

**FOR SALE:**  
**± .717 ACRES &**  
**17K SF WAREHOUSE**

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**COMMERCIAL / RESIDENTIAL  
INVESTMENT OPPORTUNITY**

**4218 COCHRAN & 4219 GANO**  
**HOUSTON, TX 77009**

**BRODY FARRIS**  
**PRINCIPAL**  
**832 526 5489**

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# PROPERTY FEATURES

Unlock the potential of this ±0.717-acre assemblage spanning six contiguous parcels at the corner of Gano Street and Cochran Street in Houston’s rapidly evolving Ryon neighborhood. Just minutes north of Downtown Houston, this site offers flexible development potential for commercial or residential use. With close proximity to major transit corridors including I-45 and Loop 610, and nearby revitalization efforts in adjacent neighborhoods like Lindale Park and Near Northside, this property is ideally positioned for growth.



## SIZE:

0.7174-acres (31,250 SF) made up of six parcels  
12,466 SF & 5,000 SF Warehouse + 861 SF Residence



## LOCATION:

SEC of Cochran St. and SWC of Gano St. with 275 feet of frontage to Malvern St.



## NEARBY PROJECTS:

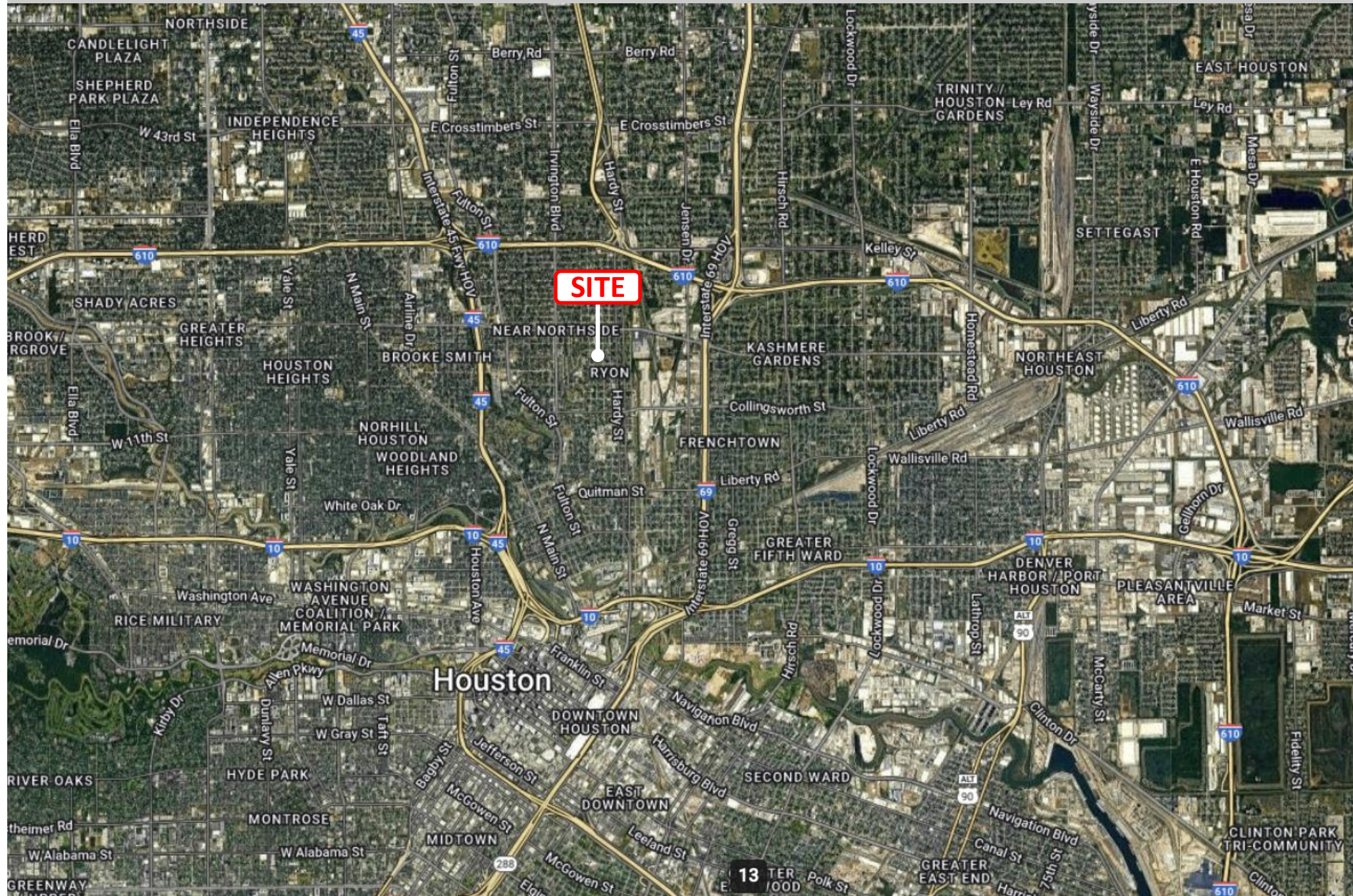
The Hardy Downtown Connector infrastructure project will extend the Hardy Toll Road into downtown Houston, transforming the corridor into community-focused parkway that enhances mobility, connectivity, and quality of life.



