

VIN REALTY

FOR SALE

📍 1506 Blodgett St, Houston, TX 77004



VIN REALTY

6100 Corporate Dr., Suite 180
Houston, TX 77036

ALEX NGUYEN

☎ (832) 282-6772

✉ Alexnguyen.Vinrealty@gmail.com

TRI NGUYEN, CCIM

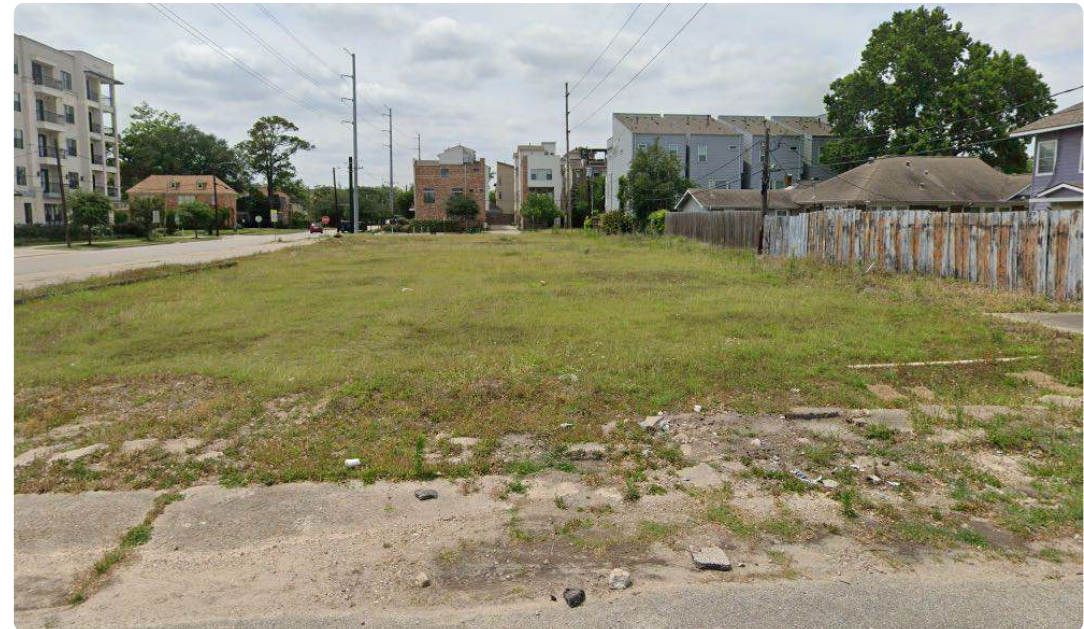
☎ (832) 782-4690

✉ ndmtri3@yahoo.com

Sale Price
\$ 2,500,000

PROPERTY INFORMATION

Size: 0.54 acre (23,522sqft)
Price: \$106/sqft
Frontage: 250'
Use: Unrestricted
Easement: No
Utilities: All public
Easy access: To 59 and 288
Located: Near downtown and Medical center

