

For Sale

WASHINGTON AVE

KATY FWY



6200 STILLMAN

KATY FWY



MEMORIAL PARK

WESTCOTT ST

Existing Office/Warehouse  
Building or Redevelopment Site  
Inner Loop/I-10 Location, Houston, TX

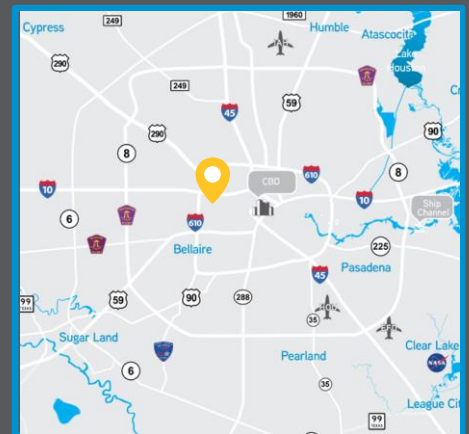
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6200 Stillman Street  
Houston | TX 77007

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Accelerating success.





**6200 STILLMAN**

**HOUSTON ARBORETUM**

**MEMORIAL PARK & GOLF COURSE**

## Specifications

Total SF:	Approximately 5,000 SF
Year Built:	1976
Frontage:	205' on Stillman St
Site Area:	0.28 Acres
Utilities:	City of Houston
Zoning:	None
Flood Zone:	Outside of flood zones/floodways
Amenities:	Easy access to restaurants & retail along Washington Ave & Memorial Dr
Property Use:	Residential development or industrial use

## 6200 Stillman Street | Houston | TX 77007

6200 Stillman is a .28-acre site with a 5,000-SF metal warehouse/office located just south of Interstate 10 and east of Washington Ave and Memorial Park, inside Loop 610. This area has become increasingly desirable due to its convenient location and surrounding amenities, resulting in a significant amount of high-end residential redevelopment. This property offers a great opportunity for a developer, investor or industrial user looking for a site offering easy access.

### FEATURES

- Prime location within Houston's Inner Loop
- Easy access to Interstate 10, Loop 610 and Highway 59, offering a quick commute to the Galleria area and Downtown
- In a rapidly transitioning area surrounded by mixed-use urban development, high-end and high-density residential
- Numerous area amenities including Memorial Park, Houston Arboretum, Bayou Bend Gardens, restaurants and retail in close proximity
- Electric gate secures warehouse entrance, truck court and rear lawn
- Ideal for an investor, industrial user or redevelopment opportunity
- Sale Price: \$1,200,000

SALE PRICE:

