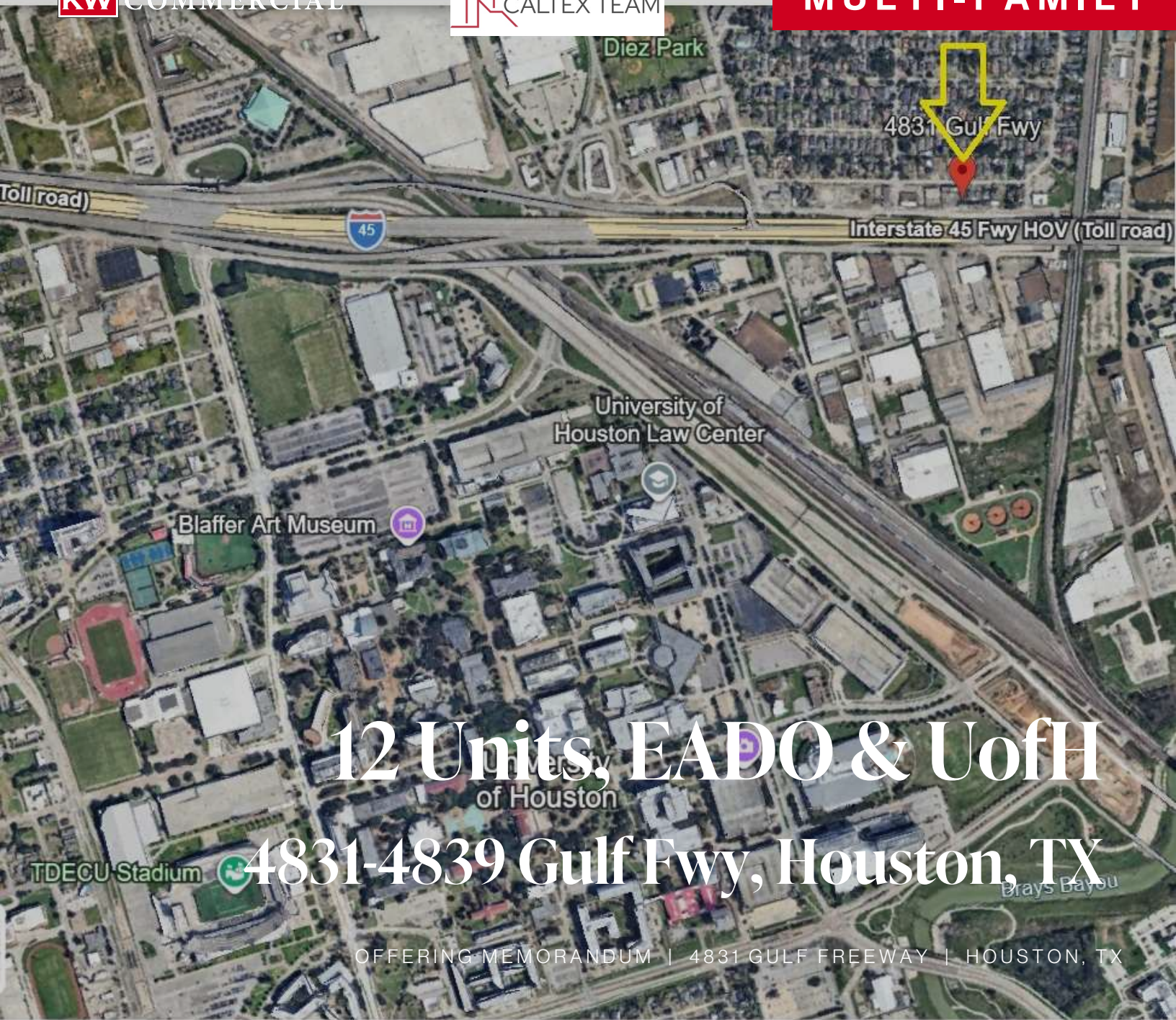




Exclusively Listed by

Tim Larson - Commercial Realtor | (713) 461-9393 | tlarson@kw.com | 0695022, Texas

Each Office is Independently Owned and Operated
www.kwcommercial.com

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057

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Table of Contents



Executive Summary	3
Property Photos	4
Regional Map	6
Location Maps	7
Business Map	8
Demographics	9
Disclaimer	10
Flood Zone Map- Outside	11
IABS- Listing Agent	12

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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Property Overview

This property features 12 units across three 4-plexes with classic mid-1940s architecture. Located inside the 610 Loop near the University of Houston, the site offers convenient access to the Texas Medical Center, Hobby Airport, and downtown Houston within the evolving EADO and Eastwood neighborhoods.

