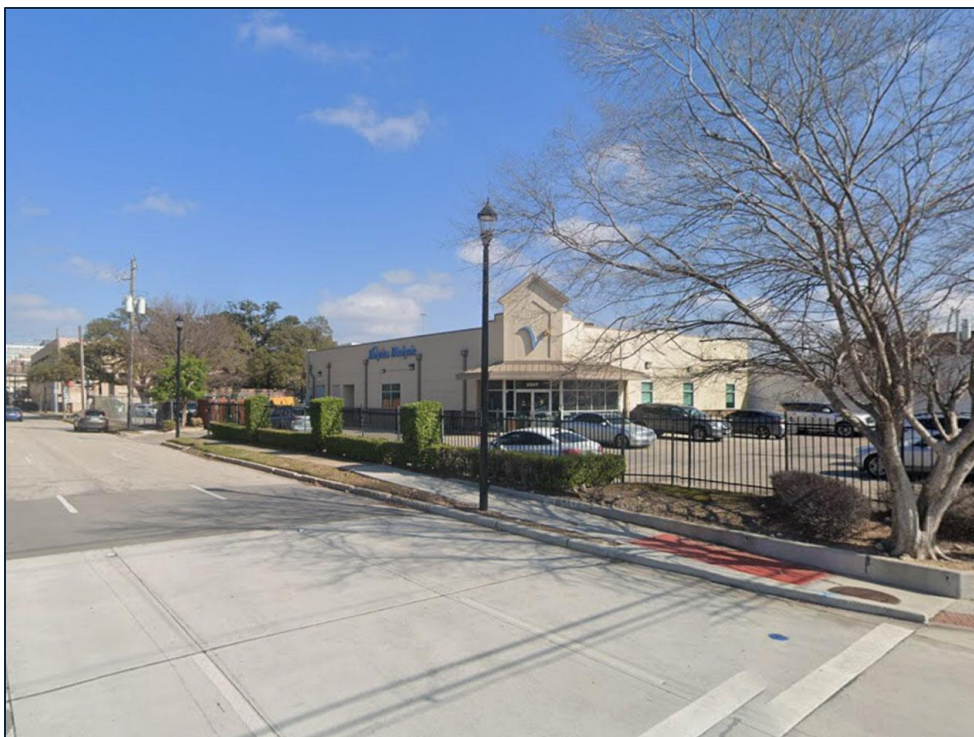




2025 POPULATION EST.:
2 MILE: 119,016
5 MILE: 524,247
10 MILE: 1,549,986

2025 AVERAGE HH INCOME
2 MILE: \$120,725
5 MILE: \$119,102
10 MILE: \$101,152

2025 CONSUMER SPENDING
2 MILE: \$1,620,616,343
5 MILE: \$7,080,253,229
10 MILE: \$17,525,504,078

DAYTIME EMPLOYMENT:
2 MILE: 154,577
5 MILE: 504,723
10 MILE: 946,925

AVAILABLE:

FREE-STANDING BUILDING
2207 CRAWFORD STREET
HOUSTON, TX 77002

LAND SIZE: 15,000 SF

BUILDING SIZE: 5,480 SF

LEASE RATE: \$25 PSF NNN

PROP TAX: \$48,992 (2025)

INSURANCE: \$8,500 (2026)

MAINTENANCE: TENANT
RESPONSIBILITY

PLEASE CALL: 832 605 4222
/ 713 823 2121

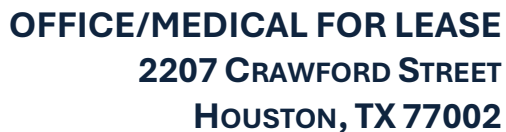


PROPERTY INFORMATION

Property Features:

- 5480 SF Free-Standing Building Available
- Former DaVita Dialysis Clinic
- Located in the Midtown District & Midtown TIRZ
- NEC of Crawford & Hadley Streets
- Walking Distance from St Joseph's Hospital and Medical/Professional Buildings
- Excellent / Easy Freeway Access to Highways IH-45, IH-69 (SH 59), SH 288, and IH-10
- Two blocks from Downtown Houston
- Has Ample Street Parking (There Are No Parking Ratio Requirements in Midtown), 18 Parking Spaces Within the Property Fenced Area & 2 Curb Cuts
- Built in 2004 (Renovated Since)
- Fully Iron Fenced Property
- Impressive Demographics and Convenient Ingress & Egress
- Ideally situated in close proximity to Downtown, EaDo, Montrose, River Oaks, The Texas Medical Center, & Third Ward





