

FOR SALE | INNER LOOP LOCATION

3509 Montrose Blvd
Houston, TX 77006

OPERATIONAL BUILDING ONSITE | DEVELOPMENT OPPORTUNITY

Chip Nash

Executive Vice President
+1 713 830 2170
chip.nash@colliers.com

Bob Heard

Executive Vice President
+1 713 830 2172
bob.heard@colliers.com

Nolan Mainguy

Vice President
+1 713 830 2190
nolan.mainguy@colliers.com

Jaleel Adatia

Senior Associate
+1 713 835 0059
jaleel.adata@colliers.com

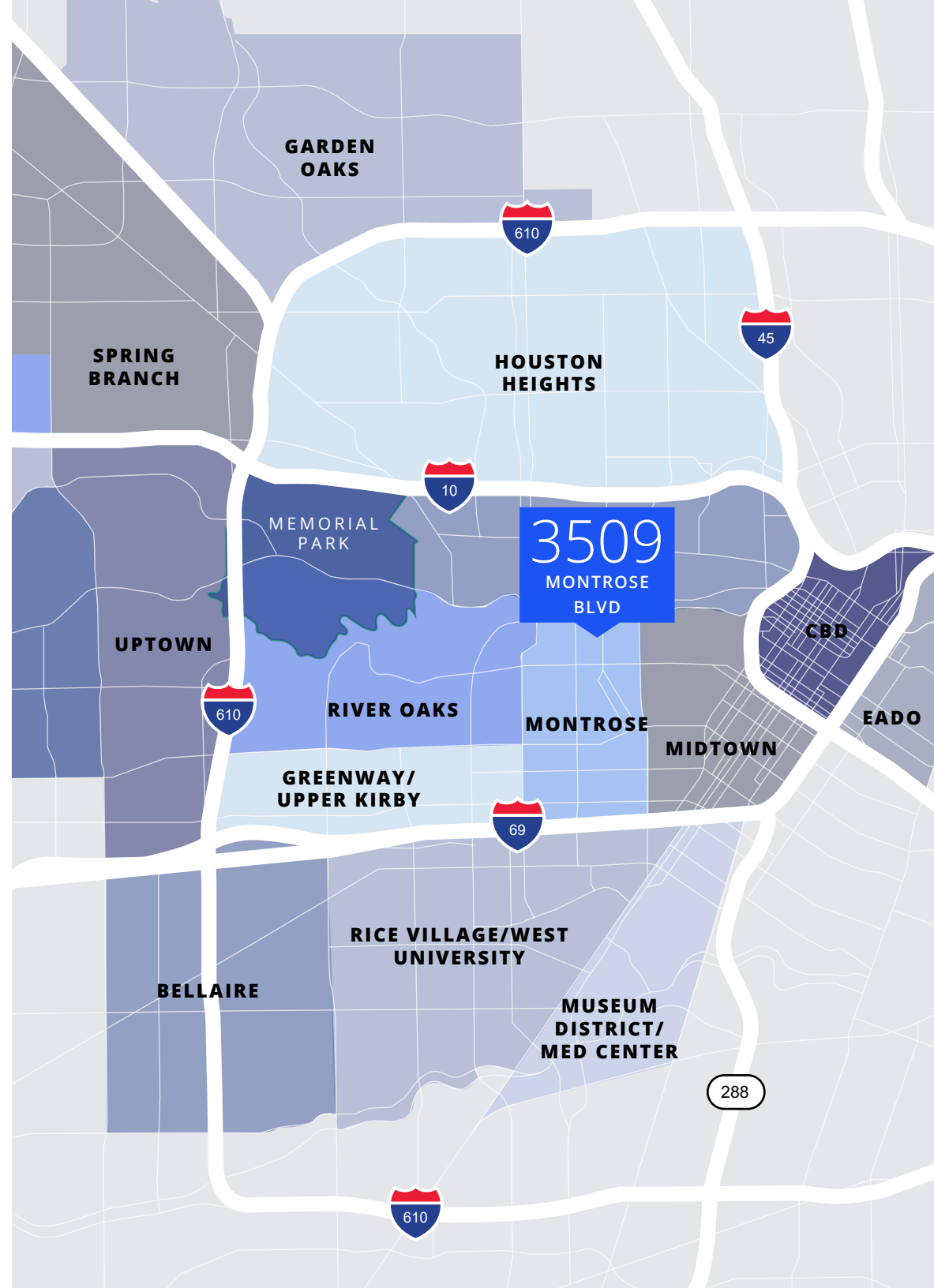
Colliers

Property Overview

Address	3509 Montrose Blvd Houston, TX 77006
Building Size	13,000 SF
Building Type	Retail
Lot size	26,212 SF (0.60 AC)
Traffic	25,060 VPD (Montrose Blvd)
Legal	LTS 4 5 6 7 & TRS 8A & 10A BLK 29 MONTROSE

Area Highlights

- Close proximity to central Houston including Downtown, the Museum District, Buffalo Bayou Park, and major thoroughfares
- The property is bounded to the north and south by two historic districts
- Strong local identity with historic architecture, boutique businesses, and community events, supporting placemaking and tenant desirability
- Situated along one of the city's most eclectic and walkable districts with strong daytime and evening foot traffic
- Located within a transit-oriented development (TOD) area



WEST FACING AERIAL

CBD

MIDTOWN

AUDUBON HISTORIC DISTRICT
Homes up to \$1.8M

SITE

HAWTHORNE ST

HAROLD ST

MONTROSE BLVD



EAST FACING AERIAL

GREENWAY PLAZA

THE GALLERIA
A SIMON MALL



HANOVER
MONTROSE



MONTROSE
Homes up to \$2M

AXIS
MONTROSE

KIPING ST

HAROLD ST

HAWTHORNE ST

SITE

MONTROSE BLVD



Montrose District

Immediately west of downtown Houston lies the Montrose District—the cultural heart of the city, a neighborhood that has long set the tone for Houston's creative and social scene. Situated at the center of one of Houston's most vibrant food and beverage scenes, Soundwaves is within walking distance of art galleries, eclectic boutiques, cocktail bars, acclaimed restaurants, and nightlife.