Property Highlights

- Unit Mix: (11) 1BR/1BA and (1) 2BR/1BA.
- Layout: Each address includes a detached front duplex and rear garage apartments.
- Parking/Storage: Each unit includes an assigned garage space or storage area. There are six individual 1-car garages located beneath the rear units.
- Features: Hardwood floors throughout, separate gas and electric meters, and a shared water meter.
- Condition: Two units were fully renovated following fire damage in 2024; other units have been prepared as "rent ready" as needed.

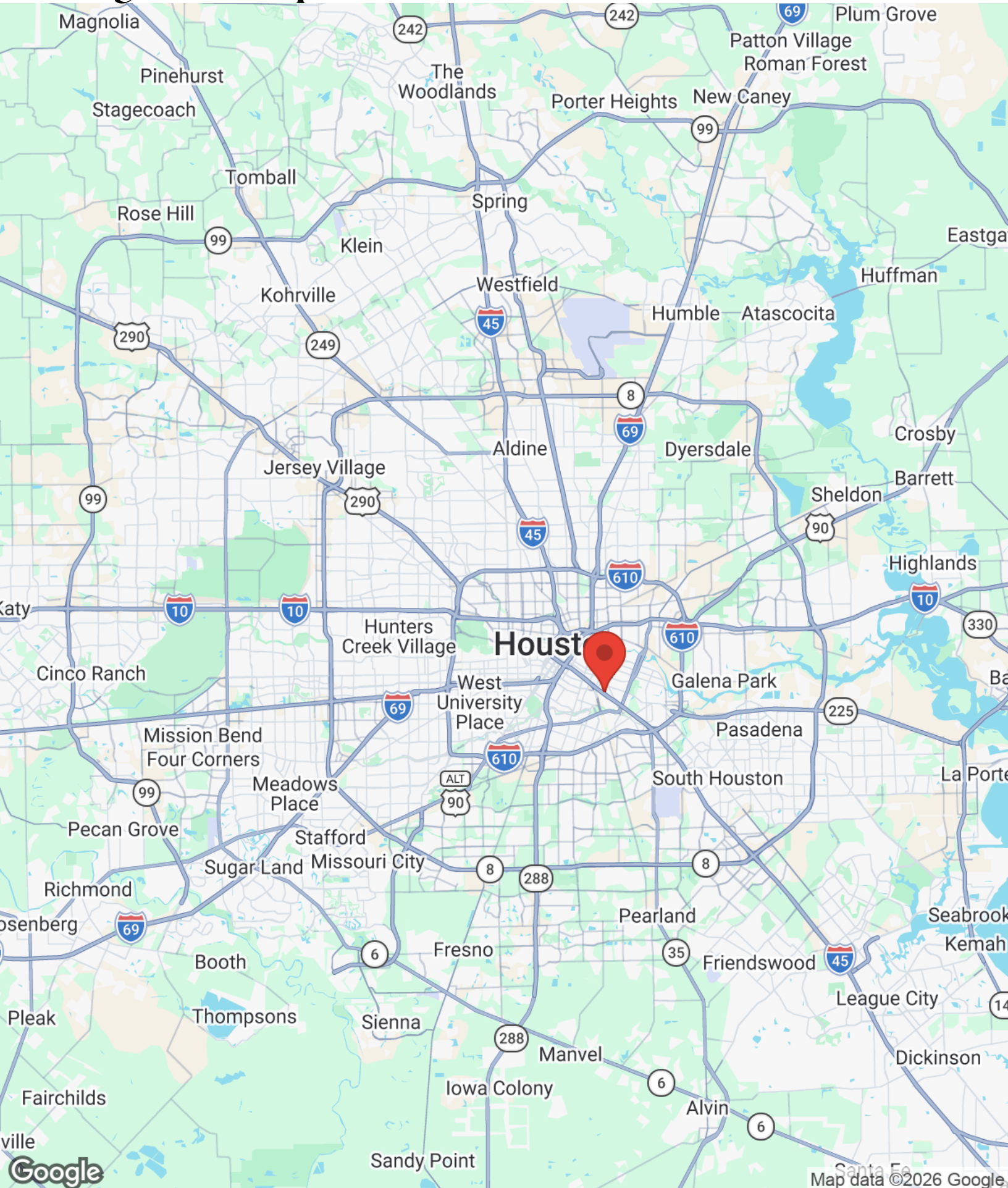
Price:	\$1,000,000
Number of Units	12-Units
Building SF:	11,249 SF
Price / Unit:	\$83,333/Unit
Price / SF:	\$88.90/SF
Occupancy:	83%
Lot Size:	18,750 SF
Year Built:	1946 YB
Zoning:	MLT FAM DWLG



