

Owner-User Investment Property For Sale | Houston, TX

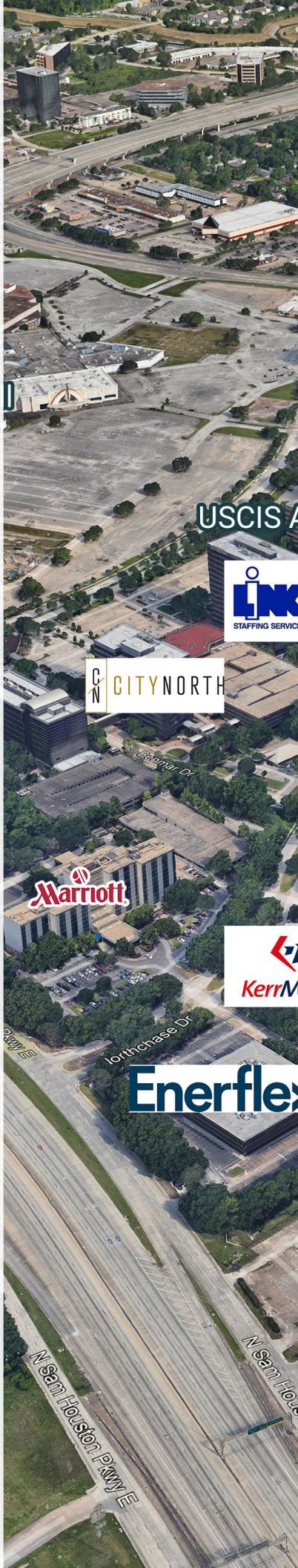


315 N Sam Houston Pkwy E
Office/Retail For Sale/Lease

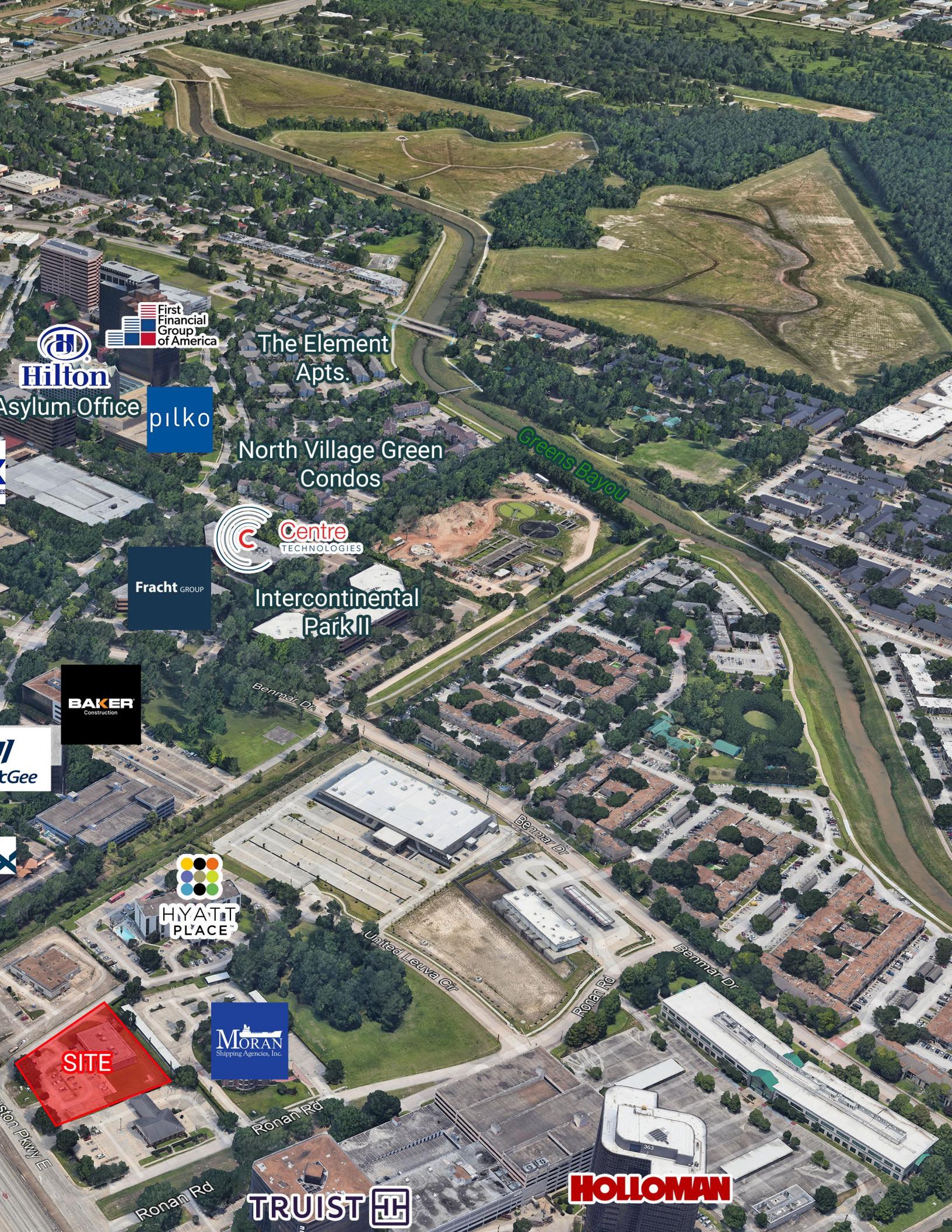
Offered by:
Brian D. Harris
Andrew J. Lyles

