

4,050 SF +  
Mezzanine  
**For Lease**

226 Cavalcade Street  
Houston, TX 77009



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## 226 Cavalcade

### LOCATION & ATTRIBUTES

- Located at the southwest corner of Cavalcade and Fulton, this highly visible property represents an opportunity for a wide variety of potential tenants to capitalize on the uniqueness of either direct, or near direct, access to almost all of Houston's major freeways (610 / I-45 / I-10 / I-59 / Hardy), while also benefiting from a prime position on one of Houston's busiest light rail routes. In addition to its close proximity to downtown Houston and established upscale neighborhoods like the Heights and Garden Oaks, the property offers tremendous upside as a result of occupying the premier commercial location within Lindale Park, one of Houston's most desirable up and coming inner-loop neighborhoods.

### IMPROVEMENTS

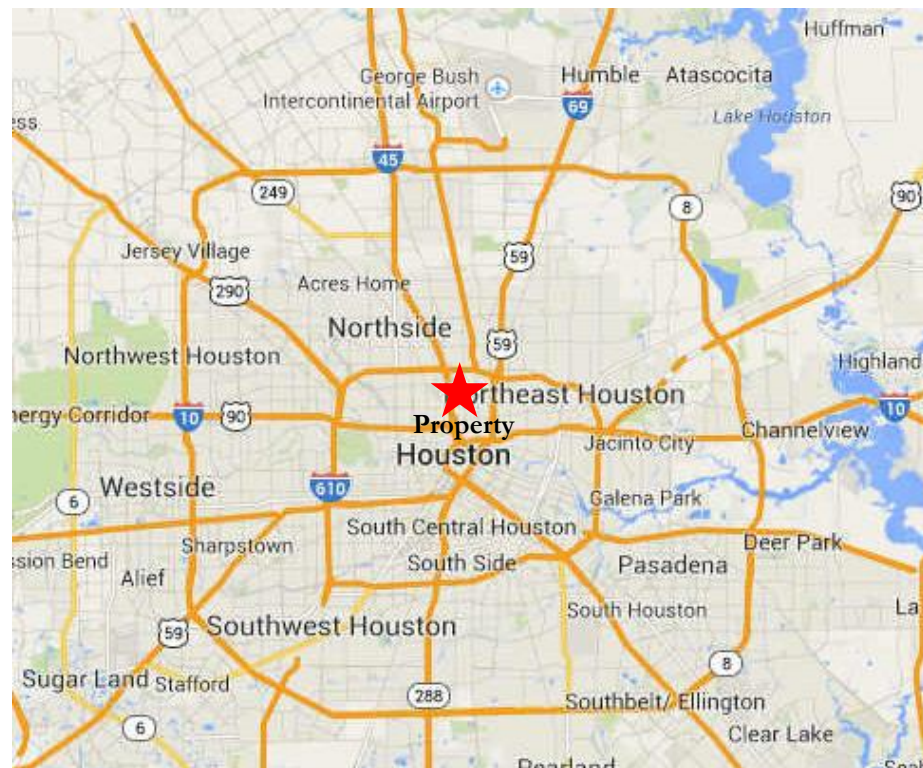
- 4,050 SF footprint with (est.) 1,500 SF mezzanine level.
- The building is currently configured for office / service usage, and contains 13 individual suites, a breakroom / kitchen, lobby, mezzanine level, and small fenced outdoor area. Future reconfiguration /renovation to better suit a qualified tenant is possible and will be considered on a case by case basis.