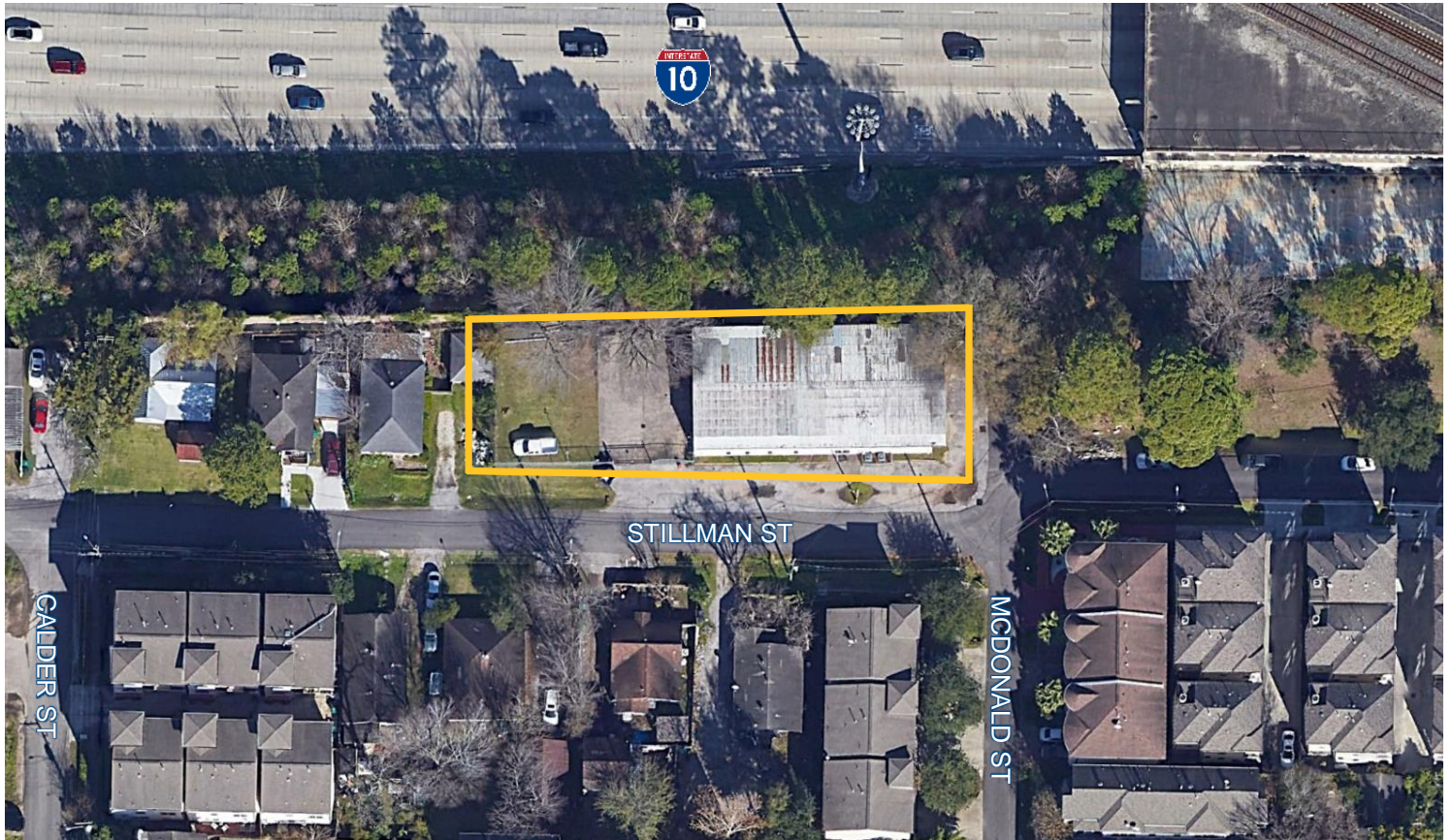
**\$1,200,000**

Contact us:

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Overhead Door



Warehouse

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Angled Parking on Stillman Street with Employee Entrance