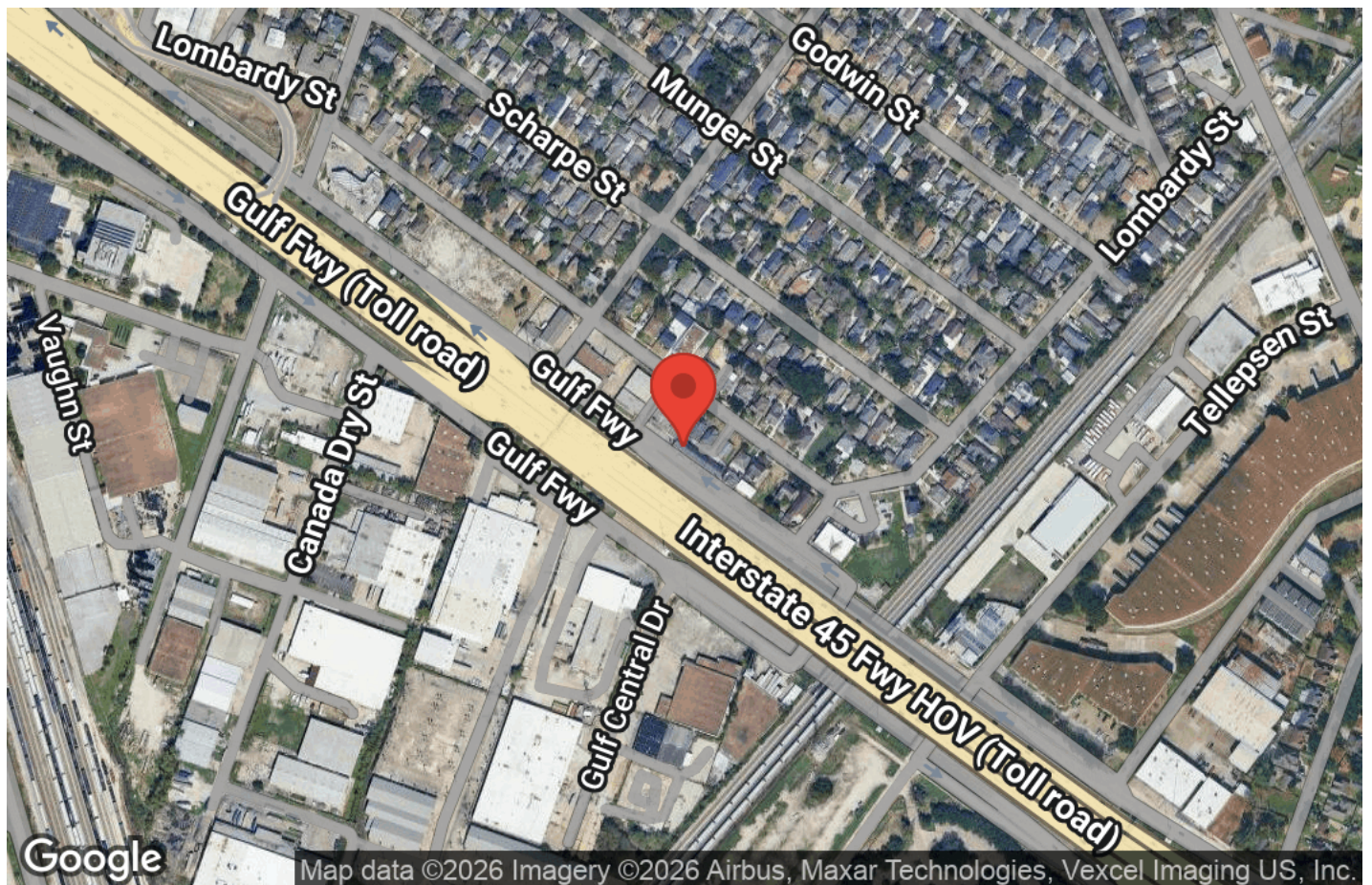
Property Photos



Regional Map



Location Maps



Business Map



Target



Houston City Hall



Houston Public Library - Central Library



HomeGoods



Houston Fire Station 18



Cougar Softball Stadium



M.D. Anderson Library



UH Student Health Center



Walmart
Supercenter



Rice Stadium

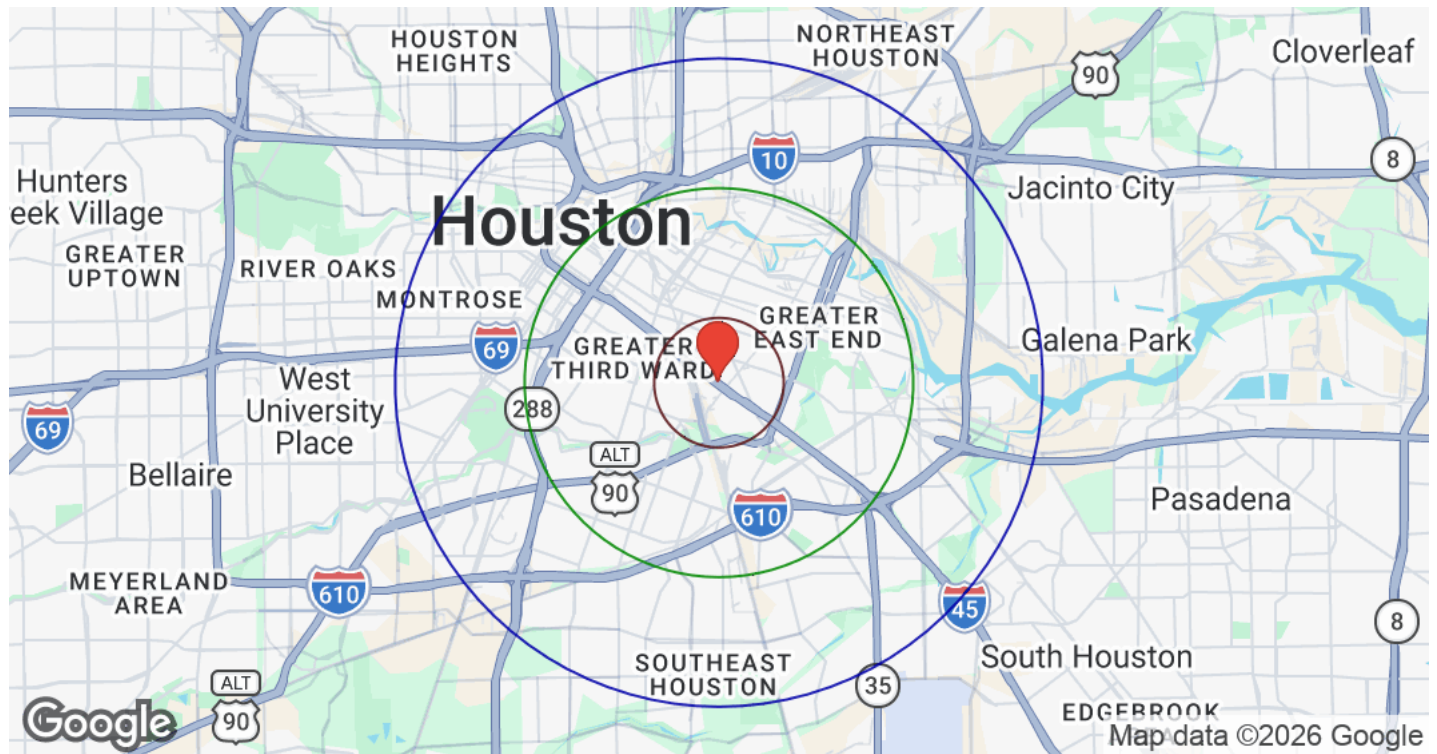


The Home
Depot



Lowe's
Home
Improvement

Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	9,502	87,622	232,515
	Female	5,793	69,357	193,969
	Total Population	15,295	156,979	426,483
Race / Ethnicity	White	3,120	25,431	88,581
	Black	1,328	38,476	106,322
	Am In/AK Nat	23	204	469
	Hawaiian	3	31	128
	Hispanic	9,050	81,347	193,623
	Asian	1,525	8,948	29,854
	Multiracial	203	2,119	5,971
	Other	43	440	1,535
Housing	Total Units	5,346	70,138	200,015
	Occupied	4,697	61,689	177,035
	Owner Occupied	2,133	23,493	65,693
