

APARTMENTS



2.5 miles to Beltway 8

Fondren Rd

APARTMENTS

Westheimer Rd

IDEAL FOR LAST MILE DELIVERY

APARTMENTS

OYO

Public Storage

Jeanetta St

Park W Dr



SITE

Crossview Dr

APARTMENTS

Clarkcrest St

Fondren Rd

FOR SALE

2800 | FONDREN ROAD
HOUSTON, TEXAS

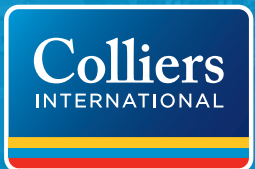
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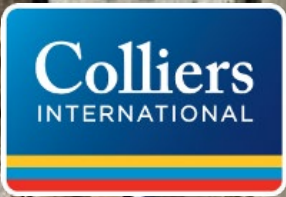
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2800 Fondren Rd



Park W Dr
±474 LF

500 Yards to Westheimer

±704 LF

Proposed Demo of Showroom

±86,000 SF Warehouse

Fondren Rd

Crossview St

Clarkcrest St

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"60% of the population within a 10 min drive falls in between the ages of 20 to 59 years."



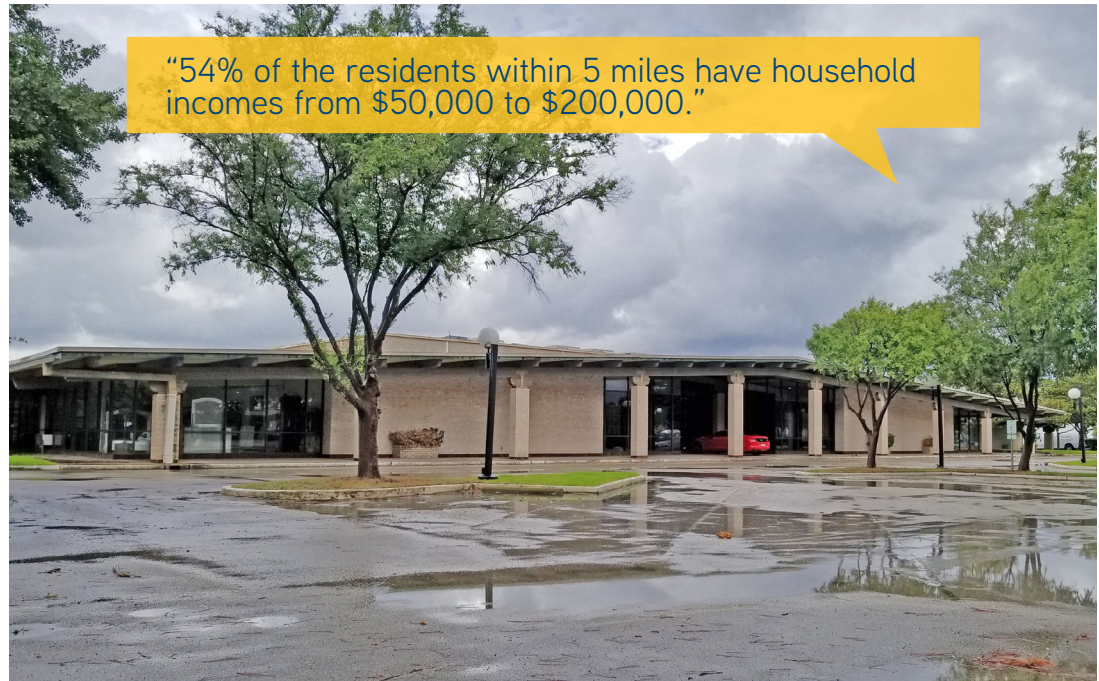
"\$3,700,000,000 of annual consumer expenditures occur within 5 miles of the subject property"



Property Highlights

Area	9.0 acres ±205,935 SF - includes ±40,000 SF of AC'd second floor mezzanine space
Parking	215 surface spaces available
Access	2 curb cuts on Fondren 2 curb cuts on Park West
Loading	7 dock-high double overhead doors (south side) 3 dock-high double overhead doors (north side)
Frontage	±704' on Fondren ±474' on Park West
Clear Height	8'-16' in showroom 31' in warehouse
Utilities	Heavy Electrical Service, Natural gas.
Year Built	1975 and renovated in 2011
Offering Price	\$11,500,000

"54% of the residents within 5 miles have household incomes from \$50,000 to \$200,000."



*2019 estimates by AGS, TigerGeography demographics

"The projected population within 3 miles of the property is projected to increase by 0.8% to 244,539 by 2024"

±2 miles to West Beltway 8
±4 miles to West Loop 610
±3 miles to Interstate 10W
±5 miles to Interstate 69

Briar Grove Park

Hudson Forest

Piney Point Estates

Westchase District

Tanglewilde

Westmont

SITE

"69% of the 105,794 housing units within 3 miles of the property is rented."



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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 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 ESTABLISHED:

- 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 purposed. 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