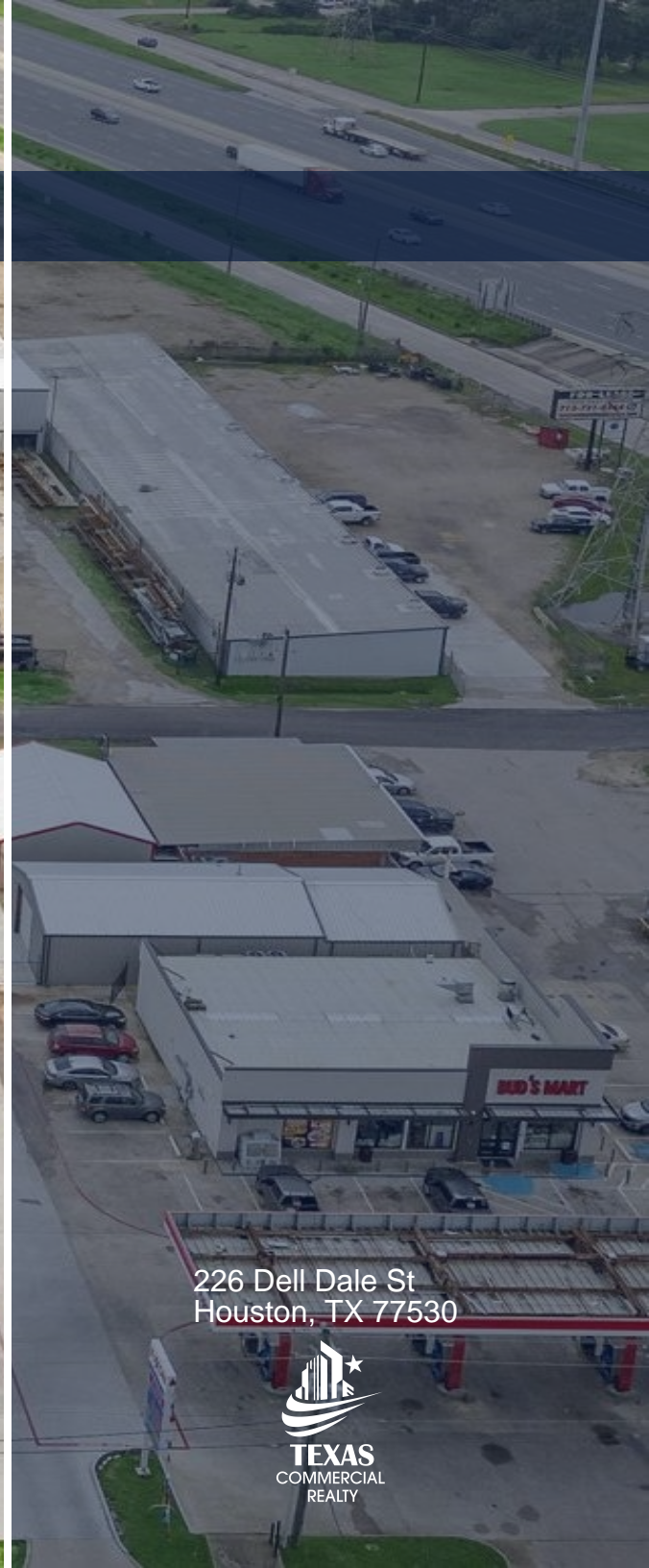


226 Dell Dale



226 Dell Dale St
Houston, TX 77530



THE PROPERTY

Location	226 Dell Dale St Houston, TX 77530
County	Harris
Cross Street	I-10 E. Service St
Traffic Count	13,909

HIGHLIGHTS

- Great location 1-10 & Beltway 8
- 6 bay industrial building, including 4 bay complete mechanic shop
- 4,800 SF Retail space New Construction with additional parking
- 1,400 SF 2 bay industrial building



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,195	73,292	130,743

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$74,237	\$78,880	\$76,297

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,263	21,601	40,760

Suite Tenant	Floor	Square Feet	Lease Type Notes
Mechanic Shop	1	4000	Gross Call Broker
Industrial Warehouse	1	1800	Gross Call Broker

Suite Tenant	Floor	Square Feet	Lease Type Notes
1-5 Retail Spaces	1	1200-4800	NNN Call Broker for Pre-Leasing information.

