

COMMERCIAL/RESIDENTIAL PROPERTY FOR SALE

2615 & 2619 NORTH FRWY HOUSTON

2615-2619 NORTH FREEWAY, HOUSTON, TX 77009



FOR SALE - COMMERCIAL /RESIDENTIAL

KW COMMERCIAL | KWWD LLC

2201 Lake Woodlands Dr
The Woodlands, TX 77380



Each Office Independently Owned and Operated

PRESENTED BY:

MARK JOHNSON

CRE Agent
C: (832) 515-4106
mljohn@kw.com
467749, 0779345

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

2615-2619 NORTH FREEWAY



OFFERING SUMMARY

PRICE:	\$625,000
LOT SIZE:	10,000 SF
ACCESS:	South Feeder IH45
ZONING:	Residential (2619) & Com F1
PERMITTED USES:	Commercial or Residential
FRONTAGE:	Yes, on feeder road
TRAFFIC COUNT:	IH45 199k VPD S. Feeder: 8,893
UTILITIES:	Yes, Electric; City water/sewer
APN:	0331110550010 0331110550011

PROPERTY OVERVIEW

An ideal location for commercial use as general business, legal, accounting, medical, or retail, this property is located on the east edge of The Heights in the Brooke Smith neighborhood.

An ideal location to operate and advertise your business. Traffic counts on IH 45 reach to near 200k VPD, while the south feeder, which the property is on reaches over 8k VPD. Easy on/off access is at North Main exit on IH 45. Walking distance to METRORail station at Moody Park, opening up all the amenities of not only downtown Houston, but also the wider city.

The 2 tracts are being sold together. While both have "fixer-upper" structures on them (2 on 2619, 1 on 2615), they are also ideal for redevelopment. 2615 is zoned F1 commercial and the current owner possesses a permit for signage on the IH45 feeder.