CALLED 0.2296 ACRES
 "TRACT 2"
 HCCF NO. Y206974

CALLED 9,375 SQ. FT.
 "TRACT 1"
 HCCF NO. Y206974

UNRESTRICTED RESERVE "A"
 0.3444 ACRES
 (15,000 SQ. FT.)

CRAWFORD STREET
 (80' PUBLIC RIGHT-OF-WAY)

HADLEY AVENUE
 (70' PUBLIC RIGHT-OF-WAY)

ONE STORY STUCCO & BRICK BUILDING

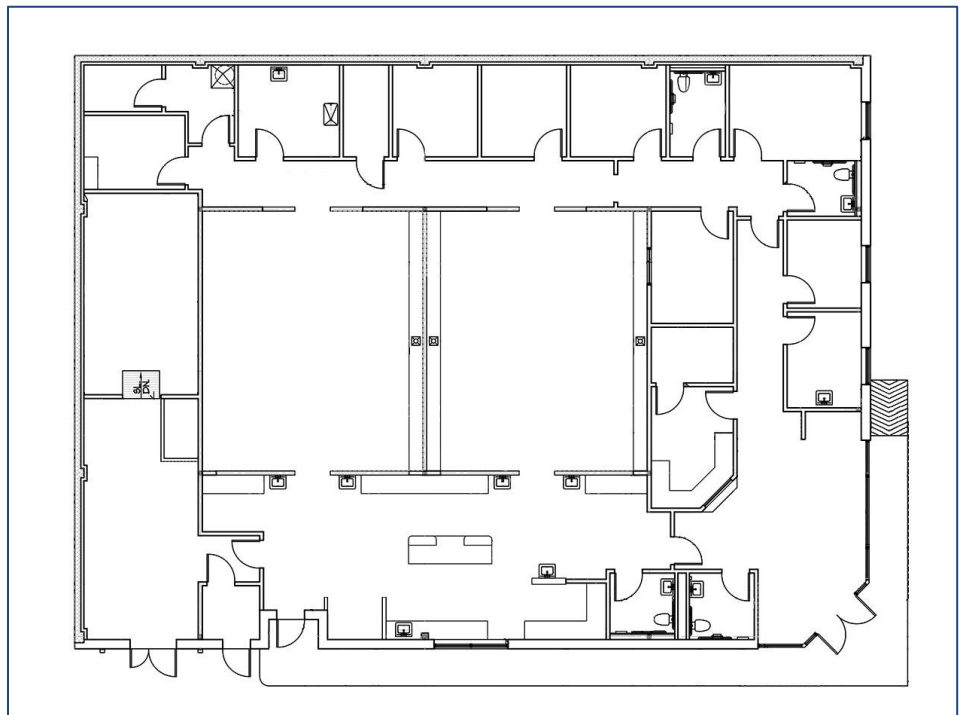
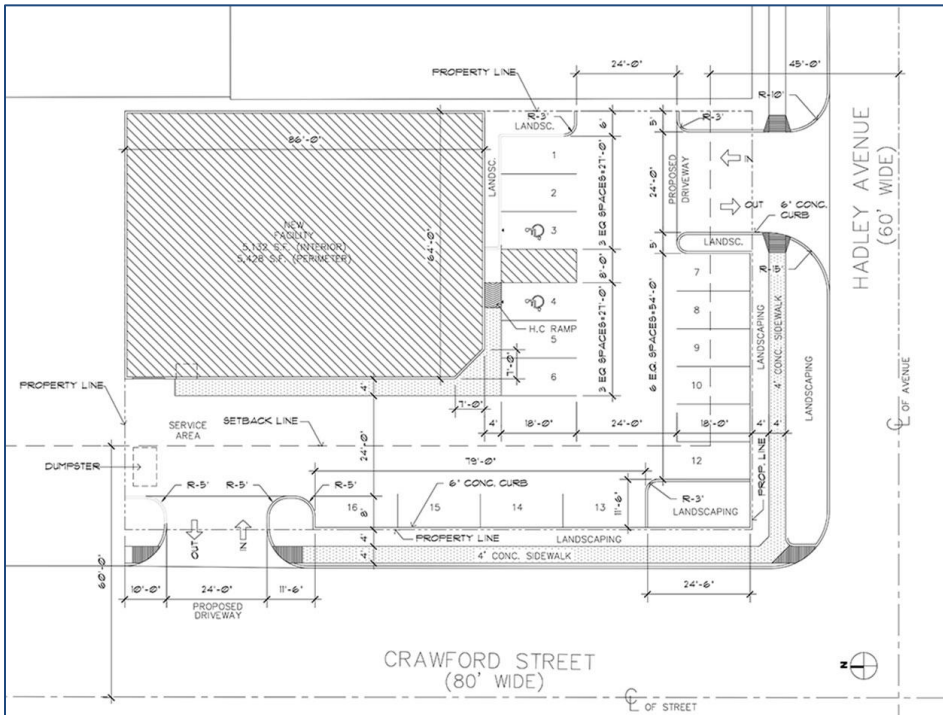
EXISTING BUILDING

