

**OWNER/USER INVESTMENT OPPORTUNITY**



**GREENBERG & COMPANY**  
COMMERCIAL REAL ESTATE BROKERAGE FIRM

**2405 S GESSNER RD. | HOUSTON TX 77063**

**5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | [WWW.GREENBERGCOMPANY.COM](http://WWW.GREENBERGCOMPANY.COM) | 713.778.0900**

# PROPERTY DETAILS

# EXCELLENT LOCATION OFF WESTHEIMER

WESTCHASE DISTRICT | GREAT VISIBILITY | HIGH TRAFFIC COUNTS



Building Size: 9,966 SF      Market: Houston  
Lot Size: 0.79 Acre      Submarket: Southwest

**SALE PRICE: \$2,750,000.00**

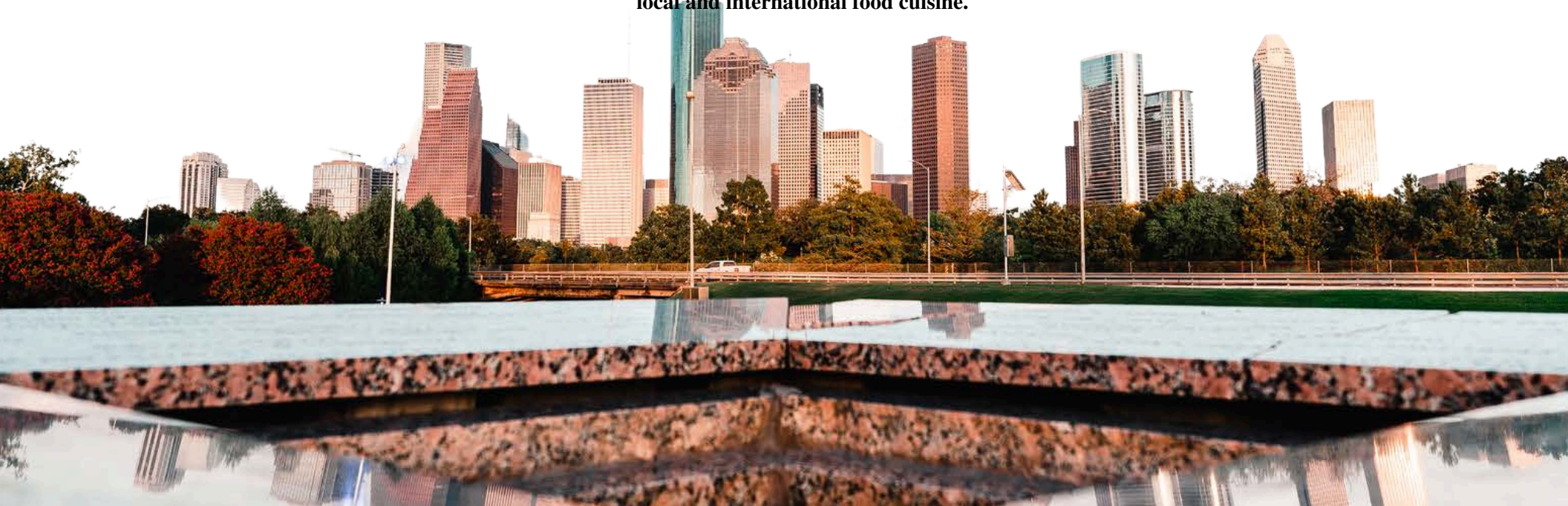
This is a multi-tenant retail center located along the east line of South Gessner Road, between Ella Lee Lane and Westheimer Road. The facility was constructed in 1970 and renovated in 2005. The property is accessible from downtown Houston, Beltway 8, the Southwest Freeway, and 610 West Loop. High traffic counts. Great visibility.