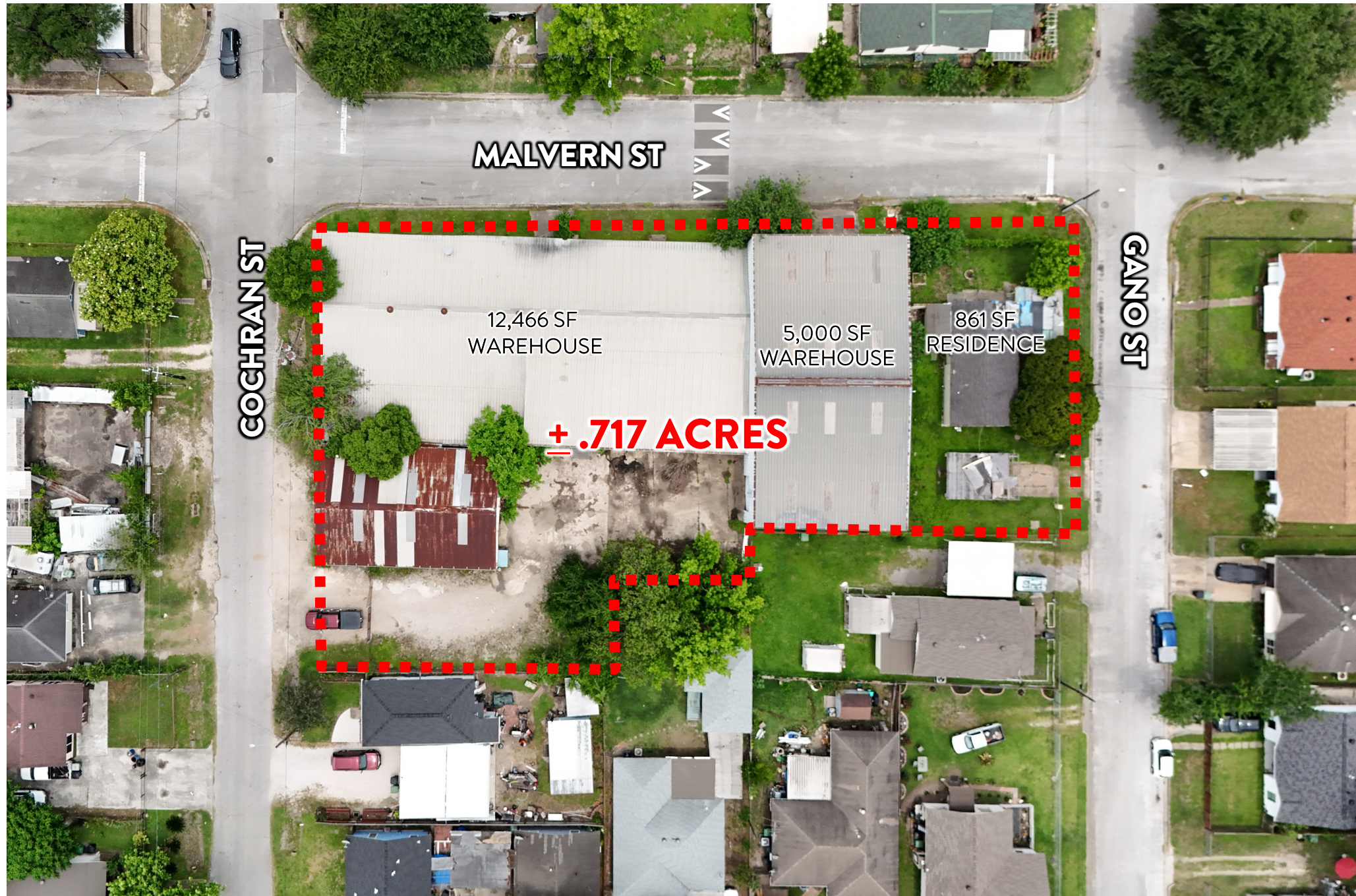
## DEMOGRAPHICS

	<u>1-Mile</u>	<u>3-Mile</u>
Population:	27,091	191,355
Avg. Household Income:	\$60,238	\$115,053
Households	8,451	67,233











