



**Get in Touch with**



[mhouston@texanacommercial.com](mailto:mhouston@texanacommercial.com)  
[www.texanacommercial.com](http://www.texanacommercial.com)

**Matt Houston**  
**737.867.0000**

## ABOUT THE **PROPERTY**

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Located in the heart of West Campus, this commercial property at 909 W 29th St offers unmatched potential just blocks from the University of Texas. Perfect for investors, developers, or business owners looking to capitalize on a high-traffic, student-rich area.

- Zoned: LO-MU-CO-ETOD-DBETOD-NP ■ 0.12 Acres
- Buildings Built: 1922 ■ 1,500 Square Feet
- Parking: 6 Surface ■ Prime Location

**SALES PRICE: \$1,000,000**



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**PHOTOS**

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## FLOOD MAP & ZONING



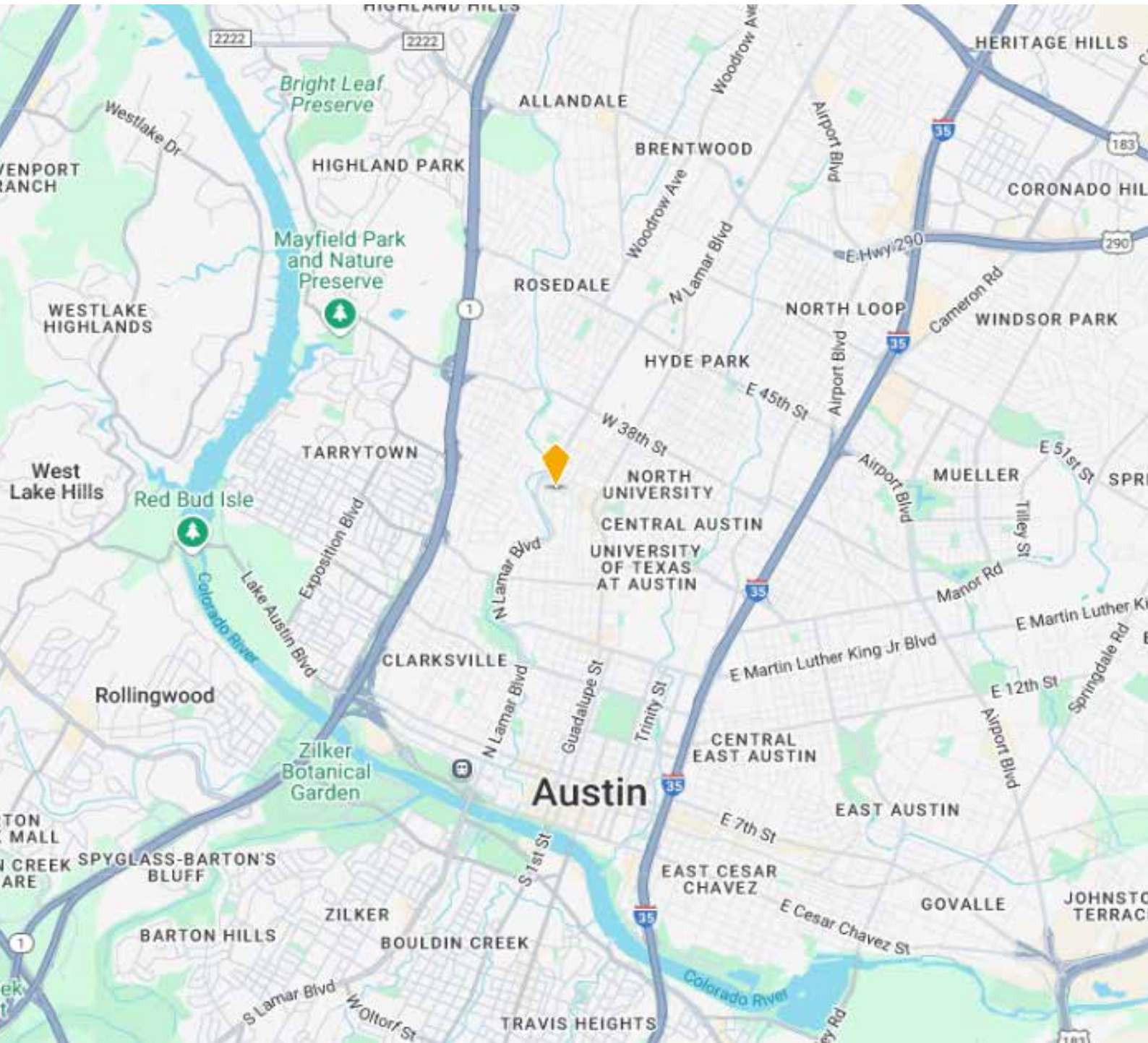
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## DISTRICT MAP