Front Lobby



Showroom or Bullpen Space

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Office Storage/Supply Room



Main Hallway

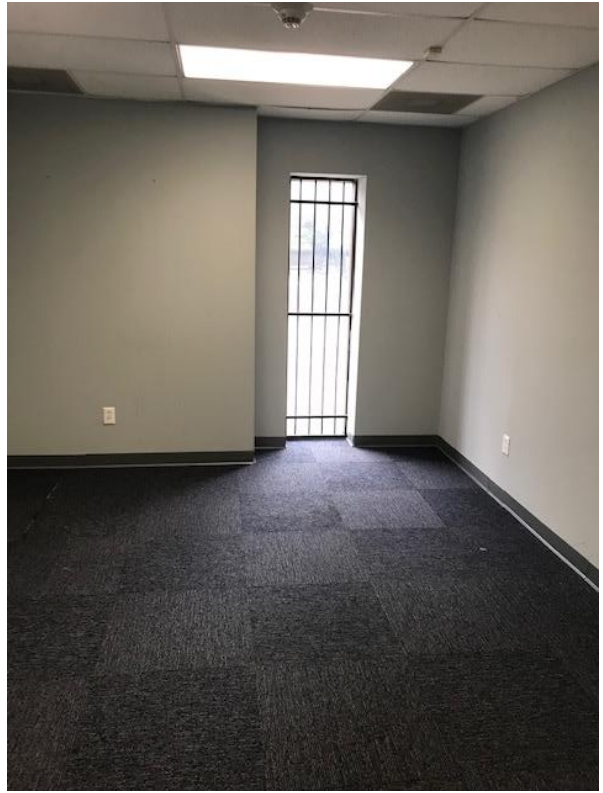


Hallway Wetbar

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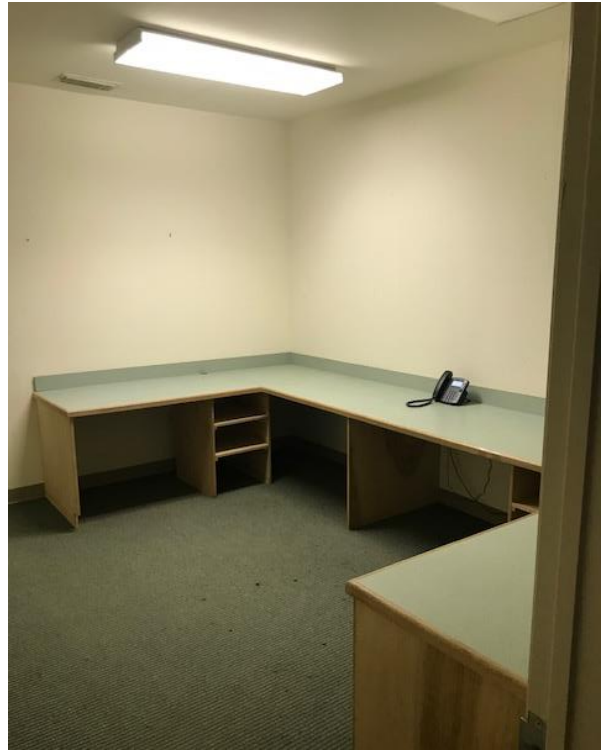