PROPERTY FEATURES

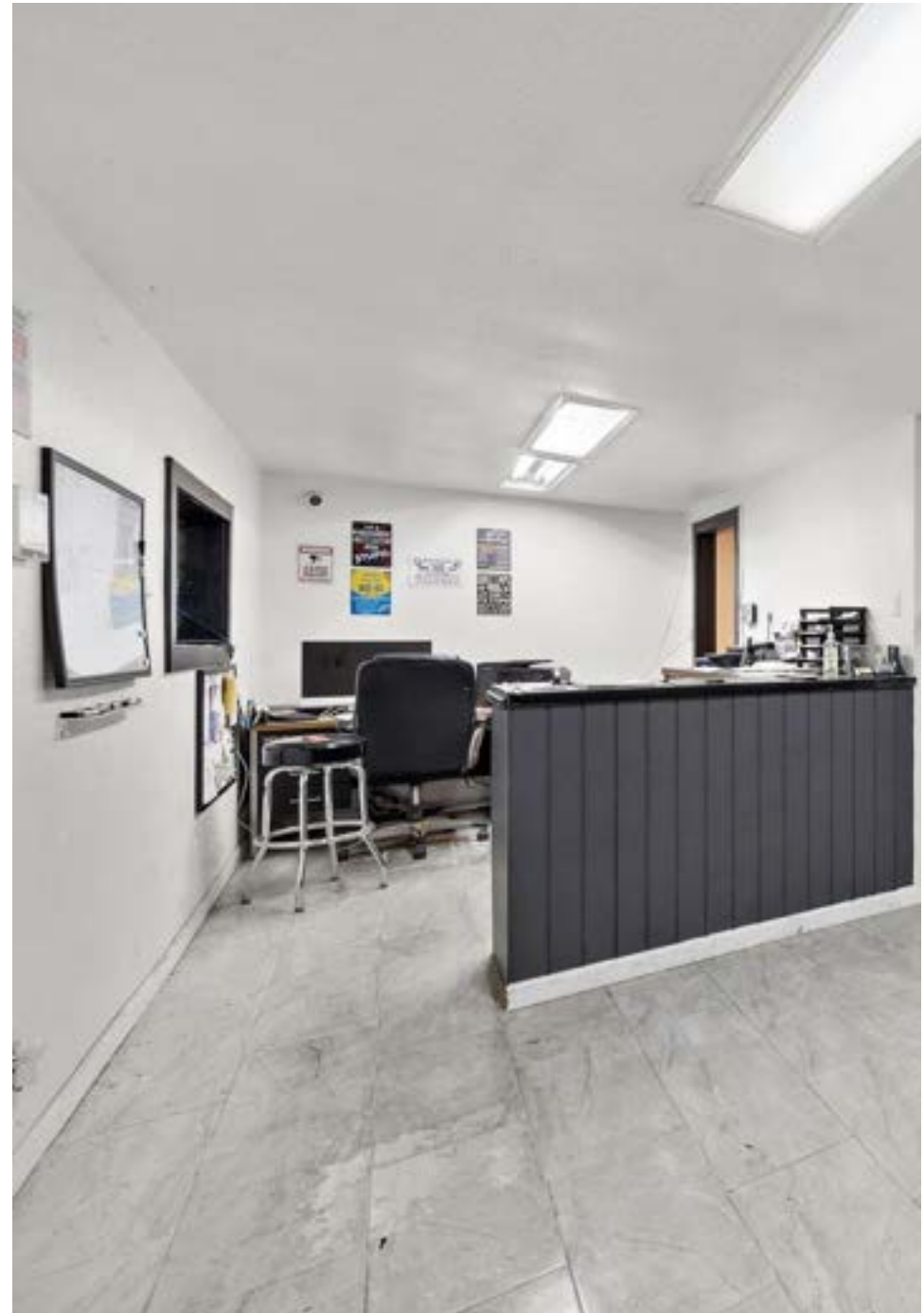
BUILDING SF	5,843
LAND SF	46,609
YEAR BUILT	2002
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2