MAYCASTLE HOUSTON LLC
 HCCF NO. 20120598229

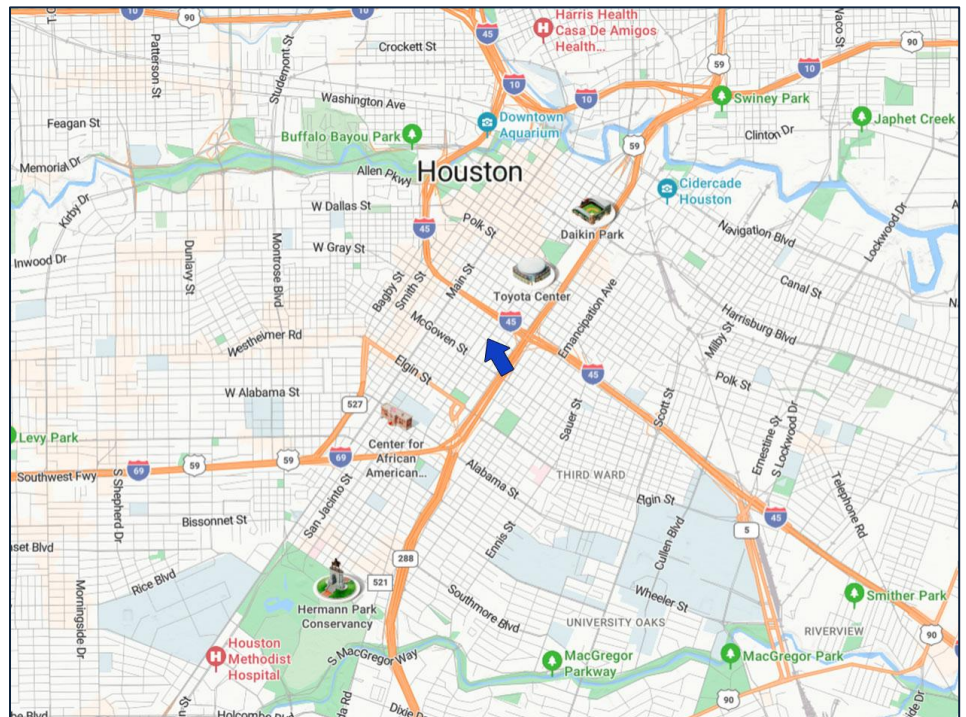
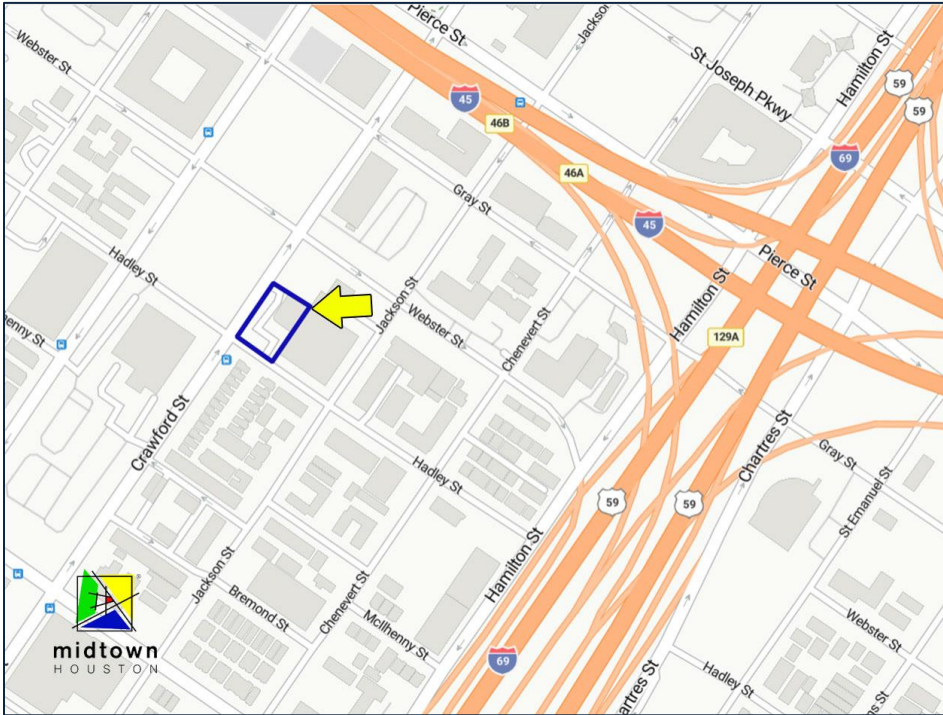
NORTH