## Nearby Retailers, Businesses & Restaurants

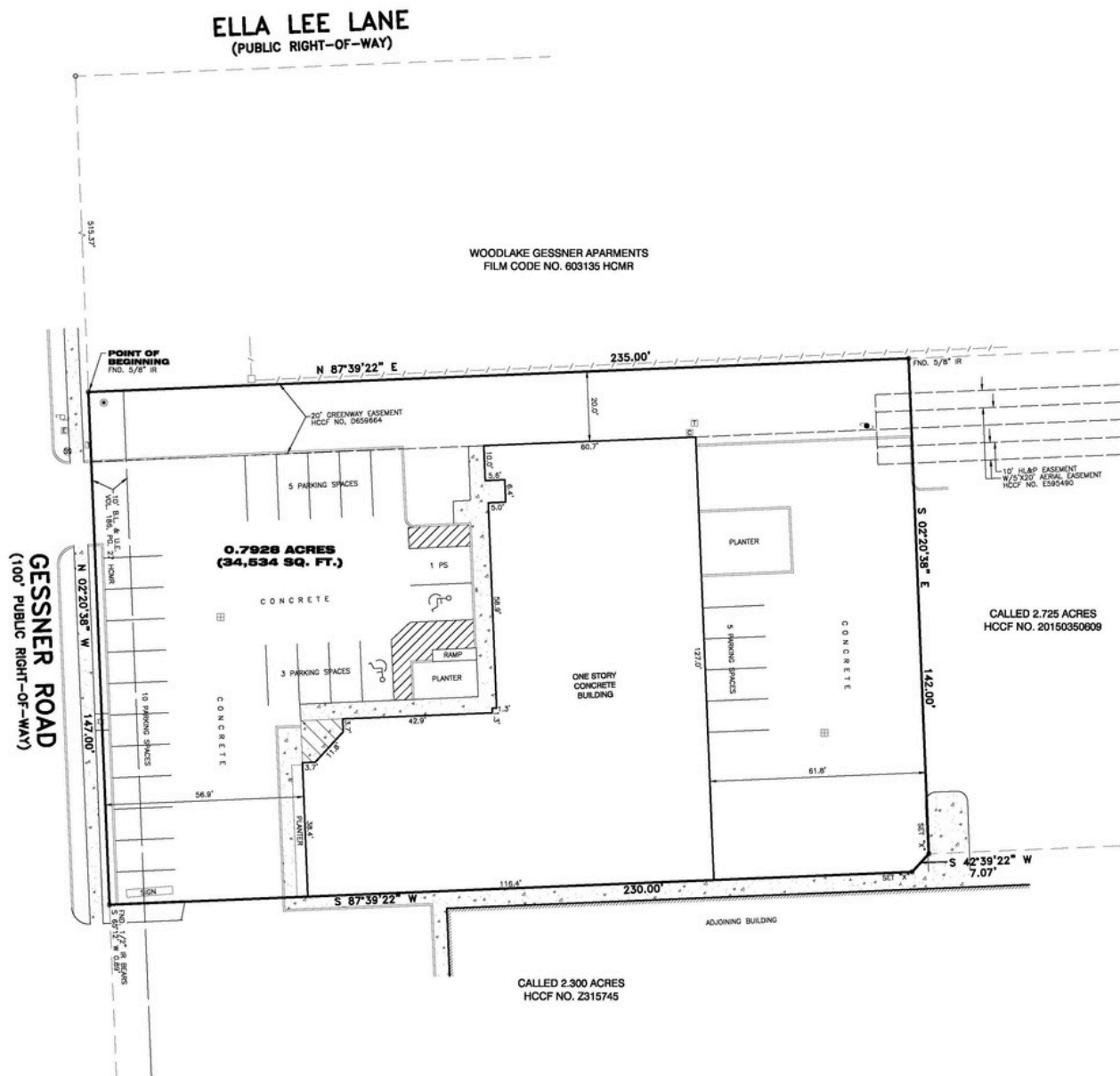


# Westchase Area is popular due to its:

- **EXCELLENT LOCATION:** Properties in the Westchase Area are within minutes of Houston's key districts, Energy Corridor and Galleria. Energy Corridor is one of the largest employment centers, and Galleria is one of Houston's key corporate areas. It is also near Katy, one of Houston's Best Suburbs
- **VARIETY OF HOMES:** Westchase Area homes feature a variety of types. Single-family homes, townhomes, and condos are available. Home architectural designs vary from traditional to contemporary/modern and Mediterranean.
- **TOP RANKED SCHOOLS:** Homes in the Westchase Area sprawl near some of the best schools in Houston. Harmony Science Academy and Harmony School of Innovation are just some of the highly rated schools. The area is also within the confines of three different school districts, Houston ISD, Spring Branch ISD, and Katy ISD.
- **EASY ACCESSIBILITY:** The district has easy access to several major thoroughfares. It includes State Highway 6, Beltway 8, Interstate 10, and the Sam Houston Tollway. It provides a great commute to nearby communities and key districts.
- **OUTDOOR RECREATIONS:** Some of Houston's Best Golf Course Communities are located near the area. It is a few miles from world-class country clubs and golf courses. Residents can also enjoy nearby parks and bike/hike trails.
- **DINING AND RETAIL OPTIONS:** The area is home to great dining, shopping, and retail centers. It features highly-rated local and international food cuisine.