4218 COCHRAN ST + 4219 GANO ST

17K SF WAREHOUSE (+ .72 ACRES)



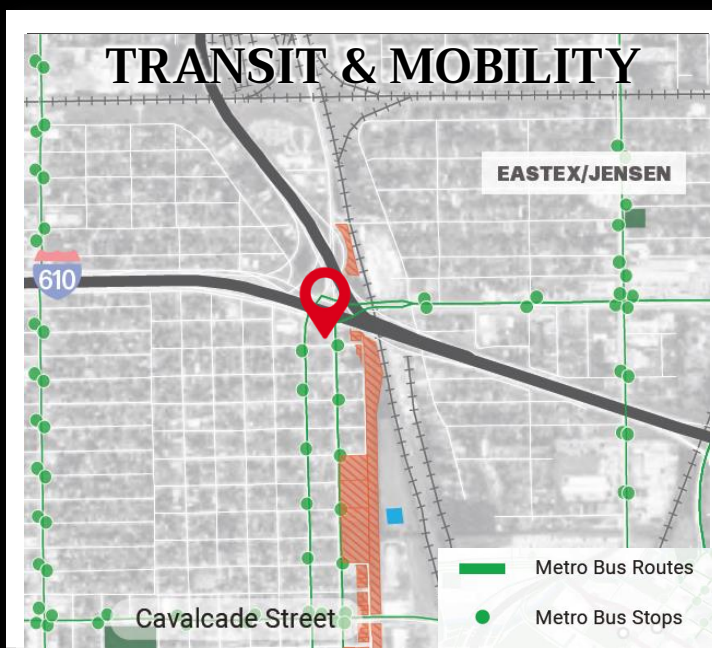




# HARDY DOWNTOWN CONNECTOR

The Hardy Downtown Connector is a transformational infrastructure project that will extend the Hardy Toll Road into downtown Houston, creating a 25-mile seamless link from northern Harris County. Designed as a landscaped parkway, the project will feature improved transit, bike lanes, pedestrian paths, and vibrant green space, turning what was once a barrier into a community-enhancing corridor. Major improvements to Hardy and Elysian Streets, along with enhanced connectivity to Downtown and the METRO rail system, will directly benefit properties like this one. As a result, this location stands to gain significant value from increased accessibility, reduced traffic congestion, and renewed investment in surrounding neighborhoods.