Executive Offices with Exterior Glass

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Large Conference Room

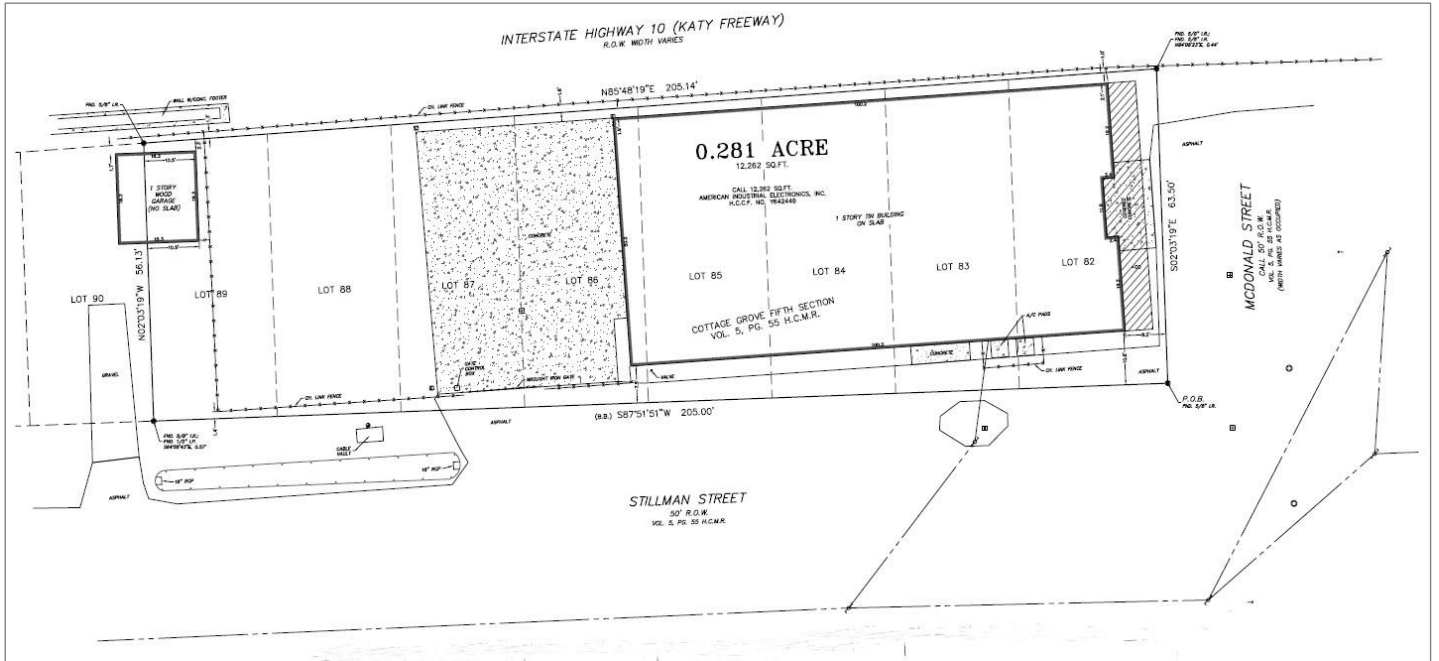


Shared Office with Built-In Desk

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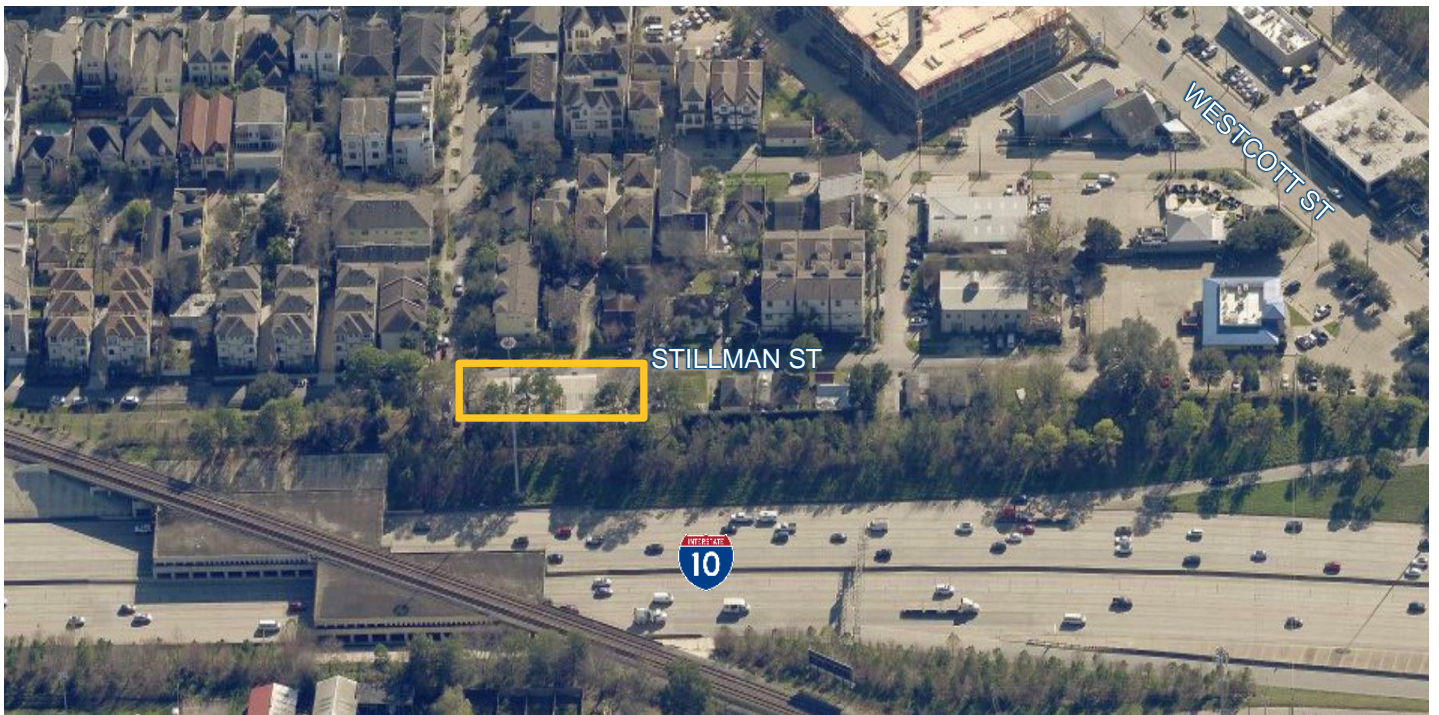


