

# FOR SALE

## 7647 HARRISBURG

**FEATURES...**

- GREAT OFFICE/WAREHOUSE MIX
- EXCELLENT CORNER LOCATION
- BUILDINGS IN GREAT CONDITION
- 9 MILES FROM DOWNTOWN



**PROPERTY INFORMATION**

<b>LOCATION:</b>	7647 Harrisburg, Houston, TX 77012
<b>SPACE AVAILABLE:</b>	+/- 3,920 sf Office & Work Shop +/- 6,750 sf Office & Warehouse
<b>PRICE:</b>	\$600,000
<b>LAND AREA:</b>	28,000 SF



**DEMOGRAPHICS**

Description	1 Mi	3 Mi	5 Mi
2015 Ave HH Income Estimate	\$29,341	\$34,904	\$33,874
2015 Population Estimate	14,469	111,878	327,846
Traffic Counts	Harrisburg Blvd: 15,277		

**Exclusive Broker**  
**Justin S. Patchen**

**URBAN MERIDIAN GROUP, Inc.**

713.457.1930 ph  
713.457.1930 fx  
[justin@urbanmeridian.com](mailto:justin@urbanmeridian.com)

LEGEND

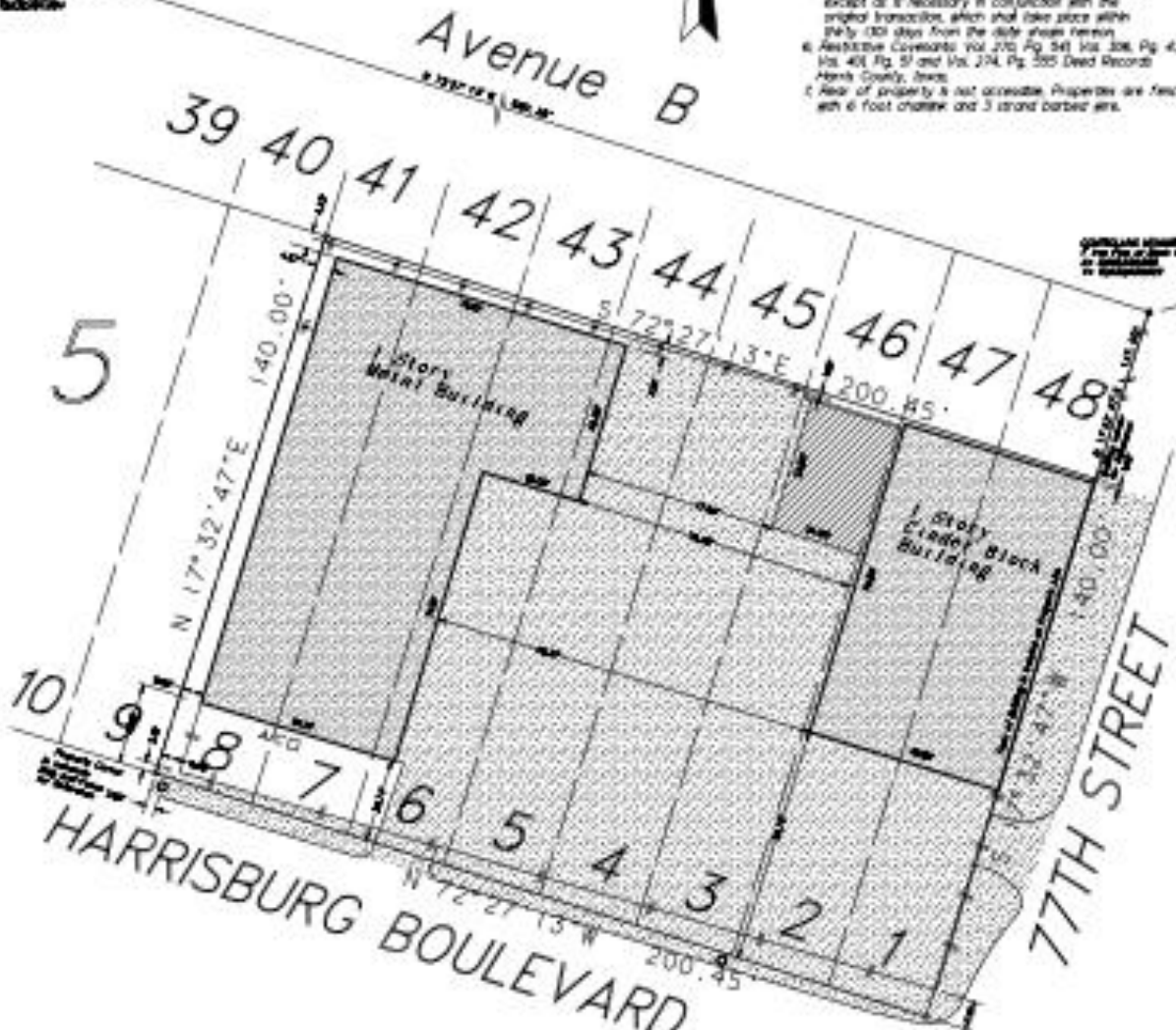
- Concrete Manhole
- Electrical Transformer
- Gas Meter
- Fire Hydrant
- Manhole
- Property Corner
- Light Pole
- Sign
- Power Pole
- Cable Box
- Storm Sewer
- Telephone Pedestal
- Traverse Point
- Tree
- Wave Line
- Water Meter