Pierre Bejjani
pebejjani@gmail.com
832.605.4222

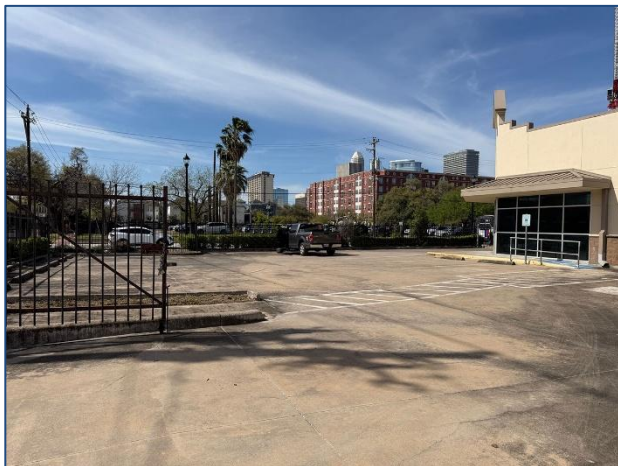
SITE/BUILDING LAYOUT



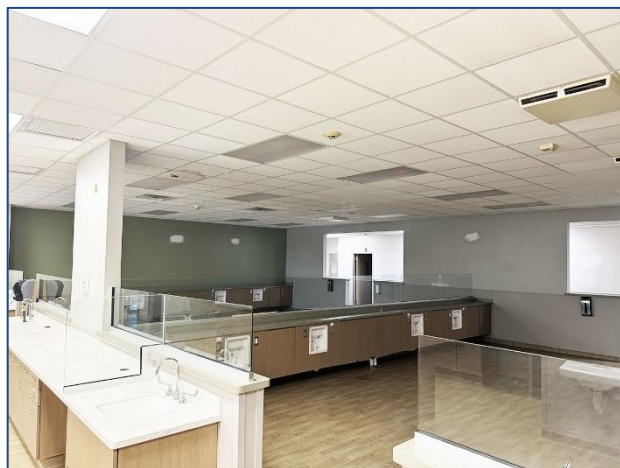
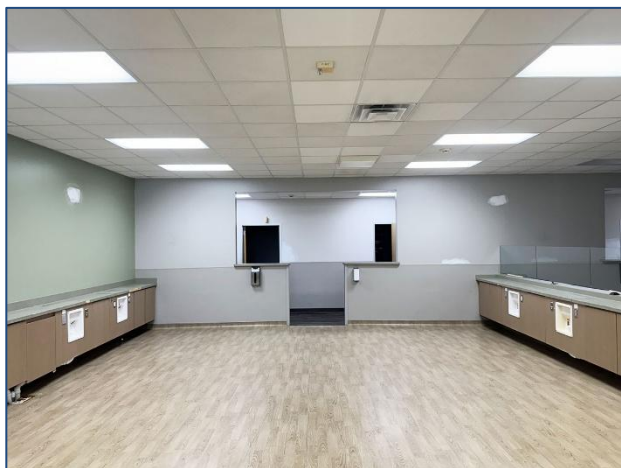
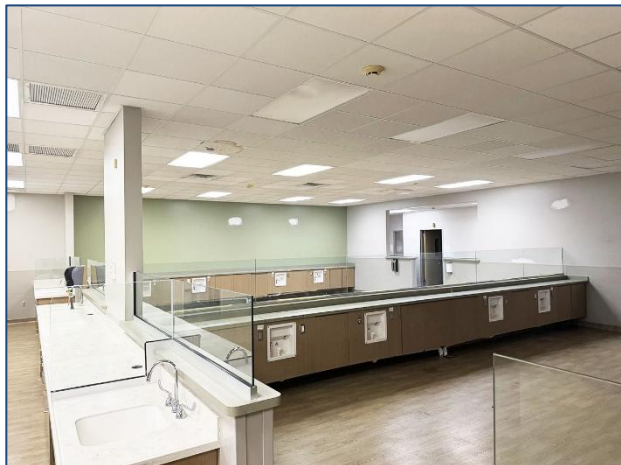
SITE MAP(S)



PROPERTY PHOTOS



INTERIOR PHOTOS





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.

<u>Bejjani & Associates, Inc.</u>	<u>9002305</u>	<u>pebejjani@gmail.com</u>	<u>(713) 659-3333</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Pierre Bejjani</u>	<u>291401</u>	<u>pebejjani@gmail.com</u>	