MECHANICAL

LIGHTING	Flourescent
----------	-------------

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Steel
EXTERIOR	Metal
PARKING SURFACE	Concrete
ROOF	Metal



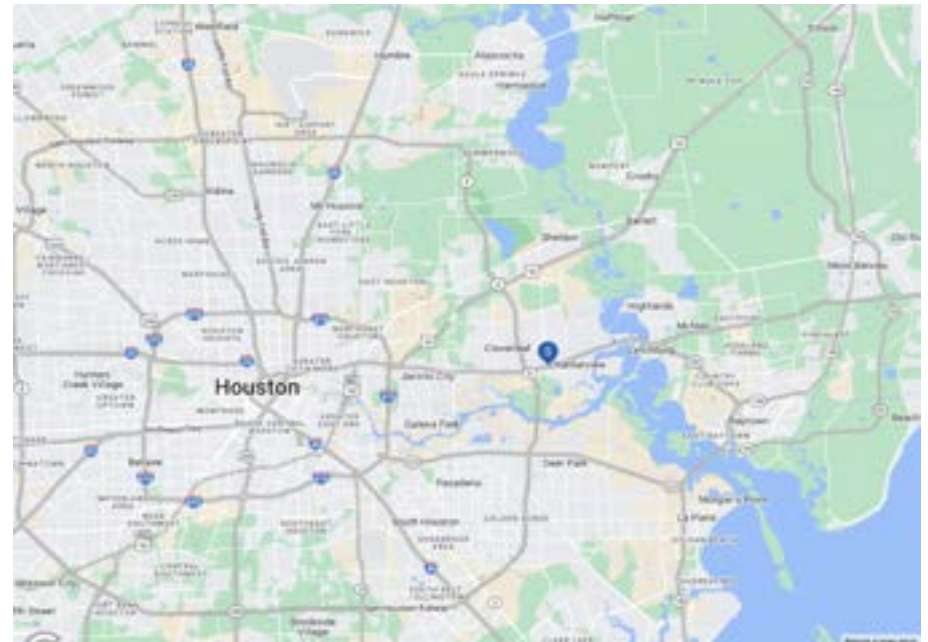
Directions

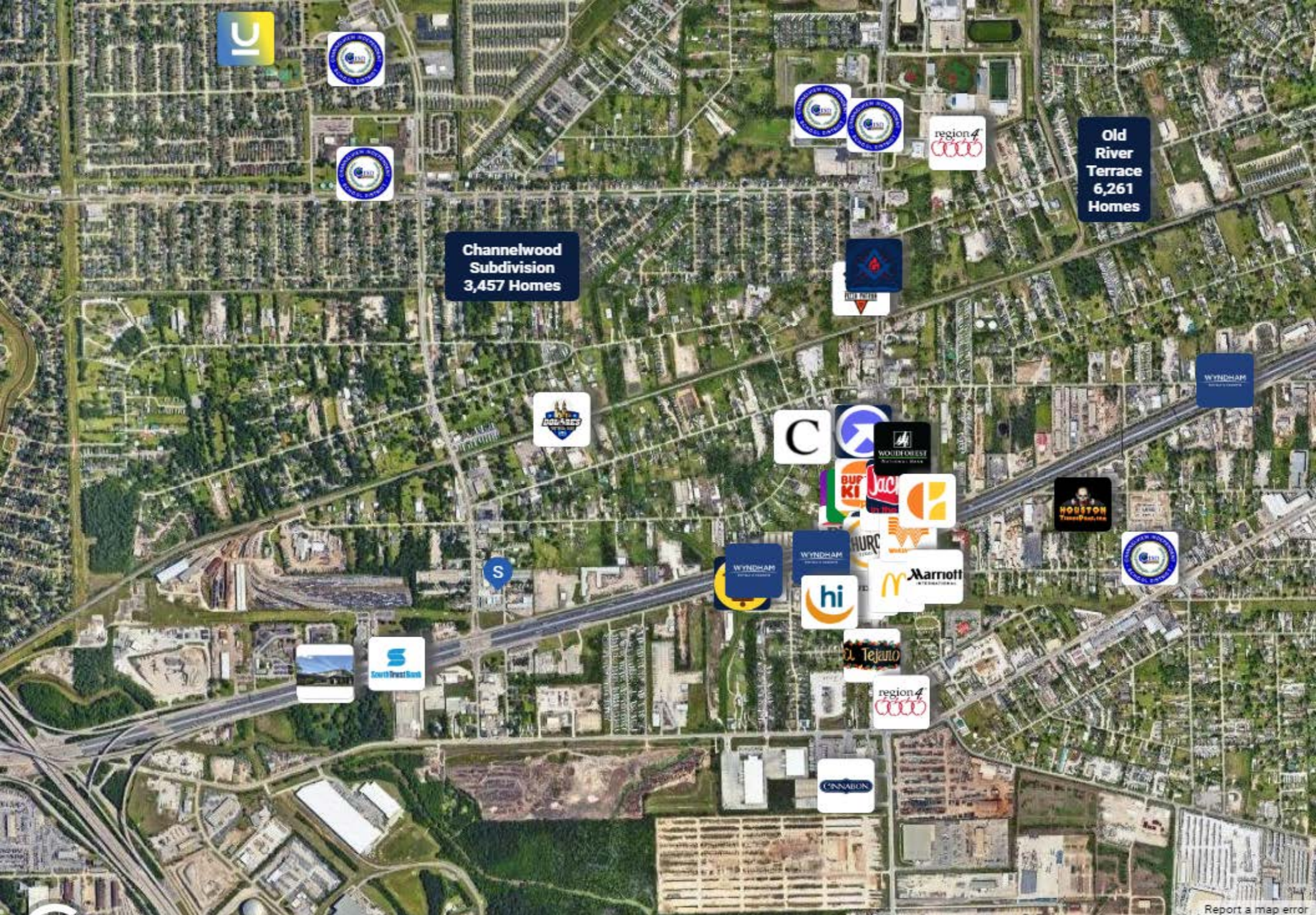
- 30 minutes from William P. Hobby Airport
- 33 minutes from George Bush Intcntl/Houston Airport
- 19 minutes from downtown Houston

Locator Map



Regional Map





**Channelwood Subdivision
3,457 Homes**

**Old River Terrace
6,261 Homes**



TEXAS
COMMERCIAL
REALTY

[Report a map error](#)