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Hilton
Asylum Office



pilko

The Element
Apts.

North Village Green
Condos

Greens Bayou



Intercontinental
Park II

Fracht GROUP

BAKER
Construction

McGee



SITE



TRUIST

HOLLOWMAN

United Leuva Car

Ronan Rd

Ronan Rd

SON JUN PKWY E

Benefits

Property Highlights

Address	315 N Sam Houston Pkwy E Houston, TX 77060
Location	N Sam Houston Pkwy E and Imperial Valley Drive
Property Details	6,580 Total Bldg. SF. 3,576 SF available. 1.12 acres
Legal Description	A tract of land being all of Reserve "D" of GREENBRIAR PLACE, an Addition in Harris County, Texas, according to Map or Plat as recorded in Volume 292, Page 62 of Map Records of Harris County, Texas; SAVE AND EXCEPT that certain tract of land described in Deed recorded under Clerk's File No. S-137000 of the Real Property Records of Harris County, Texas, and being more particularly described by metes and bounds to be furnished.
Bldg. Class	B
Year Built	1999
Road Frontage	160 feet on N Sam Houston Pkwy.
Utilities	Water and electricity

Property Description

A great owner/user opportunity offering a NN lease with FedEx lease for 3,004 SF until 2032 with two (2) five (5) year options to renew at FMV. Office, medical and retail uses can be accommodated with the existing "vanilla box" finish with plus new HVAC and ADA restrooms.

