

1710 & 1712 YALE ST

Houston, TX 77008

FOR SALE & LEASE



BELVOIR

REAL ESTATE GROUP, LLC



PROPERTY DESCRIPTION

This retail office suite is ready for move in! The property is located in the desirable Greater Heights area, and it would be ideal for any medical or dentistry office. It is surrounded by high quality dining, sought-after residential housing, and popular shopping venues.

PROPERTY HIGHLIGHTS

- 6,500 SF of divisible office space
- 3,000 SF Mezzanine
- Lease rate: \$40/SF + \$8NNN
- Frontage on Yale St
- Located in The Heights
- Near major thoroughfares including Heights Blvd and the 610 Loop
- Surrounded by high-quality residential, retail, and dining
- Shell condition
- New-build with beautiful exterior



For More Information Please Contact:

Gabe Chalot

713.332.8214

gabec@belvoir.net

Nick Spearman

713.332.8211

nicks@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

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ADDITIONAL PHOTOS



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RETAIL MAP



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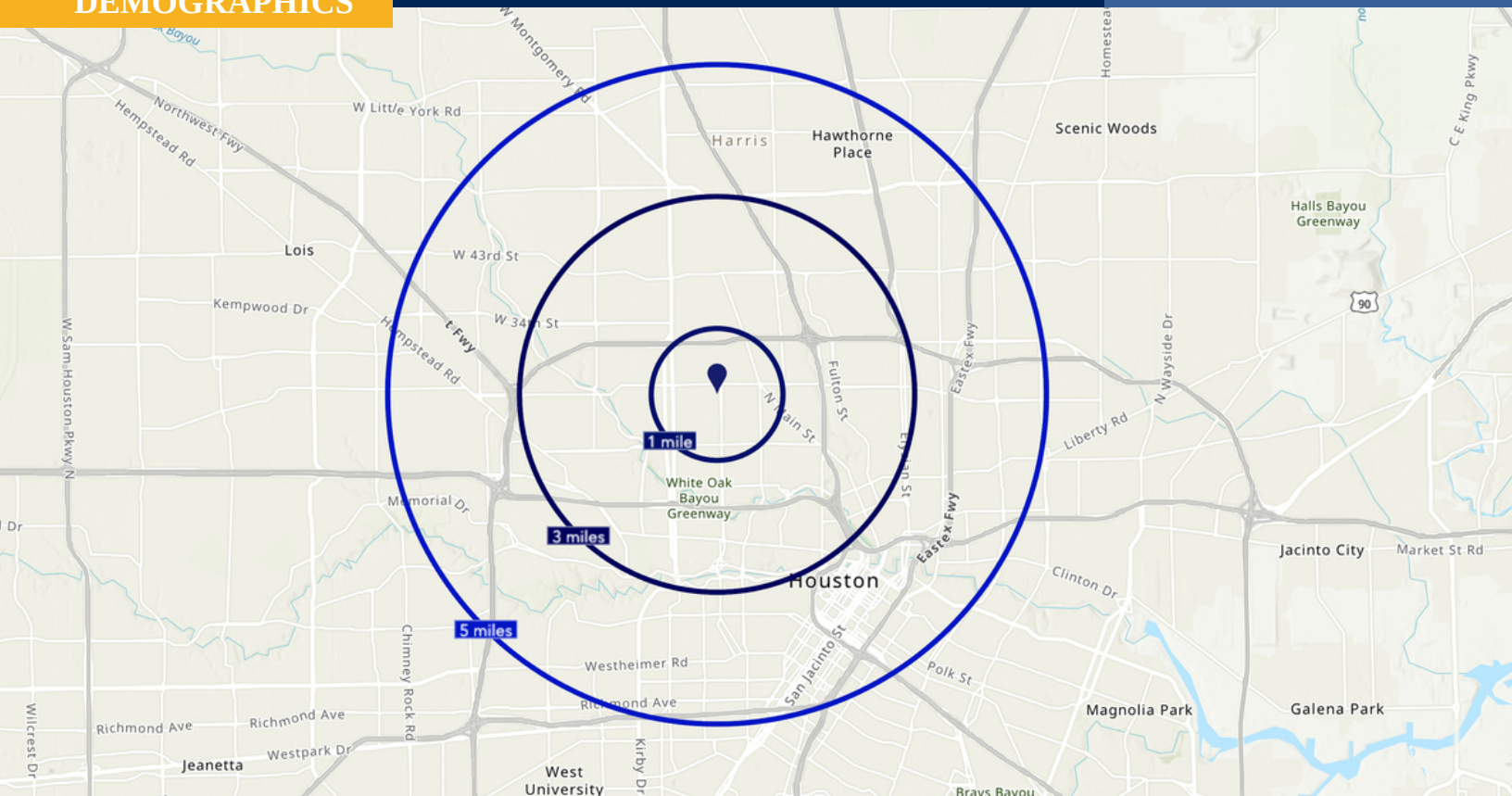
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DEMOGRAPHICS



Population



Avg. Household Income



Number of Households

2 mile	67,968
5 mile	413,228
10 mile	1,477,173

2 mile	\$128,157
5 mile	\$105,328
10 mile	\$86,224

2 mile	29,497
5 mile	168,327
10 mile	549,032

2025 Population Projection
+ 0.8%

Median Household Income (2 mile)
\$91,877

2025 Growth Projection
+ 0.8%

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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

<u>Belvoir Real Estate Group, LLC</u>	<u>9001128</u>	<u></u>	<u>(713) 332-8202</u>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matthew Goldsby</u>	<u>601116</u>	<u>matthewg@belvoir.net</u>	<u>(713) 332-8220</u>
Designated Broker's Name	License No.	Email	Phone
<u>Matthew Goldsby</u>	<u>601116</u>	<u>matthewg@belvoir.net</u>	<u>(713) 332-8220</u>
Agent's Supervisor's Name	License No.	Email	Phone
<u>Jean Gabriel Chalot</u>	<u>726704</u>	<u>gabec@belvoir.net</u>	<u>713-332-8214</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date