

**3608 POLK STREET  
HOUSTON, TX 77003**



**3608 POLK STREET  
HOUSTON, TX 77012**

**LAND SIZE:** 51,153 SF  
1.1743 ACRES

**BUILDING SIZE:** 10,128 SF  
(2 BUILDINGS, 8097 & 2031 SF)

**ASKING PRICE:** MARKET

**FEMA MAP:** 48201C0880M  
**FLOOD ZONE X** – DESIGNATED FOR AREAS  
WITH MINIMAL TO MODERATE FLOOD RISK

**PLEASE CALL:**  
**713.823.2121**

**2025 POPULATION EST.:**

**2 MILE:** 92,972  
**5 MILE:** 482,173  
**10 MILE:** 1,486,550

**2025 AVERAGE HH INCOME**

**2 MILE:** \$103,296  
**5 MILE:** \$106,941  
**10 MILE:** \$101,075

**2025 CONSUMER SPENDING**

**2 MILE:** \$942,785,754  
**5 MILE:** \$5,877,989,506  
**10 MILE:** \$16,771,934,125

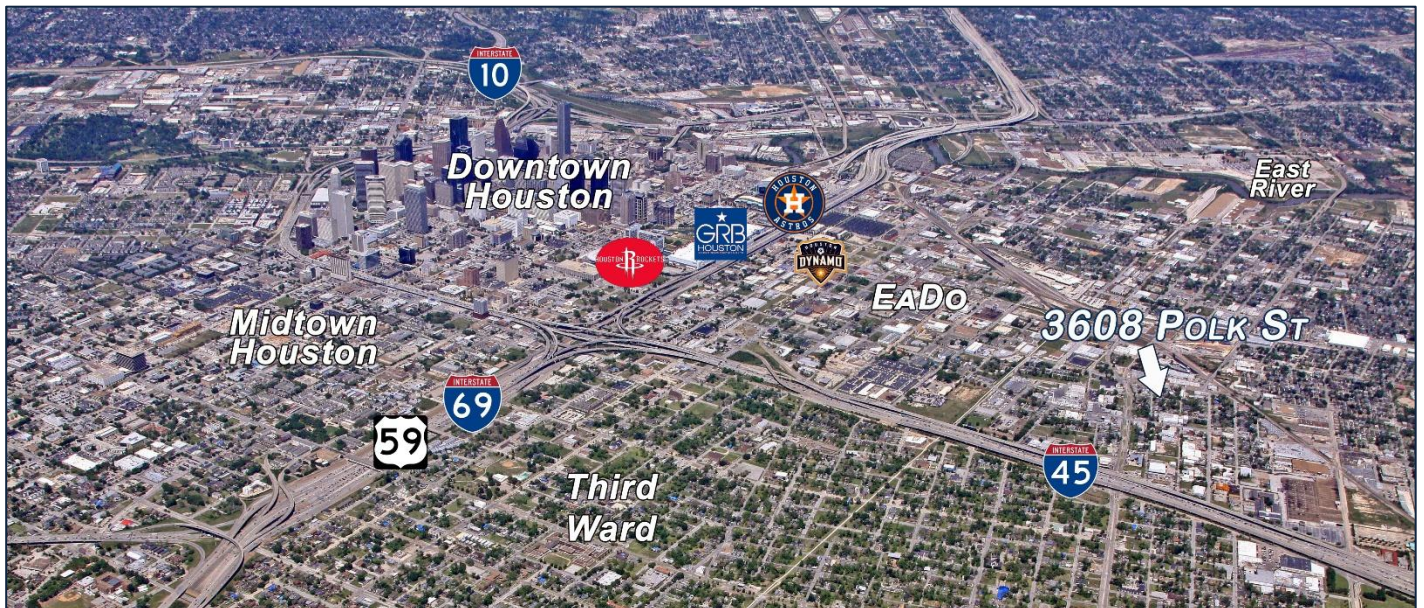
**DAYTIME EMPLOYMENT:**

**5 MILE:** 468,872+



## Property Features

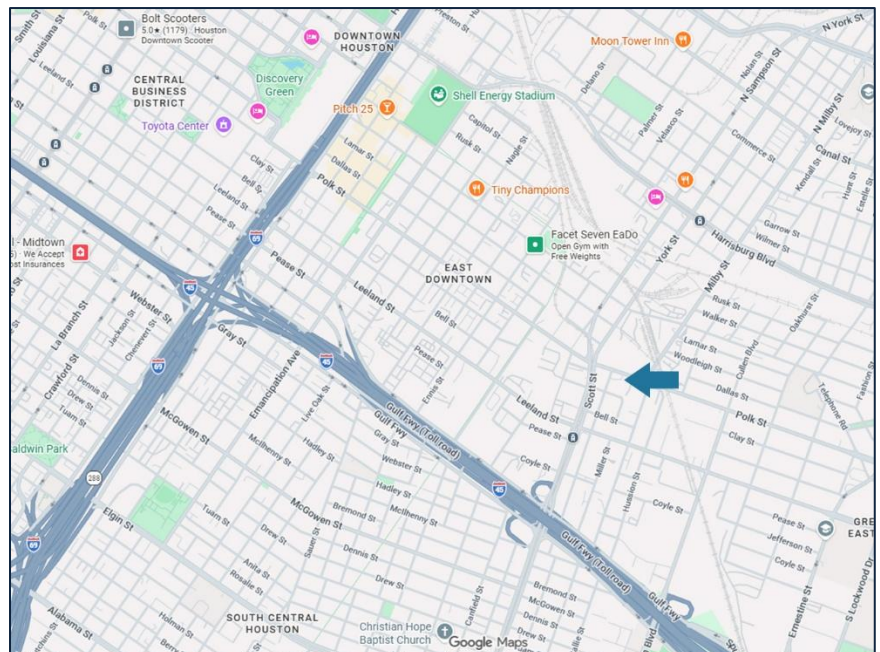
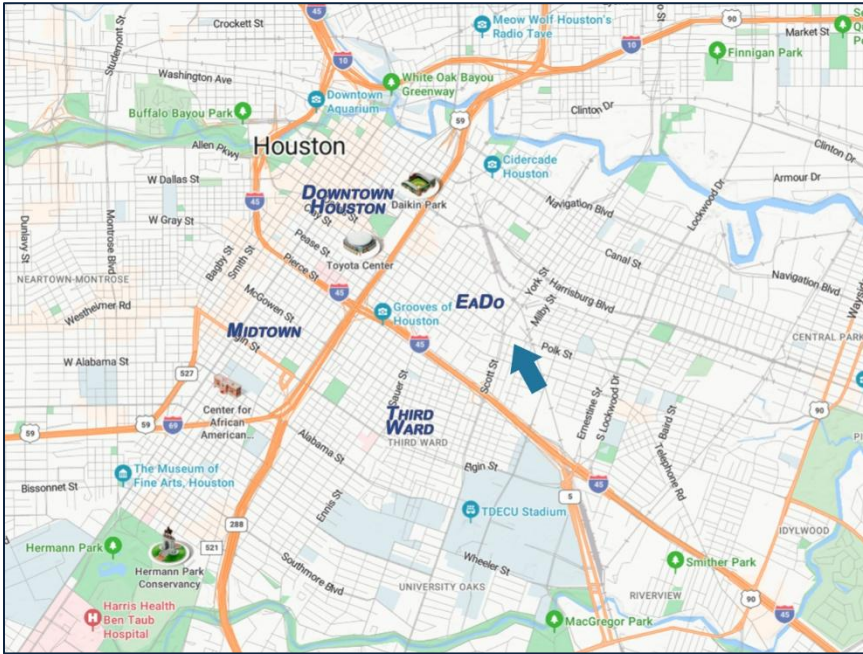
- 1.1743 Acres of land in EaDo, improved with two buildings, approximately 8097 SF & 2031 SF in size
- The main building has recently been recladded, painted and had a new roof installed
- The site is fully fenced and ideal for a multiple of uses, including retail, office, medical, etc.
- Permits to finish out the main building interior and overall site applied for - Drawings ARE available
- The investment represents a tremendous redevelopment opportunity
