

FOR SALE

TOURS BY APPOINTMENT ONLY. DO NOT DISTURB TENANTS

\$2,475,000

+/-8,027 SF WAREHOUSE/OFFICE BLDGS. ON +/- 0.33 AC
5628 STAR LN., HOUSTON, TX 77057



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AYMAN NAJJAR
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PROPERTY HIGHLIGHTS



Location

5628 Star Lane
Houston, TX 77057



Asking Price

\$2,475,000



Size

+/- 8,027 SF
Warehouse/Office Bldgs.
(Per independent appraiser)
on +/- 0.33 AC

Contact:

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- Beautiful +/- 8,027 SF Office Building with Warehouses for sale in Houston, TX, just +/- 1.25 Miles from the Houston Galleria.
- The office building is climate controlled and has a large showroom, one private office, partitioned office area for 4 people, 2 restrooms, large reception area (with built in kitchen), and storage/IT rooms.
- The large warehouse is approximately 3,780 SF with 3 roll-up doors. The smaller garage is +/- 600 SF and has double garage doors. There's an additional +/- 1,120 SF of canopy area.
- Property has parking capacity for approx. 60 vehicles.
- The building was constructed with top of the line materials. The outside is stone and stucco while the inside has Cedar wood.
- Property is fully gated with 23 FT tall metal fence. Septic on site.
- Excellent visibility on Star Lane with +/- 70 Feet of Frontage and less than 0.2 Miles to Southwest Freeway.
- Located in Harris County and Houston ISD with a total tax rate for 2023 of \$2.01 per \$100 of assessed value.
- Full Demographic package available upon request.
- **DO NOT DISRUPT TENANTS. Tours by appointment only.**

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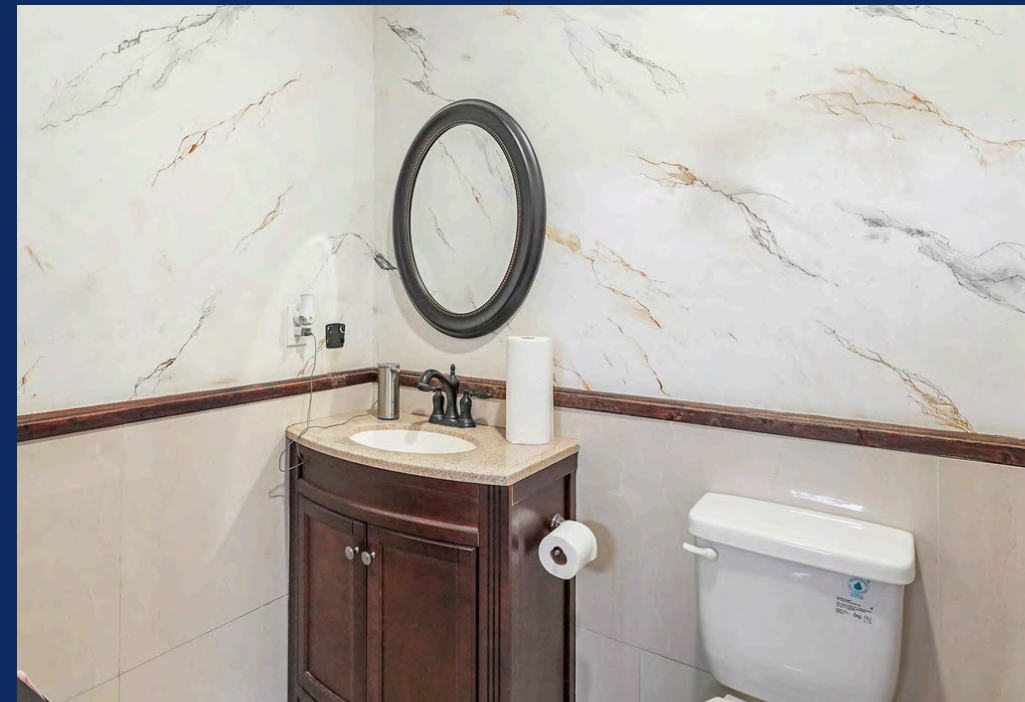
HOUSTON GALLERIA

