

6835 HARRISBURG | 6847 HARRISBURG | 200 SOUTH SARGENT MARCARIO GARCIA DR. |
114 SOUTH SARGENT MARCARIO GARCIA DR. | 6848 AVENUE C., HOUSTON, TX 77011

FOR SALE



GERBER
REALTY



CALL FOR PRICING

INVESTMENT HIGHLIGHTS

RARE REDEVELOPMENT OPPORTUNITY IN EAST HOUSTON

This unique offering includes five properties along the high-traffic Harrisburg Blvd corridor spanning nearly 1.3 acres in total. Located in Houston's fast-growing East End and directly along the METRORail Green Line, the assemblage presents a prime opportunity for mixed-use, multifamily, or commercial redevelopment.

AUTO SHOP AVAILABLE FOR SALE

Rare opportunity to own an established automotive shop in a prime location. Property is currently tenant-occupied—please do not disturb the tenant. Interested parties must contact the broker directly to schedule a private tour or obtain additional details. Ideal for owner-users or investors seeking a well-located service facility.

TRANSIT-ORIENTED & INFRASTRUCTURE-BACKED

Each site offers outstanding connectivity, with close proximity to the light rail, several bus routes, and major thoroughfares. Located within TIRZ 23 (Harrisburg), the properties also provide investors with access to city-supported infrastructure upgrades and potential redevelopment incentives.

FLEXIBLE EXIT & USE STRATEGIES

This consolidated footprint offers flexible development options, including adaptive reuse, ground-up construction, or long-term hold with value-add leasing. Whether your goal is to reposition, re-tenant, or redevelop entirely, this assemblage provides unmatched potential in a booming submarket.



AERIAL VIEW

←
± 3.7 MILES
DOWNTOWN
HOUSTON


333K
POPULATION
5-MILE RADIUS

SUBJECT
PROPERTY

WAYSIDE DR. (14,819 VPD)
LIGHT RAIL
HARRISBURG BLVD.
S. SGT MACARIO GARCIA DR. (15,375 VPD)
Firestone (11,363 VPD)



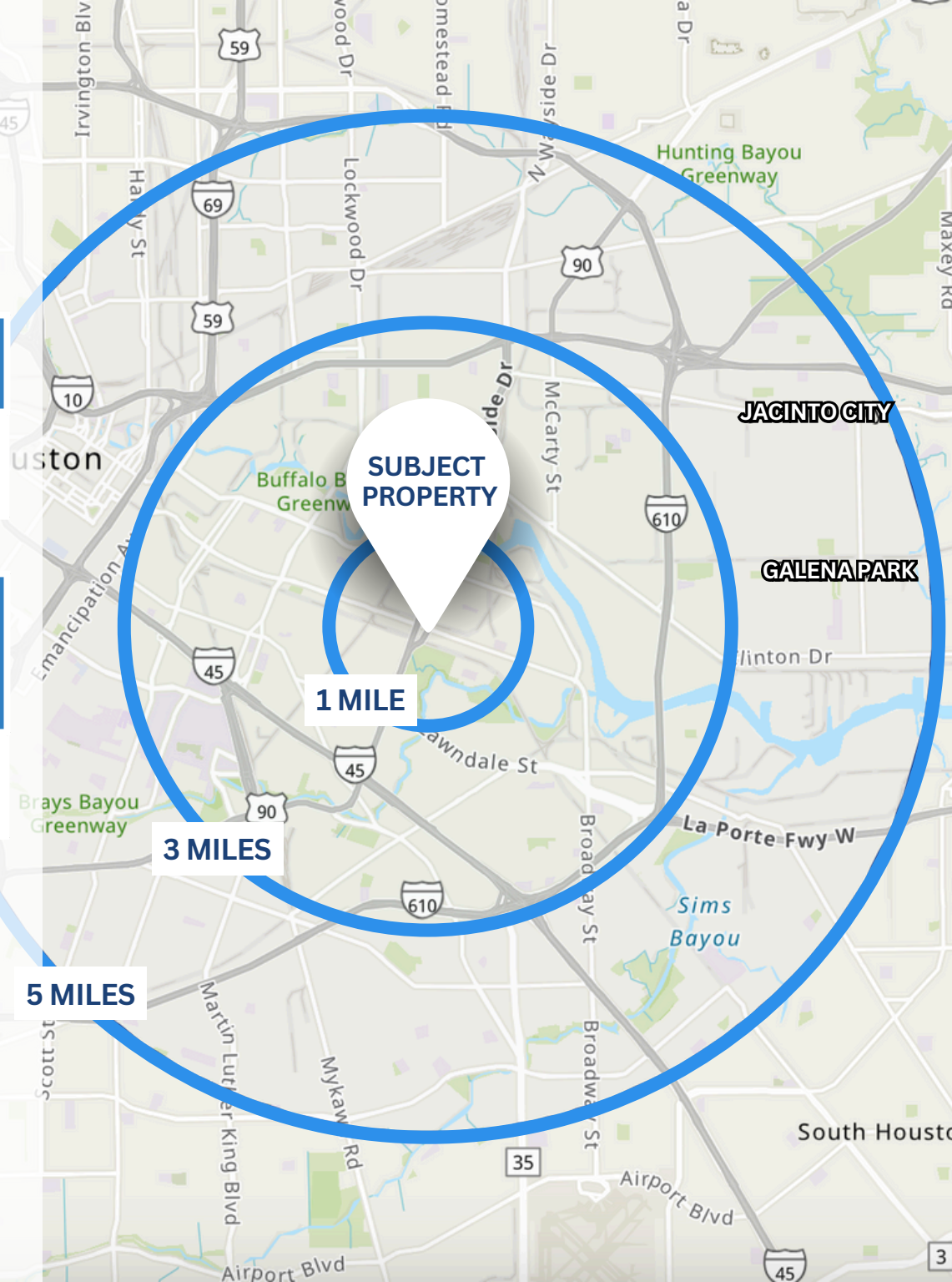
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
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2024	17,398	111,583	333,063
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AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
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2024	\$80,002	\$85,566	\$99,373
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333K
POPULATION
(5-MILE RADIUS)