Beltway 8

I-10





4,000 SF Complete mechanic Shop



1,800 SF Industrial space



4,800 SF Retail space under renovations



4,000 SF Mechanic shop



Turnkey equipment for prospective tenant



Expanded parking area





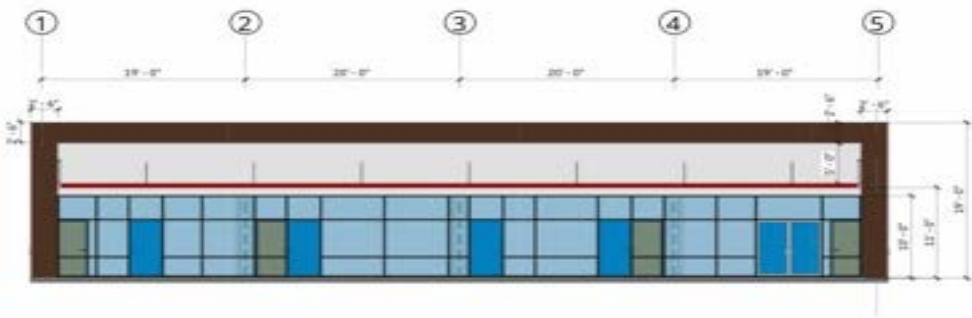
1,800 SF Industrial building



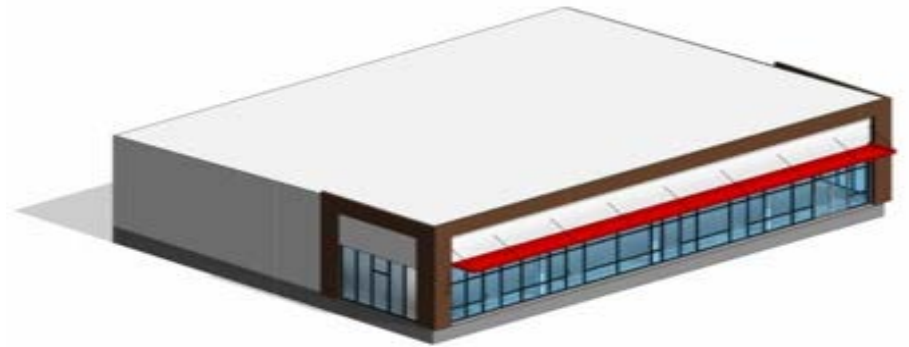
2 bay rollup doors



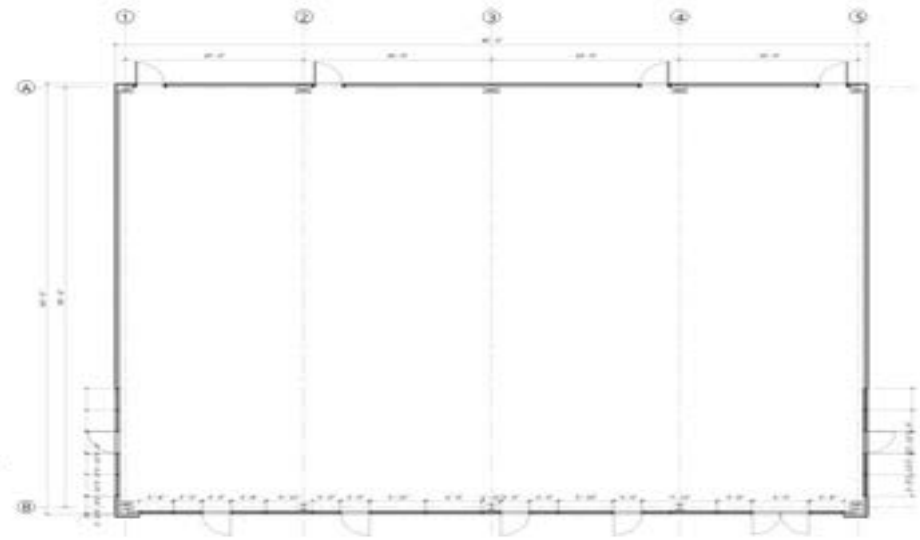
Expanded parking area



Pre-Leasing - Retail building



New Construction



4 Space Available





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 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.

Texas Commercial Realty, Inc	9014626	cheryl@txcommercialrealtyinc.com	(832) 224-6126
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Cheryl Chinen	728428	cheryl@cherylchinen.com	(832) 392-5644
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cheryl Chinen	728428	cheryl@cherylchinen.com	832-392-5644
Sales Agent/Associate's Name	License No.	Email	Phone