- The property is in Houston's Greater East End and the East Downtown Management District (EaDo), and is in the shadow of the Houston CBD/Downtown, within a short distance from the Toyota Center, Daiken Park, George R. Brown Convention Ctr & the Houston Center. METRO has a Light Rail stop a block away. The neighborhood is rife with new retail and residential developments.
- The property has very convenient access to major freeways including IH-10, IH-45, State Highway 288, and Loop 610, and is just minutes from Downtown Houston
- The subject site has multiple curb cuts with direct access from Polk, Edmundson, and Denver Streets
- 2025 population within a 5-mile radius from the subject property exceeded 482,600 with the average household income exceeding \$100,000
- Ample Parking is Available. There are however no parking ratio requirements in the East Downtown District where the subject property is located
- Utilities are already in place, making it ready for immediate use
- The property has a very high Walkable (70) and good Transit (64) Score

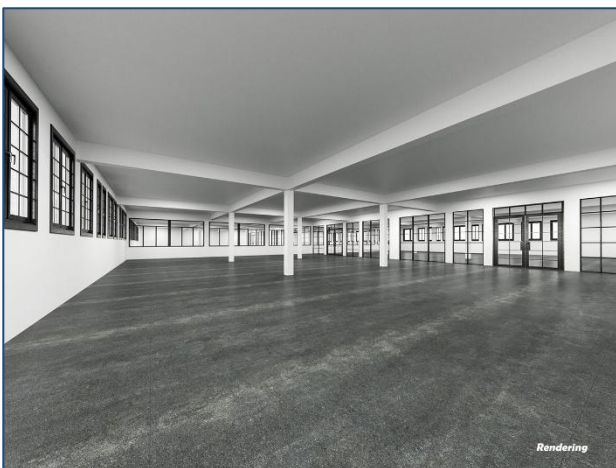


## Site Plan



## Location Map







## Information About Brokerage Services

11-2-2015

*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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| <u>Fuad Ghabriel</u><br>Sales Agent/Associate's Name                                                          | <u>449020</u><br>License No.  | <u>fred@ghabriel.com</u><br>Email   | <u>(713) 659-3333</u><br>Phone |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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