\$99K
AVERAGE HH
INCOME
(5-MILE RADIUS)

5 MILES

3 MILES

1 MILE

SUBJECT PROPERTY

JACINTO CITY

GALENA PARK

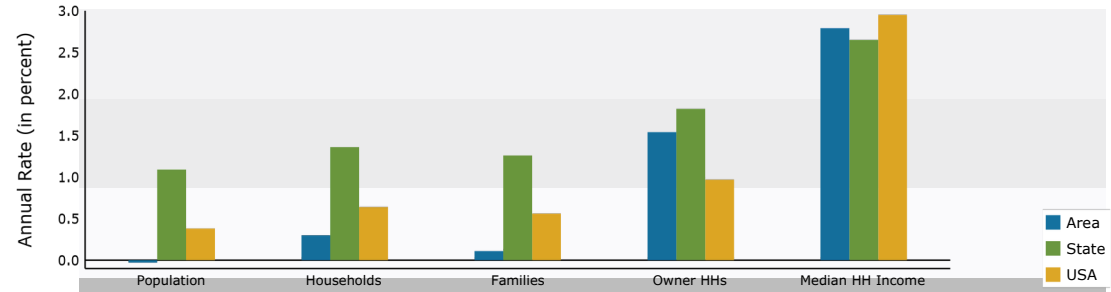
South Houston

Summary		Census 2010	Census 2020	2024	2029				
Population	Households	19,398	17,657	17,398	17,369				
Average Household Size	Owner	5,868	6,301	6,386	6,482				
Occupied Housing Units	Renter	4,271	3,971	3,873	3,895				
Occupied Housing Units	Median	3.28	2.80	2.72	2.67				
Age		2,458	2,415	2,561	2,765				
		3,410	3,886	3,825	3,717				
		30.8	35.7	36.2	37.0				
Trends: 2024-2029 Annual Rate		Area	State	National					
Population		-0.03%	1.09%	0.38%					
Households		0.30%	1.36%	0.64%					
Families		0.11%	1.26%	0.56%					
Owner HHs		1.54%	1.82%	0.97%					
Median Household Income		2.79%	2.65%	2.95%					
Households by Income		2024		2029					
		Number	Percent	Number	Percent				
<\$15,000	\$15,000 -	896	14.0%	800	12.3%				
\$24,999	\$25,000 - \$34,999	627	9.8%	491	7.6%				
\$35,000 - \$49,999	\$50,000	876	13.7%	805	12.4%				
- \$74,999	\$75,000 -	1,057	16.6%	1,004	15.5%				
\$99,999	\$100,000 -	1,214	19.0%	1,232	19.0%				
\$149,999	\$150,000 -	502	7.9%	542	8.4%				
\$199,999	\$200,000+	578	9.1%	711	11.0%				
Median Household Income		417	6.5%	604	9.3%				
Average Household Income		220	3.4%	293	4.5%				
Per Capita Income				\$51,943					
		\$45,271		\$80,002					
		\$67,389		\$29,662					
		\$24,558							
Population by Age		Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4		1,840	9.5%	1,088	6.2%	1,068	6.1%	1,056	6.1%
5 - 9		1,649	8.5%	1,169	6.6%	1,115	6.4%	1,075	6.2%
10 - 14		1,494	7.7%	1,242	7.0%	1,111	6.4%	1,084	6.2%
15 - 19		1,462	7.5%	1,244	7.0%	1,175	6.8%	1,096	6.3%
20 - 24		1,470	7.6%	1,372	7.8%	1,338	7.7%	1,282	7.4%
25 - 34		2,960	15.3%	2,554	14.5%	2,604	15.0%	2,636	15.2%
35 - 44		2,625	13.5%	2,293	13.0%	2,359	13.6%	2,347	13.5%
45 - 54		2,425	12.5%	2,261	12.8%	2,186	12.6%	2,145	12.4%
55 - 64		1,769	9.1%	2,013	11.4%	1,909	11.0%	1,848	10.6%
65 - 74		961	5.0%	1,475	8.4%	1,497	8.6%	1,561	9.0%
75 - 84		575	3.0%	709	4.0%	759	4.4%	920	5.3%
85+		170	0.9%	236	1.3%	275	1.6%	318	1.8%
Race and Ethnicity		Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone		12,286	63.3%	4,804	27.2%	4,549	26.1%	4,406	25.4%
Black Alone		420	2.2%	500	2.8%	483	2.8%	456	2.6%
American Indian Alone		203	1.0%	338	1.9%	345	2.0%	340	2.0%
Asian Alone		53	0.3%	143	0.8%	141	0.8%	136	0.8%
Pacific Islander Alone		12	0.1%	5	0.0%	5	0.0%	5	0.0%
Some Other Race Alone		5,775	29.8%	7,296	41.3%	7,378	42.4%	7,526	43.3%
Two or More Races		649	3.3%	4,572	25.9%	4,498	25.9%	4,500	25.9%
Hispanic Origin (Any Race)		18,293	94.3%	15,816	89.6%	15,756	90.6%	15,913	91.6%

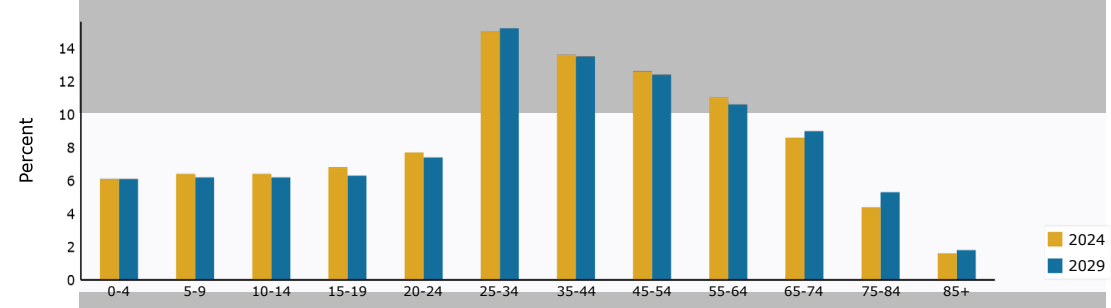
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