KW COMMERCIAL | KWWD LLC

2201 Lake Woodlands Dr
The Woodlands, TX 77380



Each Office Independently Owned and Operated

MARK JOHNSON

CRE Agent
C: (832) 515-4106
mljohn@kw.com
467749, 0779345

PROPERTY PHOTOS

2615-2619 NORTH FREEWAY



Facing NW



Facing ENE

KW COMMERCIAL | KWWD LLC
2201 Lake Woodlands Dr
The Woodlands, TX 77380

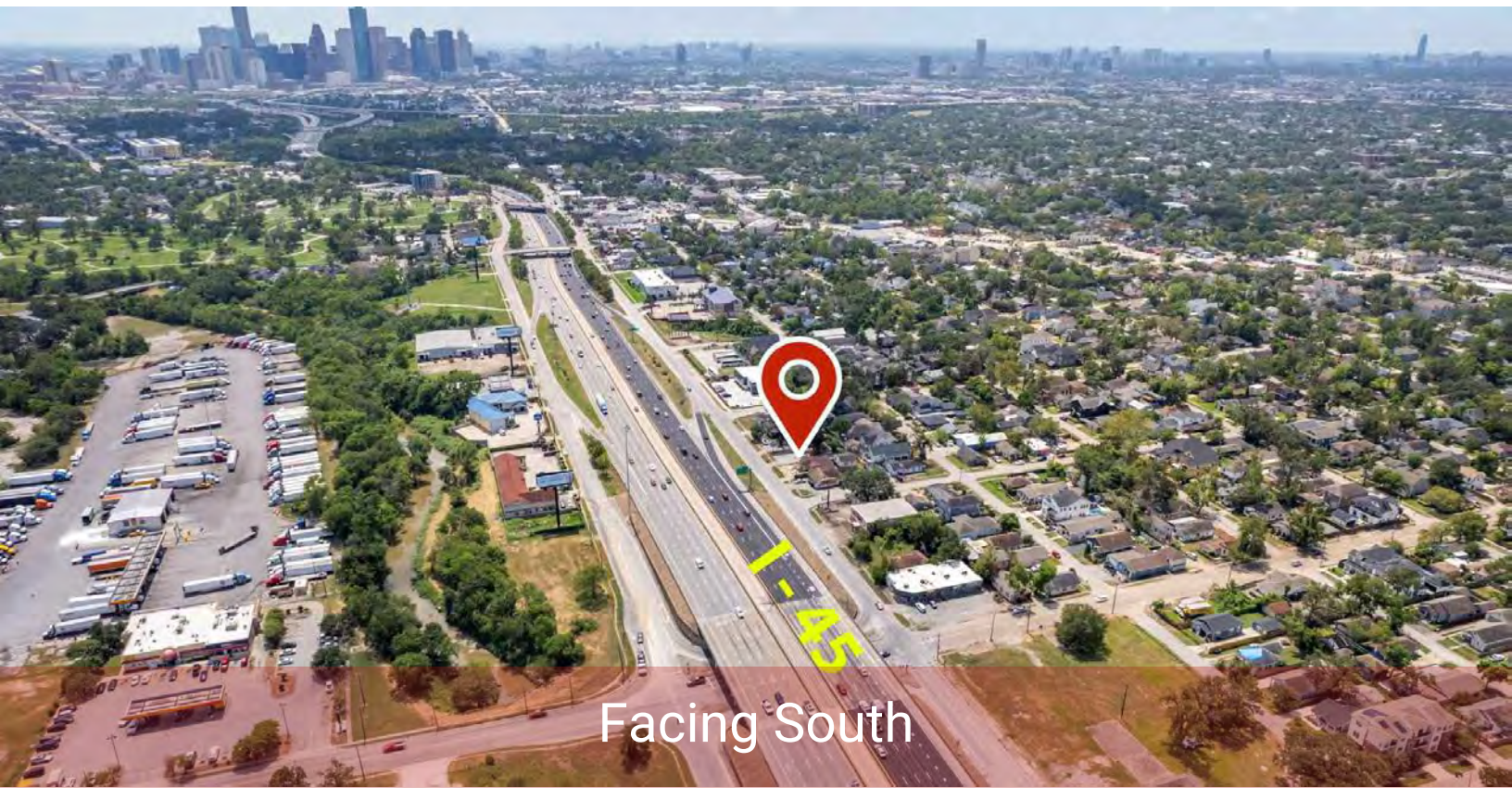


Each Office Independently Owned and Operated

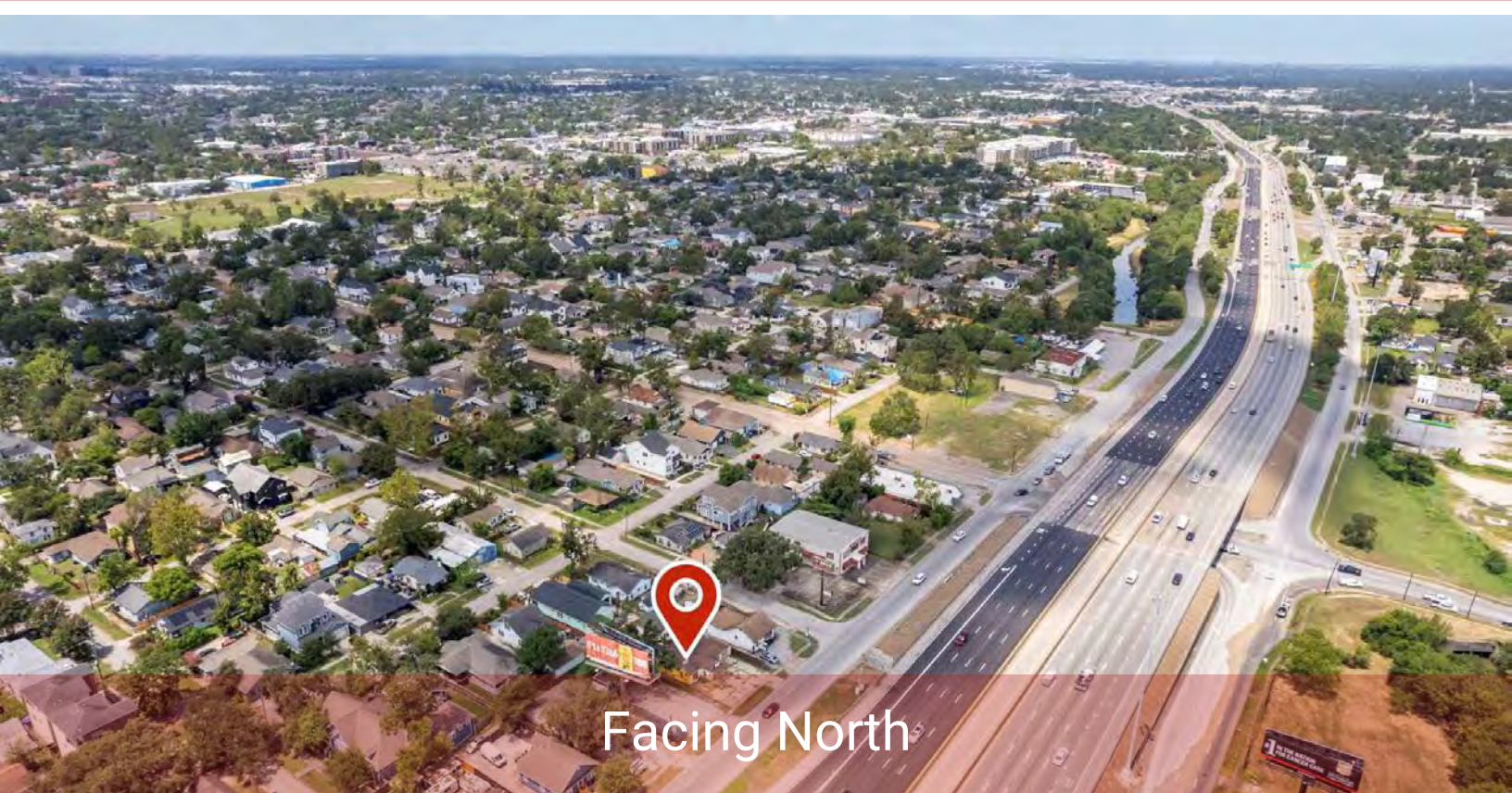
MARK JOHNSON
CRE Agent
C: (832) 515-4106
mljohn@kw.com
467749, 0779345