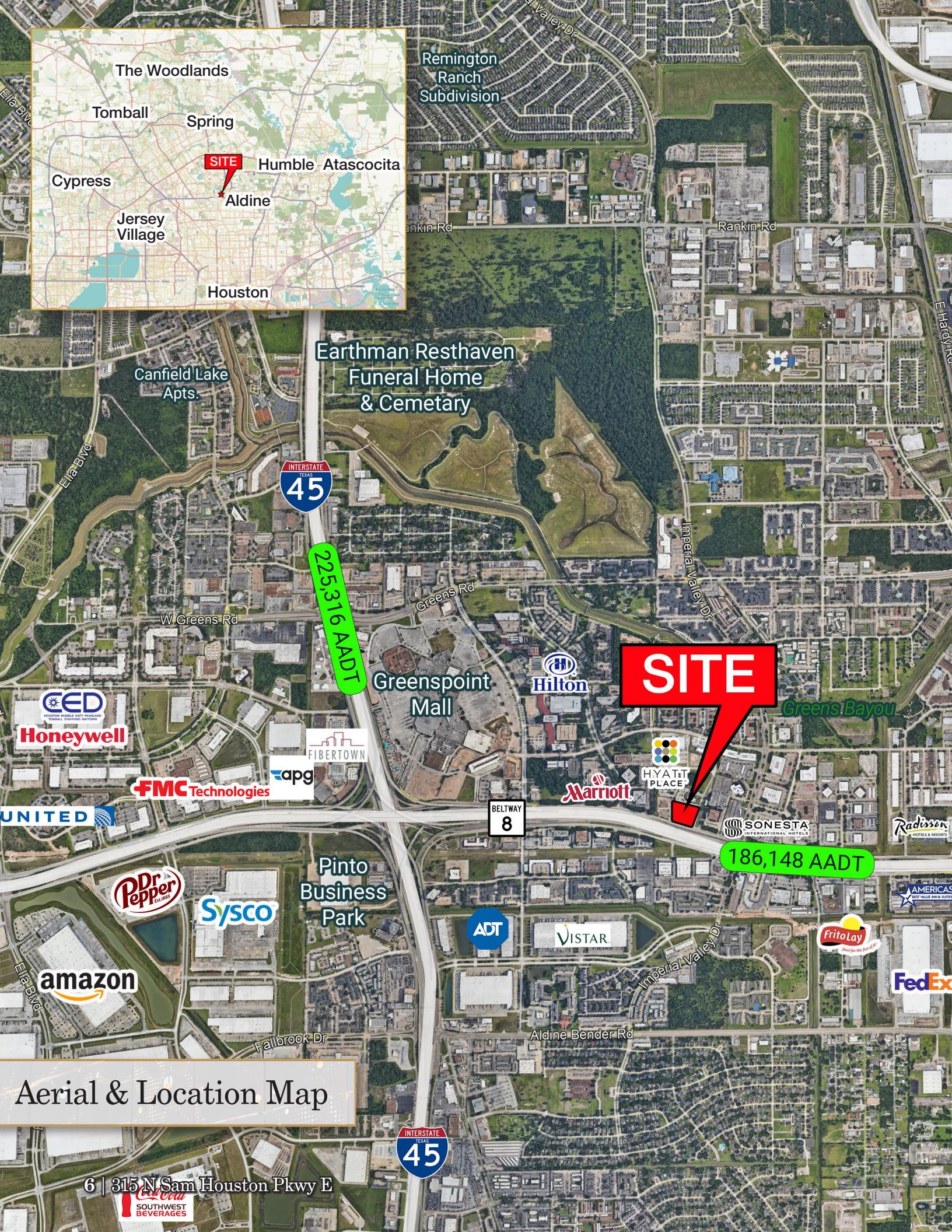
Comments

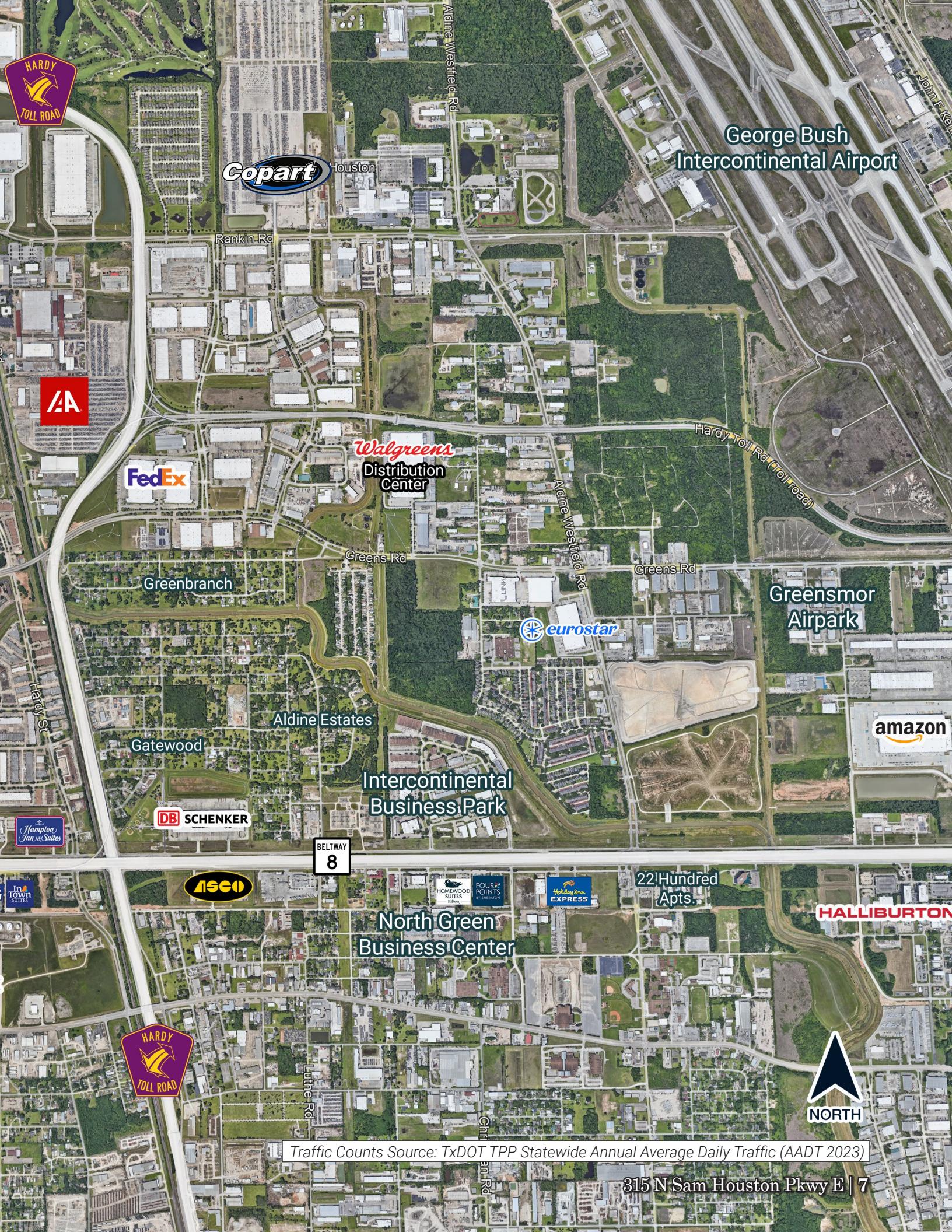
- Easy visibility
- Accessible to downtown and the airport
- Central location with ease of access to all points around town
- Easy ingress/egress to adjacent thoroughfares
- Great Owner-User Investment with FedEx Office lease in place
- 45 surface parking spaces

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.