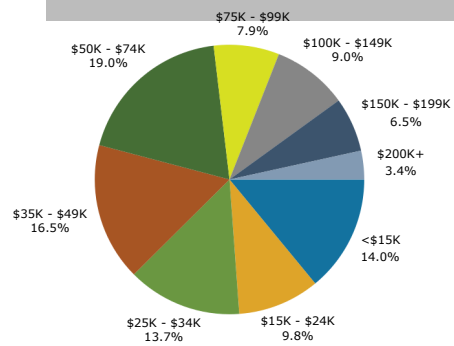
Trends 2024-2029



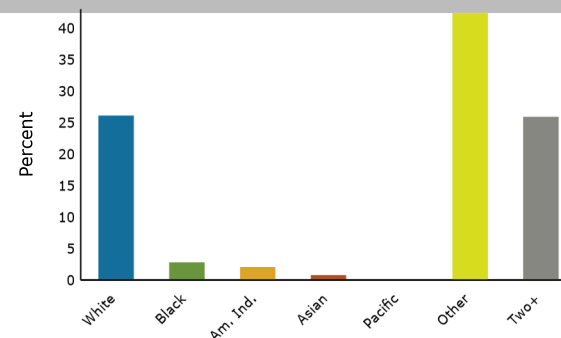
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 90.6%

Summary		Census 2010	Census 2020	2024	2029
Population	Households	117,151	111,292	111,583	113,742
Average Household Size	Owner	36,023	39,299	40,136	41,922
Occupied Housing Units	Renter	24,889	24,478	23,993	24,678
Occupied Housing Units	Median	3.13	2.71	2.66	2.60
Age		16,114	16,967	17,934	19,114
		19,909	22,332	22,202	22,808
		29.9	33.8	34.7	36.0

Trends: 2024-2029 Annual Rate		Area	State	National
Population		0.38%	1.09%	0.38%
Households		0.87%	1.36%	0.64%
Families		0.56%	1.26%	0.56%
Owner HHs		1.28%	1.82%	0.97%
Median Household Income		2.81%	2.65%	2.95%

Households by Income		2024		2029	
		Number	Percent	Number	Percent
<\$15,000	\$15,000 -	6,136	15.3%	5,591	13.3%
\$24,999	\$25,000 - \$34,999	4,142	10.3%	3,375	8.1%
\$35,000	\$49,999 \$50,000	4,303	10.7%	3,857	9.2%
-	\$74,999 \$75,000 -	5,327	13.3%	5,005	11.9%
\$99,999	\$100,000 -	7,314	18.2%	7,742	18.5%
\$149,999	\$150,000 -	4,474	11.1%	5,227	12.5%
\$199,999	\$200,000+	4,523	11.3%	5,581	13.3%
Median Household Income		2,259	5.6%	3,188	7.6%
Average Household Income		1,657	4.1%	2,354	5.6%
Per Capita Income				\$57,840	
		\$50,359		\$85,566	
		\$71,574		\$31,810	
		\$25,962			