100+ BARS &
RESTAURANTS, 14
COFFEE SHOPS &
NUMEROUS JAMES
BEARD AWARD
WINNERS &
NOMINEES



SURROUNDED BY
THE MOST
AFFLUENT
NEIGHBORHOODS
/ HIGHEST HH
INCOMES



1 MILE
TO BUFFALO
BAYOU
PARK &
HERMANN PARK



RICE UNIVERSITY
& ION TECH
INCUBATOR
NEARBY



2 MILES
FROM
TMC WITH
106,000
EMPLOYEES & 8
MILLION
PATIENTS
ANNUALLY



28+
MUSEUMS &
PERFORMING
ARTS CENTERS
NEARBY

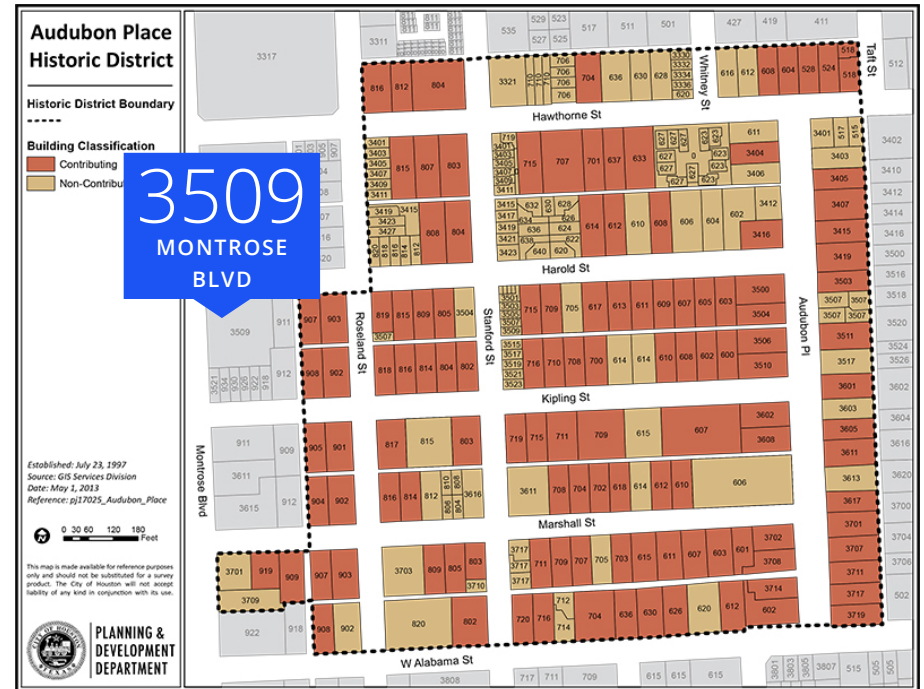