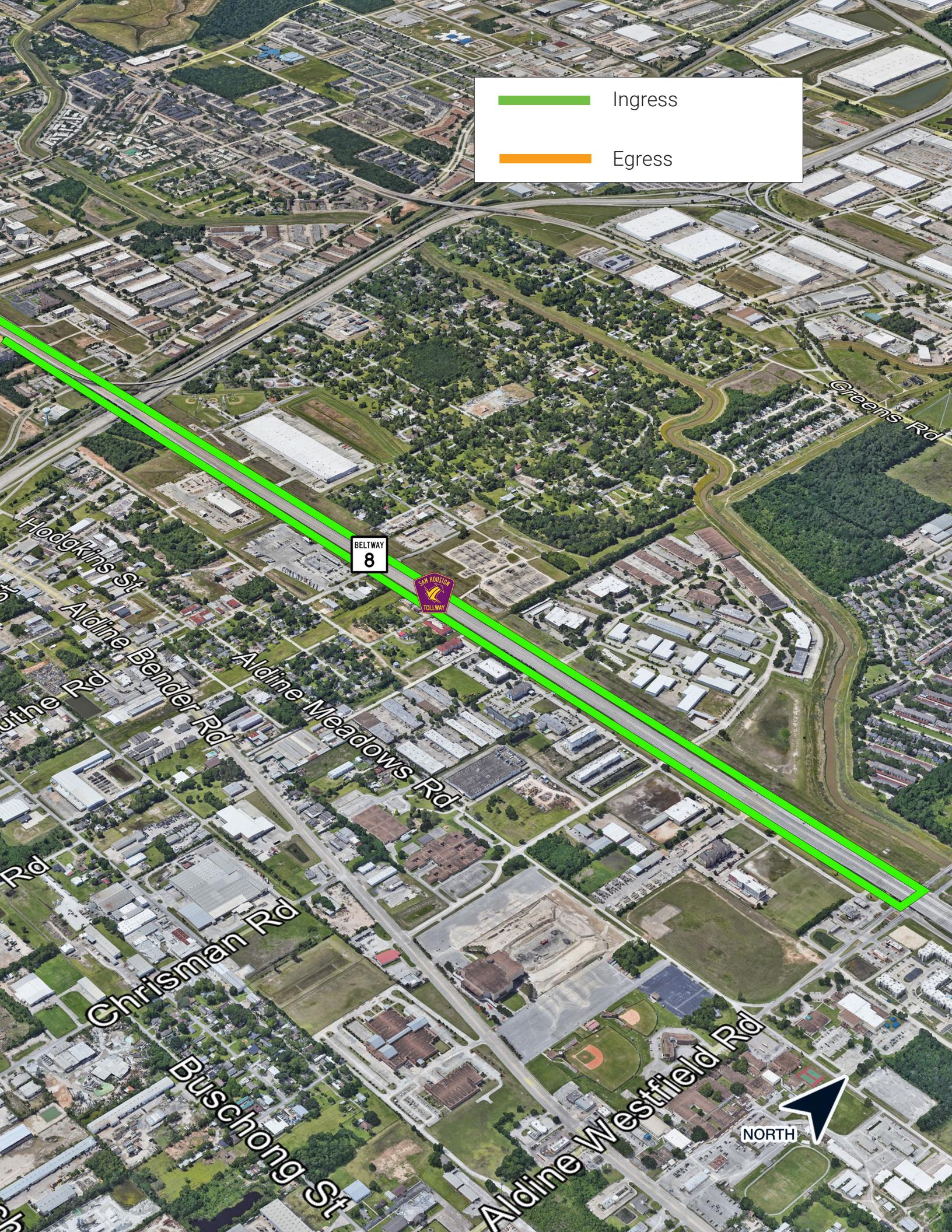
315 N Sam Houston Pkwy E | 5







Aerial Map



Ingress

Egress

BELTWAY
8



Hodgkins St

Aldine Bender Rd

Buthe Rd

Aldine Meadows Rd

Chrisman Rd

Buschong St

Aldine Westfield Rd

NORTH

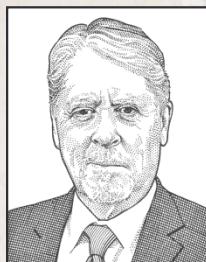
Availability & Rates

Available SF	Total available for a user, or lease 3,576 SF
Note	FedEx Office leases 3,004 SF under at NN lease until 2032 with two Five (5) year options to renew at FMV
Sale Price	\$2,000,000 (\$304 PSF)
Lease Rate	\$25.00 psf/year NNN (\$2.08 psf/month NNN)
Triple Net	\$2.75 psf/year
First Month's Rental	Due upon execution of lease document by Tenant
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