### PARKING

- 18 striped parking spaces (after parking lot re-paved & re-striped)

### FRONTAGE

- Approximately 81 Ft on Cavalcade Street
- Approximately 100 Ft on Fulton Street

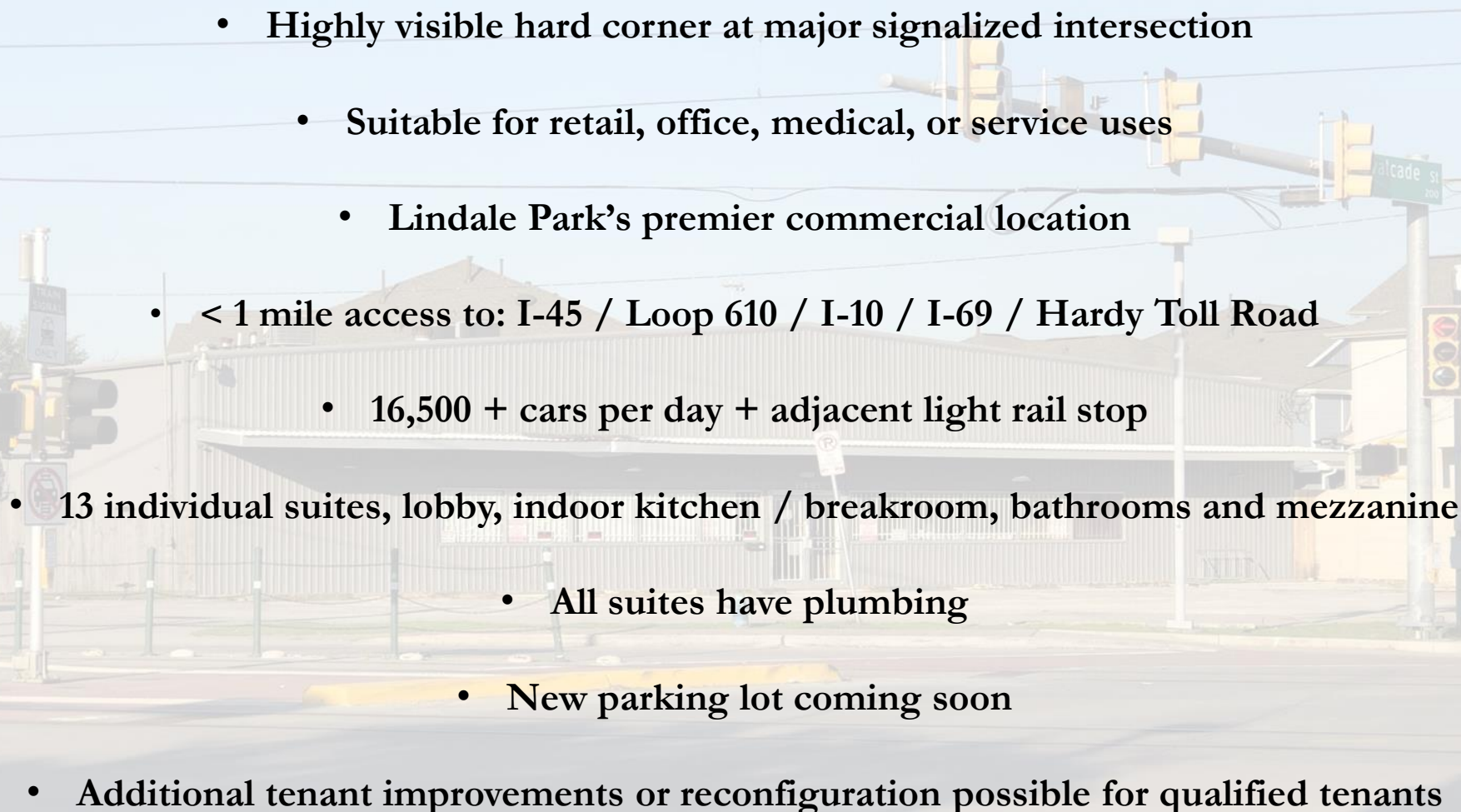


### DEMOGRAPHIC REPORT

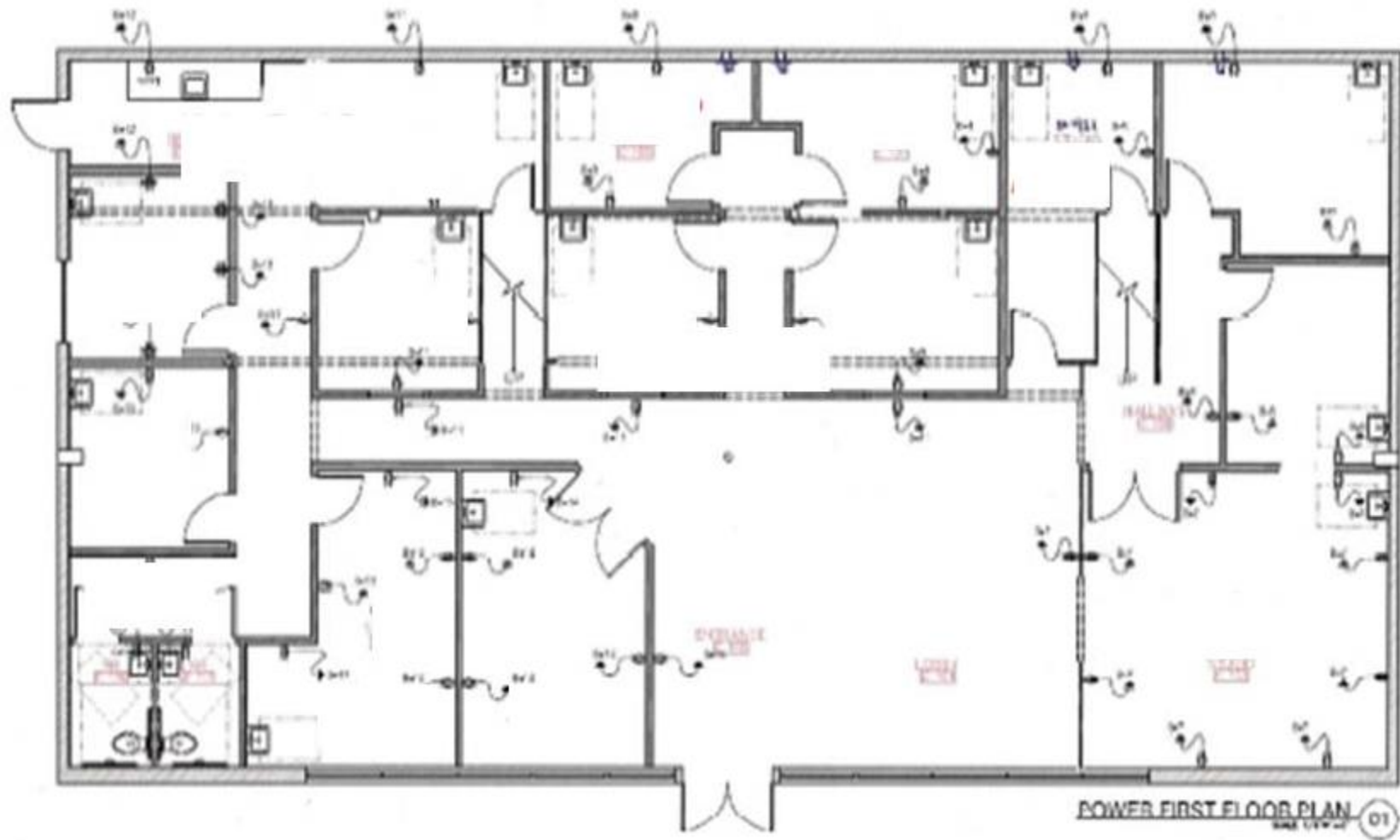
	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	20,123	163,878	417,304
<b>AVERAGE HOUSEHOLD INCOME</b>	\$44,242	\$50,026	\$54,678
<b>TRAFFIC COUNTS</b>	14,674 on Cavalcade Street 1,990 on Fulton Street		



## 226 Cavalcade

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- **Highly visible hard corner at major signalized intersection**
    - **Suitable for retail, office, medical, or service uses**
    - **Lindale Park's premier commercial location**
  - **< 1 mile access to: I-45 / Loop 610 / I-10 / I-69 / Hardy Toll Road**
    - **16,500 + cars per day + adjacent light rail stop**
  - **13 individual suites, lobby, indoor kitchen / breakroom, bathrooms and mezzanine**
    - **All suites have plumbing**
    - **New parking lot coming soon**
  - **Additional tenant improvements or reconfiguration possible for qualified tenants**

