

0.22 ACRE TRACT FOR SALE

2601 & 2603 CANAL STREET

HOUSTON, TX 77003

FOR SALE



ORANGE COMMERCIAL
Strategic Real Estate Services

CONTACT INFORMATION:

Bill Wong

713-961-9097 ext. 101

billw@orangecommercial.com

www.orangecommercial.com

This property is subject to prior sale, leasing, financing, change in price, rental or other conditions, corrections, errors, omissions, or removal from market without notice. All information contained in this packet, while based on and supplied by sources deemed reliable, is not in any way warranted or guaranteed, either expressed or implied by Orange Commercial LLC. This packet is solely for information purposes only and under no circumstances whatsoever should be deemed as a contract, note, memorandum or any other form of a binding commitment.

ASKING PRICE: \$80 PSF

2601 & 2603 CANAL STREET: 0.22 ACRES OF LAND

This 10,000 sf tract of land is on the Hard NEC of Canal St. and Live Oak St and is located in the EDO just east of the CBD. This area is a hotspot for restaurants, bars, banks and downtown living. The tract has approximately 100 ft of frontage on Canal and Live Oak and the land is clear of improvements. Houston's EDO is the newest vibrant neighborhood made up of restaurants, apartments, townhomes, warehouses, shared office space and retail with live music venues and the famous 8 Wonder Brewery.



Demographics: 1 mile 5 miles

Population:	29,166	431,589
Households:	7,719	170,001
Median Income:	\$75,120	\$56,713

Area Retailers: Tout Suite, Ninfas, 8 Wonder Brewery, BBVA Stadium



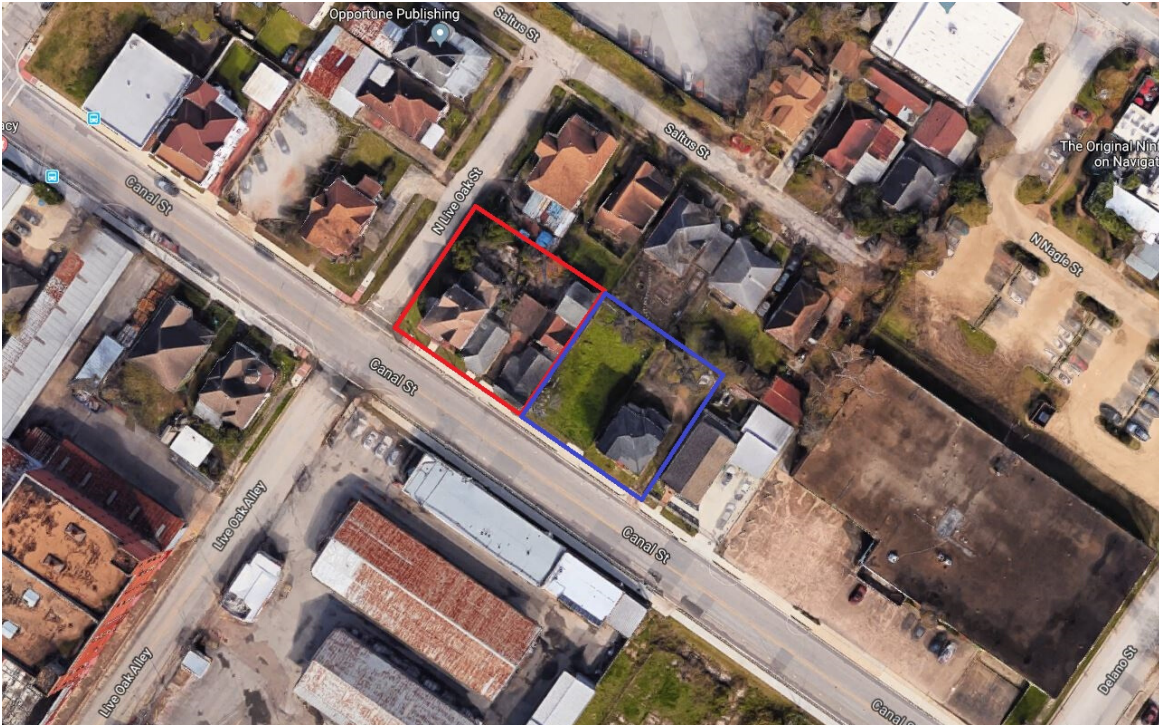
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AERIAL & SITE PLAN