PROPERTY PHOTOS

2615-2619 NORTH FREEWAY



Facing South



Facing North

KW COMMERCIAL | KWWD LLC
2201 Lake Woodlands Dr
The Woodlands, TX 77380



Each Office Independently Owned and Operated

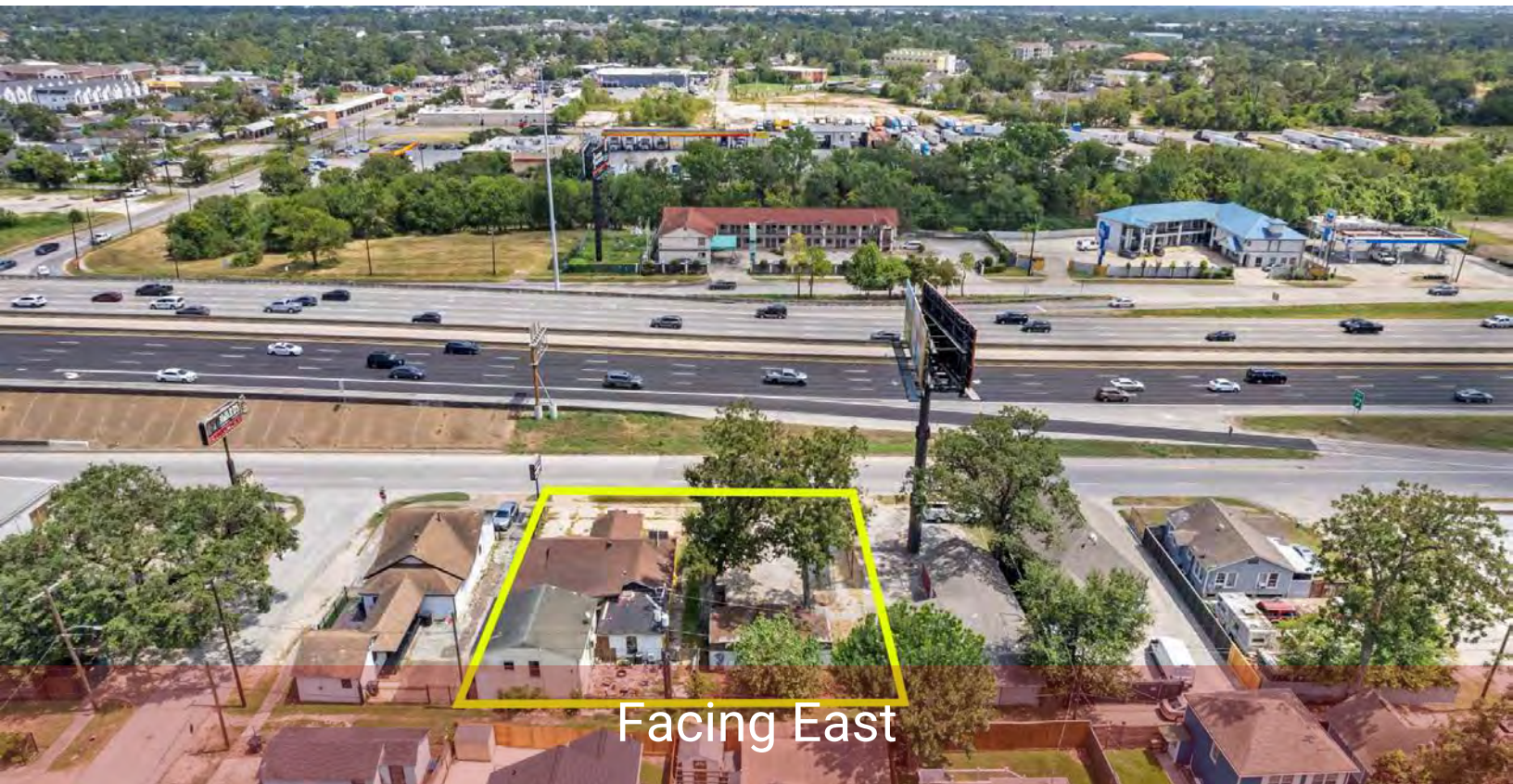
MARK JOHNSON
CRE Agent
C: (832) 515-4106
mljohn@kw.com
467749, 0779345