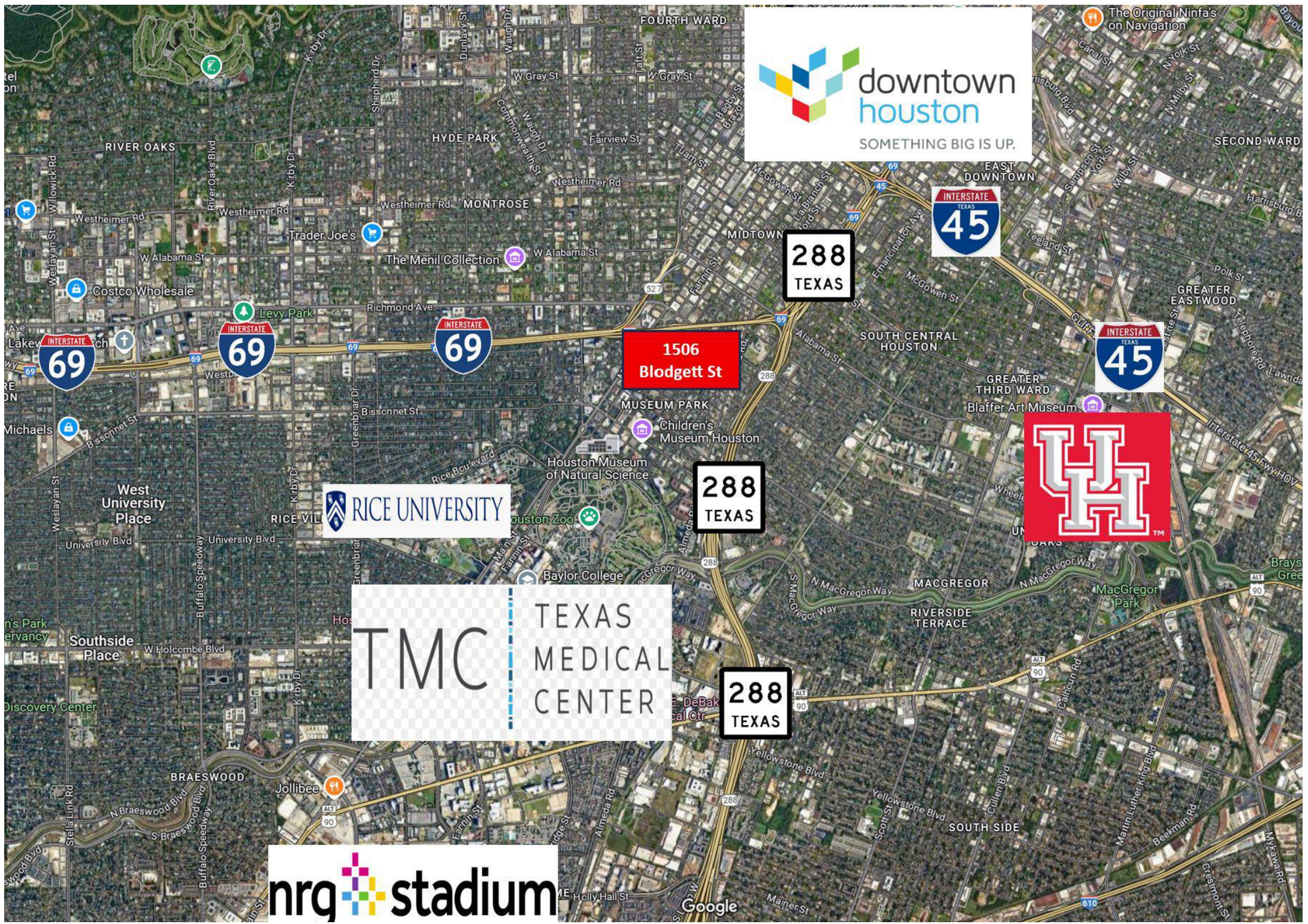


PROPERTY HIGHLIGHT

Strategic Location:	Minutes from Downtown Houston, the Texas Medical Center, and major highways (Hwy 59 & 288), ensuring seamless connectivity.
Prime Development Potential:	Ideal for Class A multifamily, mixed-use, office, or medical office projects.
Strong Investment Potential:	Well-maintained and versatile space, ideal for a range of retail ventures or long-term investment.
Vibrant Surroundings	Situated in the Museum District, a thriving area known for its cultural institutions, top-tier education, healthcare facilities, and strong community atmosphere