2601 & 2603 CANAL STREET: 0.22 ACRES OF LAND



SITE PLAN

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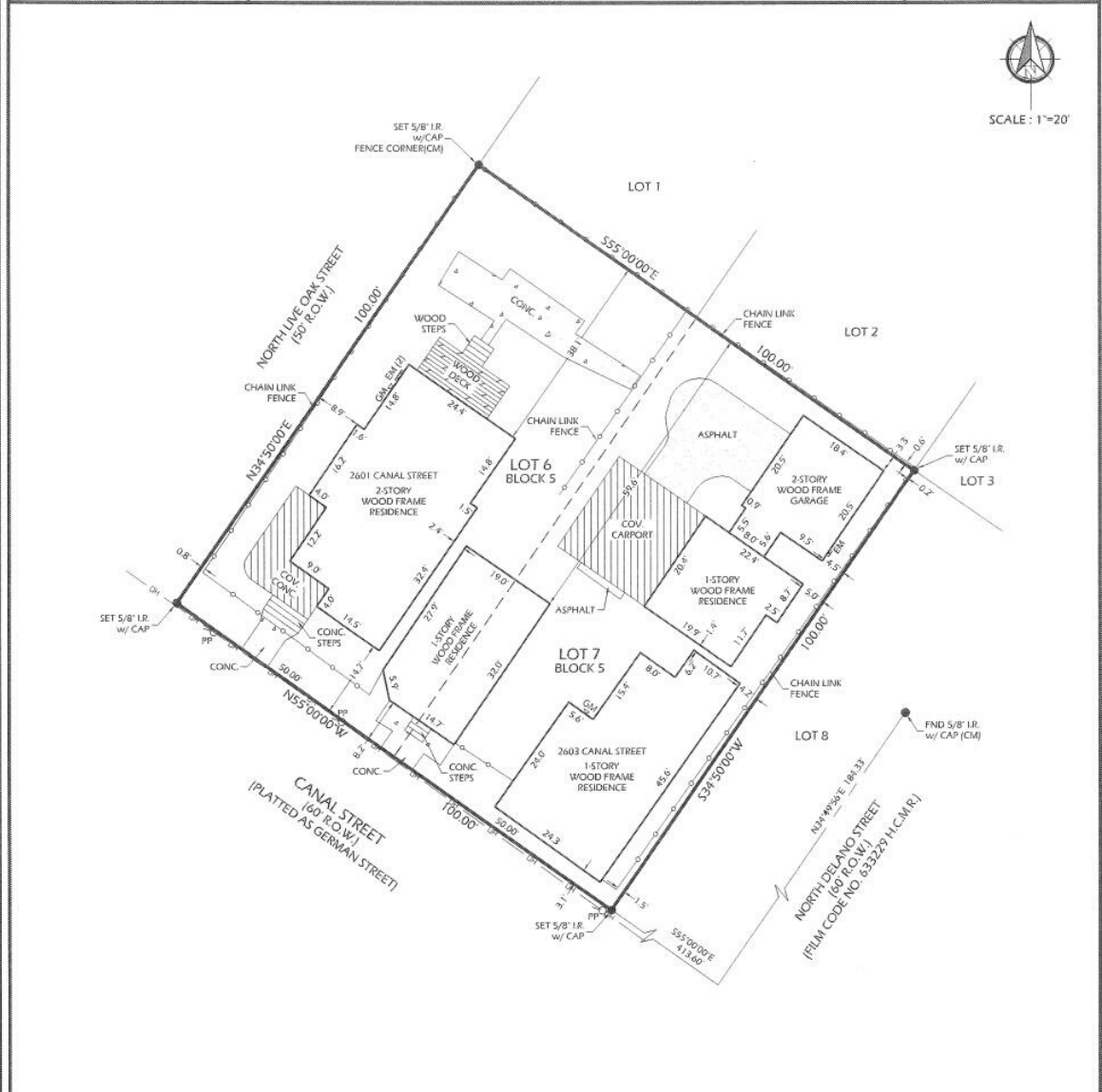
LOTS 6 AND 7, BLOCK 5 OF LUBBOCK GROVE, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 44 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

[BEARINGS BASED ON PLAT OF MINFAS ON NAVIGATION SUBDIVISION REPLAT NO. 1 RECORDED IN FILM CODE NO. 633229 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS]

AMERICAN
TITLE COMPANY
208 E 10TH STREET
HOUSTON, TX 77008



SCALE: 1"=20'



- NOTES:**
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY GF. NO. 1619-15-1094 OF AMERICAN TITLE COMPANY OF HOUSTON.
 2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

- SCHEDULE B EXCEPTIONS:**
- 10.E. SUBJECT PROPERTY IS LOCATED WITHIN THE GREATER EAST END MANAGEMENT DISTRICT, AS SET FORTH BY INSTRUMENT UNDER H.C.F. NO. U003220.
 - 10.F. SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS BUT OUTSIDE ANOTHER MUNICIPALITY) IT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS OF CITY OF HOUSTON ORDINANCE NO. 85-1878, PERTAINING TO, AMONG OTHER THINGS, THE PLATTING AND REPLATTING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILDING LINES. A CERTIFIED COPY OF SAID ORDINANCE WAS FILED OF RECORD ON AUGUST 1, 1991, UNDER H.C.F. NO. N253886.

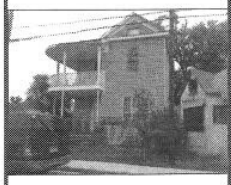
DATE: 09-01-2015
 REVISION:
 DRAWN BY: DP
 APPROVED BY: MSB
 PROJECT NO: GL2255
LEGEND:
 H.C.M.R. - HARRIS COUNTY MAP RECORD
 H.C.D.R. - HARRIS COUNTY DEED RECORD
 H.C.C.F. - HARRIS COUNTY CLERK FILE
 R.O.W. - RIGHT OF WAY
 CM - CONTROL MONUMENT
 I.R./I.P. - IRON ROD/IRON PIPE
 GM - GAS METER
 EM - ELECTRIC METER
 PP - POWER POLE
 OH - OVERHEAD UTILITY LINES

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



FLOOD INFORMATION
 PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE. THIS PROPERTY LIES IN ZONE 'X' ACCORDING TO F.I.R.M. MAP NO. 48201C0690M DATED 04-09-2014.

BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



GREENLEAF LAND SURVEYS, LLC
 11000 NORTHWICK BLVD

DIR: 832-668-5003 FAX: 832-767-1872
 EMAIL # 10103077

TREC IABS FORM



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.

11-2-2015



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.

Orange Commercial LLC	9001483	info@orangecommercial.com	713.961.9097
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bill Wong	517090	billw@orangecommercial.com	713.961.9097
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ 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