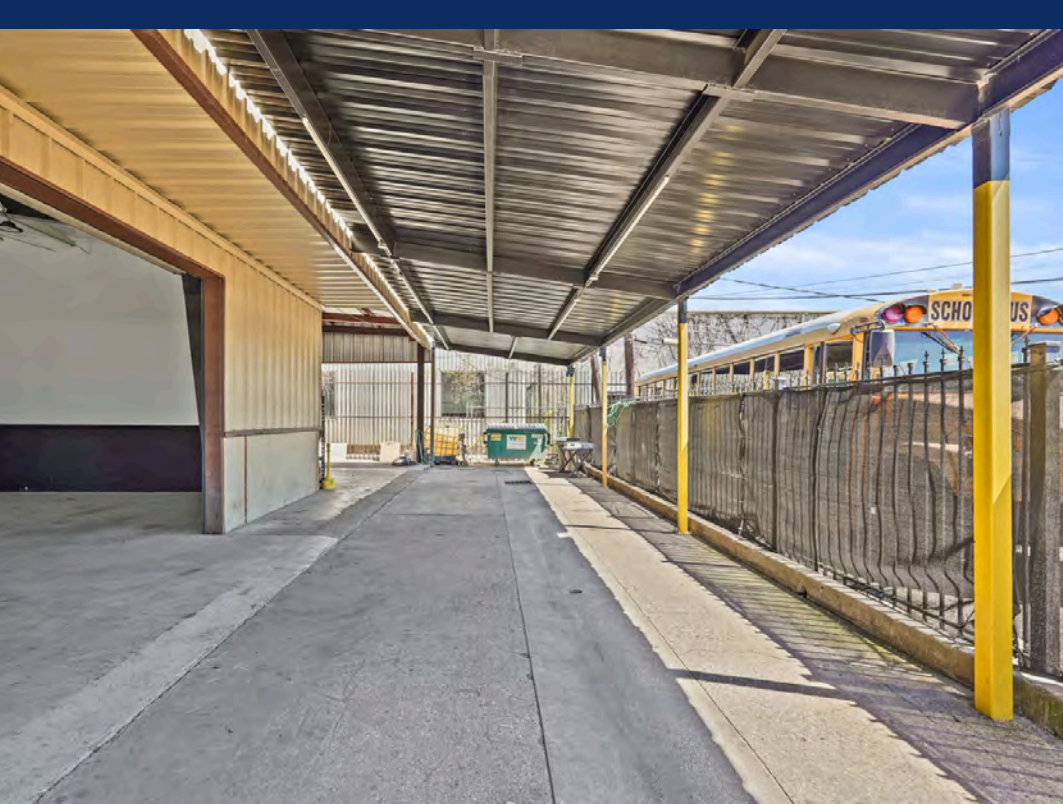


STAR LANE

CHIMNEY ROCK











SOUTHWEST FREEWAY

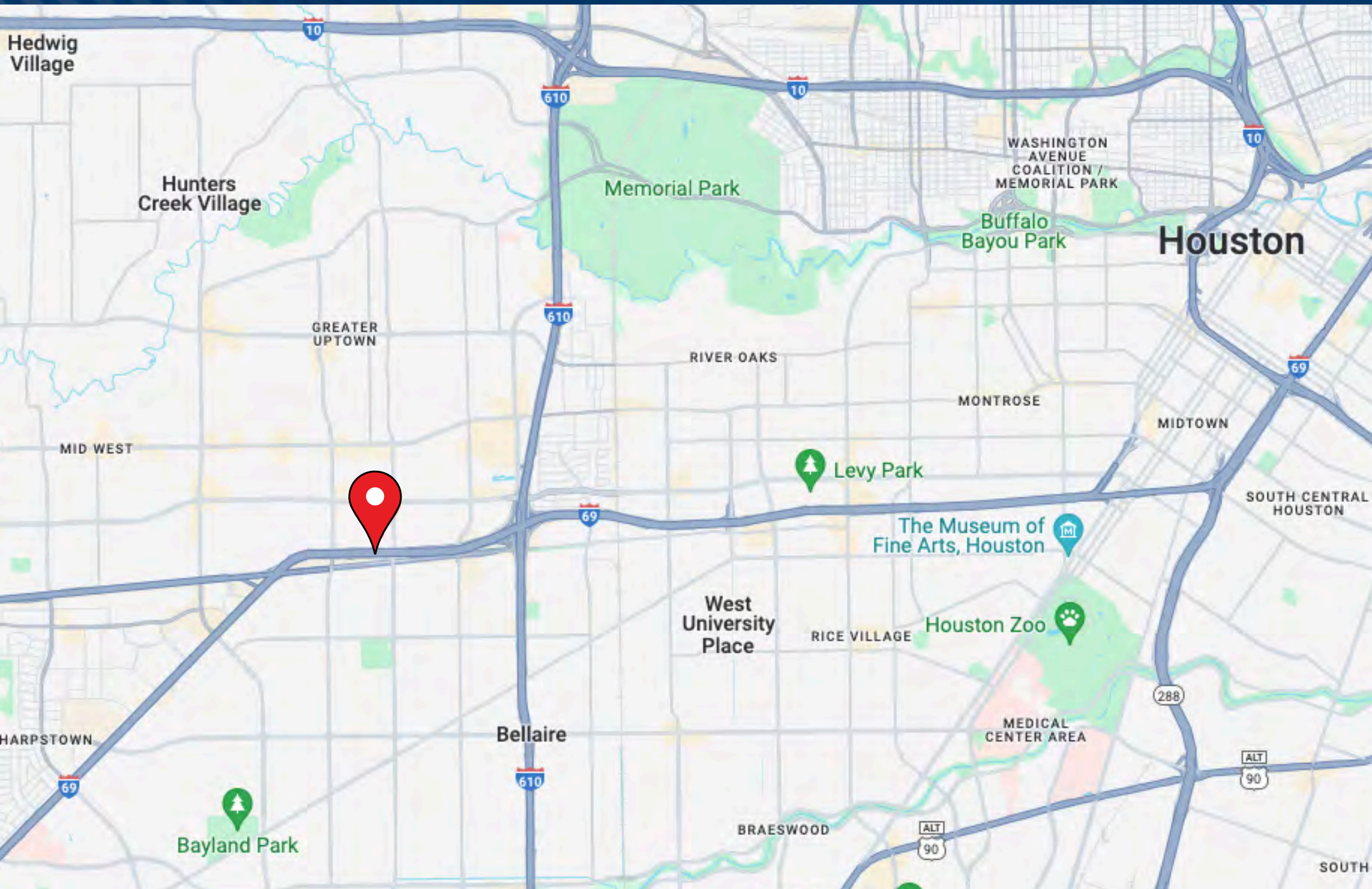
US 59

US 69

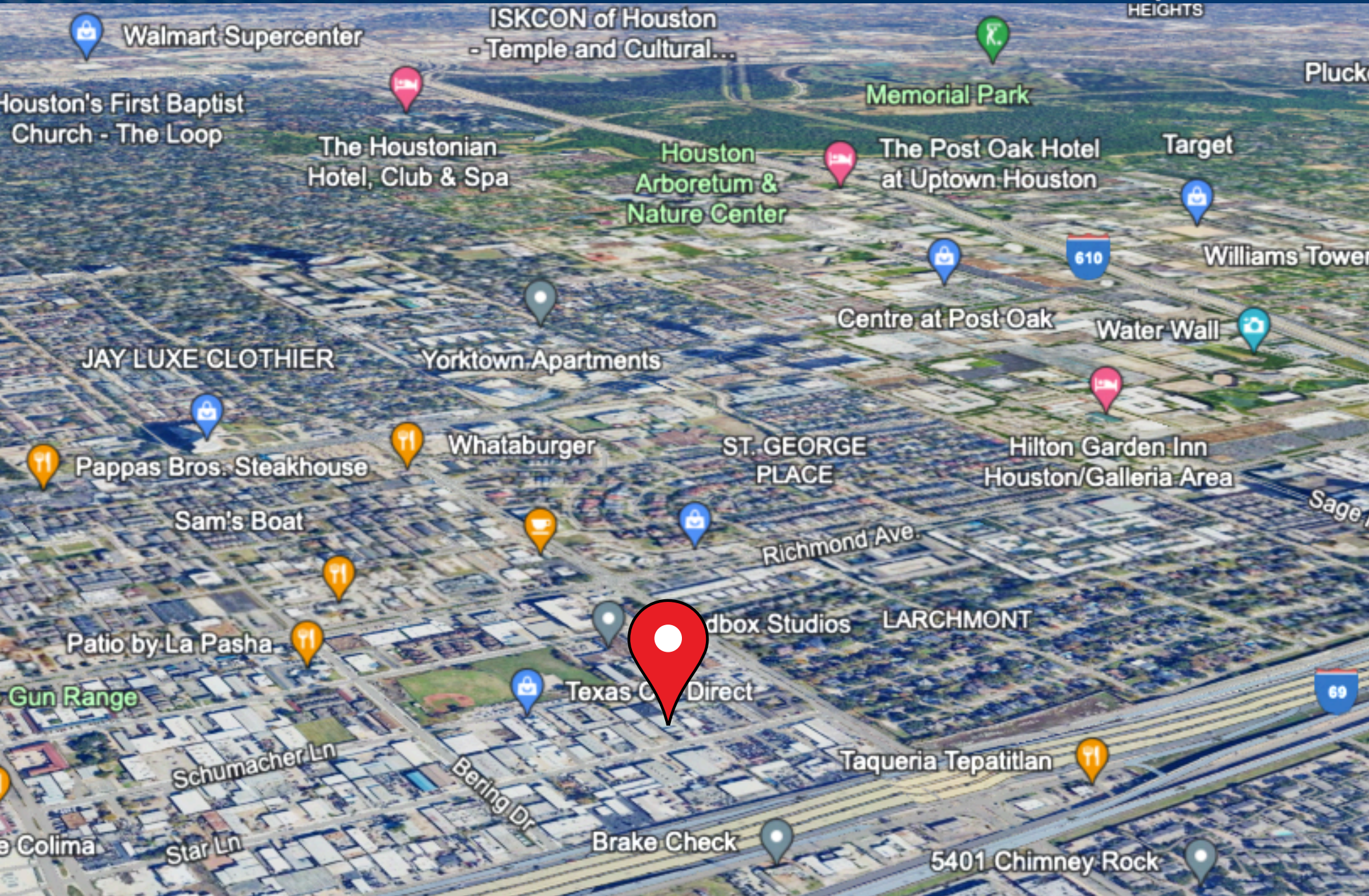
STAR LANE

PROPERTY

LOCATION MAP



MARKET AERIAL



DEMOGRAPHIC SUMMARY

5628 Star Ln, Houston, Texas, 77057

Ring of 3 miles

KEY FACTS

227,527

Population



102,787

Households

35.8

Median Age

\$57,081

Median Disposable Income