## 226 Cavalcade - Existing Floor Plan





## 226 Cavalcade





## 226 Cavalcade

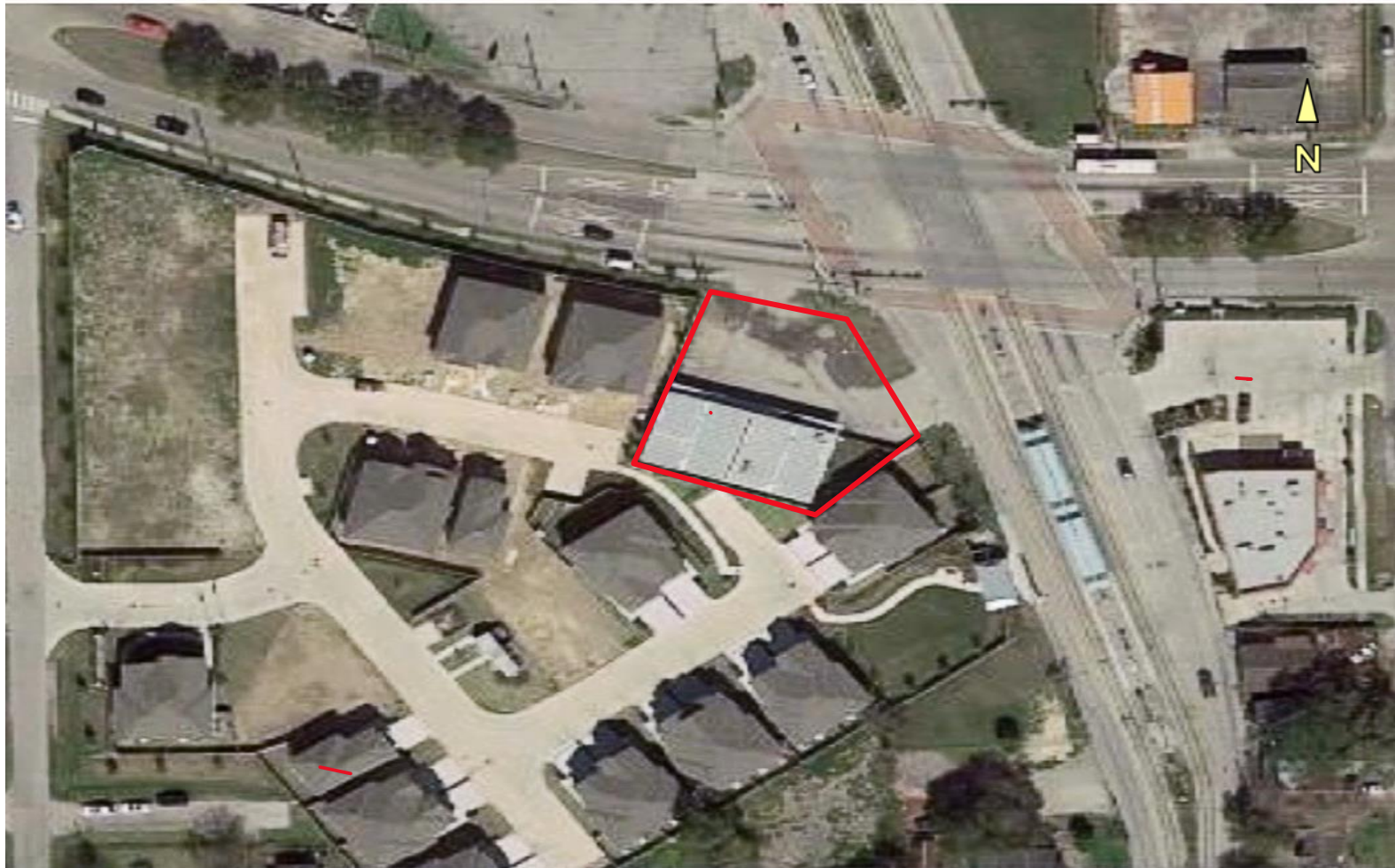
**Property Aerial #1** (taken prior to completion of Lennar residential development which surrounds the Property)





