



Silver Street Capital[®]

INVESTMENT | DEVELOPMENT | MANAGEMENT

LEHMAN STREET BUILDING

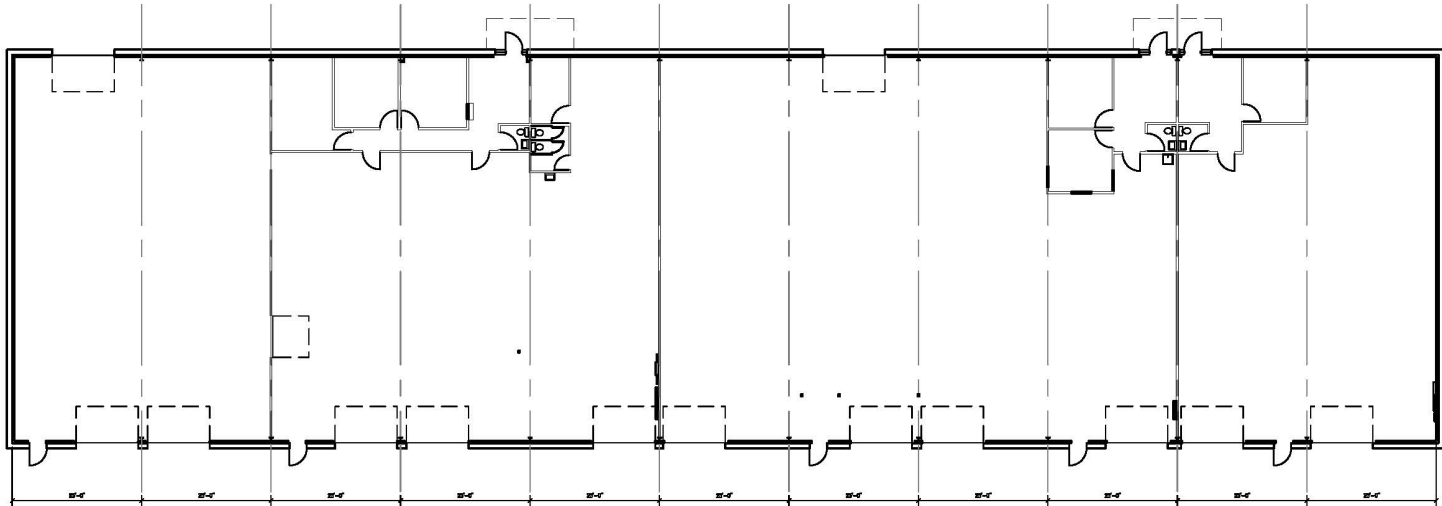
711 Lehman Street,
Houston, Texas

MULTI-TENANT | OFFICE/WAREHOUSE



PROPERTY INFORMATION

Part of a two building complex, 711 Lehman Street is situated right off N Shepherd Dr while having easy access to interstate 610 and I 45 North.



Not for regulatory approval, permitting, or construction.
Lettie H. Harrell, Architect (Texas Registration #16897)