EDUCATION

13.8%

No High School Diploma



57.7%

Bachelor's/Grad / Prof Degree



12.6%

High School Graduate



227,527

2023 Total Population (Esri)



16.0%

Some College/ Associate's Degree

INCOME



\$67,576

Median Household Income



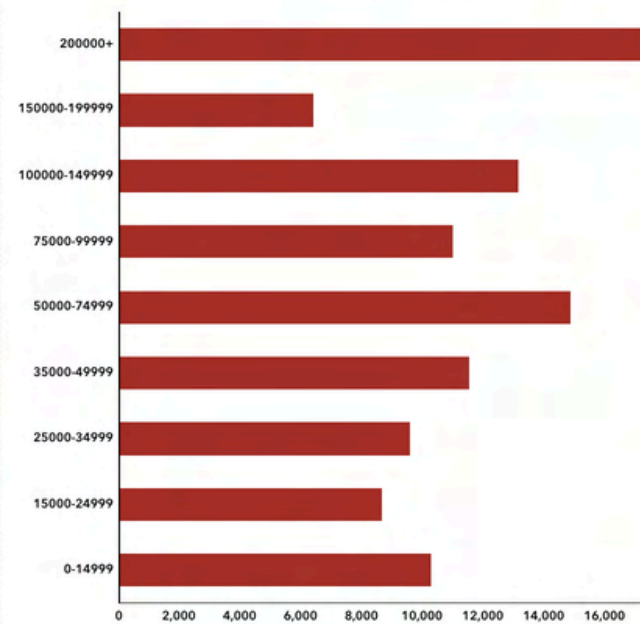
\$58,054

Per Capita Income

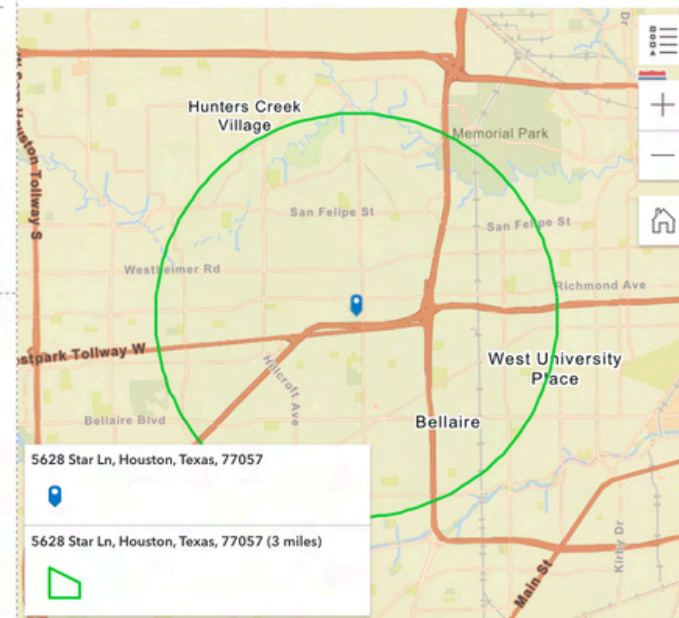


\$42,243

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

67.3%



Blue Collar

17.1%



Services

17.4%

3.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri



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.

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Sales Agent/Associate's Name	License No.	Email	Phone
	<u>BS</u>	<u>5/22/2024</u>	
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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