

PRIME DEVELOPMENT OPPORTUNITY

Land + Existing Restaurant/Retail Building For Sale

NEQ Montrose Blvd & W Gray St | Houston, TX

www.BlueOxGroup.com

Property Information:

Address:	1401 Montrose Blvd Houston, TX 77019
Bldg Size:	±4,284 SF
Lot Size:	±0.821 AC / ±35,780 SF
Price:	Accepting Offers
Year Built:	2004, Renovated in 2024

Highlights:

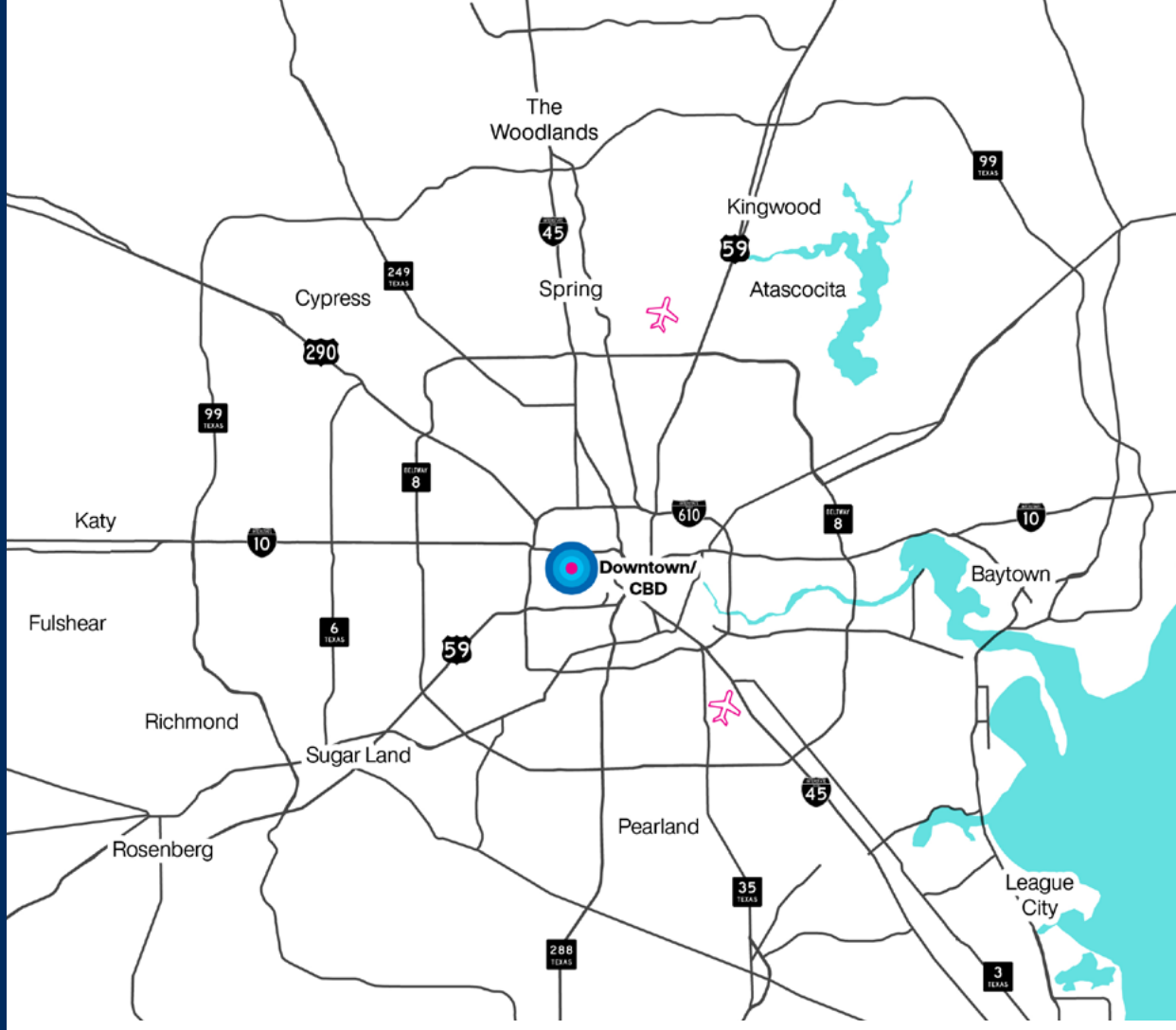
- ±0.82 AC infill site with freestanding ±4,284 SF building currently improved as a 2nd gen. restaurant with flexibility for alternative commercial uses
- Through-lot spanning from Montrose Blvd to Columbus St, with four points of access including Montrose Blvd, Columbus St, and W Clay St
- Located just north of the signalized intersection of Montrose Blvd & W Gray St
- Positioned in the heart of Montrose, one of Houston's most walkable, high-traffic mixed-use corridors surrounded by an eclectic mix of the city's top-rated restaurants and bars
- Existing covered patio space fronting Montrose Blvd
- Dedicated on-site parking