PROPERTY PHOTOS

2615-2619 NORTH FREEWAY



Overhead



Facing East

KW COMMERCIAL | KWWD LLC
2201 Lake Woodlands Dr
The Woodlands, TX 77380



Each Office Independently Owned and Operated

MARK JOHNSON
CRE Agent
C: (832) 515-4106
mljohn@kw.com
467749, 0779345

PROPERTY PHOTOS

2615-2619 NORTH FREEWAY



2 Lots for Re-development or Refurbishment



2 story "carriage house"

KW COMMERCIAL | KWWD LLC
2201 Lake Woodlands Dr
The Woodlands, TX 77380



Each Office Independently Owned and Operated

MARK JOHNSON
CRE Agent
C: (832) 515-4106
mljohn@kw.com
467749, 0779345

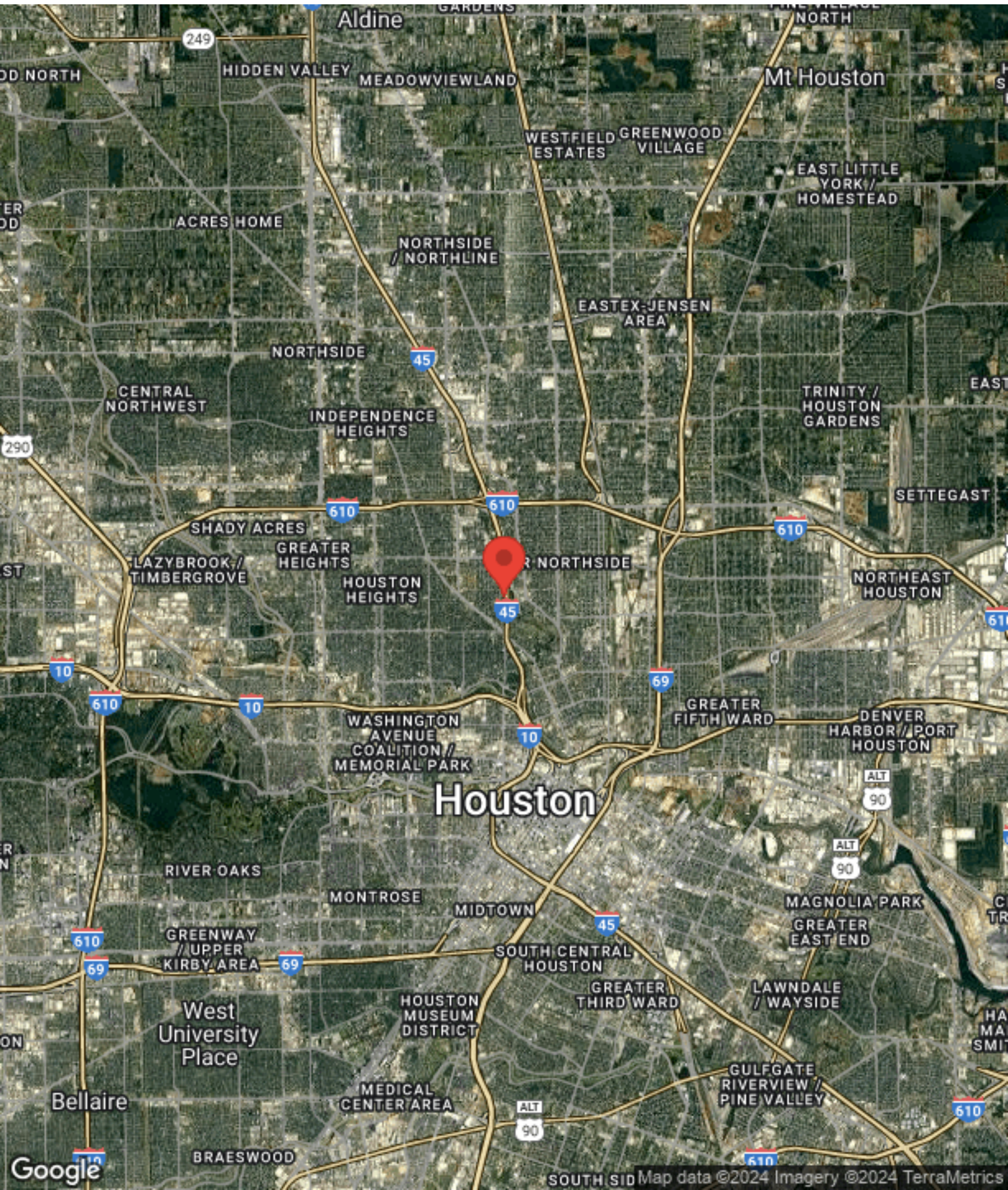
LOCATION MAPS

2615-2619 NORTH FREEWAY



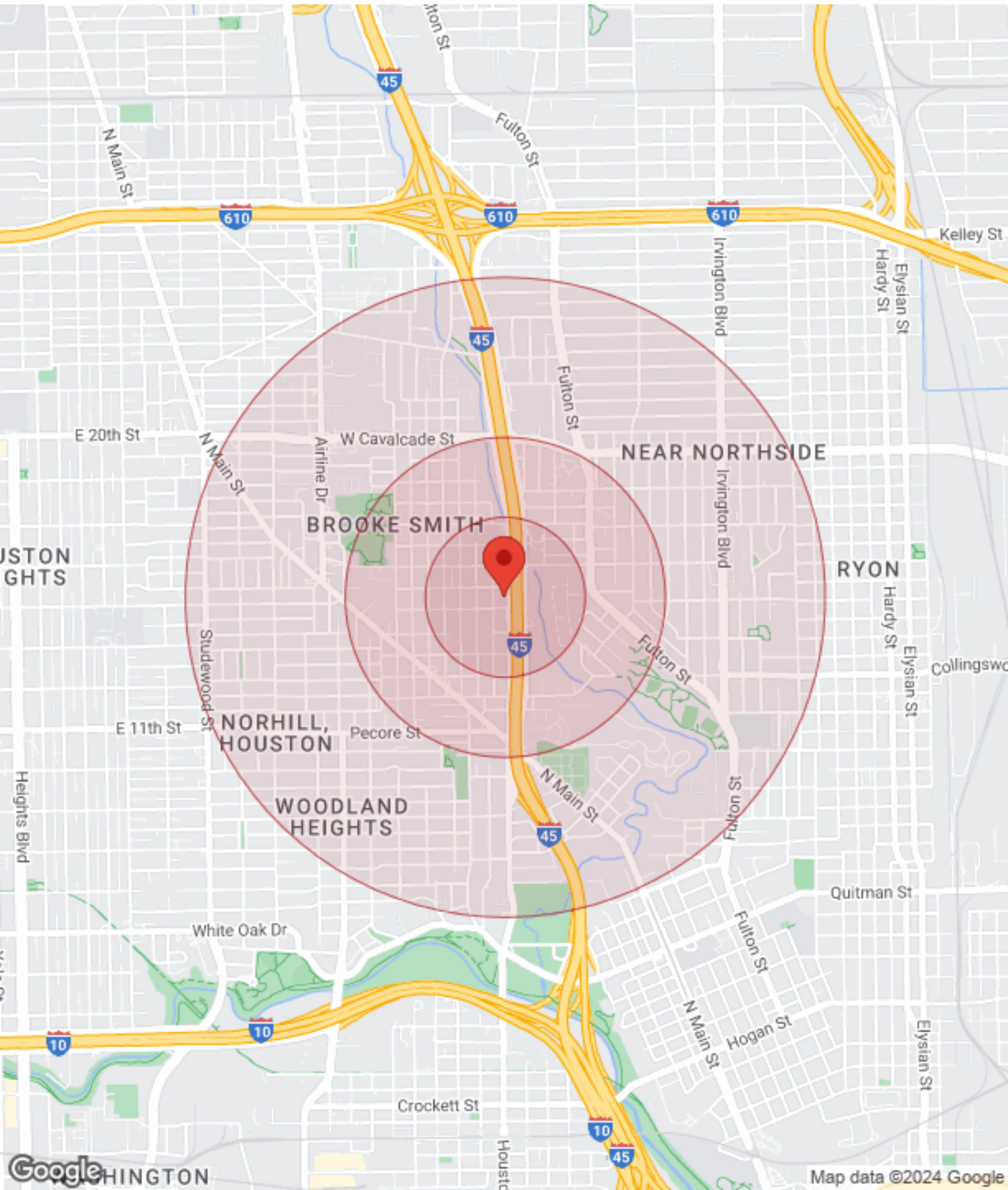
REGIONAL MAP

2615-2619 NORTH FREEWAY



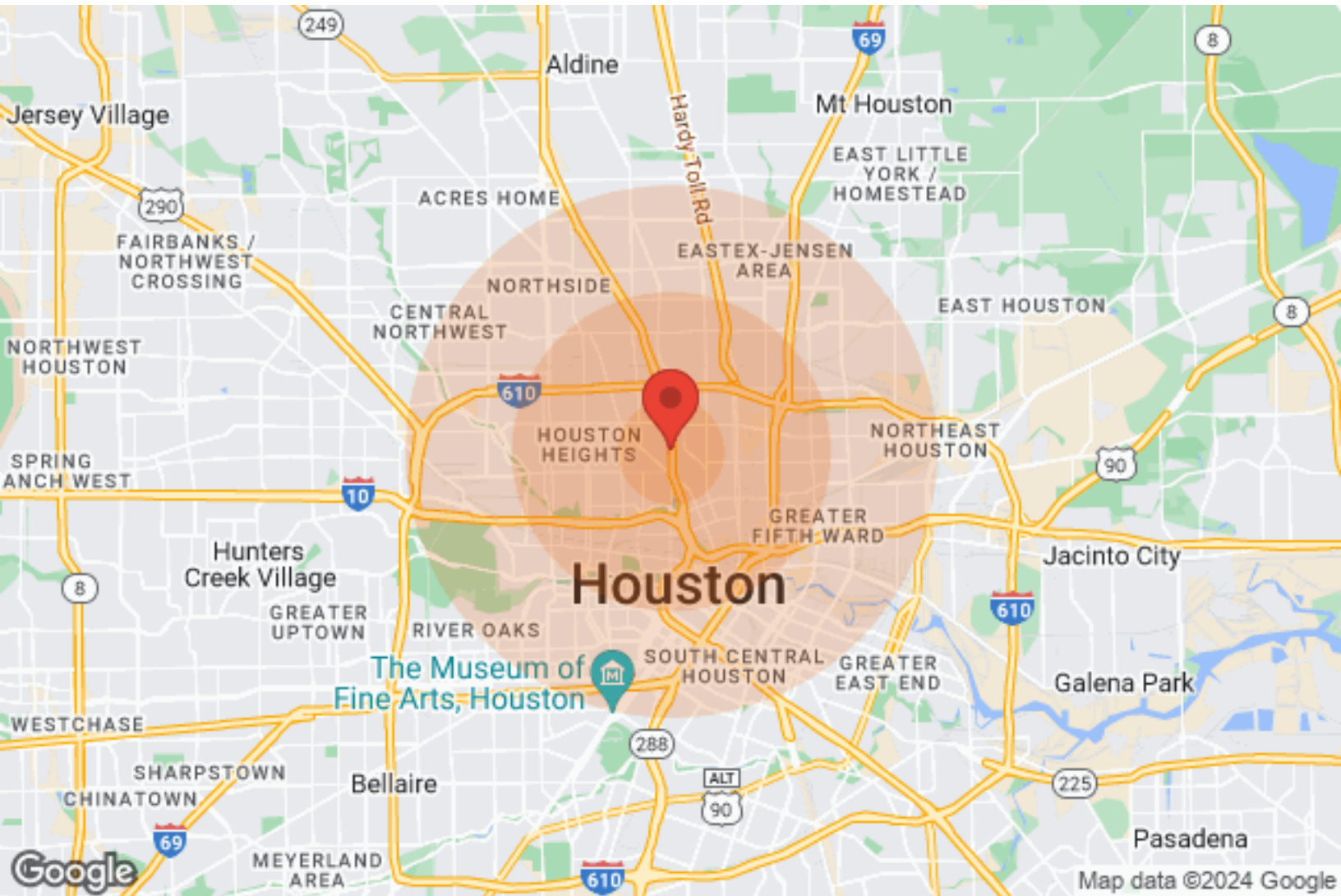
BUSINESS MAP

2615-2619 NORTH FREEWAY



DEMOGRAPHICS

2615-2619 NORTH FREEWAY



Population	1 Mile	3 Miles	5 Miles
Male	10,601	74,665	189,571
Female	10,708	73,192	185,189
Total Population	21,309	147,857	374,760

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,963	29,581	76,368
Ages 15-24	2,673	16,926	43,339
Ages 25-54	9,200	64,065	161,458
Ages 55-64	2,408	16,811	43,595
Ages 65+	2,065	20,474	50,000

Race	1 Mile	3 Miles	5 Miles