# SURVEY

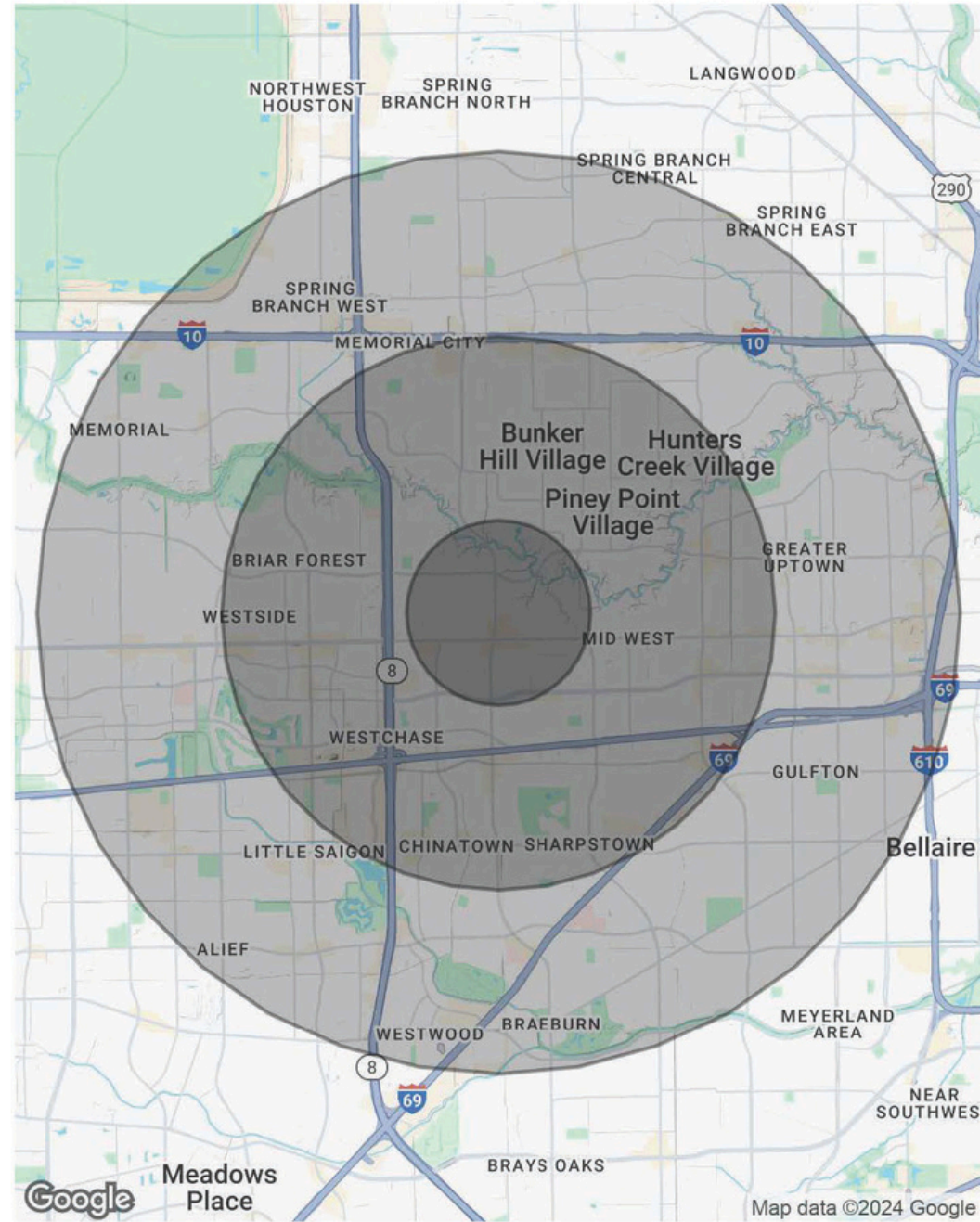


# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,245	193,307	566,708
Average Age	40	38	38
Average Age (Male)	39	37	37
Average Age (Female)	41	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,578	84,089	235,920
# of Persons per HH	2	2.3	2.4
Average HH Income	\$88,270	\$96,885	\$98,669
Average House Value	\$523,847	\$504,143	\$487,917

*Demographics data derived from AlphaMap*



DISCLAIMER: The information contained herein was obtained from credible and established industry sources; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is based on recent and relative sales records collected from reputable and deemed reliable sources. The data and information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice. Buyer and lending underwriters shall rely on independent due diligence, and agrees to hold Greenberg Realty Partners, LP, Greenberg & Associates, including affiliate entities and its Agents harmless should any discrepancies be identified.

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# 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

Greenberg & Company	382141	-	713-778-0900
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Greenberg	236747	david@greenbergcompany.com	713-778-0900
Designated Broker of Firm	License No.	Email	Phone

	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate			

	License No.	Email	Phone
Sales Agent/Associate's Name			

Buyer/Tenant/Seller/Landlord Initials	Date