Traffic Counts:

Montrose Blvd:	23,566 CPD '22
W Gray St:	10,683 CPD '22

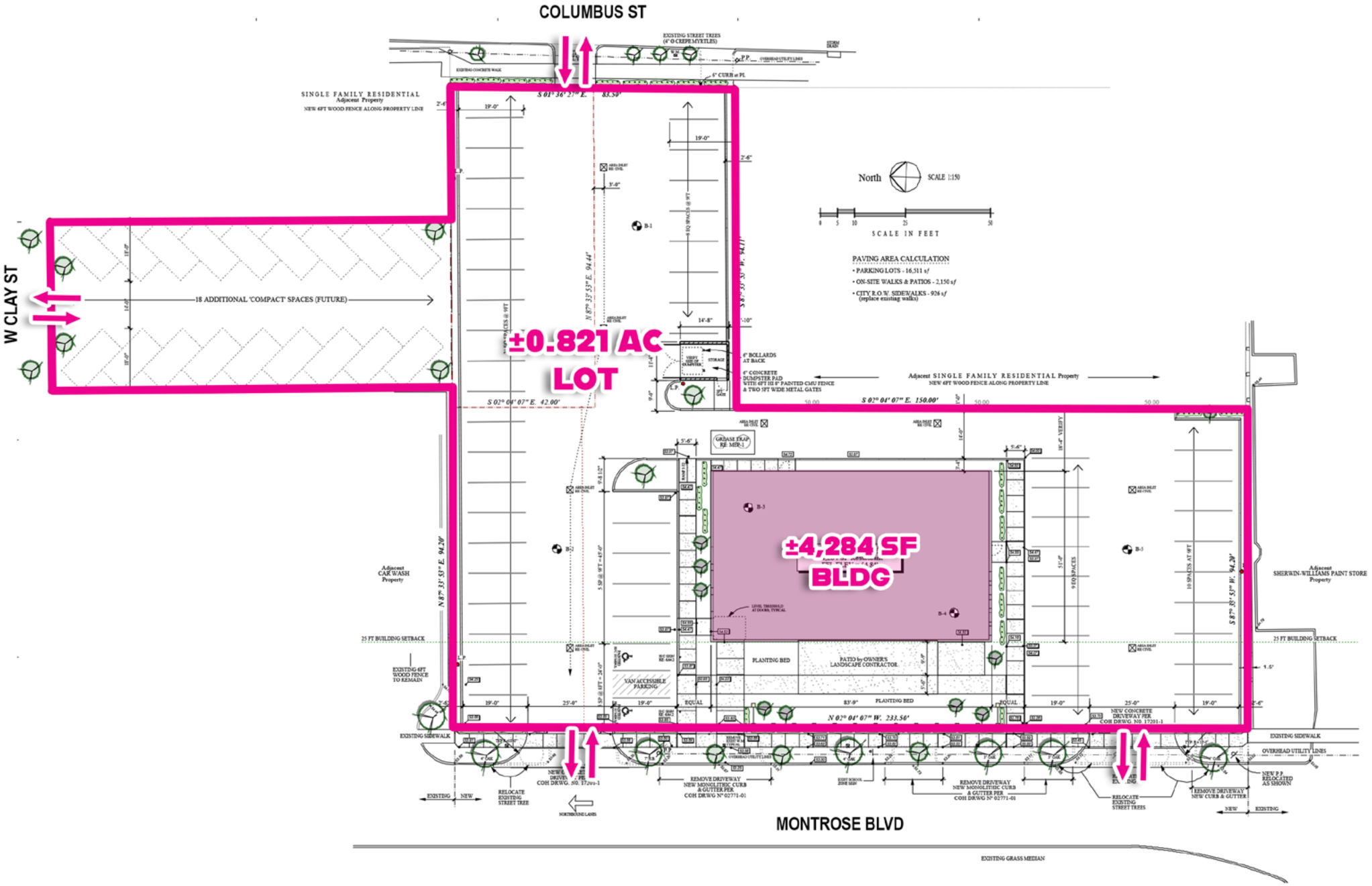
2026 Demographics:

	1 Mile	3 Miles	5 Miles
Population	42,149	231,845	517,282
Daytime Pop.	37,853	351,534	677,516
Avg HH Income	$167,954	$195,552	$178,749

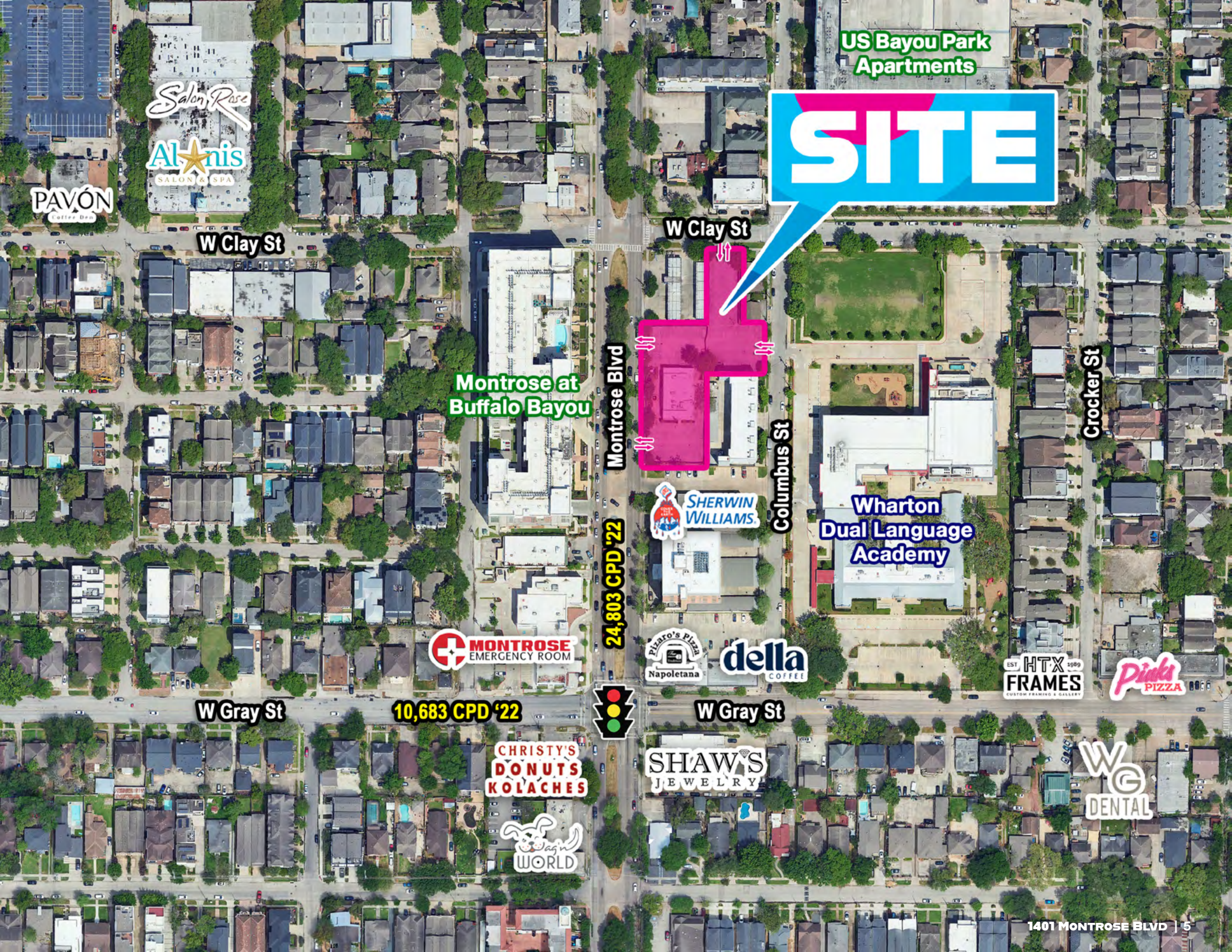


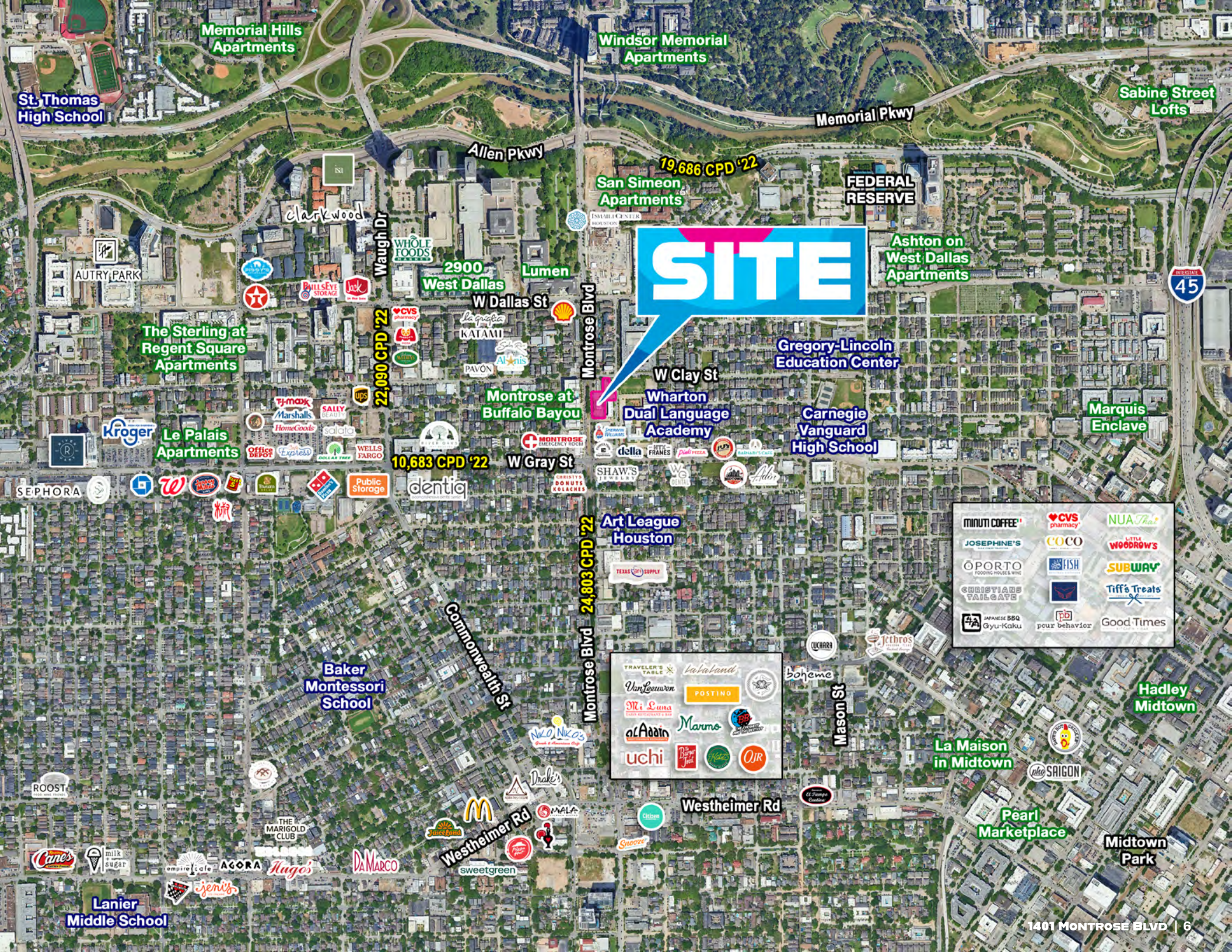


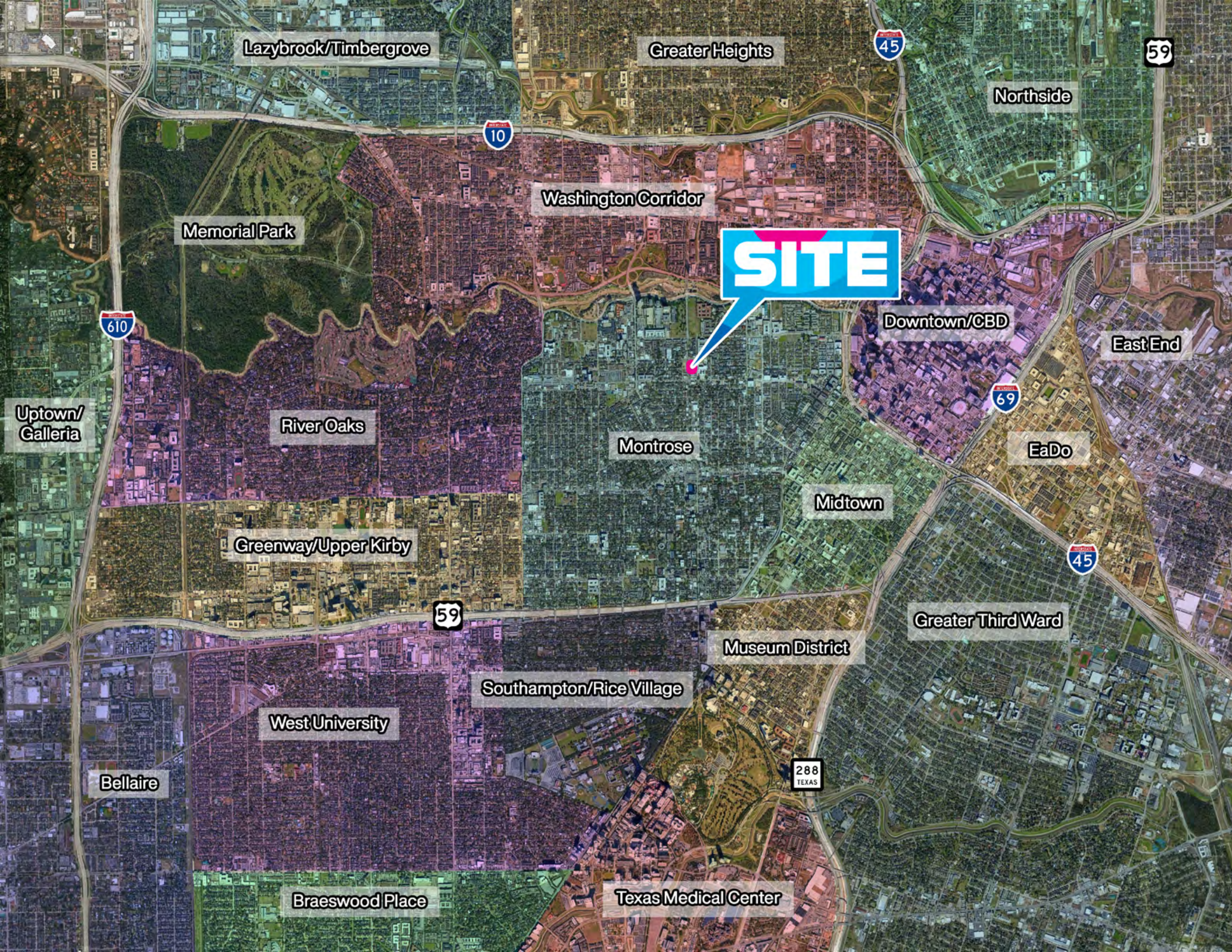
SITE PLAN


COLUMBUS ST
W CLAY ST
MONTROSE BLVD
±0.821 AC
LOT
±4,284 SF
BLDG
18 ADDITIONAL 'COMPACT' SPACES (FUTURE)
SINGLE FAMILY RESIDENTIAL
Adjacent Property
NEW 6FT WOOD FENCE ALONG PROPERTY LINE
Adjacent SINGLE FAMILY RESIDENTIAL Property