	Renter Occupied	2,564	38,196	111,342
	Vacant	649	8,450	22,979
Age	Ages 0 - 14	1,890	24,495	67,099
	Ages 15 - 24	4,937	31,978	70,730
	Ages 25 - 54	5,678	67,522	195,193
	Ages 55 - 64	1,258	15,780	43,723
	Ages 65+	1,535	17,205	49,738
Income	Median	\$50,294	\$64,063	\$68,527
	Under \$15k	682	10,297	26,227
	\$15k - \$25k	437	4,865	12,061
	\$25k - \$35k	554	4,465	12,318
	\$35k - \$50k	669	6,021	17,507
	\$50k - \$75k	498	9,338	27,697
	\$75k - \$100k	526	6,621	20,113
	\$100k - \$150k	559	7,883	23,047
	\$150k - \$200k	381	5,051	13,917
	Over \$200k	391	7,146	24,149

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Flood Zone Map- Outside

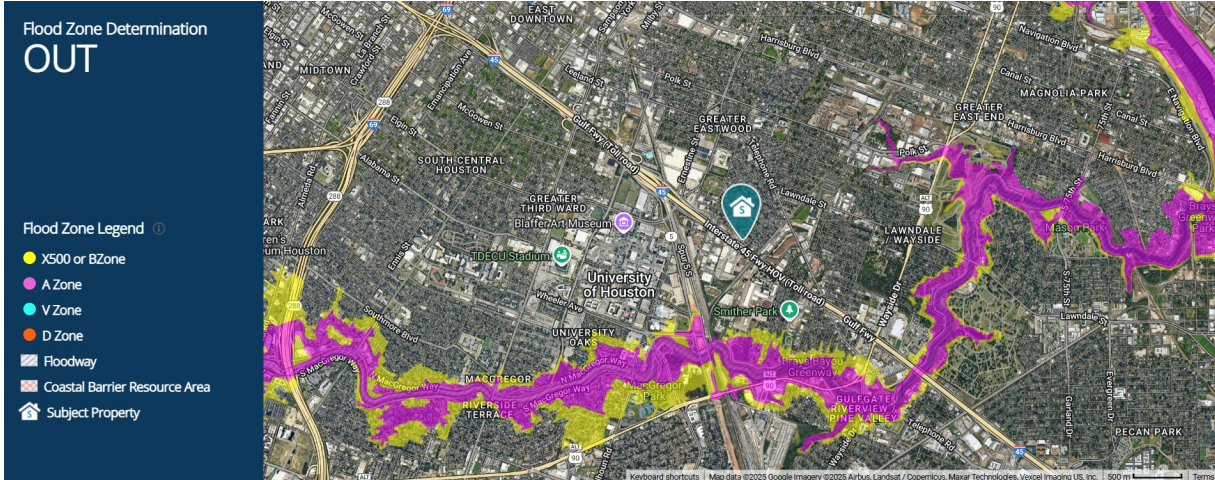


REALIST

APN 054-253-000-0008 | CLIP 4718894625

📍 4831 Gulf Fwy #6, Houston, TX 77023-4511, Harris County

STANDARD FLOOD MAP



Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	4891 ft
Community Number - Map Panel & Suffix	480296-0880M
Flood Zone Code	X
Panel Date	January, 6, 2017
County	Harris
Original Panel Firm Date	December, 11, 1979
FIPS Code	48201
Coastal Barrier Resource Area (CBRA)	Out
Community Name	Houston, City Of
Letter of Map Amendment (LOMA)	N/A



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michael Bossart	588215-B	michaelb@kw.com	(713) 461-9393
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Roger Aad	692211-B	Rogeraad@kw.com	(713) 461-9393
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Timothy Larson	695022-SA	tlarson@kw.com	(281) 508-0800
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-2

12 Units, EADO & UofH

4831-4839 Gulf Fwy, Houston, TX

OFFERING MEMORANDUM | 6336 GREENWICH DRIVE | SAN DIEGO, CA

4831 Gulf Fwy

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Gulf Fwy

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