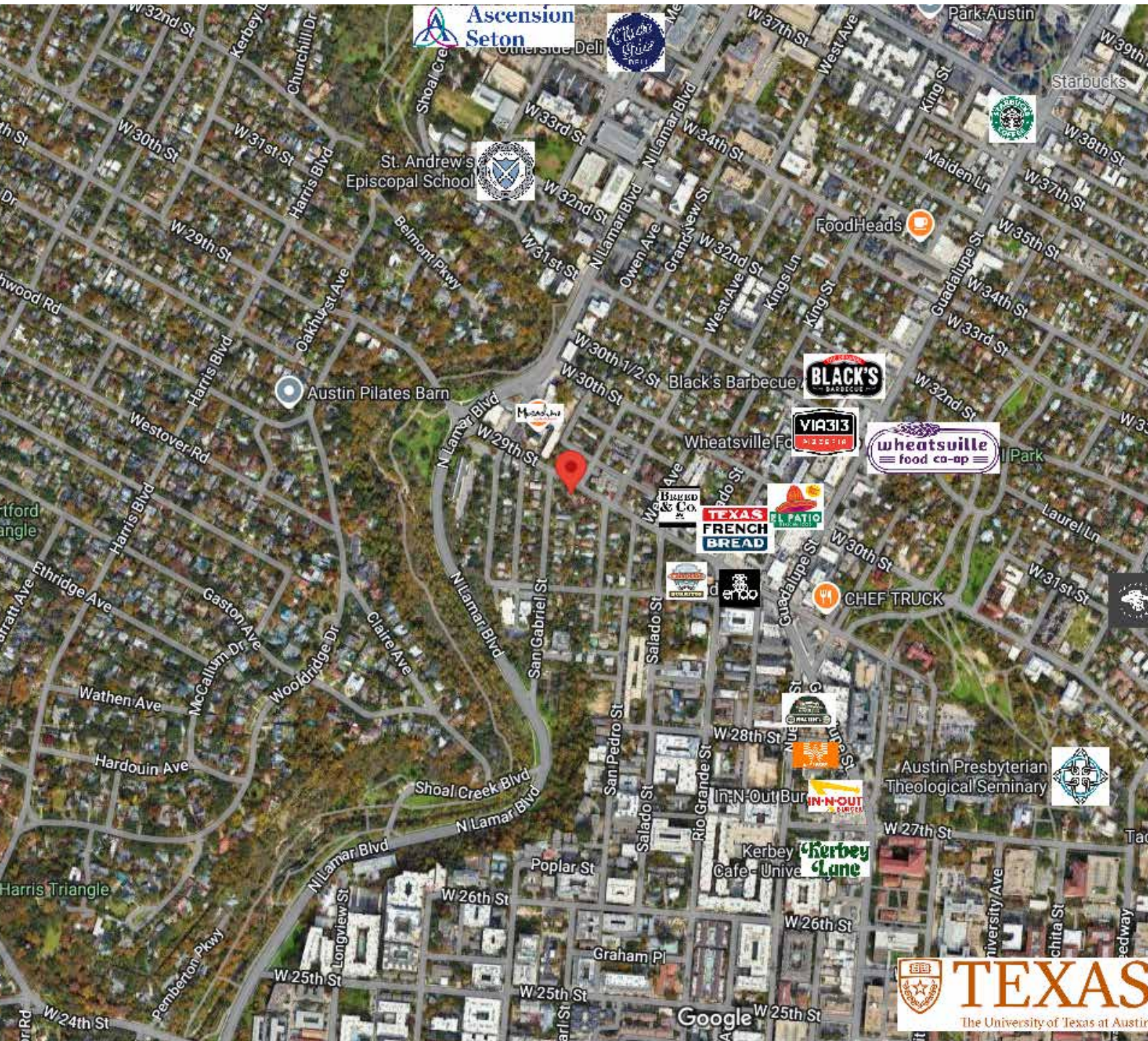
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LOCAL MAP