**HOUSTON
MUSEUM
DISTRICT**



 **downtown
houston**
SOMETHING BIG IS UP.

**288
TEXAS**

**INTERSTATE
TEXAS
45**

**1506
Blodgett St**

**INTERSTATE
TEXAS
45**

 **RICE UNIVERSITY**

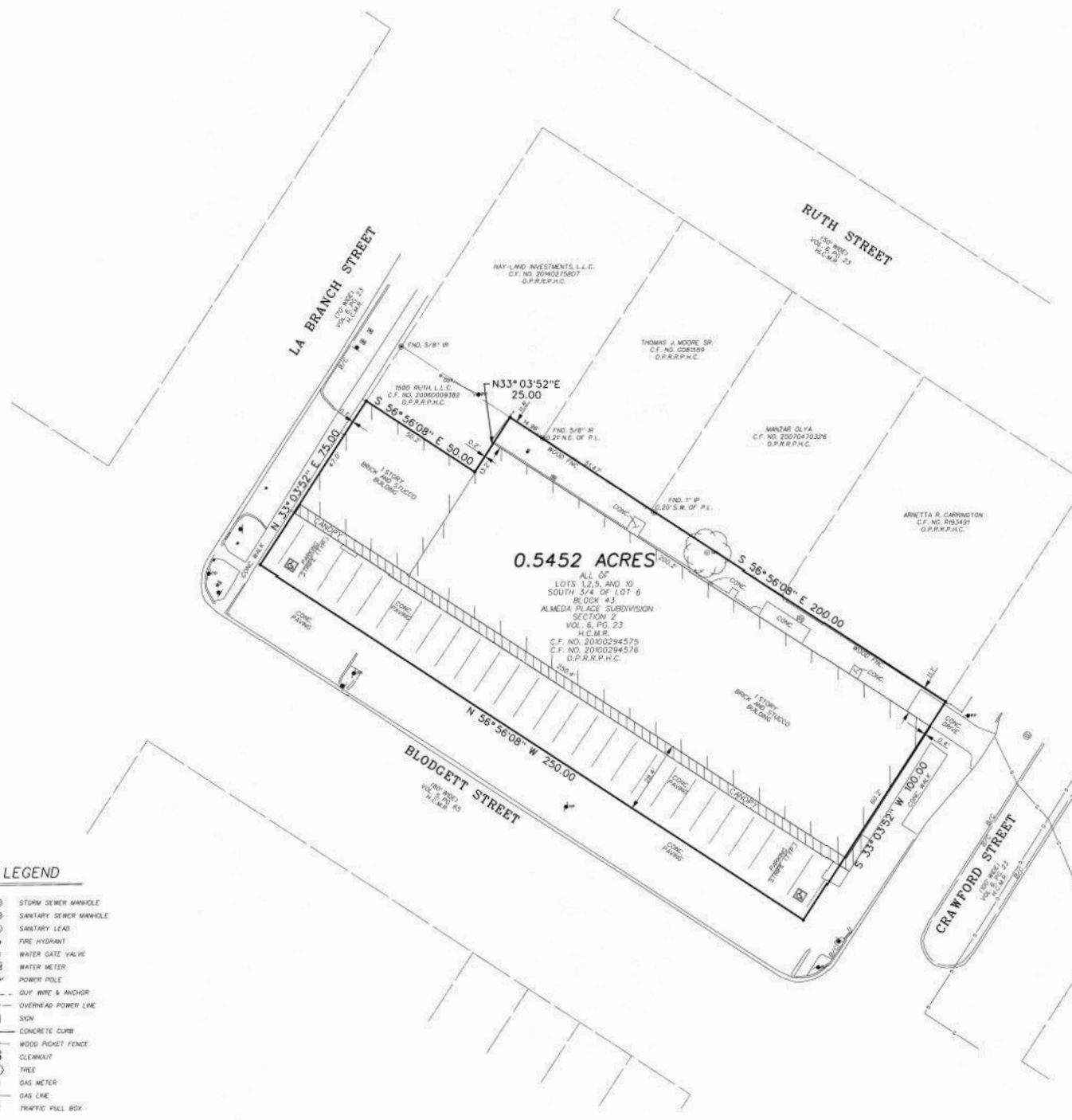
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TEXAS**



TMC | **TEXAS
MEDICAL
CENTER**

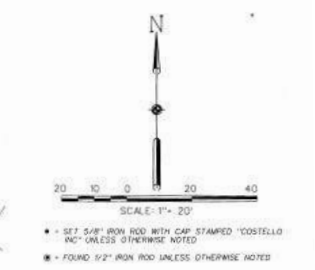
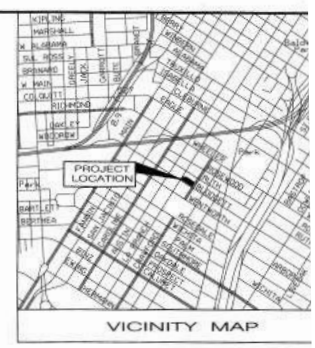
**288
TEXAS**