Contacts



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Demographics: 1-mile

Summary	Census 2010		Census 2020		2024		2029	
Population	21,341		21,030		20,697		20,525	
Households	7,672		8,166		8,155		8,217	
Families	4,839		4,754		4,556		4,550	
Average Household Size	2.78		2.57		2.54		2.50	
Owner Occupied Housing Units	601		574		591		631	
Renter Occupied Housing Units	7,072		7,592		7,564		7,586	
Median Age	25.7		28.2		29.0		29.4	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	-0.17%		1.09%		0.38%			
Households	0.15%		1.36%		0.64%			
Families	-0.03%		1.26%		0.56%			
Owner HHs	1.32%		1.82%		0.97%			
Median Household Income	2.31%		2.65%		2.95%			
	2024		2029					
Households by Income	Number		Percent		Number		Percent	
<\$15,000	1,354		16.6%		1,251		15.2%	
\$15,000 - \$24,999	1,429		17.5%		1,109		13.5%	
\$25,000 - \$34,999	1,432		17.6%		1,335		16.2%	
\$35,000 - \$49,999	1,595		19.6%		1,623		19.8%	
\$50,000 - \$74,999	1,632		20.0%		1,949		23.7%	
\$75,000 - \$99,999	328		4.0%		423		5.1%	
\$100,000 - \$149,999	284		3.5%		370		4.5%	
\$150,000 - \$199,999	85		1.0%		137		1.7%	
\$200,000+	15		0.2%		20		0.2%	
Median Household Income	\$33,716		\$37,799					
Average Household Income	\$41,786		\$48,111					
Per Capita Income	\$16,435		\$19,226					
Population by Age	Census 2010		Census 2020		2024		2029	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,915	13.7%	2,143	10.2%	2,047	9.9%	2,001	9.7%
5 - 9	2,014	9.4%	1,976	9.4%	1,799	8.7%	1,693	8.2%
10 - 14	1,362	6.4%	1,609	7.7%	1,628	7.9%	1,567	7.6%
15 - 19	1,442	6.8%	1,465	7.0%	1,433	6.9%	1,566	7.6%
20 - 24	2,591	12.1%	1,957	9.3%	1,836	8.9%	1,757	8.6%
25 - 34	4,677	21.9%	4,138	19.7%	3,867	18.7%	3,663	17.8%
35 - 44	2,731	12.8%	3,080	14.6%	3,123	15.1%	3,089	15.0%
45 - 54	1,879	8.8%	2,146	10.2%	2,264	10.9%	2,299	11.2%
55 - 64	1,104	5.2%	1,553	7.4%	1,565	7.6%	1,501	7.3%
65 - 74	454	2.1%	677	3.2%	786	3.8%	953	4.6%
75 - 84	151	0.7%	213	1.0%	262	1.3%	349	1.7%
85+	21	0.1%	77	0.4%	85	0.4%	87	0.4%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,420	39.5%	2,935	14.0%	2,756	13.3%	2,672	13.0%
Black Alone	6,002	28.1%	6,406	30.5%	6,154	29.7%	5,782	28.2%
American Indian Alone	239	1.1%	309	1.5%	313	1.5%	310	1.5%
Asian Alone	116	0.5%	262	1.2%	250	1.2%	241	1.2%
Pacific Islander Alone	10	0.0%	37	0.2%	35	0.2%	35	0.2%
Some Other Race Alone	5,583	26.2%	7,529	35.8%	7,673	37.1%	7,946	38.7%
Two or More Races	971	4.5%	3,553	16.9%	3,515	17.0%	3,538	17.2%
Hispanic Origin (Any Race)	14,357	67.3%	13,187	62.7%	13,326	64.4%	13,673	66.6%

Nota Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographics: 3-mile

Summary	Census 2010	Census 2020	2024	2029
Population	87,664	96,547	97,696	97,974
Households	27,627	31,654	32,335	32,939
Families	19,672	22,285	22,122	22,393
Average Household Size	3.17	3.05	3.02	2.97
Owner Occupied Housing Units	8,810	9,532	10,012	10,645
Renter Occupied Housing Units	18,818	22,122	22,323	22,294
Median Age	26.2	29.1	30.1	30.6
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.06%	1.09%	0.38%	
Households	0.37%	1.36%	0.64%	
Families	0.24%	1.26%	0.56%	
Owner HHs	1.23%	1.82%	0.97%	
Median Household Income	2.80%	2.65%	2.95%	
	2024		2029	
Households by Income	Number	Percent	Number	Percent
<\$15,000	4,463	13.8%	4,109	12.5%
\$15,000 - \$24,999	4,369	13.5%	3,392	10.3%
\$25,000 - \$34,999	4,880	15.1%	4,467	13.6%
\$35,000 - \$49,999	5,766	17.8%	5,658	17.2%
\$50,000 - \$74,999	5,695	17.6%	6,227	18.9%
\$75,000 - \$99,999	2,756	8.5%	3,115	9.5%
\$100,000 - \$149,999	2,653	8.2%	3,361	10.2%
\$150,000 - \$199,999	1,332	4.1%	2,013	6.1%
\$200,000+	421	1.3%	598	1.8%
Median Household Income	\$40,103		\$46,038	
Average Household Income	\$56,290		\$66,330	
Per Capita Income	\$18,629		\$22,295	
	Census 2010	Census 2020	2024	2029
Population by Age	Number	Percent	Number	Percent
0 - 4	10,321	11.8%	8,254	8.5%
5 - 9	8,589	9.8%	8,692	9.0%
10 - 14	7,147	8.2%	8,726	9.0%
15 - 19	7,103	8.1%	8,010	8.3%
20 - 24	8,525	9.7%	7,944	8.2%
25 - 34	16,890	19.3%	16,062	16.6%
35 - 44	12,044	13.7%	14,415	14.9%
45 - 54	8,869	10.1%	10,742	11.1%
55 - 64	5,055	5.8%	8,028	8.3%
65 - 74	2,086	2.4%	3,983	4.1%
75 - 84	865	1.0%	1,295	1.3%
85+	169	0.2%	393	0.4%
	Census 2010	Census 2020	2024	2029
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	35,184	40.1%	14,997	15.5%
Black Alone	24,429	27.9%	25,896	26.8%
American Indian Alone	833	1.0%	1,589	1.6%
Asian Alone	1,744	2.0%	1,728	1.8%
Pacific Islander Alone	46	0.1%	114	0.1%
Some Other Race Alone	21,945	25.0%	35,075	36.3%
Two or More Races	3,483	4.0%	17,149	17.8%
Hispanic Origin (Any Race)	55,503	63.3%	62,979	65.2%
			64,735	66.3%
			66,728	68.1%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographics: 5-mile