Investment Highlights

BOUNDED TO THE NORTH AND SOUTH BY 2 HISTORIC DISTRICTS

- > Bounded by Audubon Place to the north and Montrose Commons to the south
- > Historic districts enforce a maximum building height of two stories
- > Potential for mid- or high-rise multifamily development with expansive, multi-directional views

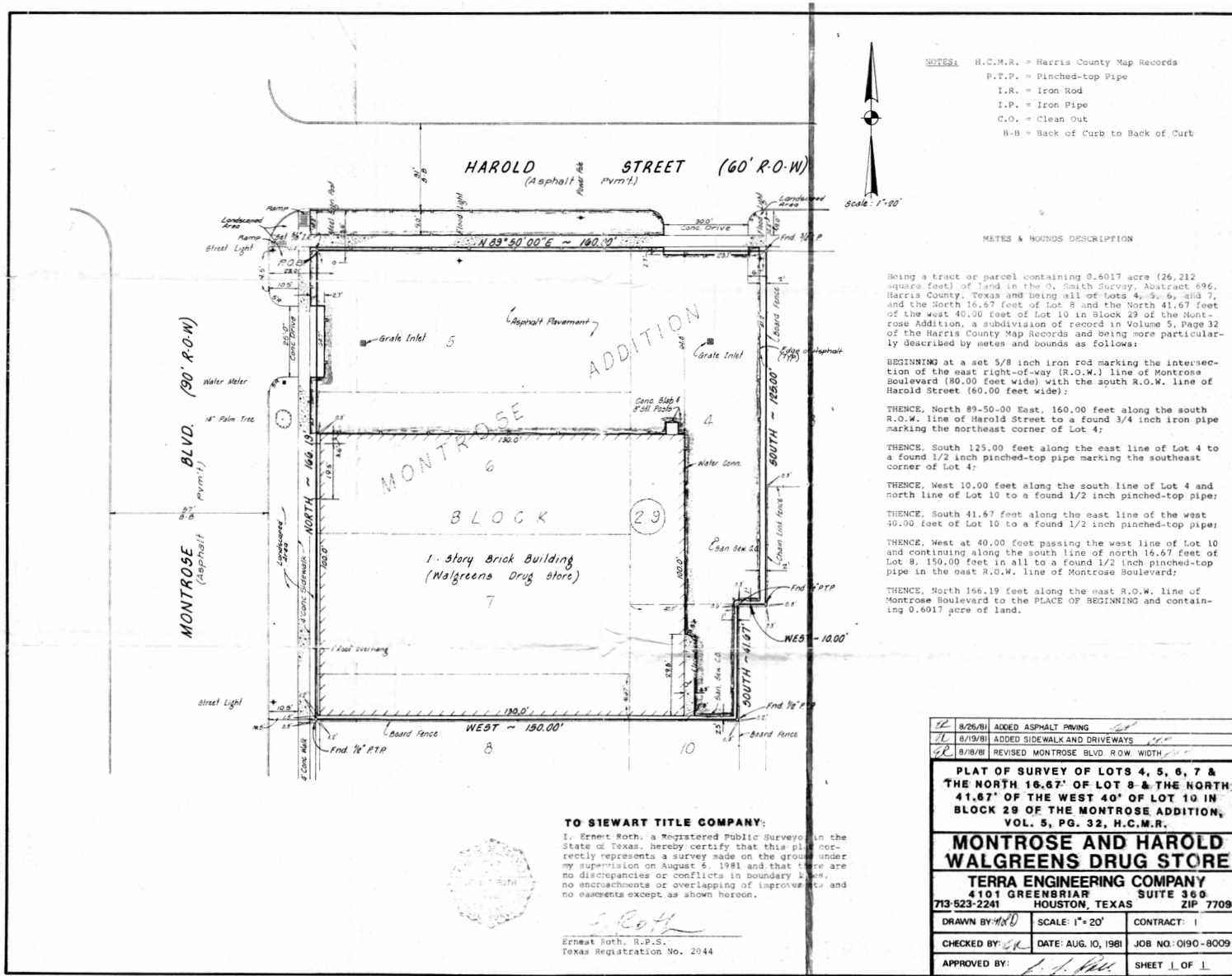
LOCATED WITHIN A TOD AREA (TRANSIT-ORIENTED DEVELOPMENT)