NOTES

1. Plot Scale 1" = 30'
2. The bearings for this survey are based on the State Plane Coordinates, Texas South Central AD82
3. Roads indicated by recorded plat records are shown otherwise noted
4. This plat of survey has been performed with reliance upon the examination and abstracting performed by Land America Title Company under LP No. 83782674 with an effective date of 03/04/08. This surveyor has not abstracted the subject property.
5. The professional service reflected on this plat of survey is provided in connection with the transaction described by the title search referenced and stated above. It is not to be used for any other purpose. This original work is protected under copyright laws. Title of United States Code Sections 101 and 102. All visitors are to be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named herein and no license has been granted, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date shown herein.
6. Restrictive Covenants Vol. 270 Pg. 541 Vol. 206 Pg. 434 Vol. 401 Pg. 51 and Vol. 274 Pg. 205 Deed Records Harris County, Texas.
7. Area of property is not accessible. Properties are fenced with 6 foot chain link and 3 strand barbed wire.

One 60' x 60' lot to be added to this block.

One 60' x 60' lot to be added to this block.



Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8), in Block Five (5) of Magallow Park, an addition to the City and Houston to Harris County, Texas according to the map thereof recorded in Volume 4, Page 69 of the Map Records of Harris County, Texas.

If this plat and accompanying description are not readied with the record referring and of P.F.L.1, their signatures appear as the record and not as a copy, and not a legal original. See Note 5 above.

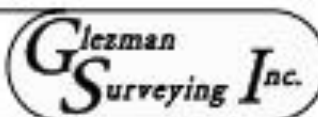
Purchaser: **1st Row Trustee**  
**Address: 7847 Harrisburg Boulevard**  
**Houston, Texas 77032**

OF No: **833882674** Date: **07/10/08**  
 Job No: **2008-001**



by **LandAmerica Title Company**  
 We, **Glezman Surveying, Inc.**, acting by and through **Michael Glezman**, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this survey and professional service substantially conforms to the Texas Society of Professional Surveyors Standards and Specifications for a Category A, Condition 1/1 Survey.  
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Serving Southeast Texas since 1987  
**GLEZMAN SURVEYING, INC.**  
 1438 Old River Road  
 Montgomery, Texas 77356  
 Office (409) 582-6340 [www.glezman.com](http://www.glezman.com)





# 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.

<u>Justin Patchen</u>	<u>599417</u>	<u>Justin@urbanmeridian.com</u>	<u>(713) 457-1922</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

_____	_____	_____	_____
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](http://www.trec.texas.gov)