Summary	Census 2010	Census 2020	2024	2029
Population	218,402	243,169	244,056	244,516
Households	64,381	74,316	75,388	76,742
Families	49,425	56,252	55,699	56,394
Average Household Size	3.39	3.27	3.23	3.18
Owner Occupied Housing Units	32,485	35,607	36,931	38,812
Renter Occupied Housing Units	31,896	38,709	38,457	37,930
Median Age	27.3	30.4	31.4	32.1
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.04%	1.09%	0.38%	
Households	0.36%	1.36%	0.64%	
Families	0.25%	1.26%	0.56%	
Owner HHs	1.00%	1.82%	0.97%	
Median Household Income	2.56%	2.65%	2.95%	
	2024		2029	
Households by Income	Number	Percent	Number	Percent
<\$15,000	8,611	11.4%	7,743	10.1%
\$15,000 - \$24,999	7,961	10.6%	6,088	7.9%
\$25,000 - \$34,999	9,735	12.9%	8,628	11.2%
\$35,000 - \$49,999	11,680	15.5%	11,073	14.4%
\$50,000 - \$74,999	14,184	18.8%	14,657	19.1%
\$75,000 - \$99,999	8,073	10.7%	8,941	11.7%
\$100,000 - \$149,999	8,751	11.6%	10,571	13.8%
\$150,000 - \$199,999	4,228	5.6%	6,067	7.9%
\$200,000+	2,165	2.9%	2,974	3.9%
Median Household Income	\$49,491		\$56,163	
Average Household Income	\$68,394		\$80,611	
Per Capita Income	\$21,126		\$25,298	
	Census 2010	Census 2020	2024	2029
Population by Age	Number	Percent	Number	Percent
0 - 4	23,016	10.5%	18,809	7.7%
5 - 9	21,121	9.7%	20,439	8.4%
10 - 14	19,154	8.8%	21,944	9.0%
15 - 19	18,721	8.6%	20,945	8.6%
20 - 24	18,387	8.4%	19,357	8.0%
25 - 34	37,279	17.1%	37,023	15.2%
35 - 44	31,165	14.3%	34,352	14.1%
45 - 54	24,328	11.1%	29,241	12.0%
55 - 64	15,038	6.9%	22,799	9.4%
65 - 74	6,741	3.1%	12,528	5.2%
75 - 84	2,779	1.3%	4,460	1.8%
85+	672	0.3%	1,273	0.5%
	Census 2010	Census 2020	2024	2029
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	87,744	40.2%	39,026	16.0%
Black Alone	62,062	28.4%	64,443	26.5%
American Indian Alone	1,883	0.9%	4,236	1.7%
Asian Alone	7,554	3.5%	8,457	3.5%
Pacific Islander Alone	155	0.1%	232	0.1%
Some Other Race Alone	50,808	23.3%	82,884	34.1%
Two or More Races	8,197	3.8%	43,891	18.0%
Hispanic Origin (Any Race)	132,798	60.8%	155,382	63.9%
			158,446	64.9%
			162,998	66.7%

Nota Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

REOC General Partner, LLC	493853	bharris@reocsanantonio.com	(210) 524-4000
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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Brian Dale Harris	334780	bharris@reocsanantonio.com	(210) 524-4000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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.

2-10-2025



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- 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.

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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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