



For Sale

7230 Senate Ave.
Jersey Village , TX 77040

**Warehouse 3750 SF, Office 2210 SF, Storage 2436 SF Total
Building +/- 8396 SF on +/- 1.83 acres land. Price \$2,199,999**



*"At Apex Realtors, We are not a 9-5, We
are a start to finish business"*

Farid Chatur
Apex Brokerage LLC

For More Information:

Daniel Bekele
Apex Brokerage LLC

713-377-4391
daniel@apexrealtors.com



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Traffic Counts & Property Details

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Senate St	Hwy 290 SW	9,956	2025	0.08 mi
Northwest Freeway HOV	Senate St NW	206,926	2025	0.15 mi
290-Hov Fwy	Fairbanks N Houston Rd SE	211,221	2025	0.17 mi
Senate St	Singapore Ln N	7,248	2018	0.25 mi
Hempstead Road	W Sam Houston PkwyN Svc Rd SE	8,281	2025	0.26 mi
Hempstead Highway	W Sam Houston PkwyN Svc Rd SE	6,714	2025	0.26 mi
Hempstead Hwy	W Sam Houston PkwyN Svc Rd SE	8,292	2023	0.27 mi
Northwest Freeway	NW Fwy W	177,335	2021	0.30 mi
Dillard Drive	Hwy 290 Access Rd SW	436	2025	0.32 mi
Senate Avenue	Hillcrest Rd NE	12,701	2025	0.34 mi

Property type Warehouse, Office & Storages NW Houston between Beltway 8 & 290.
Asking price \$2,199,999 Property owner occupied & will be vacant upon closing.

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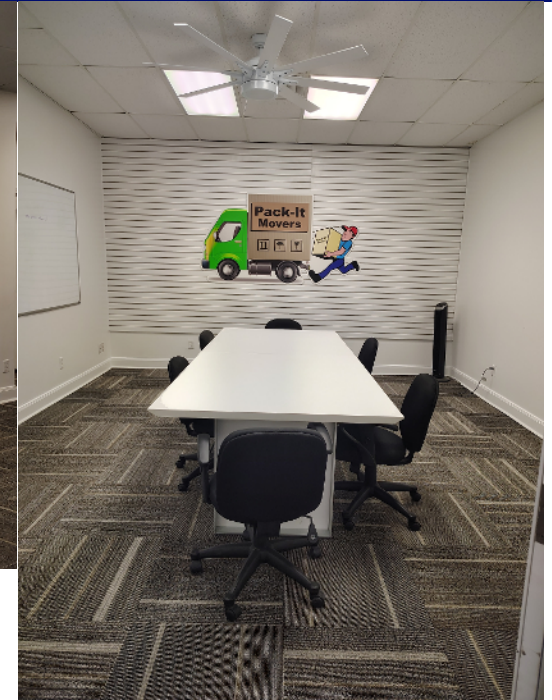
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+/- 3750 SF Warehouse

+/- 2210 SF Office

+/- 2436 SF Storage

Reception, 4 offices, Breakroom, 3 Restrooms, 22 Storages inside, 16 Storages outside

Property is located between Beltway 8 & 290

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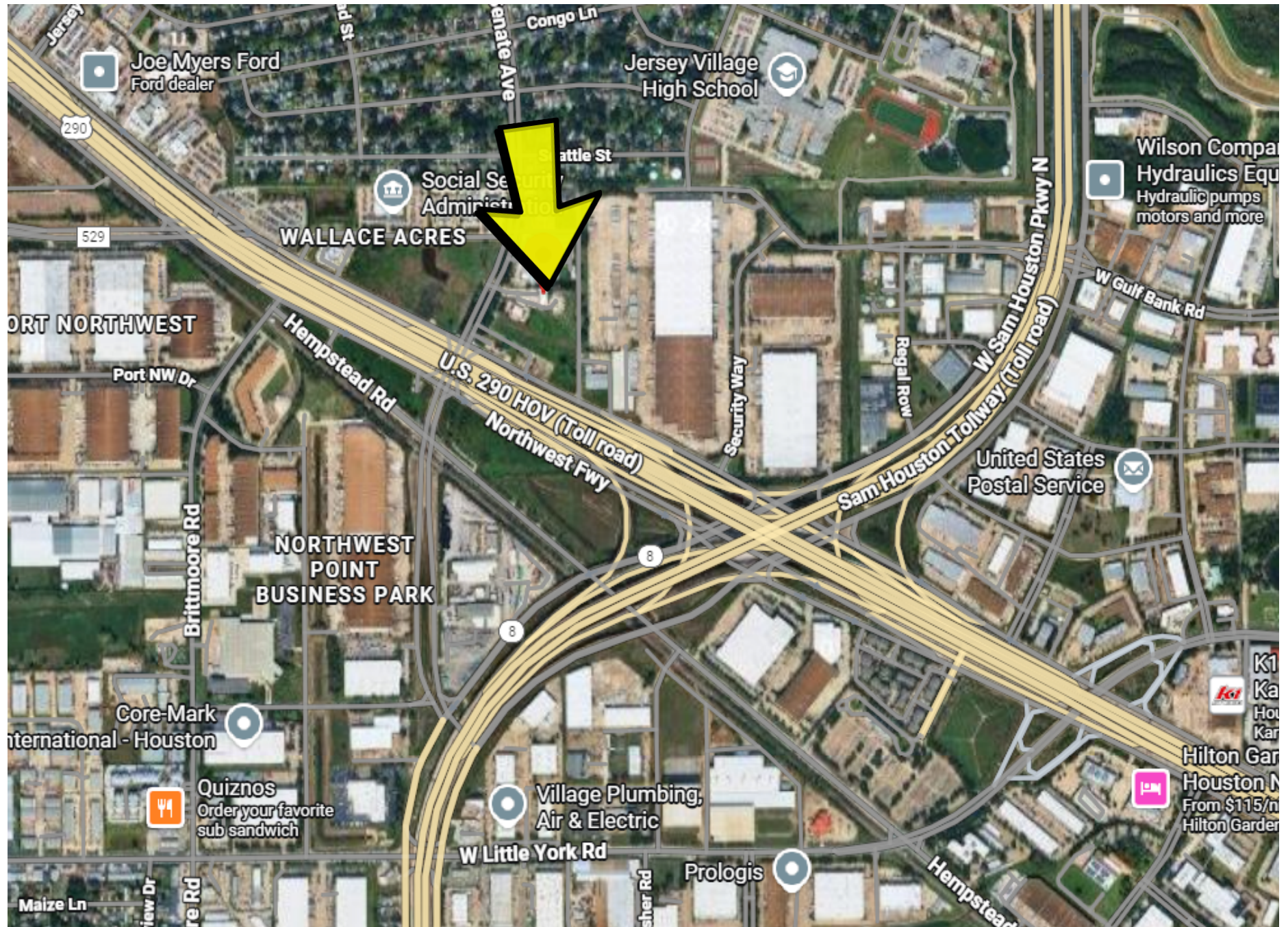
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Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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:
 - 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.

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.

Apex Brokerage LLC	9005822	farid@apexrealtors.com	(832)685-2739
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Apex Brokerage LLC		farid@apexrealtors.com	(832)282-0224
Designated Broker of Firm	License No.	Email	Phone
Farid Chatur	599697	farid@apexrealtors.com	(832)282-0224
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Daniel Bekele	598093	daniel@apexrealtors.com	(713)377-4391
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

BHGRE Gary Greene, 5120 Woodway Drive, Suite 5020 Houston, TX 77056
Daniel Bekele

Information available at www.trec.texas.gov

IABS 1-0 Date

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