White	14,241	86,085	222,180
Black	1,191	29,173	69,368
Am In/AK Nat	49	215	624
Hawaiian	5	6	11
Hispanic	15,047	77,134	191,889
Multi-Racial	11,552	61,802	155,122

Income	1 Mile	3 Miles	5 Miles
Median	\$44,239	\$36,655	\$38,538
< \$15,000	1,149	10,417	25,943
\$15,000-\$24,999	1,224	7,517	18,579
\$25,000-\$34,999	1,033	6,306	17,362
\$35,000-\$49,999	906	5,782	17,946
\$50,000-\$74,999	1,165	8,227	21,930
\$75,000-\$99,999	796	5,512	14,042
\$100,000-\$149,999	902	5,526	14,799
\$150,000-\$199,999	307	2,720	6,540
> \$200,000	412	2,709	9,400

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,323	66,309	177,119
Occupied	8,413	58,076	154,539
Owner Occupied	4,488	27,119	73,275
Renter Occupied	3,925	30,957	81,264
Vacant	910	8,233	22,580

KW COMMERCIAL | KWWD LLC

2201 Lake Woodlands Dr
The Woodlands, TX 77380



Each Office Independently Owned and Operated

MARK JOHNSON

CRE Agent
C: (832) 515-4106
mljohn@kw.com
467749, 0779345

PROFESSIONAL BIO

2615-2619 NORTH FREEWAY



MARK JOHNSON CRE Agent



Mark is a commercial agent with over 35 years in global logistics and industrial warehousing. On the client side he leased, built out and managed over 12M SF. The son of a residential and commercial builder, Mark seeks to focus on the needs of this clients and bring value to their specific plans, whether that is land acquisition, tenant rep, leasing or property sales.

Mark is diligent, engaging, knowledgeable and focused on finding alignment. Deals are made commercially when there is a "win - win".

KW Commercial | KWWD LLC
2201 Lake Woodlands Dr
The Woodlands, TX 77380
C: (832) 515-4106
mljohn@kw.com
467749, 0779345



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.

KWWD, LLC	467749	lnw22@kw.com	281-364-1588
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Tillman	403587	Lortillman@kw.com	281-364-4888
Designated Broker of Firm	License No.	Email	Phone
Paula London	658750	Paula@kwwoodlands.com	281-364-4706
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mark Johnson	0779345	mjohn@kw.com	(832) 515-4106
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
IABS 1-0
TAR 2501

DISCLAIMER

2615-2619 NORTH FREEWAY



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL | KWWD LLC

2201 Lake Woodlands Dr
The Woodlands, TX 77380



Each Office Independently Owned and Operated

PRESENTED BY:

MARK JOHNSON

CRE Agent
C: (832) 515-4106
mljohn@kw.com
467749, 0779345

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.