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## Inner Loop / I-10 Redevelopment

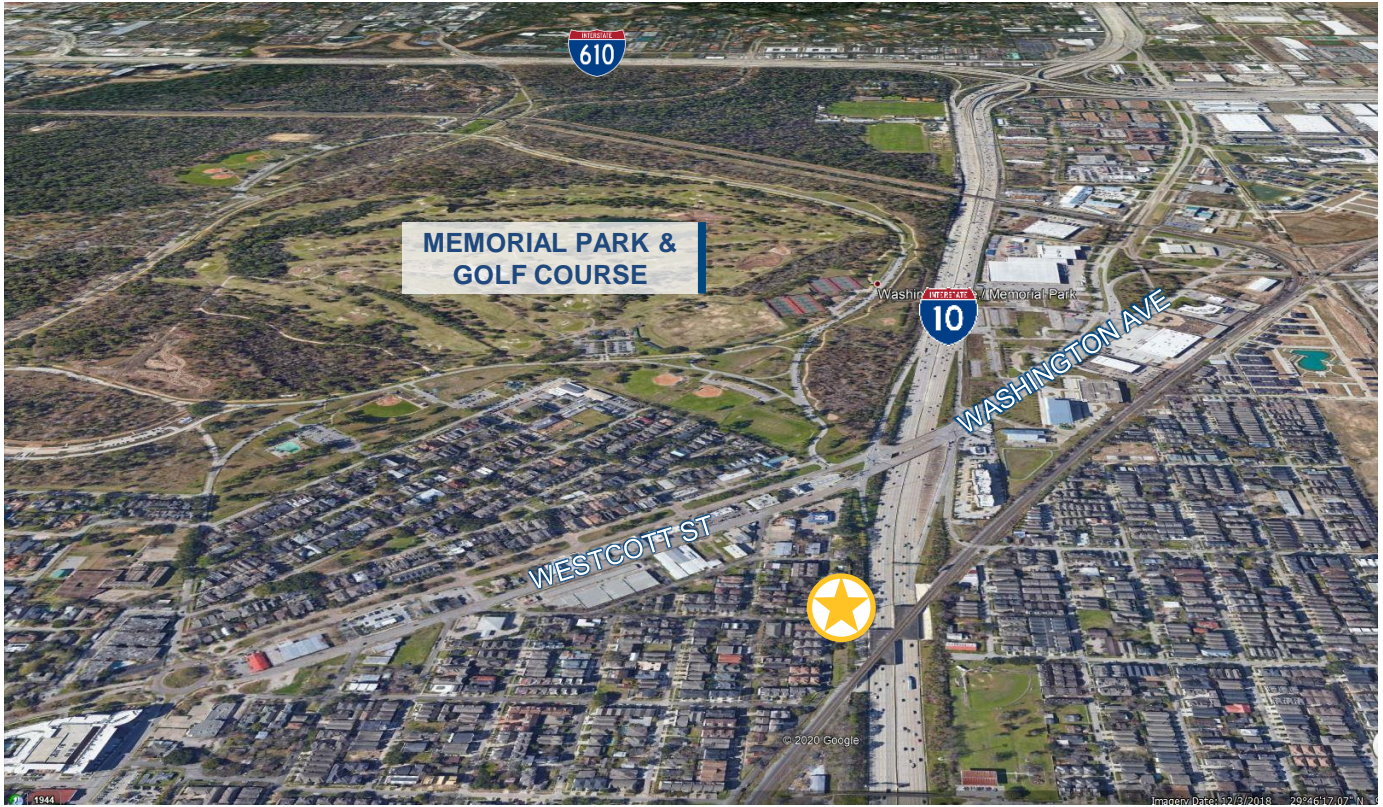
6200 Stillman is one of the last remaining tracts available in a prime Inner Loop location surrounded by high-end, high-density residential development.