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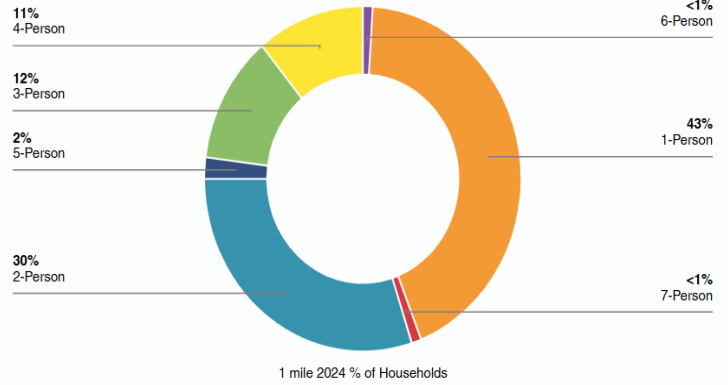
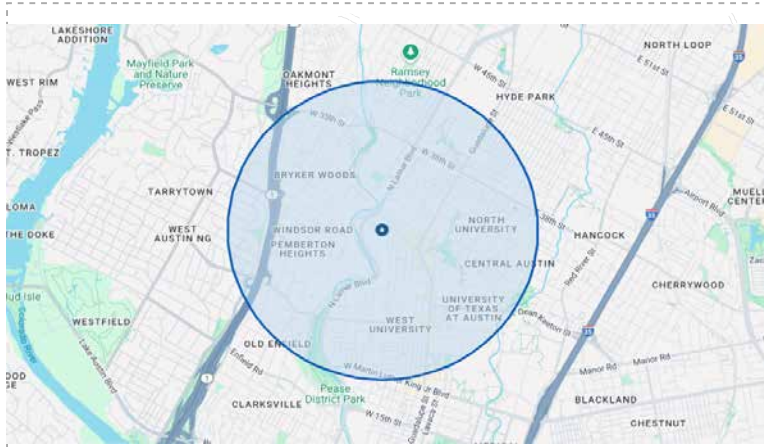


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## INFOGRAPHIC 1 MILE RADIUS



### KEY FACTS

**36,450**

Population



**15,003**

Households

**35.9**

Median Age

**\$63,433**

Average Household Income

### EDUCATION

**3%**

No High School Diploma



**9%**

High School Graduate



**17%**  
Some College



**71%**  
Bachelor's/Grad /Prof Degree

### TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
West 29th Street	San Gabriel St NW	7,227	2022	0.01 mi
W 29th St	San Gabriel St NW	9,403	2022	0.01 mi
San Gabriel St	W 29th St N	962	2022	0.02 mi
Pearl St	W 29th St SW	427	2022	0.06 mi
W 29th St	N Lamar Blvd NW	7,942	2022	0.10 mi
West 29th Street	N Lamar Blvd NW	6,038	2022	0.10 mi
W 30th St	N Lamar Blvd NW	1,211	2022	0.12 mi
West 30th Street	N Lamar Blvd NW	791	2022	0.12 mi
N Lamar Blvd	W 29th St NE	26,968	2022	0.12 mi
West Ave	W 30th St SW	597	2022	0.14 mi

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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.*

### 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 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.

Texana Commercial LLC	9012189	mhouston@texanacommercial.com	737.867.0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Houston	687890	mhouston@texanacommercial.com	737.867.0000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Houston	687890	mhouston@texanacommercial.com	737.867.0000
Sales Agent/Associate's Name	License No.	Email	Phone