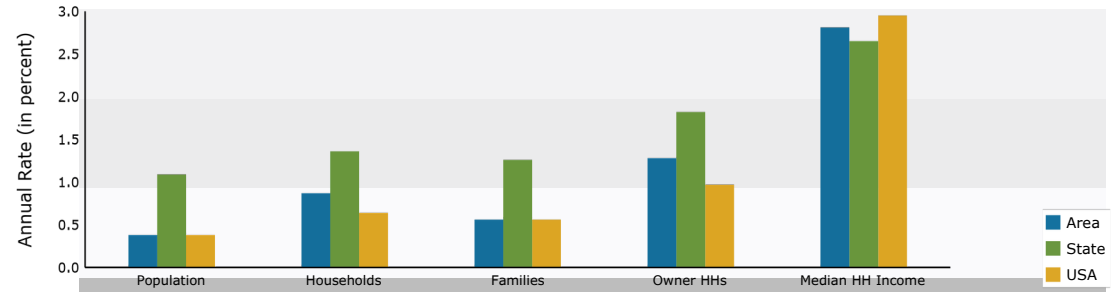
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,376	8.9%	6,357	5.7%	6,314	5.7%	6,333	5.6%
5 - 9	9,129	7.8%	6,668	6.0%	6,358	5.7%	6,207	5.5%
10 - 14	8,280	7.1%	7,321	6.6%	6,536	5.9%	6,352	5.6%
15 - 19	9,928	8.5%	8,607	7.7%	8,490	7.6%	8,059	7.1%
20 - 24	11,004	9.4%	10,966	9.9%	11,136	10.0%	11,177	9.8%
25 - 34	18,906	16.1%	17,899	16.1%	17,405	15.6%	16,983	14.9%
35 - 44	14,943	12.8%	15,123	13.6%	15,998	14.3%	16,605	14.6%
45 - 54	14,199	12.1%	12,687	11.4%	12,990	11.6%	13,587	11.9%
55 - 64	10,535	9.0%	12,309	11.1%	11,766	10.5%	11,582	10.2%
65 - 74	5,459	4.7%	8,461	7.6%	8,980	8.0%	9,807	8.6%
75 - 84	3,271	2.8%	3,551	3.2%	4,127	3.7%	5,319	4.7%
85+	1,120	1.0%	1,345	1.2%	1,485	1.3%	1,731	1.5%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	64,824	55.3%	29,420	26.4%	28,183	25.3%	27,869	24.5%
Black Alone	14,789	12.6%	14,635	13.2%	14,974	13.4%	15,236	13.4%
American Indian Alone	990	0.8%	1,706	1.5%	1,771	1.6%	1,772	1.6%
Asian Alone	1,723	1.5%	3,137	2.8%	3,234	2.9%	3,490	3.1%
Pacific Islander Alone	47	0.0%	36	0.0%	39	0.0%	42	0.0%
Some Other Race Alone	30,660	26.2%	34,934	31.4%	35,889	32.2%	37,255	32.8%
Two or More Races	4,118	3.5%	27,423	24.6%	27,493	24.6%	28,077	24.7%
Hispanic Origin (Any Race)	92,683	79.1%	81,479	73.2%	82,562	74.0%	84,858	74.6%