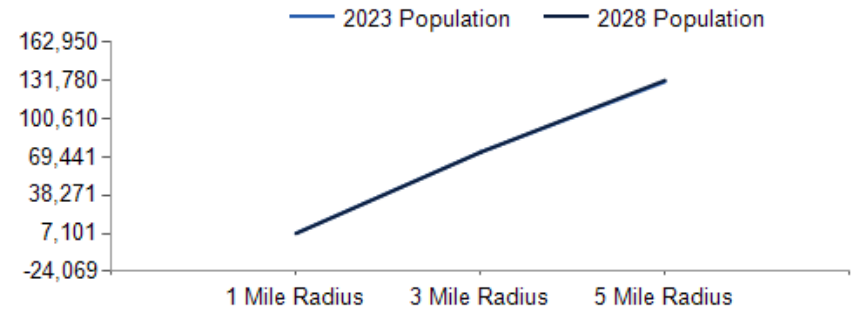
Buyer/Tenant/Seller/Landlord Initials

Date

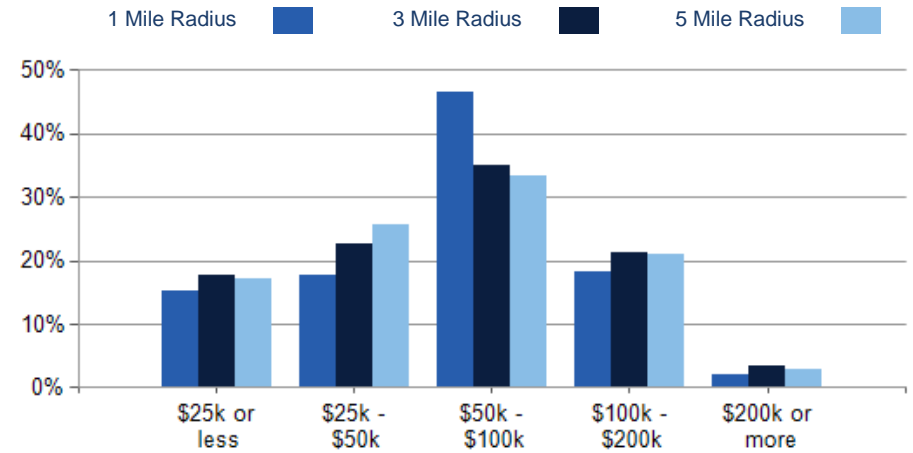
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,496	51,577	94,265
2010 Population	6,419	63,422	114,197
2023 Population	7,195	73,292	130,743
2028 Population	7,101	73,228	131,780
2023-2028: Population: Growth Rate	-1.30%	-0.10%	0.80%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	180	1,919	3,672
\$15,000-\$24,999	164	1,893	3,348
\$25,000-\$34,999	161	2,354	4,879
\$35,000-\$49,999	241	2,527	5,608
\$50,000-\$74,999	739	4,341	8,275
\$75,000-\$99,999	315	3,216	5,266
\$100,000-\$149,999	365	3,400	6,074
\$150,000-\$199,999	50	1,215	2,444
\$200,000 or greater	48	737	1,194
Median HH Income	\$59,743	\$59,643	\$56,463
Average HH Income	\$74,237	\$78,880	\$76,297

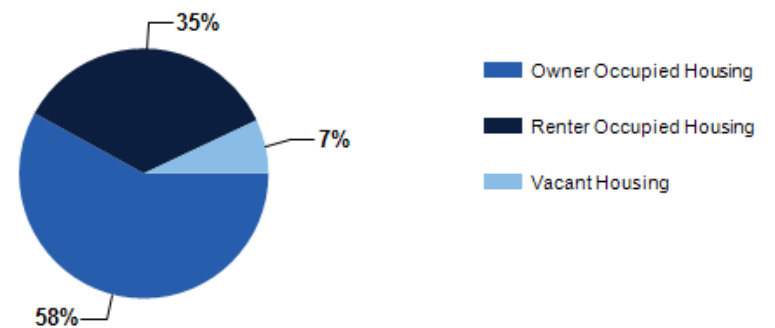
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,257	16,990	32,195
2010 Total Households	1,974	18,175	34,645
2023 Total Households	2,263	21,601	40,760
2028 Total Households	2,255	21,763	41,393
2023 Average Household Size	3.18	3.39	3.20
2023-2028: Households: Growth Rate	-0.35%	0.75%	1.55%