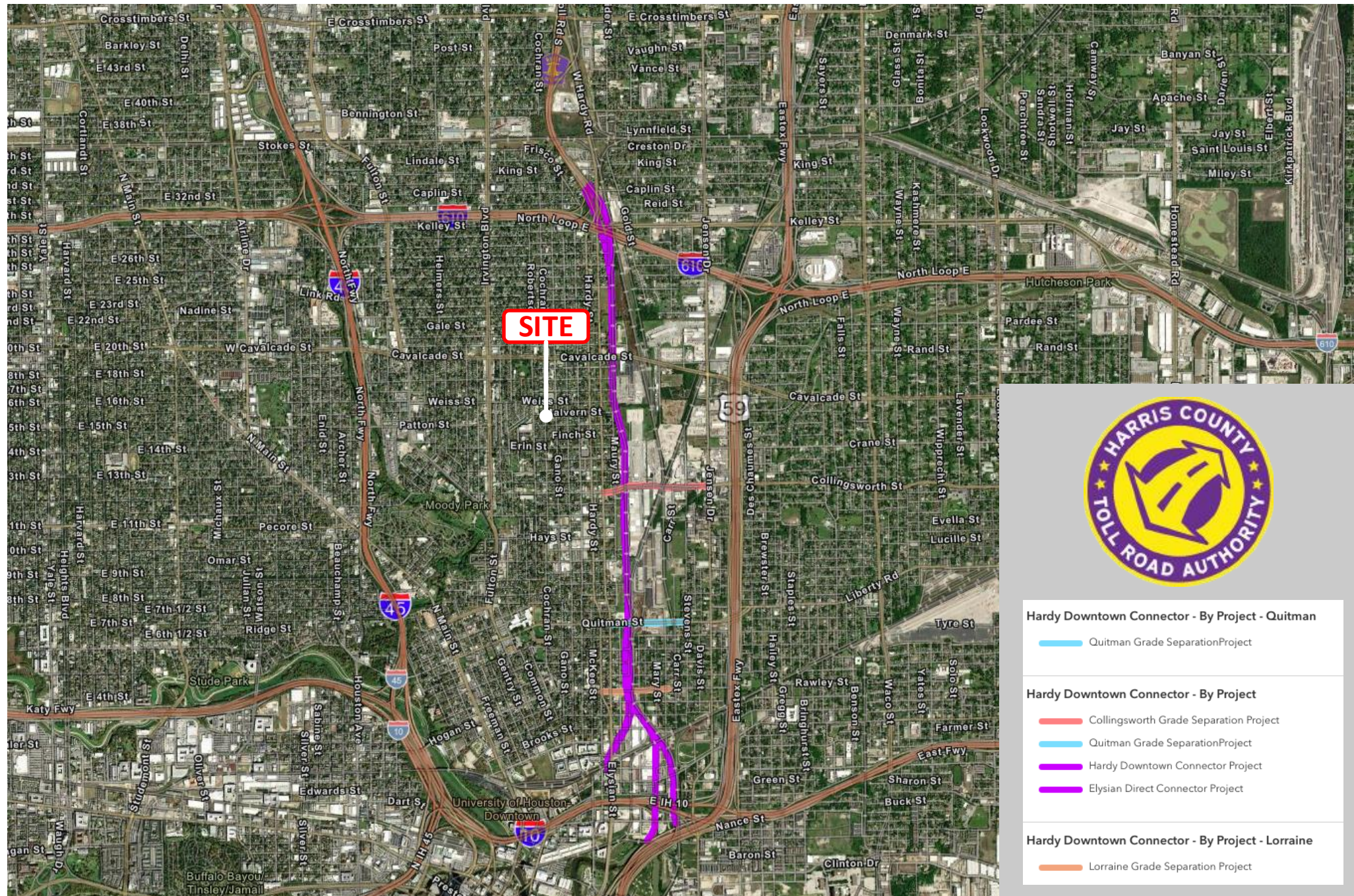
[LINK - HARDY  
DOWNTOWN  
CONNECTOR  
REPORT](#)



## PROJECT FEATURES

- Multi-use trail system running from I-610 to Downtown, providing over 7 miles of connected biking and walking paths.
- “Cut and cover” design elements to reduce noise and air pollution while adding new green space and potential parkland above the roadway.
- Vibrant placemaking and public space activation, with plans for parks, murals, community gathering areas, and over 3,200 new trees planted.







## CLIENTS: CURRENT AND PAST



## ABOUT PARADIGM

Paradigm Commercial Real Estate is boutique, full service commercial real estate firm with over 50 years of combined experience. With a commitment to excellence and integrity, we strive to maximize value and deliver exceptional results in every transaction. We prioritize building long-term relationships and fostering trust with our clients, partners, and stakeholders. Discover how we can assist you in achieving your commercial real estate objectives.



## WHAT WE OFFER

At Paradigm Commercial Real Estate, we provide a comprehensive range of services tailored to meet the diverse needs of our clients. Whether you're a buyer seeking the ideal investment opportunity, a tenant looking for the perfect space, or a landlord striving to maximize property value, our team of experts offers strategic insights and unmatched expertise to every project. Our services include buyer and tenant representation, land disposition, commercial leasing, site selection, and investment advisory. From small businesses to national brands, our strategic approach ensures that their unique needs are met with precision and care, driving success and helping them achieve their goals.



### INFORMATION ABOUT BROKERAGE SERVICES

#### 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.

BROKER FIRM NAME:  
Paradigm Commercial Real Estate, LLC  
LICENSE NO: 9001622  
EMAIL: [bfarris@paradigm-cre.com](mailto:bfarris@paradigm-cre.com)  
PHONE: 713 882 9690  
DESIGNATED BROKER OF FIRM:  
Bill Farris  
LICENSE NO: 436799  
EMAIL: [bfarris@paradigm-cre.com](mailto:bfarris@paradigm-cre.com)  
PHONE: 713 882 9690

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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BUYER, SELLER, LANDLORD OR TENANT

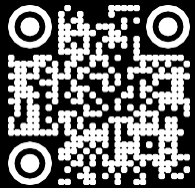
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DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC).

If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809







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