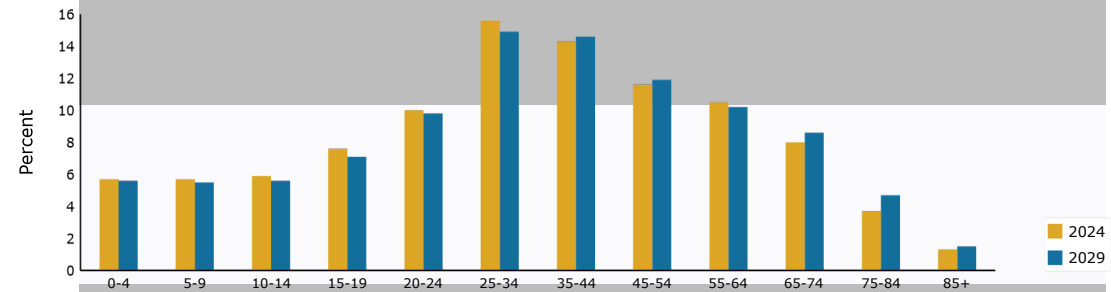
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

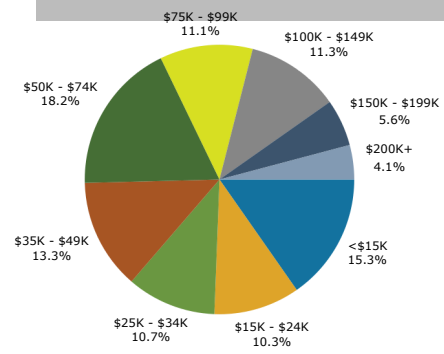
Trends 2024-2029



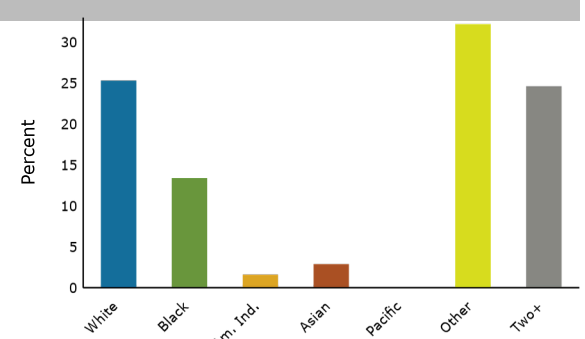
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 74.0%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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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:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

ABROKER'SMINIMUMDUTIESREQUIREDBYLAW(Aclientisthepersonorpartythatthebrokerrepresents):

- 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	LicenseNo.	Email	Phone
<u>Melissa Brams</u>	<u>640811</u>	<u>melissa@gerberrealty.com</u>	<u>(713)906-2623</u>
Designated Broker of Firm	LicenseNo.	Email	Phone
<u>Melissa Brams</u>	<u>640811</u>	<u>melissa@gerberrealty.com</u>	<u>(713)906-2623</u>
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	LicenseNo.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS1-0Date