NEW 6FT WOOD FENCE ALONG PROPERTY LINE
North
SCALE 1:150
SCALE IN FEET
PAVING AREA CALCULATION
• PARKING LOTS - 16,511 sf
• ON-SITE WALKS & PATIOS - 2,150 sf
• CITY R.O.W. SIDEWALKS - 926 sf
(replace existing walks)
S 01° 36' 27" E. 85.50'
S 02° 04' 07" E. 42.00'
S 02° 04' 07" E. 150.00'
N 02° 04' 07" W. 233.56'
N 87° 33' 53" E. 94.20'
S 87° 33' 53" W. 94.20'
6" BOLLARDS AT BACK
5' CONCRETE DUMPSTER PAD WITH 6FT HI 8" PAINTED CMU FENCE & TWO 5FT WIDE METAL GATES
GREASE TRAP RE MEP-1
PLANTING BED
PATIO by OWNER'S LANDSCAPE CONTRACTOR
VAN ACCESSIBLE PARKING
25 FT BUILDING SETBACK
EXISTING 6FT WOOD FENCE TO REMAIN
EXISTING SIDEWALK
NEW CONCRETE DRIVEWAY PER COH DRWG. No. 17201-1
REMOVE DRIVEWAY NEW MONOLITHIC CURB & GUTTER PER COH DRWG N° 02771-01
RELOCATE EXISTING STREET TREE
RELOCATE EXISTING STREET TREES
REMOVE DRIVEWAY NEW CURB & GUTTER
NEW P.P. RELOCATED AS SHOWN
OVERHEAD UTILITY LINES
EXISTING GRASS MEDIAN
Adjacent CAR WASH Property
Adjacent SHERWIN-WILLIAMS PAINT STORE Property


