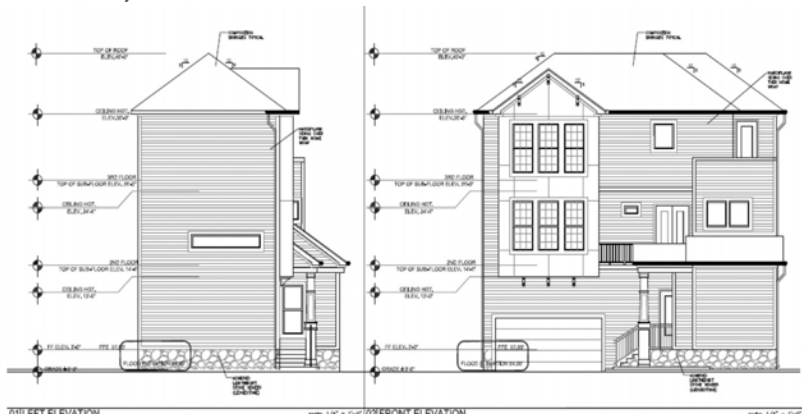


915 W 18TH STREET  
HOUSTON, TX 77008

FOR SALE



## TOWNHOME DEVELOPMENT PROJECT

10,890 SF AVAILABLE FOR  
LAND DEVELOPMENT

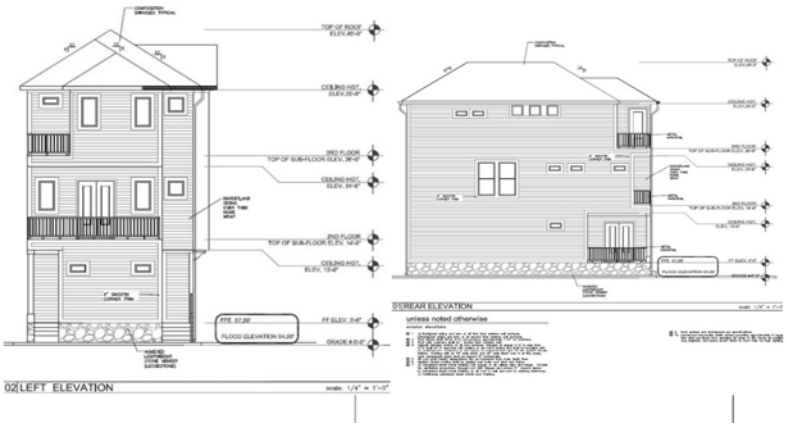
PRICED AT \$600,000



CALL FOR MORE  
INFORMATION

SAMMY ABUHAMRA | SAMMYA@TIGUSA.COM | 832-758-9384

 TIGUSA.COM



# PROPERTY FEATURES

- 6 townhome development project in the Shady Acres development neighborhood of Houston Heights
- Prime location for development and real estate appreciation
- Joint Venture opportunity with current owner a possibility
- Pre-development, Architectural engineering, replatting and waterlines have been completed
- All records, drawings, Autocad files, permits and filings are available to buyer
- The Heights has seen tremendous commercial and residential growth and activity
- Comparable transactions in the area are well over the asking price

# NEIGHBORHOOD PROFILE: HOUSTON HEIGHTS



**A popular historic district, the Heights is also one of the Hottest Inner Loop Neighborhoods for accessibility and real estate appreciation. Houston Heights homes are popular thanks to:**



**ACCESSIBILITY:** Houston Heights is ranked amongst the Most "Walkable" Houston Neighborhoods. The Heights has over 450 Yelp-rated establishments, many just a few blocks from residential communities



**PARKS & TRAILS:** The Heights is also one of the top communities in the state for "Fun Family Activities" with outdoor hot pots like Heights Hike and Bike Trail and White Oak Bayou Trail nearby.



**GREAT COMMUTE:** The Heights offers an excellent commute to downtown Houston's Inner Loop, Medical Center, Galleria and major Houston highways.



**STRONG REAL ESTATE APPRECIATION:** The Height's real estate market has been one of the best performing Houston neighborhoods over the past one, five and ten-year periods.



**EMERGING SCHOOLS:** Harvard Elementary (with a school zoning map covering parts of the Heights) is ranked as highly as elementary schools in premier neighborhoods like Memorial, Tanglewood, Bellaire and West University.



**STRONG COMMUNITY:** The Houston Heights Association (HHA) is one of the most active communities in Houston. They maintain historic sites, enforce deed restrictions, run the constable program and plan fabulous activities like the Lights in the Heights tours.

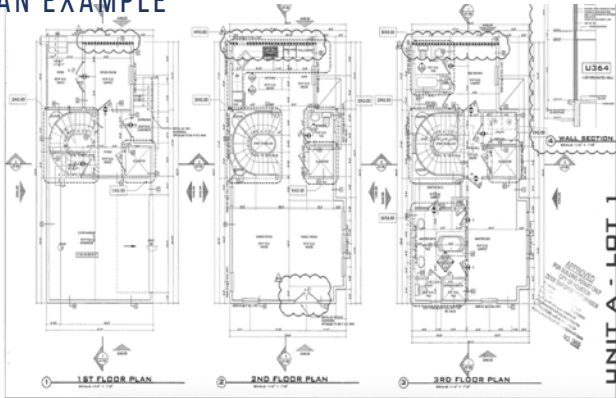


**HISTORIC HOMES:** The Heights is one of the few neighborhoods in Houston that features a fantastic collection of well-preserved Victorian architecture. Navigating the Houston Heights real estate can be tricky with the deed restrictions, proximity to major thoroughfares (which can hurt real resale), home with choppy floor plans (which can hurt resale), and diversity of builders (some are far superior to others)

915 W 18TH STREET  
HOUSTON, TX 7708



## FLOOR PLAN EXAMPLE



## DEMOGRAPHICS

	1 mile	3 mile	5 mile
• Est. Population	20,852	151,141	437,281
• 2019 Total Households	8,791	62,127	182,856
• Median Household Income	\$111,143	\$85,389	\$67,381
• Median Home Value	\$375,234	\$364,389	\$331,191

## TRAFFIC

- W 18th: 14.015 VPD





## 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:
  - 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.

TIG Real Estate Services	439783	mhickey@tigusa.com	972-661-0232
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sammy Abuhamra	642497	sammyA@tigusa.com	832-758-9384
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date