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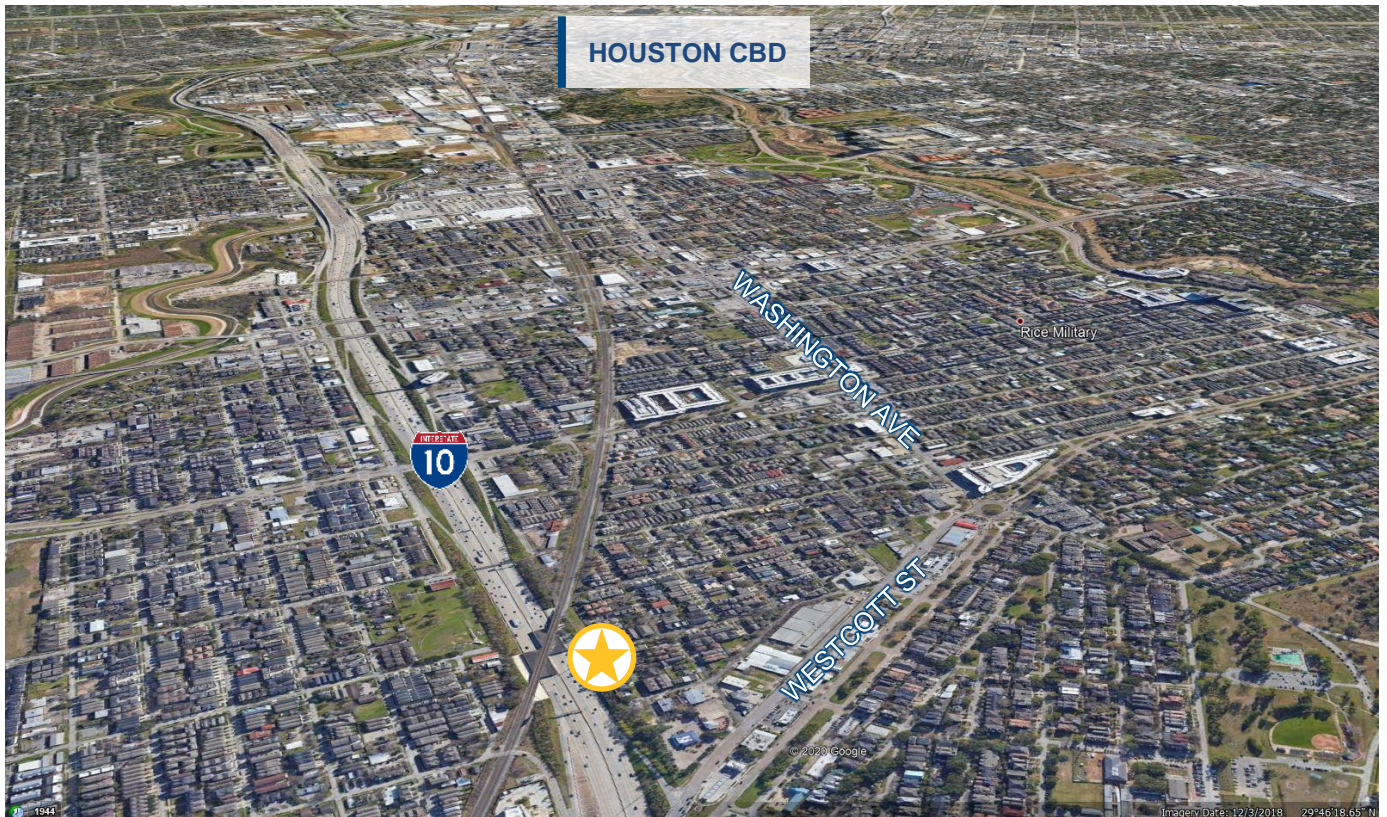


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## Convenient Location

6200 Stillman affords easy access to Loop 610 (2.2 miles west) or downtown Houston (6 miles east) via Interstate 10.







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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:
  - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date