LH2 Architecture, LLC
February 26, 2024

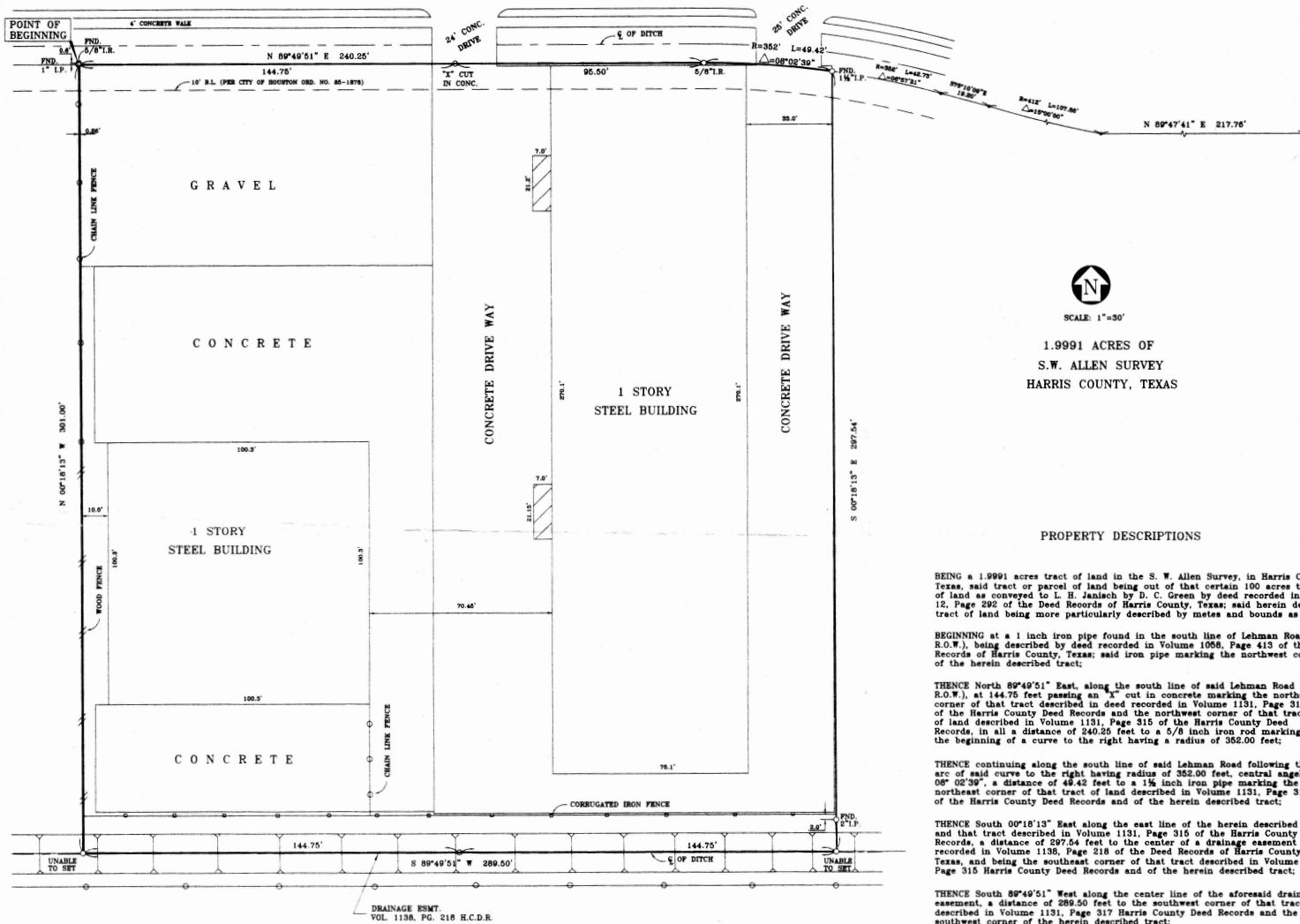
Floor Plan

711 Lehman St., Houston, TX 77018

SCALE: 1/24"=1'-0"

LEHMAN ROAD (60' R.O.W.)

19' ASPHALT PVMT.



SCALE: 1"=30'
 1.9991 ACRES OF
 S.W. ALLEN SURVEY
 HARRIS COUNTY, TEXAS

PROPERTY DESCRIPTIONS

BEING a 1.9991 acres tract of land in the S. W. Allen Survey, in Harris County, Texas, said tract or parcel of land being out of that certain 100 acres tract of land as conveyed to L. H. Janisch by D. C. Green by deed recorded in Volume 12, Page 292 of the Deed Records of Harris County, Texas; said herein described tract of land being more particularly described by notes and bounds as follows:

BEGINNING at a 1 inch iron pipe found in the south line of Lehman Road (60' R.O.W.), being described by deed recorded in Volume 1006, Page 413 of the Deed Records of Harris County, Texas; said iron pipe marking the northwest corner of the herein described tract;

THENCE North 89°49'51" East, along the south line of said Lehman Road (60' R.O.W.), at 144.75 feet passing an "X" cut in concrete marking the northeast corner of that tract described in deed recorded in Volume 1131, Page 317 of the Harris County Deed Records and the northwest corner of that tract of land described in Volume 1131, Page 315 of the Harris County Deed Records, in all a distance of 240.25 feet to a 5/8 inch iron rod marking the beginning of a curve to the right having a radius of 352.00 feet;