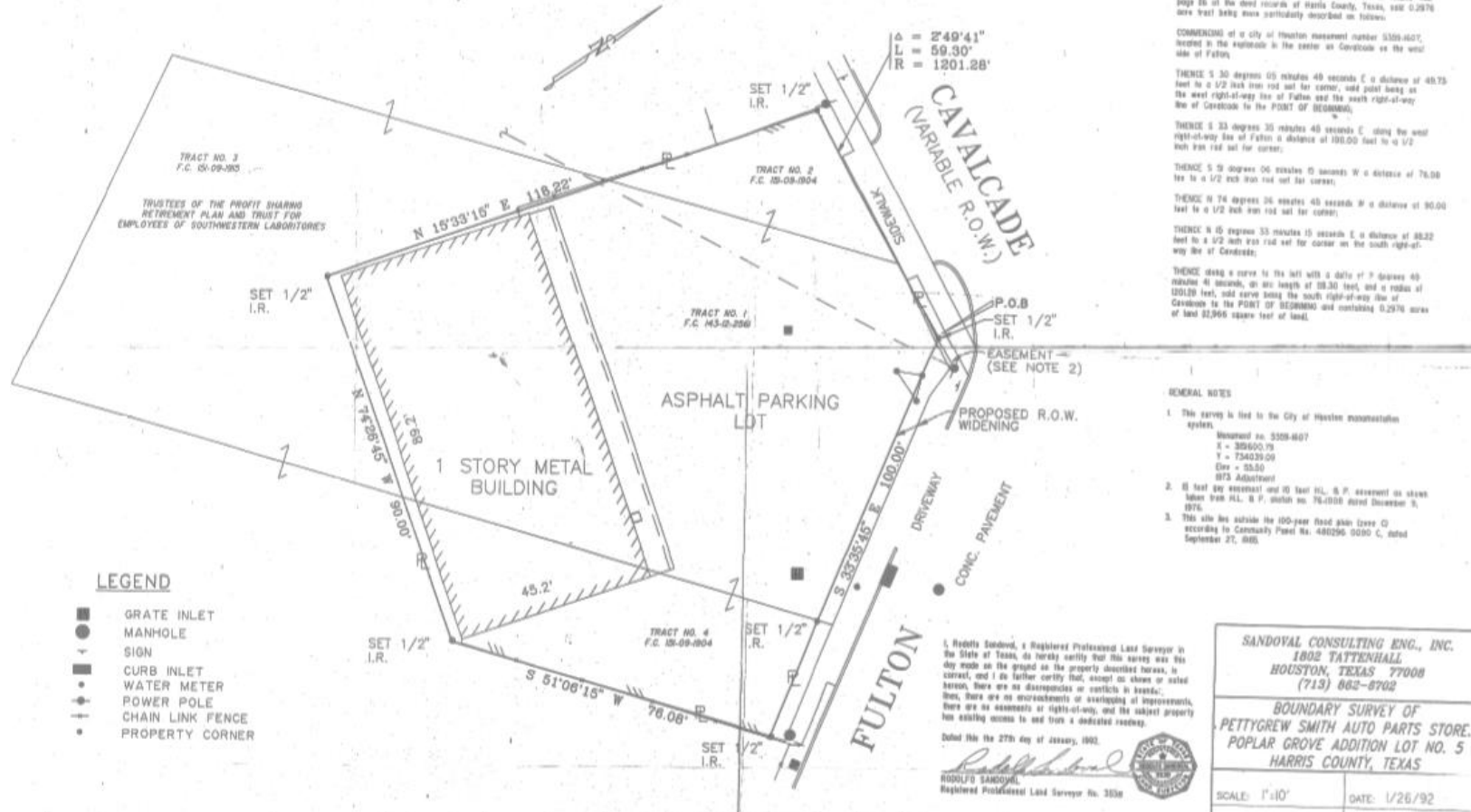
## 226 Cavalcade

**Property Aerial #2** (reflects recently completed Lennar residential development which surrounds the Property)



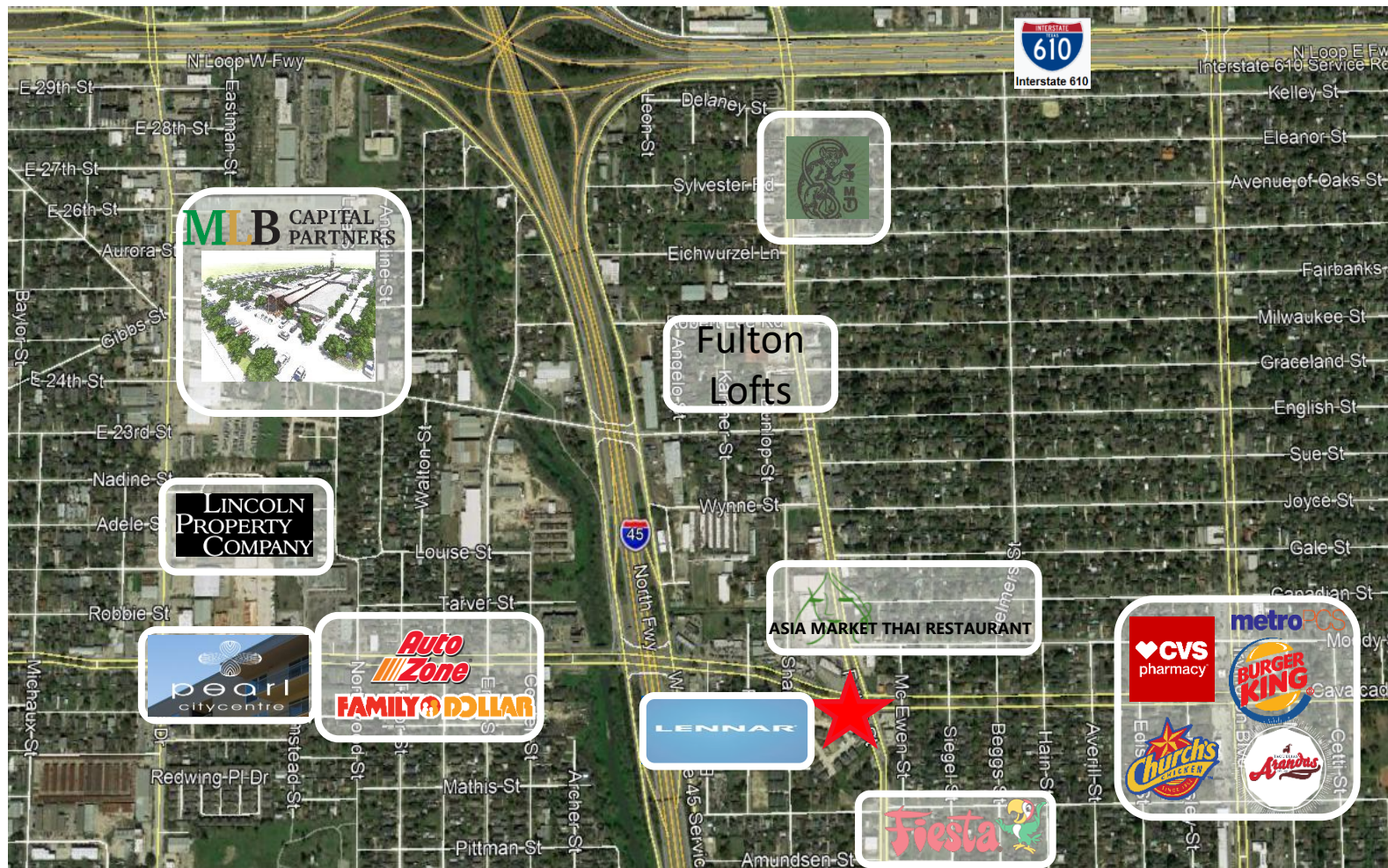
# 226 Cavalcade - Survey

## JOHN AUSTIN TWO LEAGUE GRANT A - 1





## 226 Cavalcade - Surrounding Area



# INFORMATION ABOUT BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

## IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information

or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K