2023 Household Income

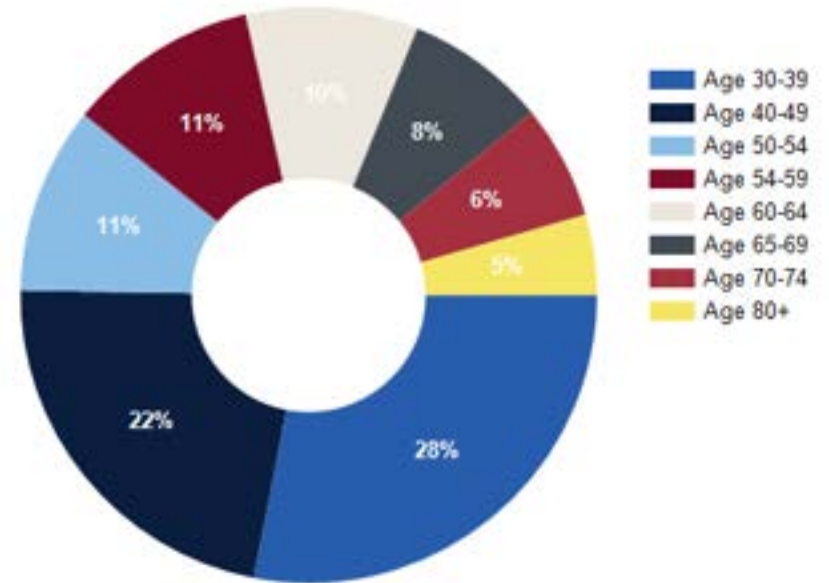


2023 Own vs. Rent - 1 Mile Radius

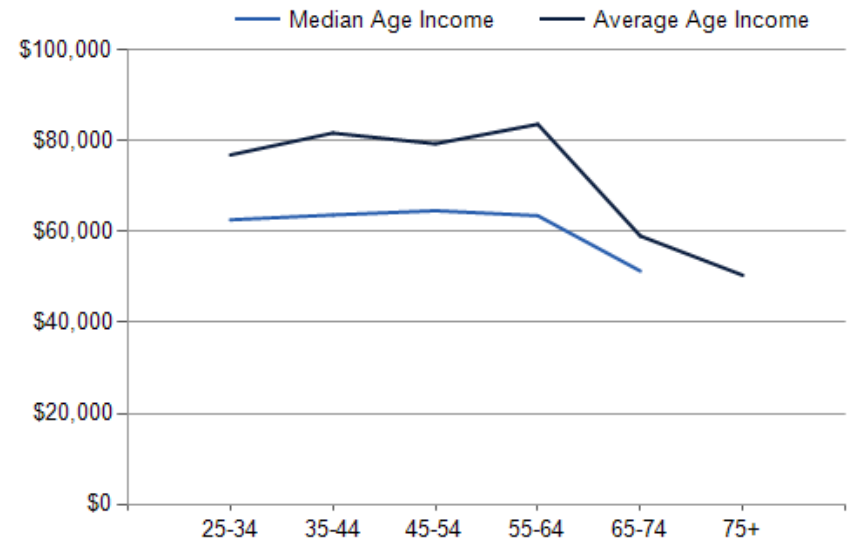


Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	597	5,958	11,086
2023 Population Age 35-39	448	5,316	9,510
2023 Population Age 40-44	450	4,842	8,575
2023 Population Age 45-49	377	4,141	7,266
2023 Population Age 50-54	392	3,900	6,837
2023 Population Age 55-59	398	3,368	6,135
2023 Population Age 60-64	360	3,247	6,079
2023 Population Age 65-69	295	2,674	5,024
2023 Population Age 70-74	239	1,852	3,477
2023 Population Age 75-79	168	1,130	2,048
2023 Population Age 80-84	88	596	1,090
2023 Population Age 85+	48	424	798
2023 Population Age 18+	5,203	51,008	92,566
2023 Median Age	32	31	31
2028 Median Age	33	31	32



2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,630	\$59,570	\$56,334
Average Household Income 25-34	\$76,916	\$75,845	\$73,605
Median Household Income 35-44	\$63,690	\$68,127	\$64,108
Average Household Income 35-44	\$81,737	\$87,734	\$84,589
Median Household Income 45-54	\$64,630	\$70,012	\$66,037
Average Household Income 45-54	\$79,374	\$87,427	\$86,289
Median Household Income 55-64	\$63,530	\$62,991	\$59,687
Average Household Income 55-64	\$83,678	\$83,382	\$79,985
Median Household Income 65-74	\$51,347	\$47,210	\$46,289
Average Household Income 65-74	\$59,060	\$66,461	\$65,693
Average Household Income 75+	\$50,419	\$53,013	\$52,306



226 Dell Dale

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