GENERAL NOTES

- This survey is based on a commitment for title insurance issued by Fidelity National Title Insurance Company, C.F. No. 2127003174, issued April 15, 2014, effective date of April 7, 2014 and is subject to all terms, conditions, losses and encumbrances stipulated therein.
- O.P.R.R.P.H.C. - Official Public Records of Real Property of Harris County, C.F. No. - Clerk's File Number; H.C.D.B. - Harris County Deed Records; H.C.M.R. - Harris County Map Records; F.C. - Fire Code; P.O.C. - Place of Commencing; P.O.B. - Point of Beginning; FND - Found; DR - Iron Rod; IP - Iron Pipe; VOL. - Volume; PG. - Page; B.L. - Building Line.
- According to The National Flood Insurance Program Flood Insurance Rate Map for Harris County, Texas, Map Number 45010C001 dated June 18, 2007 for Harris County, this tract lies in Unshaded Zone X defined as Areas Determined To Be Outside 100-Year Floodplain. The National Flood Insurance Program Flood Insurance Rate Map is for use in administering The National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. This Flood statement does not imply that the property and/or structures located thereon will be free from flooding or flood damage. The Flood Hazard Area is subject to change as detailed studies occur and/or watershed or channel conditions change.
- Benchmark: TSARP BM #046090; Brass Disk stamped D110 BM12 located on the Brays Bayou bridge between North and South MacGregor Drive approximately 73.5 feet north of the south end bridge abutment. Elevation = 41.08 NAVD 1988, 2001 Ad.
- TBM: East bolt of Top Flange of flitch valve located in the east intersection corner of Blodgett and La Branch streets. Elevation = 46.18 NAVD 1988, 2001 Ad.
- This property is subject to the Agreement as an encumbrance recorded in C.F. No. 1392431 and 1384349, both of the O.P.R.R.P.H.C.
- This property is subject to the City of Houston Ordinance recorded in C.F. No. B403674 of the O.P.R.R.P.H.C.
- Bearings are referenced to the Texas Coordinate System NAD 83, South Central Zone.
- Subject property has significant multiple overhead electrical lines crossing the entire length of the property generally along the rear property line between Crawford Street and La Branch Street. No easements were found of record for the facilities. Centerpoint Energy is the operator for the facilities. Redevelopment of the property will require coordination/approval of Centerpoint Energy. Be aware that Centerpoint Energy may require easements or require significant clearances from any proposed structures to their existing facilities.
- Property is subject to City of Houston Ordinance No. 2013-343, Chapters 10 and 42 regarding development, subdivision platting, parking, and setbacks.



- LEGEND**
- ⊙ STORM SEWER MANHOLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ SANITARY LEAD
 - ◆ FIRE HYDRANT
 - ◆ WATER GATE VALVE
 - ⊙ WATER METER
 - ◆ POWER POLE
 - DUTY WIRE & ANCHOR
 - OVERHEAD POWER LINE
 - SIDEWALK
 - CONCRETE CURB
 - WOOD PICKET FENCE
 - CLEARCUT
 - ⊙ TREE
 - ⊙ GAS METER
 - GAS LINE
 - ◆ TRAFFIC PULL BOX

SURVEYOR'S CERTIFICATION
 I, ANDREW P. MCCONNELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY THE CREW UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2014 AND CONFORMS TO THE CURRENT TEXAS SURVEYORS' ASSOCIATION STANDARD AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.
 Andrew P. McConnell 10-2-14
 ANDREW P. MCCONNELL, R.P.L.S. 581

LAND TITLE AND TOPOGRAPHIC SURVEY
0.5452 ACRES
(23,750 SQ. FT.)
 ALL OF LOTS 1, 2, 5, AND 10
 SOUTH 3/4 OF LOT 6
 BLOCK 43
 ALMEDA PLACE SUBDIVISION
 SECTION 2
 VOL. 6, PG. 23
 H.C.M.R.
 CITY OF HOUSTON
 HARRIS COUNTY, TEXAS
 OCTOBER, 2014 JOB NO. 2014-285-001



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.

Vin Reaty	9011594	ndmtri3@yahoo.com	832-782-4690
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tri Nguyen	602302	ndmtri3@yahoo.com	832-782-4690
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alex Nguyen	775356	ALEXNGUYEN.VINREALTY@GMAIL.CO	832-282-6772
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from VIN REALTY and should not be made available to any other person or entity without the written consent of VIN REALTY.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, VIN REALTY has not verified, and will not verify, any of the information contained herein, nor has VIN REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release VIN REALTY and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.