

An aerial photograph of Houston, Texas, showing the city skyline in the background with numerous skyscrapers. In the foreground, there is a large industrial building with a red roof, surrounded by parking lots, other smaller buildings, and railroad tracks. The text "FOR SALE" is overlaid in the top right corner.

FOR SALE

4.09 ACRES IN EADO

63,720sf bldg at Sampson St/Texas St
3300 Capitol St, Houston, TX 77003



RIFLE

REAL ESTATE
COMPANY

PROPERTY SUMMARY

3300 CAPITOL ST
3300 Capitol St, Houston, TX 77003
Land For Sale



PROPERTY DESCRIPTION

63,720 sf industrial distribution buildings on 4.09 Acres for Sale in EaDo, Houston, TX.

PROPERTY HIGHLIGHTS

- 4.09 Acres centrally located in Houston's EaDo District
- Hard Corner of Sampson St and Texas St
- Convenient access to major highways and freeways
- 3 minute walk to Metro Commuter Rail Green Line
- Metro Bus Stop on site corner
- 4 minute bike ride to Columbia Tap Bike Trail
- Minutes From Downtown CBD
- Surrounded by Residential, Creative Office, and Mixed Use Redevelopment

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	178,138 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,007	47,817	141,873
Total Population	12,584	134,773	377,214
Average HH Income	\$55,454	\$54,191	\$65,481



RIFLE REAL ESTATE COMPANY
*COMMERCIAL TRANSACTION
& ADVISORY SERVICES*
2339 Commerce St., Suite 170
Houston, TX 77002

NICK TERRY, CCIM
Managing Partner
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832.479.2500

ADDITIONAL PHOTOS

3300 CAPITOL ST

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DEMOGRAPHICS MAP & REPORT

3300 CAPITOL ST

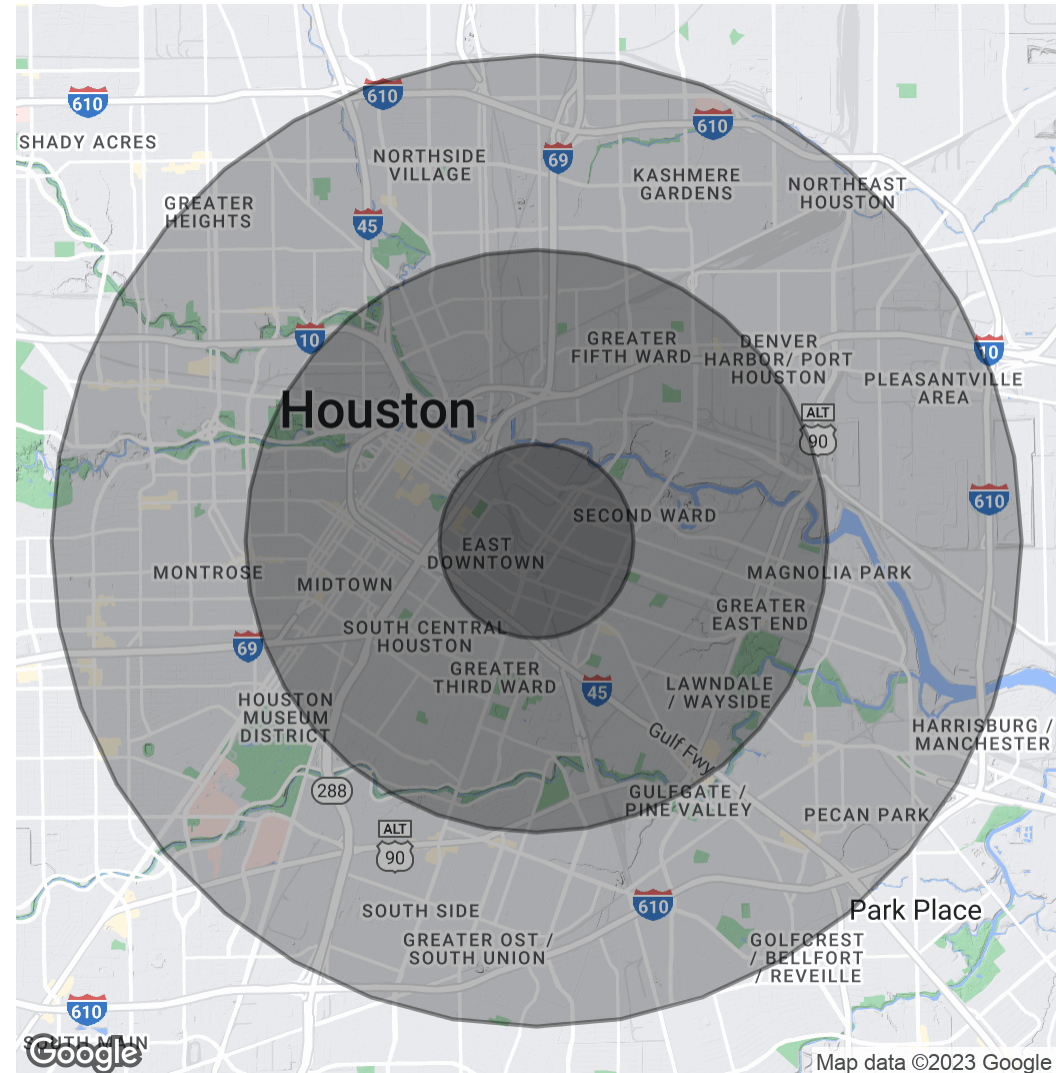
3300 Capitol St, Houston, TX 77003

Land For Sale

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,584	134,773	377,214
Average Age	33.2	31.9	32.6
Average Age (Male)	33.4	31.4	31.8
Average Age (Female)	34.2	33.1	33.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,007	47,817	141,873
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$55,454	\$54,191	\$65,481
Average House Value	\$147,121	\$130,076	\$194,487

* Demographic data derived from 2020 ACS - US Census



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11-2-2015



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.

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.

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Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Email

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Designated Broker of Firm

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Licensed Supervisor of Sales Agent/
Associate

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Phone

Sales Agent/Associate's Name

License No.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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