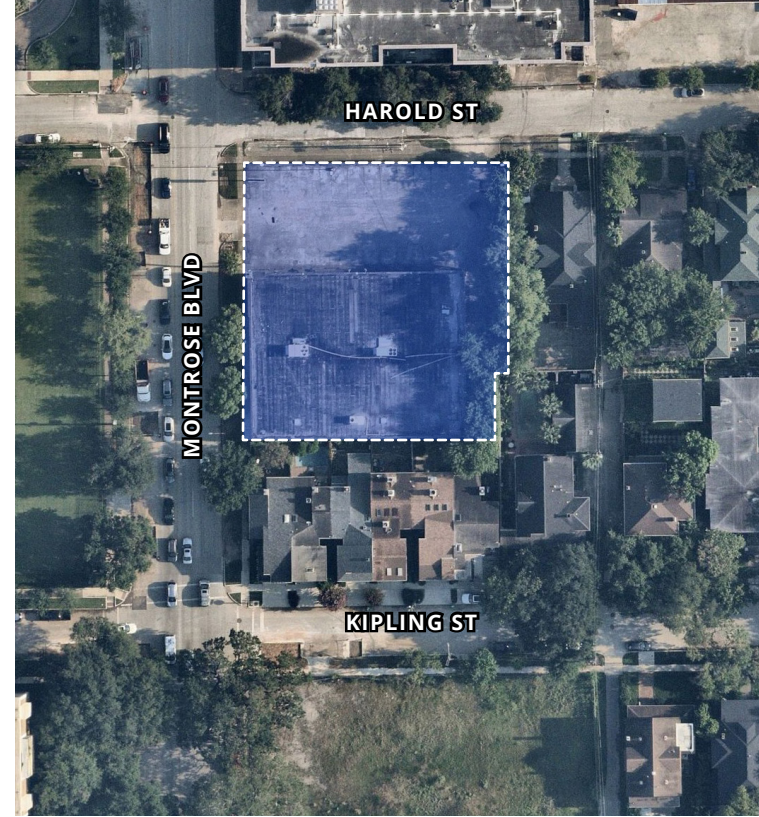
- > TOD Streets, located within a ½-mile walk of a transit station, allowing projects the option to opt into Transit-Oriented Development (TOD) standards
- > TOD street regulations permit reduced building setback requirements, supporting a more pedestrian-friendly streetscape.
- > Parking requirements may be reduced to 50% of the minimum, enhancing development efficiency and flexibility.



Site Plan

3509 MONTROSE BLVD







1233 West Loop South, Suite 900
Houston, TX 77027
+1 713 222 2111
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Executive Vice President
+1 713 830 2170
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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.

2-10-2025



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.

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. **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:
 - o that the owner will accept a price less than the written 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 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.

Colliers International Houston, Inc.	<u>29114</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.

<u>houston.info@colliers.com</u>	<u>+1 713 222 2111</u>
Email	Phone

<u>Daniel Patrick Rice</u>	<u>811065</u>
Designated Broker of Firm	License No.

<u>danny.rice@colliers.com</u>	<u>+1 713 830 2134</u>
Email	Phone

<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>
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Email	Phone
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<u>Chip Nash</u>	<u>263020</u>
Sales Agent/Associate's Name	License No.

<u>chip.nash@colliers.com</u>	<u>+1 713 830 2170</u>
Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date