401 Montrose Blvd Houston, TX 77019
Bldg Size:	±4,284 SF
Lot Size:	±0.821 AC / ±35,780 SF
Price:	\$6,350,000
Year Built:	2004, Renovated in 2024

HIGHLIGHTS:

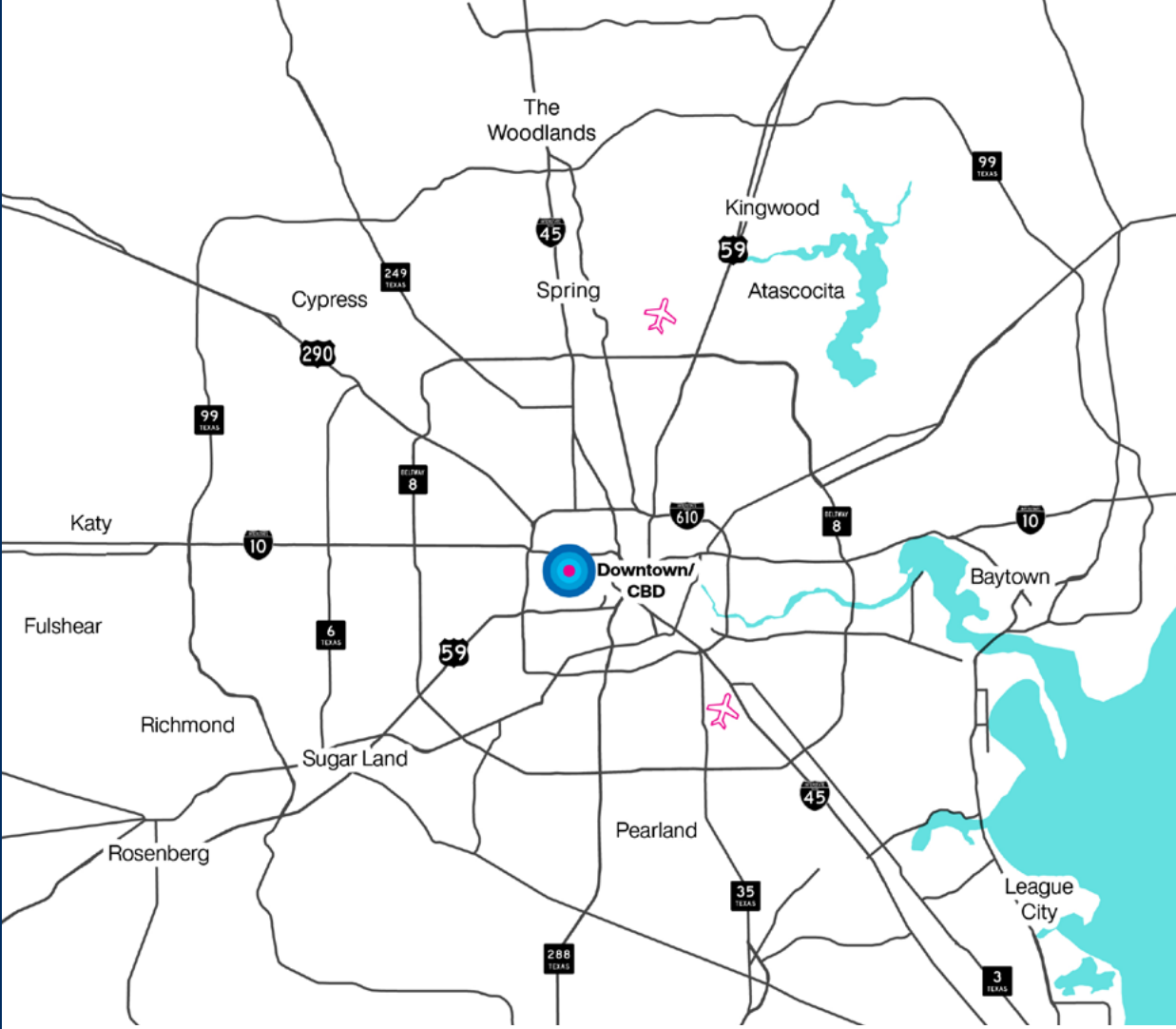
- ±0.82 AC infill site with freestanding ±4,284 SF building currently improved as a 2nd gen. restaurant with flexibility for alternative commercial uses
- Through-lot spanning from Montrose Blvd to Columbus St, with four points of access including Montrose Blvd, Columbus St, and W Clay St
- Located just north of the signalized intersection of Montrose Blvd & W Gray St
- Positioned in the heart of Montrose, one of Houston's most walkable, high-traffic mixed-use corridors surrounded by an eclectic mix of the city's top-rated restaurants and bars
- Existing covered patio space fronting Montrose Blvd
- Dedicated on-site parking

TRAFFIC COUNTS:

Montrose Blvd:	23,566 CPD '22
W Gray St:	10,683 CPD '22

2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	42,149	231,845	517,282
Daytime Pop.	37,853	351,534	677,516
Avg HH Income	\$167,954	\$195,552	\$178,749



DOWNTOWN/CBD
±1.12 Miles

**Wharton Dual Language
Academy**



US Bayou Park
Apartments

SITE

Salon Rose
Alanis
SALON & SPA

PAVÓN
Coffee Bar

W Clay St

W Clay St

Montrose at
Buffalo Bayou

Montrose Blvd

24,803 CPD '22



Columbus St

Wharton
Dual Language
Academy

Crocker St

MONTROSE
EMERGENCY ROOM

SHERWIN
WILLIAMS

Pizzaro's Pizzeria
Napoletana

della
COFFEE

HTX
FRAMES

Pink's
PIZZA

W Gray St

10,683 CPD '22



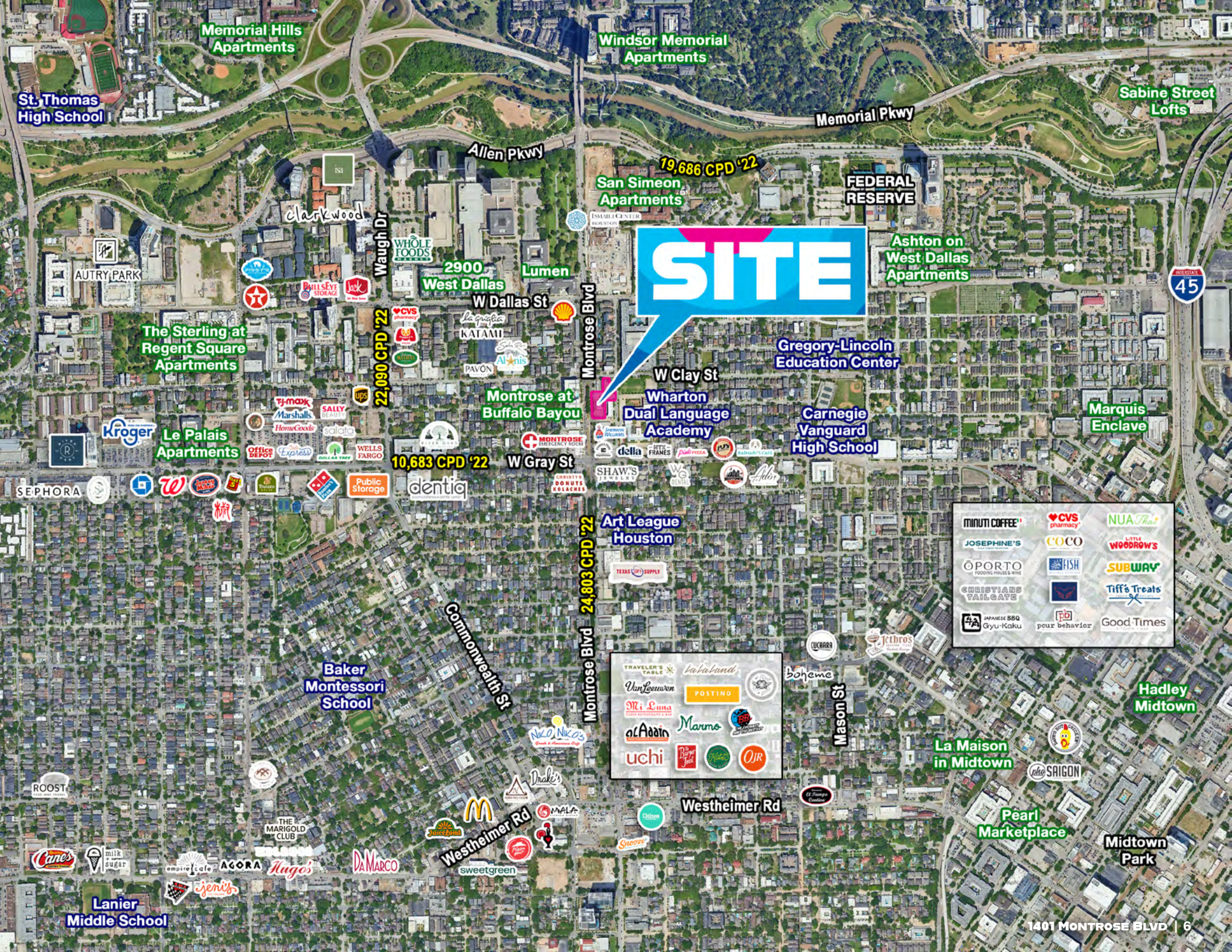
W Gray St

CHRISTY'S
DONUTS
KOLACHES

Wag
WORLD

SHAW'S
JEWELRY

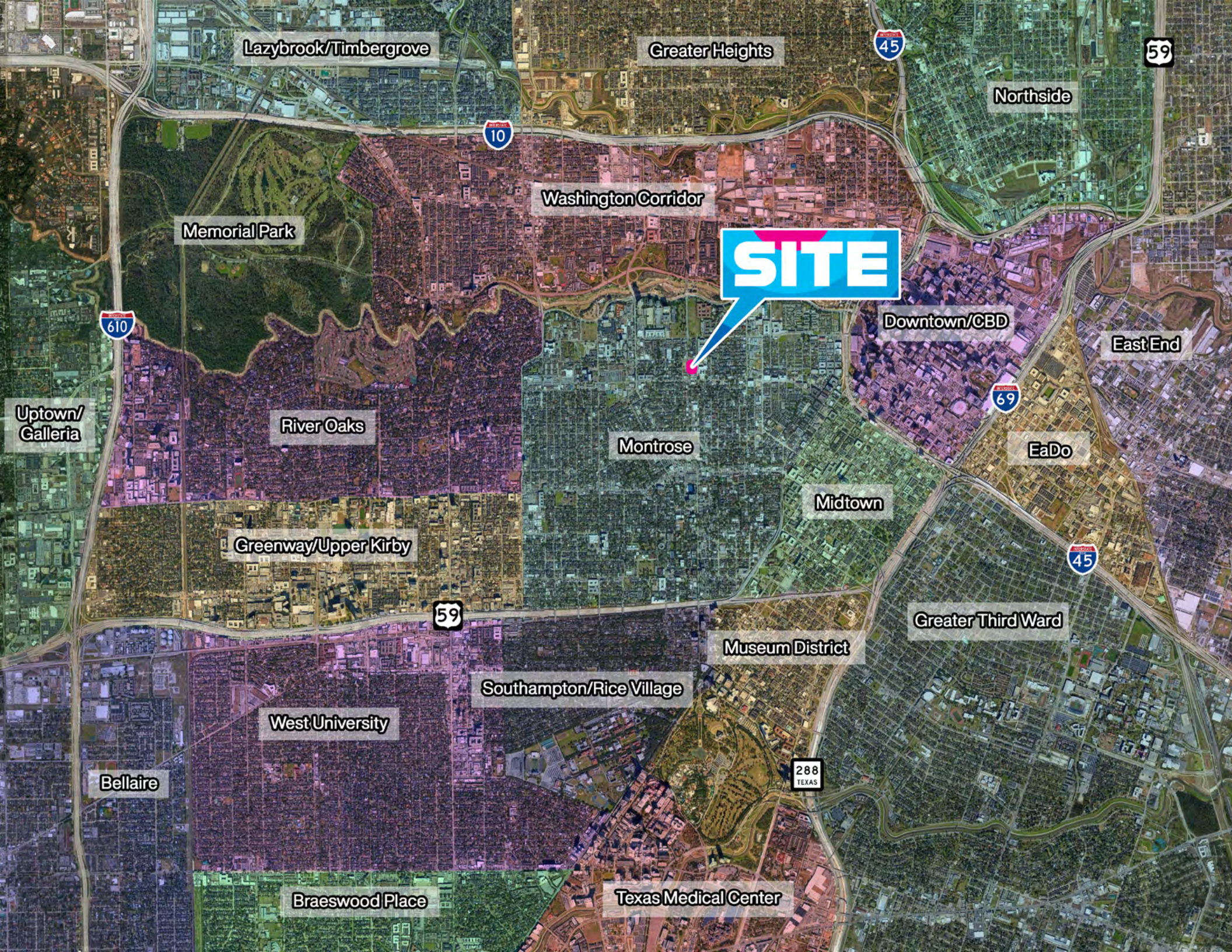
WG
DENTAL



SITE

MINUTI COFFEE	CVS pharmacy	NUA
JOSEPHINE'S	COCO	LITTLE WOODROW'S
OPORTO	FISH	SUBWAY
CHRISTIAN'S TAILGATE	MADEIRA	Tiff's Treats
JAPANESE BBQ Gyu-Kaku	pour behavior	Good Times

TRAVELER'S TABLE	bababand
VanLeuwen	POSTINO
Mi Luna	Marino
aladdin	uchi
Drake's	OUR



Lazybrook/Timbergrove

Greater Heights

Northside

Washington Corridor

Memorial Park

SITE

Downtown/CBD

East End

Uptown/
Galleria

River Oaks

Montrose

EaDo

Greenway/Upper Kirby

Midtown

59

Greater Third Ward

Museum District

Southampton/Rice Village

West University

Bellaire

288
TEXAS

Braeswood Place

Texas Medical Center









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:
 - 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kellie Keller	711230-SA	kk@blueoxgroup.com	713.437.3979
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0



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