

FOR SALE or LEASE



Downtown
Houston

TMC
TEXAS
MEDICAL
CENTER

90

90

Main Street

Kirby

Greenbriar

Fannin

Old Spanish Trl

Cambridge St

nrg park

METRO
Stadium Park/Astrodome
Station

Fannin

Knight Rd

Holly Hall Street

Cambridge St

Naomi St



8411 Knight Rd - Inner Loop Flex Space
± 2.153 AC | ±21,747 SF Building



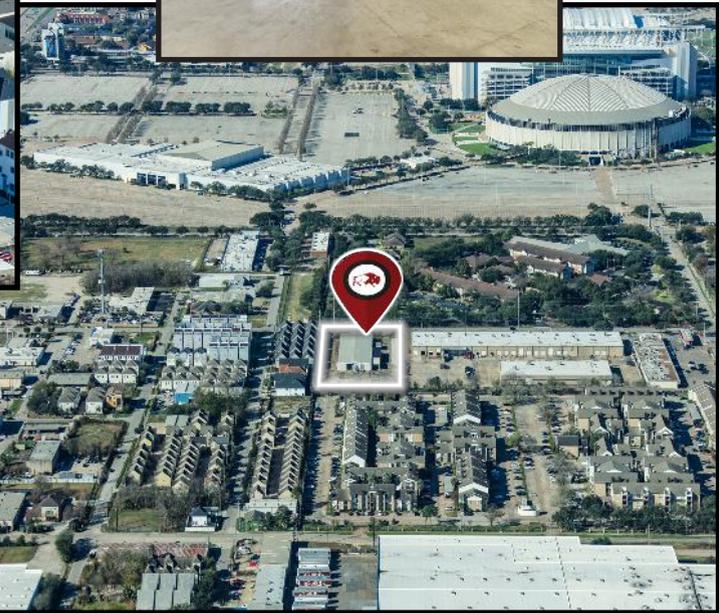
BUFFALO
REAL ESTATE
PARTNERS, INC.

For Information:
JUSTIN PATCHEN
713-299-9040 JUSTIN@BUFFALOREP.COM



8411 Knight Rd - Highlights

NRG | Texas Medical Center | Astrodome



- * ± 2.153 AC (93,805 SF)
- * ± 21,747 SF Building
- * ± 3,600 SF of Office

- * Climate Controlled Warehouse & Offices
- * 3 - Grade Level Roll Up Doors (2 x 15' ft Clearance)
- * Fully Stabilized and Fenced Yard
- * .5 Miles to Metro Stadium Park/Astrodome Rail

- * 0.2 Miles to 610
- * 0.3 Miles to NRG Stadium Stadium
- * ± 2 Miles to Texas Medical Center



METRO
Stadium Park/Astrodome
Station



FOR INFORMATION: [Justin Patchen](mailto:Justin.Patchen@BuffaloREP.com) | 713-222-1400 | Justin@BuffaloREP.com | www.BuffaloREP.com

The information herein has been obtained from sources believed to be reliable. However, this does not guarantee, warranty or make any representations to its completeness or accuracy. The information contained herein is subject to errors, omissions, and change of price or conditions. All prices are subject to change without notice and the property is subject to prior lease, sale, or withdrawal from the market without notice.



Meyerland

Meyerland Plaza

Bellaire

THE GALLERIA
± 1.1 Miles

S. Main St.

S. Main St.

WYNDHAM
HOTELS & RESORTS

HAVEN
AT MAIN
Units

Old Spanish Trl

nrg park

nrg park

nrg park

Fannin

HollyHall
A Christian Retirement Community

METRO
Stadium Park/Astrodome
Station

3191
MED CENTER
± 400
Units

Knight Rd

± 2.153 AC
21,747 Bldg

RESIDENCES
AT THE MED
± 264
Units

Harvest Hill
Yr Bldg 1980
± 400

SCOTLAND YARD

± 678
Units

Sarah Ave

AVIS
± 18
Townhomes

Engelmoir St

± 23
Townhomes
± 18
Townhomes

Naomi St.

± 18
Townhomes

± 24
Townhomes

± 36
Townhomes

Cambridge St.