DOWNTOWN/CBD
±1.12 Miles
Wharton Dual Language Academy
SITE


US Bayou Park Apartments
SITE
Salon Rose
Alonis
SALON & SPA
PAVÓN
W Clay St
W Clay St
Montrose at Buffalo Bayou
Montrose Blvd
24,803 CPD '22
Columbus St
Crocker St
SHERWIN WILLIAMS
Wharton Dual Language Academy
MONTROSE EMERGENCY ROOM
Pizaro's Pizza Napoletana
della COFFEE
HTX FRAMES
Pinks PIZZA
W Gray St
10,683 CPD '22
W Gray St
CHRISTY'S DONUTS KOLACHES
SHAW'S JEWELRY
WC DENTAL
WORLD


SITE
Memorial Hills Apartments
Windsor Memorial Apartments
St. Thomas High School
Sabine Street Lofts
Memorial Pkwy
Allen Pkwy
19,686 CPD '22
San Simeon Apartments
FEDERAL RESERVE
clarkwood
Waugh Dr
WHOLE FOODS
2900 West Dallas
Lumen
Ashton on West Dallas Apartments
AUTRY PARK
W Dallas St
Montrose Blvd
22,090 CPD '22
The Sterling at Regent Square Apartments
Gregory-Lincoln Education Center
W Clay St
Montrose at Buffalo Bayou
Wharton Dual Language Academy
Carnegie Vanguard High School
Marquis Enclave
Le Palais Apartments
10,683 CPD '22
W Gray St
Art League Houston
24,803 CPD '22
Commonwealth St
Baker Montessori School
Hadley Midtown
Mason St
La Maison in Midtown
Westheimer Rd
Pearl Marketplace
Midtown Park
Lanier Middle School
1401 Montrose Blvd | 6


Lazybrook/Timbergrove
Greater Heights
Northside
Washington Corridor
Memorial Park
SITE
Downtown/CBD
East End
Uptown/
Galleria
River Oaks
Montrose
EaDo
Midtown
Greenway/Upper Kirby
Greater Third Ward
Museum District
Southampton/Rice Village
West University
Bellaire
Braeswood Place
Texas Medical Center
610
10
45
59
69
288
TEXAS




TAKEOUT


EXIT


1401


FRESH
COCONUT
LA BOQUERIA
Biergarten















EQUAL HOUSING OPPORTUNITY

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.

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 o ff er to or counter-o ff er from the client; and
- Treat all par ties 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 listng 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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 wriΣen 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 writtng 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 du ties and responsibiliti es to you, and your obligations under the representation agreement.
- Who will pay the broker for services prov ided 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.

Blue Ox Brokerage, LLC	**9009549-BB**	**jj@blueoxgroup.com**	**713.804.7777**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	**448255-B**	**jj@blueoxgroup.com**	**713.230.8882**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kellie Keller	**711230-SA**	**kk@blueoxgroup.com**	**713.437.3979**
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



PRIME DEVELOPMENT OPPORTUNITY

LAND + EXISTING RESTAURANT/RETAIL BUILDING AVAILABLE FOR SALE

NEQ Montrose Blvd & W Gray St | Houston, TX

Josh Jacobs | 713.230.8882
jj@blueoxgroup.com

Kellie Keller | 713.437.3979
kk@blueoxgroup.com

BLUE OX

WWW.BLUEOXGROUP.COM