

THE GULLO GROUP

7732 & 7734 CANAL ST.
HOUSTON, TX 77012

LAND LOTS
6,250 SF EACH



MATTHEW GULLO
713.299.6215
MATTHEW@GULLOGROUP.COM

WWW.GULLOGROUP.COM

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PROPERTY OVERVIEW :

- 2,650 SF EACH
- 12,500 SF TOTAL
- CLOSE PROXIMITY TO DOWNTOWN HOUSTON
- CLOSE PROXIMITY TO HOUSTON SHIP CHANNEL
- BOTH LOTS CAN BE PURCHASED TOGETHER
- ONGOING DEVELOPMENT IN THE AREA
- INVESTMENT OPPORTUNITY

FOR SALE -
PRICE UPON REQUEST

PROPERTY INFORMATION:
LEGAL DESCRIPTION -
LTS 39 & 40 BLK 44 MAGNOLIA PARK SEC 2
ID NUMBER - 0251370000039

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LOCATION HIGHLIGHTS:



MAJOR BUSINESSES LESS THAN 5 MILES AWAY:

- H-E-B
- THE HOME DEPOT
- MDONALD'S
- WALMART
- CHICK-FIL-A
- EXXON MOBIL
- VALERO
- SHELL

MAJOR ATTRACTIONS/LANDMARKS:

- HOUSTON SHIP CHANNEL
- DOWNTOWN HOUSTON
- UNIVERSITY OF HOUSTON
- GUS WORTHAM GOLF COURSE
- HOUSTON BOTANIC GARDENS

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ADDITIONAL DATA: POPULATION



2020 POPULATION:
 2 MILE - 40,340
 5 MILE - 300,443
 10 MILE - 1,196,060

MEDIAN AGE:
 2 MILE - 36.6
 5 MILE - 34.4
 10 MILE - 34.9

ANNUAL GROWTH 2020-2024:
 2 MILE - 0.5%
 5 MILE - 1.6%
 10 MILE - 1.3%

2024 POPULATION:
 2 MILE - 41,135
 5 MILE - 319,985
 10 MILE - 1,260,378

BACHELOR DEGREES OR HIGHER:
 2 MILE - 10%
 5 MILE - 17%
 10 MILE - 30%

ANNUAL GROWTH 2024-2029:
 2 MILE - 0.5%
 5 MILE - 0.6%
 10 MILE - 0.6%

2029 PROJECTED POPULATION:
 2 MILE - 42,165
 5 MILE - 330,218
 10 MILE - 1,299,311

U.S. ARMED FORCES:
 2 MILE - 0
 5 MILE - 178
 10 MILE - 338



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ADDITIONAL DATA: TRAFFIC COUNTS



TRAFFIC VOLUME:

CANAL ST. & N 76TH ST E
2022 - 4,080

75TH ST. & AVE F S
2022 - 7,757

TRAFFIC VOLUME:

NAVIGATION BLVD. & 77TH ST. NW
2022 - 8,289

HARRISBURG BLVD. & PINEVIEW DR. NW
2022 - 12,245

TRAFFIC VOLUME:

HARRISBURG BLVD. & PINEVIEW DR. W
2022 - 8,289

HARRISBURG BLVD. & PINEVIEW DR. NW
2022 - 12,245



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ADDITIONAL DATA: HOUSEHOLDS



2020 HOUSEHOLDS:

2 MILE - 13,882
5 MILE - 100,836
10 MILE - 448,027

OWNER OCCUPIED HOUSEHOLDS:

2 MILE - 6,713
5 MILE - 47,454
10 MILE - 225,279

ANNUAL GROWTH 2020-2024:

2 MILE - 0.6%
5 MILE - 2.2%
10 MILE - 2.1%

2024 HOUSEHOLDS:

2 MILE - 14,076
5 MILE - 108,626
10 MILE - 475,777

RENTER OCCUPIED HOUSEHOLDS:

2 MILE - 7,711
5 MILE - 65,062
10 MILE - 266,340

ANNUAL GROWTH 2024-2029:

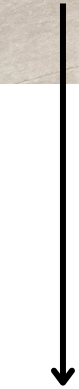
2 MILE - 0.5%
5 MILE - 0.7%
10 MILE - 0.7%

2029 PROJECTED HOUSEHOLDS:

2 MILE - 14,424
5 MILE - 112,516
10 MILE - 491,619

TOTAL SPECIFIED CONSUMER SPENDING:

2 MILE - \$330.4M
5 MILE - \$2.6B
10 MILE - \$13.5B



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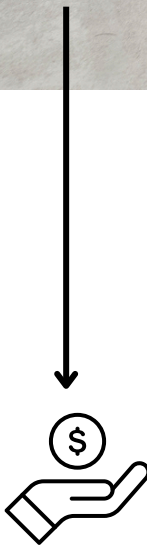


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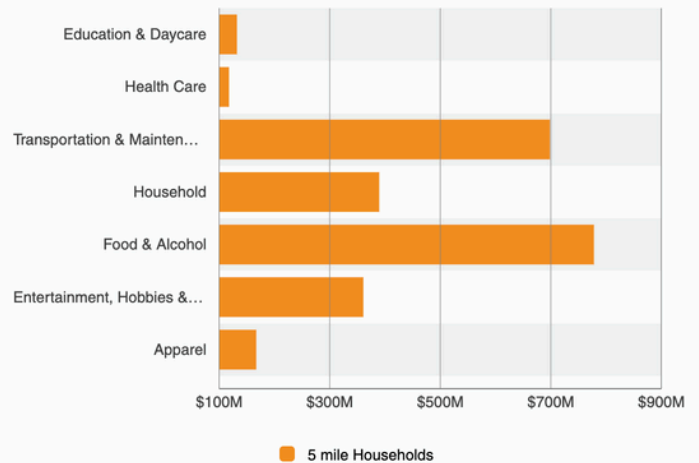
HOUSTON, TX 77012

ADDITIONAL DATA: INCOME



AVG HOUSEHOLD INCOME:	\$125,000 - \$150,000:
2 MILE - \$54,859	2 MILE - 260
5 MILE - \$63,304	5 MILE - 3,700
10 MILE - \$87,605	10 MILE - 23,503
MEDIAN HOUSEHOLD INCOME:	\$100,000 - \$125,000:
2 MILE - \$38,913	2 MILE - 743
5 MILE - \$42,906	5 MILE - 7,129
10 MILE - \$57,961	10 MILE - 36,222
\$200,000+:	\$75,000 - \$100,000:
2 MILE - 242	2 MILE - 1,445
5 MILE - 4,293	5 MILE - 10,670
10 MILE - 48,558	10 MILE - 51,754
\$150,000 - \$200,000:	\$50,000 - \$75,000:
2 MILE - 498	2 MILE - 2,470
5 MILE - 4,275	5 MILE - 17,558
10 MILE - 27,357	10 MILE - 77,718

Consumer Spending



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Information About Brokerage Services

11-2-2015

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 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.

Keller Williams Realty Metropolitan	460373	klrw80@kw.com	713-621-8001
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Tillman	403587	LoriTillman@kw.com	713-621-8001
Designated Broker of Firm	License No.	Email	Phone
Lori Tillman	403587	LoriTillman@kw.com	713-621-8001
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Gullo	636319	matthew@gullogroup.com	713-299-6215
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials				Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Keller Williams - Houston Metropolitan 5050 Westheimer Rd. 200 Houston, TX 77056 7136218001 Matthew Gullo IABS 1-0 TXR 2501

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