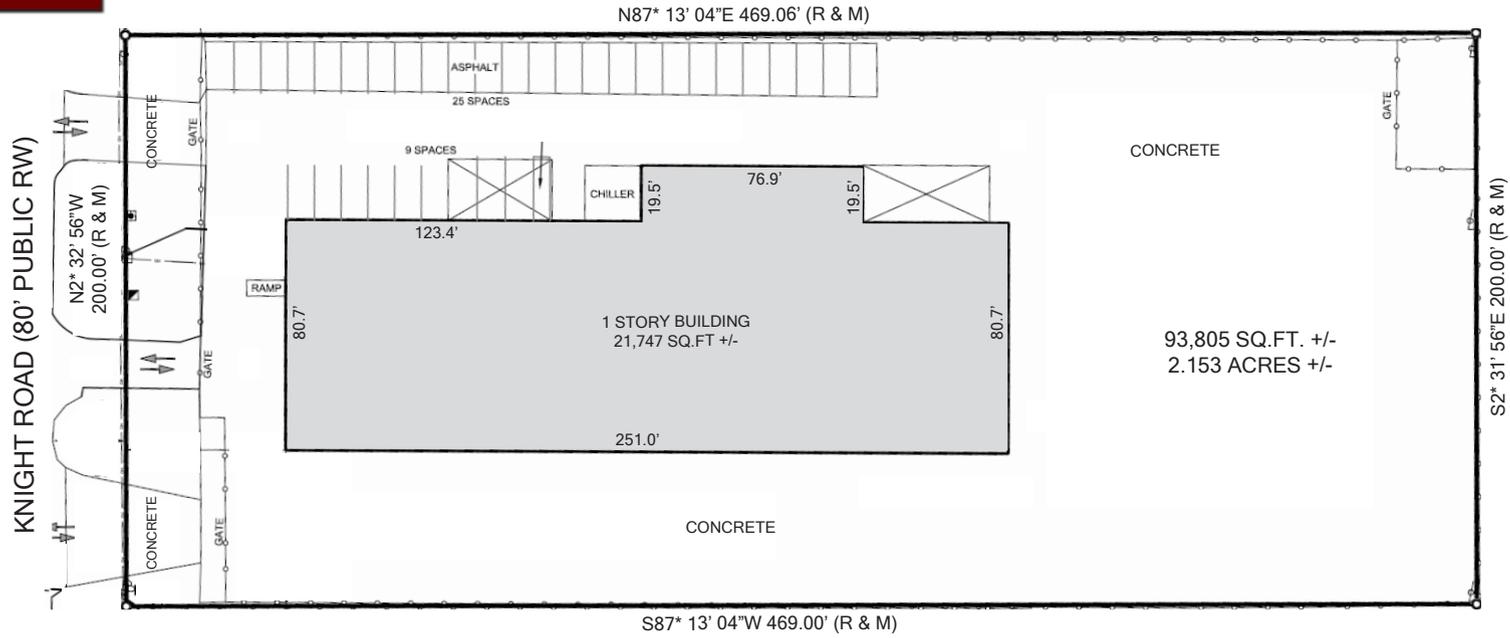
Holly Hall St.



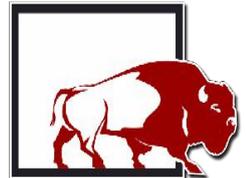
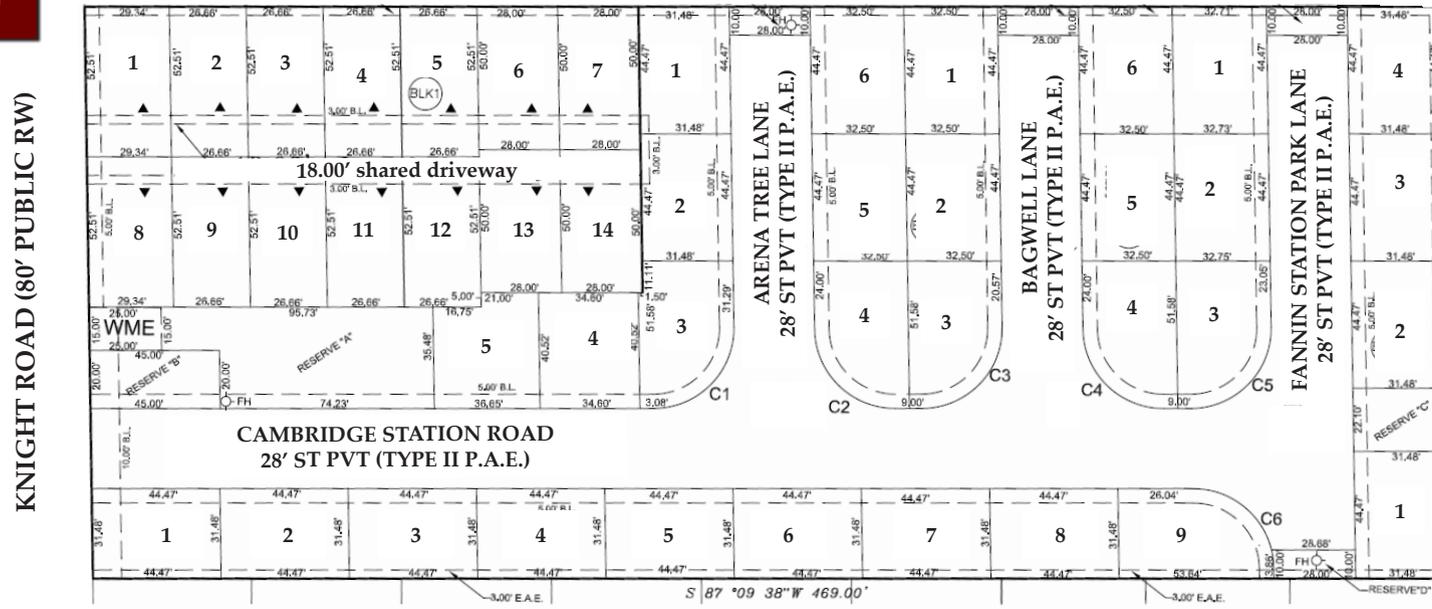
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SURVEY