THENCE continuing along the south line of said Lehman Road following the arc of said curve to the right having radius of 352.00 feet, central angle of 08° 02'39", a distance of 49.42 feet to a 1/4 inch iron pipe marking the northeast corner of that tract of land described in Volume 1131, Page 315 of the Harris County Deed Records and of the herein described tract;

THENCE South 00°18'13" East along the east line of the herein described tract and that tract described in Volume 1131, Page 315 of the Harris County Deed Records, a distance of 297.54 feet to the center of a drainage easement recorded in Volume 1138, Page 218 of the Deed Records of Harris County, Texas, and being the southeast corner of that tract described in Volume 1131, Page 315 Harris County Deed Records and of the herein described tract;

THENCE South 89°49'51" West along the center line of the aforesaid drainage easement, a distance of 289.50 feet to the southwest corner of that tract described in Volume 1131, Page 317 Harris County Deed Records and the southwest corner of the herein described tract;

THENCE North 00°18'13" West along the west line of that tract of land described in Volume 1131, Page 317 Harris County Deed Records and the herein described tract, a distance of 301.00 feet to the Point of Beginning and containing 1.9991 acres (87,080.80 square feet) of land.

TO: CHARTER TITLE COMPANY, GP#00030094

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS CATEGORY 1A, CONDITION II SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, OR SHOWAGES IN AREA OR BOUNDARY LINES OR ANY ENCROACHMENTS OR ANY OVERLAPPING OF IMPROVEMENTS OR ANY EASEMENTS OR RIGHT-OF-WAY, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATED THIS THE 9TH DAY OF NOVEMBER, 2000.

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PRONE AREA (LIES WITHIN ZONE X) PER THE MAP BY FEDERAL EMERGENCY MANAGEMENT AGENCY FOR CITY OF HOUSTON, TEXAS, COMMUNITY PANEL NO. 480296 0080 E, REVISED 4/30/2000.

BY: *Houtan Jalayer*
 HOUTAN JALAYER, P.E., S.F.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 2400



JALAYER CORPORATION
 LAND SURVEYING & CONSULTANT
 8601 BELL BLVD. SUITE 400, HOUSTON, TEXAS 77036
 TEL: 281.416.1100 FAX: 281.416.1101

Building Description

- Property Size: 1 acre with 20,000 sq ft building
- Location: Conveniently situated near N Shepherd Dr.
- Accessibility: Easy access to Interstate 610 and I-45 North
- Total Acreage: 1 acre in a 2-acre park.
- Industrial Buildings: Two, totaling 30,000 sq ft 711 and 713 Lehman
- Ideal for businesses requiring functional space and strategic accessibility.

Building Highlights

- Industrial Building Features: 14-foot eave height, 19-foot peak
- Reception, security system, private restroom

Building Details

Property type:	Industrial	Subtype:	Warehouse
Tenancy:	Single	Total Building SQFT:	20,000
Vacant SQFT:	20,000	Land Acres:	1
Year Built:	1979	Stories:	1
Buildings:	1	County:	Harris
Loading Docks:	13		

CENSUS HOUSEHOLDS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
1 Person Household	27.15%	28.70%	28.31%
2 Person Households	29.74%	27.79%	27.13%
3+ Person Households	43.11%	43.52%	44.56%
Owner-Occupied Housing Units	58.77%	53.49%	53.44%
Renter-Occupied Housing Units	41.23%	46.51%	46.56%

INCOME

2020 Estimated Average Household Income	\$87,880	\$88,755	\$89,038
2020 Estimated Median Household Income	\$62,447	\$61,605	\$62,296
2020 Estimated Per Capita Income	\$33,071	\$33,721	\$33,312





AERIALS + ACREAGE



St. Pius X High School
573 Students

PINEMONT DR.



Houston Emergency Management



N SHEPHERD DR.



LEHMAN ST.



Durham Elementary School
569 Students



North Shepherd Mini Storage

Simos Diner

Alabama Furniture



TEXAS LIFT SERVICE





Silver Street Capital.

2000 Edwards St., Bldg A | Houston, TX 77007 | (713) 333-0101

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.

Christopher Dray	521207	chris@silverstreetcap.com	281-924-3622
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at www.trec.texas.gov | IABS 1-0



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