<u>(713) 659-3333</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Pierre Bejjani</u>	<u>291401</u>	<u>pebejjani@gmail.com</u>	<u>(713) 659-3333</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Fuad Ghabriel</u>	<u>449020</u>	<u>fred@ghabriel.com</u>	<u>(713) 659-3333</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

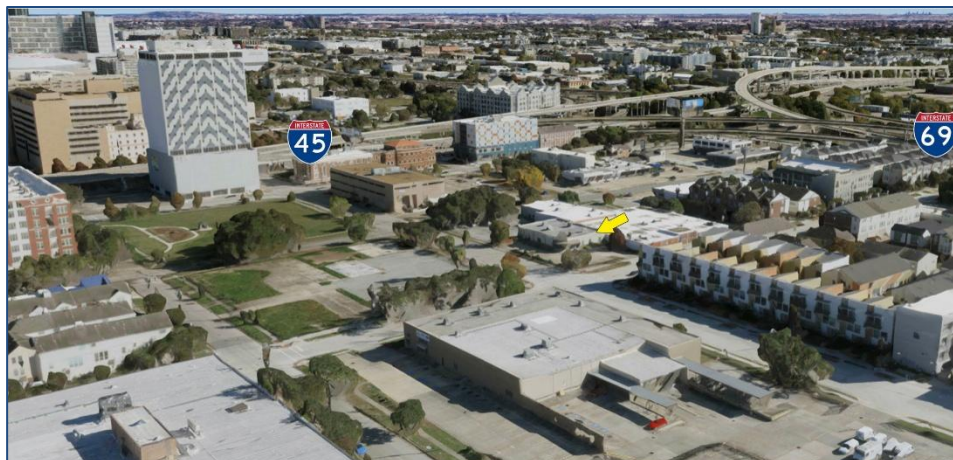
Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Bejjani & Associates 2117 Cheverton St Ste 11 Houston, TX 77005
Fuad Ghabriel

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