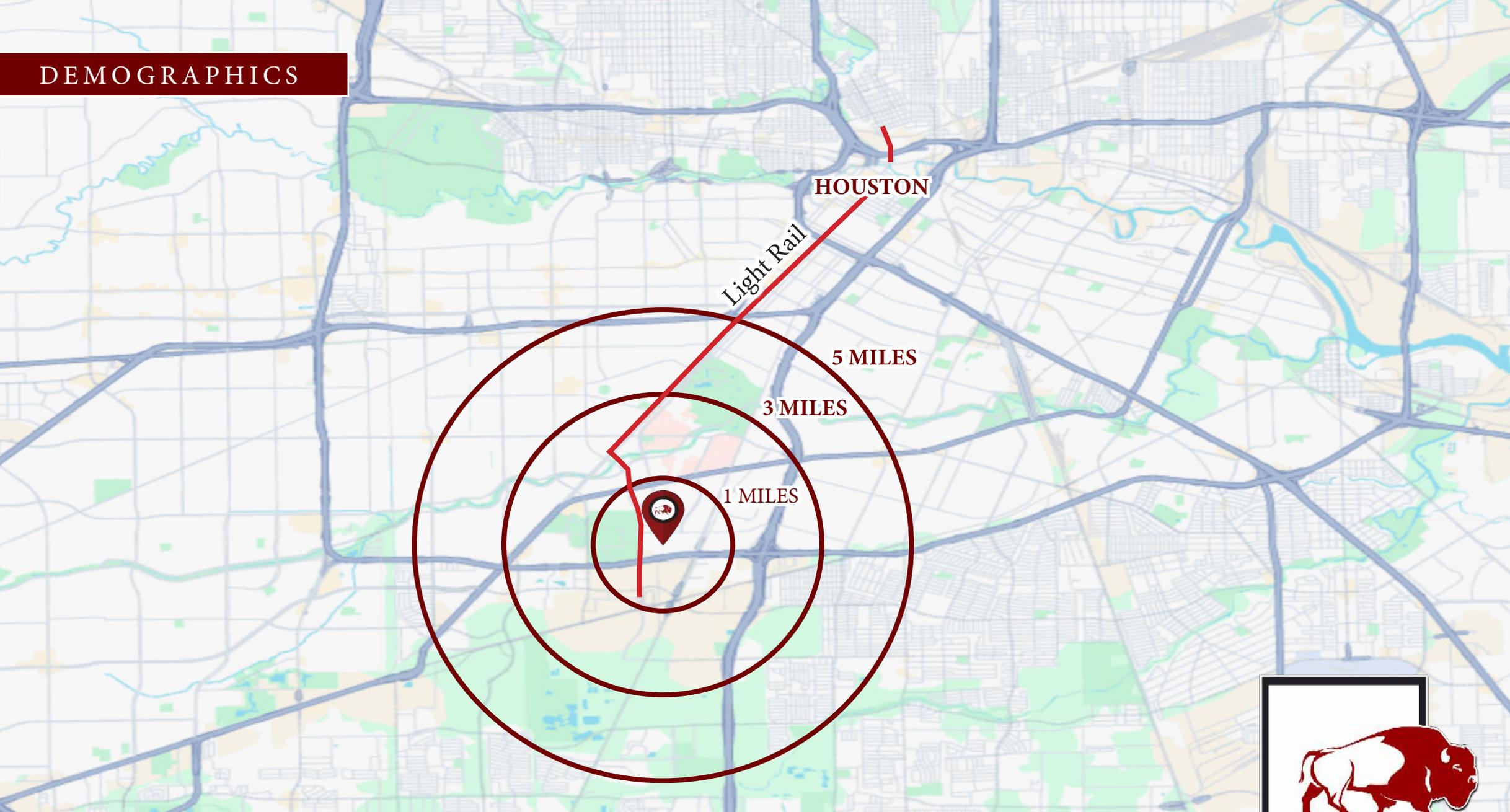
PLATTED TOWNHOME LAYOUT



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DEMOGRAPHICS

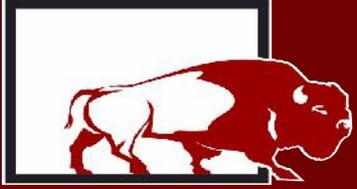


Population

1 MILE :	13,824
3 MILE :	133,482
5 MILE :	408,499

Average HH Income

1 MILE :	\$ 64,013
3 MILE :	\$ 92,084
5 MILE :	\$ 105,059



11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Buffalo Real Estate Partners, Inc.</u>	<u>9006586</u>	<u>Justin@buffalorep.com</u>	<u>713-222-1400</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Justin Patchen</u>	<u>599417</u>	<u>Justin@buffalorep.com</u>	<u>713-222-1400</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Justin Patchen</u>	<u>599417</u>	<u>Justin@buffalorep.com</u>	<u>713-222-1400</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Justin Patchen</u>	<u>599417</u>	<u>Justin@buffalorep.com</u>	<u>713-222-1400</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date